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Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-350

Response Date

26/04/18 9:09 AM

Consultation Point

Tell us what you think about our long term plan
([View](#))

Status

Submitted

Submission Type

Other

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Email

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? Yes

Privacy statement

Please withhold

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

**Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254**

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☒ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☐ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

GENERALLY YES

BUT DEFINATELY NOT IN THE CASE OF THE
MAZENGARIB DRAIN WHICH IS NUMBER
ONE IN THE CASE OF DISTRICT SANITATION
HEALTH

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No – keep the status quo – leave the rating system as it is
- ☒ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

THE MAZENGARIB DRAIN IS
THE FINAL DESTINATION FOR ALL
OUR FOUL WATER AND THEREFORE
NEEDS MORE ATTENTION THAN
IT HAS TRADITIONALLY RECEIVED
AND MUCH MORE CONSIDERATION THAN
IT CURRENTLY RECEIVES TO AVOID FLOODING
& POLLUTING PRIVATE PROPERTY & PUBLIC PARKS
ETC

Work on the go Pages 21–23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☐ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:



Key policies **Pages 27-28**

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Long-term Plan 2018-2028

Via email kapiti2038@kapiticoast.govt.nz

23 April 2018

**Wellington Culinary Events Trust
Kāpiti Coast District Council
Long-Term Plan 2018-28 Submission**

The ultimate success of the Wellington Culinary Events Trust (WCET) is measured by the participation, involvement and support of the industry players that take part in our events and festivals, along with the wider economic benefits delivered through these events. These benefits are measured not just through overall dollars spent by attendees, but also by the economic impact on the whole value chain of the hospitality and food & beverage sector. Furthermore, the positive impression that is created by the hospitality offering in Wellington as a great place to live and visit and thus the positive vibe produced by the events and festivals are the significant lasting contribution.

The WCET owns and operates the two most significant activities on the annual food calendar in the Wellington region and New Zealand – Visa Wellington On a Plate (Visa WOAP) and Beervana. In addition, the Trust plays a key role working with local event organisers, WREDA and others to coordinate and enhance food events and the food offerings of other key events where possible. It should be noted that when we refer to “Wellington” in this submission, we are referring to the entire “Wellington region”.

About Us

The Wellington Culinary Events Trust (WCET), a not for profit trust, was established in February 2014 to promote Wellington as the premium New Zealand destination for hospitality experiences. The WCET's role is to champion this by providing experiences throughout the year, working with a wide range of partners, culminating in Visa WOAP and Beervana.

The culinary and hospitality community provide a vital component of the Wellington region's cultural offering. Our food and beverages are not just an experience, they are core to the fabric of what makes our region offering unique and distinctive – through food people learn, come together, enjoy and share their Wellington stories. Our food culture and hospitality play a role in defining us from other parts of New Zealand and exceptional culinary experiences in Wellington also help to make every event in the Wellington region extraordinary.

Positively Wellington Tourism (PWT) and Grow Wellington established Visa WOAP as a joint venture in 2009 to showcase the Wellington region's food and beverage sector (including producers and suppliers) and to support culinary tourism in and to the region. The festival was also developed as a vehicle to showcase Wellington's culinary identity and to provide a platform for the culinary community to work together to deliver a unified outcome celebrating Wellington hospitality. The WCET was established in 2014 to take on the operation of Visa WOAP and the subsequent acquisition of Beervana.

PROUD TO BRING YOU



Suite 1, Level 2, NEC House
40 Taranaki Street, Te Aro
Wellington, New Zealand
PO Box 25009, Featherston Street,
Wellington 6146, New Zealand

wcet.org.nz



The Kāpiti Coast District Council (KCDC) has been an active supporter. The Board and Executive would like to extend our thanks to the KCDC for this ongoing support and we look forward to continuing to work with you.

Our Values

- Innovation - We are driven by the desire to unveil new culinary adventures in Wellington for the adventurous who come along with us.
- Authenticity - The Wellington culinary experiences we deliver are genuine and they will be talked about well after the events themselves.
- Anchoring the community - Food and beverage are best shared, laying the foundations for a stronger and more connected Wellington community.
- Excellence - Delivering the standard expected and enjoyed by our participants - both industry and consumer.
- Collaboration - We partner with a wide variety of the people and communities to deliver our Wellington experiences.

Our Purpose

To deliver tangible economic benefits to the Wellington and New Zealand economy through delivering world class culinary experiences and supporting tourism export growth.

Our Strategic Outcomes

1. Raise the profile of Wellington-produced food and beverage products and create a 'path to market' for regional producers and suppliers, many of whom who are located in Kāpiti specifically.
2. Continue to develop the culinary reputation of the Wellington region by showcasing the Wellington hospitality and culinary community.
3. Collaborate with other Wellington iconic events to create a year-round culinary platform for the Wellington region.

Our strategic outcomes as a Trust drive our community involvement and create the framework of Visa WOAP and Beervana. We show locals and visitors the culinary events, institutions, hidden gems and new spots and put chefs and restaurants in touch with the produce and supplies they want. We honour the integrity of the industry across all its consumer and trade channels and showcase the inextricable link to Wellington's culture. Just like our community, we're constantly looking for new ways to innovate and achieve these outcomes.

What makes us different?

The Visa WOAP festival was the first of its kind in New Zealand. That is to say that restaurants, bars, cafes, event organisers, producers, suppliers, city councils, sponsors and consumers came together for the first time each year for the multi-day festival. Visa WOAP connects all players in this sector in order to position the city and region as *The Culinary Capital of New Zealand*. Since that time, some other regions of New Zealand have followed our lead.

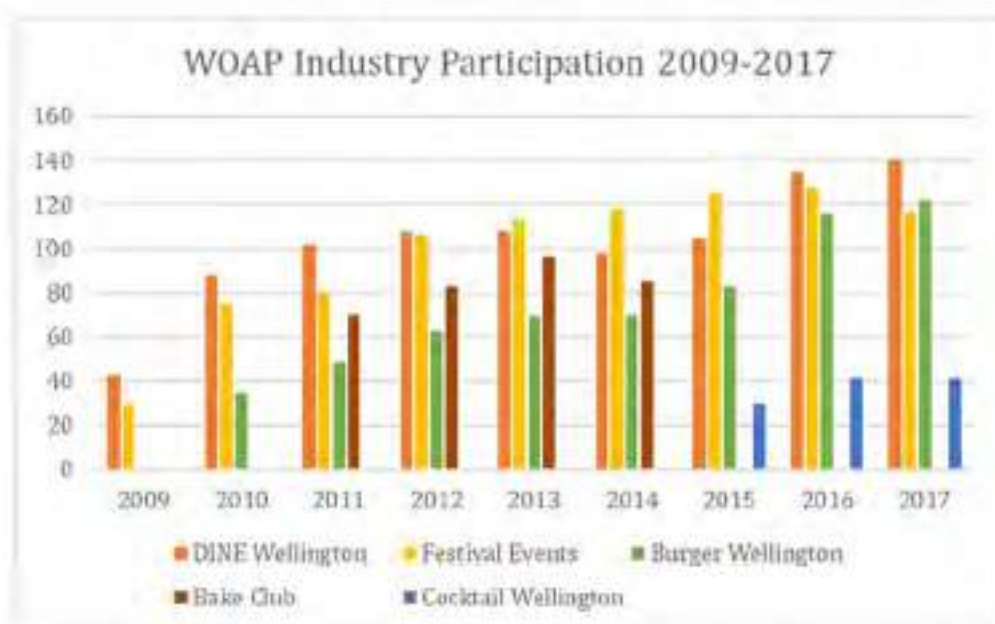
Visa WOAP is different from most food festivals in that it isn't a single day event; it happens over the course of 17 days and provides offerings across its many platforms which are able to engage a vast range of people. It also advocates for local producers and suppliers, putting them at the forefront of the festival and encouraging restaurants to use local produce and supplies in their offering. Finally, the festival advocates for experiences, innovation, and "value" over "deals"



and 'cheap eats'. The festival is designed to excite consumers and provide increased sales and income for the hospitality community during a traditionally quiet time of year.

Visa WOAP was conceived in 2009 because there was a problem in the Wellington hospitality community during the winter months at the end of a recession. No one was eating out and restaurants were suffering; some were closing for weeks at a time during the winter. Visa WOAP addressed this issue head on from two angles as it encouraged restaurants to re-think their winter time offering and got consumers excited about dining out again. Since then, the festival has steadily grown, and the 17 days of Visa WOAP prove to be some of the busiest of the year for the restaurant community in Wellington.

People continue to come together each year, and the numbers continue to grow, as evidenced in the growth in participation since the event's inception:



In 2018, we celebrate Visa WOAP's 10th year and as the attendance numbers increase, the festival is achieving recognition beyond Wellington; gaining attention as one of New Zealand's most significant culinary festivals. This has not been easy to attain, largely because Wellington is not New Zealand's largest region. But as the festival continues to expand its offerings and consistently delivers results for consumers and the industry year on year, we continue to make progress and gain greater national and international recognition.

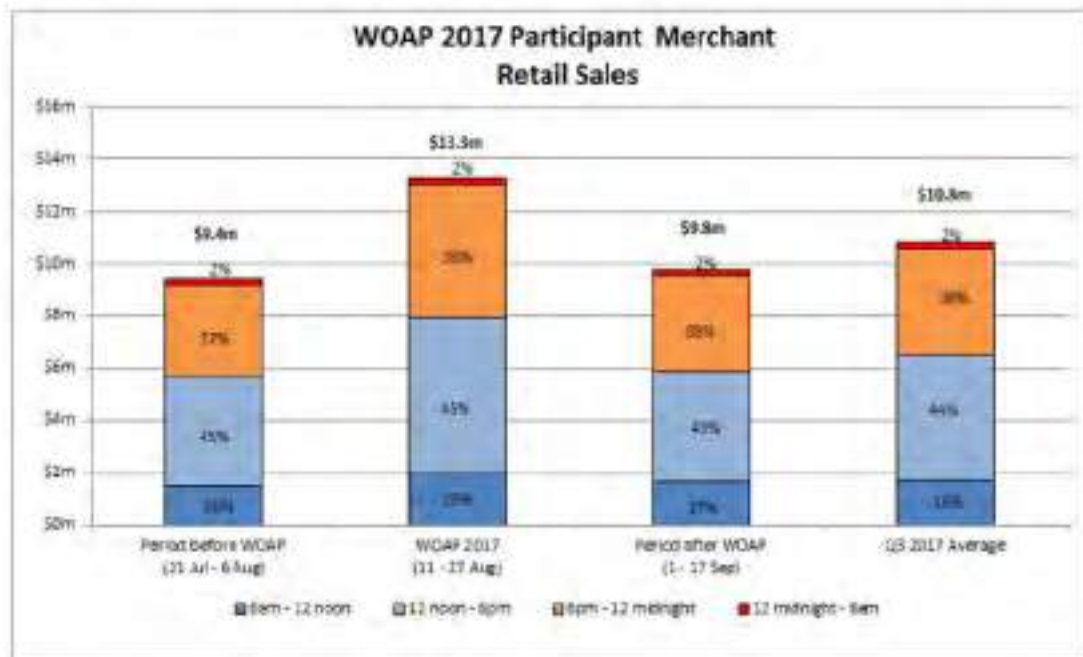
Visa Wellington On a Plate's Impact on the Wellington Hospitality Sector

The mid-winter months present many challenges to hospitality businesses throughout the Wellington region, the greatest regarding business sustainability, cash flow, and retention of permanent employees. Visa WOAP was deliberately timed for the month of August as an intervention to support business sustainability.

In the recent *Retail Sales and Economic Value Assessment*¹ of Visa WOAP conducted by John Clarke of the Research & Evaluation Team of the WCC, the following event insights were reported about Visa WOAP between 2017 and 2017:

¹ Wellington On a Plate 2017 Retail Sales and Economic Value Assessment, John Clarke Research & Evaluation, Wellington City Council, March 2018

- the economic value of the event increased by 15%
- Visa WOAP merchant retail sales increased 22%
- Visa WOAP merchant market share of the hospitality sector grew by 2% to 35% in 2017
- Visa WOAP merchants averages an increase of 41% in sales during the event when compared to the pre-event period
- Whilst it is difficult to quantify in exact numbers, 20.2% of all cardholders spend during Visa WOAP was from cardholders based outside the Wellington region.



Across the festival in 2017, including Beervana, an estimate of 193,590 culinary experiences² were enjoyed by participants delivered via:

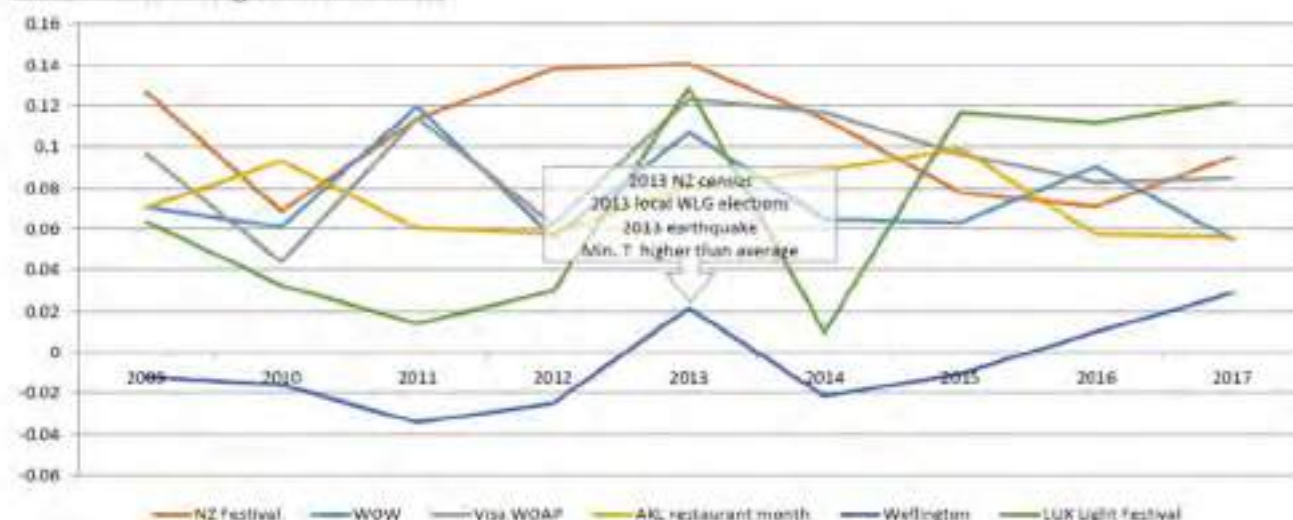
- 117 Festival Events
- 122 Burgers
- 40 Cocktails
- 140 Dine Wellington set menus

In addition to understand the economic impact, Wellington company Dot Loves Data produced a report, *Measuring the value of Visa WOAP*, which took a close look at the sentiment created by Visa WOAP. It was noted that Visa WOAP sentiment was positively increasing and that visitors who arrived in Wellington during Visa WOAP "positively viewed this economically charging event which creates a great shop window for Wellington as a place of culture and commerce"³.

² Visa Wellington On a Plate 2017 Post-Event Participant Survey, conducted by the Wellington Culinary Events Trust, September 2017

³ Visa Wellington On a Plate: Measuring up the value of Visa WOAP, Dot Loves Data, 05 March 2018

Cultural Events are good for sentiment



The Dot Loves Data research also took a snapshot of the impact that the festival has on deprivation ratios. The findings suggested that suburbs across regional Wellington which had participating restaurants in Visa WOAP experienced improvement in socio-economic conditions. 52% of Wellington regional suburbs experienced a decrease in deprivation following Visa WOAP participation.

Beervana's Impact on the Wellington Visitor Sector

A total of 11,100 tickets were sold⁴ to Beervana 2017. Approximately 33% of New Zealand tickets purchased were from outside of the Greater Wellington region and approximately 61% of tickets were purchased outside of Wellington city. Of all tickets purchased, a total of 7.3% were purchased from overseas (predominantly Australia). Key highlights were:

- 3 out of the 4 Beervana sessions sold out
- Increasing numbers of females in attendance – 36% of total attendees, up from 31% in 2016
- 73% of out of town attendees stayed in paid accommodation⁵
- 80% of out of town attendees stayed for two nights or more⁶

WCET Focus and Opportunities

As detailed in the WCET Strategic Plan, the focus of the WCET as we look forward is to:

- Continue to deliver exceptional culinary events
- Deliver increased value back to the participating businesses
- Ensure high quality event programming that meet growing consumer demand
- Play a key role in building on Wellington's reputation of "New Zealand's Culinary Capital" – making Wellington region a great place to LIVE and VISIT
- Continue to harness the fact that Wellington is the only region in New Zealand that has a dedicated culinary events strategy AND organisation to deliver its outcomes

⁴ Ticketek Data, 2017

⁵ Ticketek Data, 2017

⁶ Beervana Concourse Survey and Post event Online Survey Data, conducted by the Wellington Culinary Events Trust



Delivering increased value to businesses that participate in WCET events is a key priority in ensuring that our hospitality sector continues to thrive. What this means is ensuring that our events are inclusive and that there are low barriers to entry for participation – both to the hospitality and wider attendee community.

How we are funded

As a not for profit, we work hard to ensure that the funds and support required to deliver the Visa WOAP and Beervana are achieved. Funding of the WCET is derived from various sources through the operation of Visa WOAP and Beervana. Our operating funds are sourced from the following:

- Council Funding – provided by WREDA. Grants are also provided by Hutt City Council and KCDC
- Participant Fees – industry participation in Visa WOAP (restaurants and events) and Beervana (breweries)
- Commission – ticket sales for Visa WOAP events and Beervana entry
- Sponsorship
- One-off Grants – support from Embassies and High Commissions for example

In addition to our operating funds, almost \$1.5 million of contra support was received from partners and supporters in 2017. Only contra that has a value to WCET operations is counted each year.

Our Challenges – Resourcing & Growth

Our ultimate challenge is team resourcing. There is a growing need to provide wider support to the industry and we do not have a large enough team to support these growing requirements and expectations on us by the industry, our partners and stakeholders. At present, we are a small team (5.5 FTEs) with significant pressure to deliver wide scale events. Unfortunately, being thin on the ground means at pressure times over work leads to staff burn out and illness.

Being limited in staff resources also limits the opportunity for event growth and development. As part of the long-term sustainability and continuity plan of the WCET, we have identified the opportunity for the development of a new event, *Highball*, as a way of activating the industry at another quiet time of year and building city vibrancy as we enter winter. Already we see very positive support from the industry and plan for this will be delivered for the first time in May 2019. This new event will be modelled on Beervana and will focus on the developing craft spirits industry in New Zealand.

Our Request as part of this Long-term Plan

The WCET supports any initiatives proposed by the KCDC which focus on achieving:

- Making Kāpiti a great place to live (i.e. attracting more people to Kāpiti thus improving the operating environment for hospitality businesses)
- Providing great village experiences to encourage more residents and visitors to interact with the regional town centres, thus driving up foot traffic and business to hospitality businesses located there
- Making it easy for Kāpiti hospitality businesses to operate and 'do business' by removing unnecessary administrative and bureaucratic barriers
- Projects that focus on the resilience of regional infrastructure, roading and transport so that Kāpiti is easy to access and is future-proofing itself against increasing population
- Promoting and supporting economic growth of Kāpiti food and beverage producers and suppliers
- Encourage Kāpiti food and beverage businesses and the hospitality community to take part in Visa WOAP and help tell the 'Wellington food story'



In 2018, Kāpiti has a total of eight events in the Visa WOAP festival programme showcasing Kāpiti produce, breweries and the Kāpiti culinary industry. In addition, ten restaurants and hospitality businesses are taking part in the Eat & Drink programme of Visa WOAP (a combination of either Dine, Burger and/or Cocktail). There are also three Kāpiti-based breweries taking part in Beervana in 2018. Finally, there is one representative on the Visa WOAP Advisory Committee representing Kāpiti to ensure that Kāpiti has a voice around the festival curation table.

Our request to the KCDC is to continue to grant the WCET \$4,000+GST per annum (ongoing) to contribute to the cost of employing a full-time Marketing & Communications Manager and help us with increasing operational costs. The WCET has up until this time relied on a seconded marketing resource from WREDA to deliver marketing activities, but this cannot continue long-term. To deliver an increased level of marketing activity both for Visa WOAP and Beervana and with the addition of Highball, the Trust very much requires a full-time resource to ensure greater spend efficiency. The benefit from having a full-time resource will mean the Trust can be more proactive in creating promotional and marketing opportunities right across the region. Overall, the WCET does well at raising sponsorship funds for developing and delivering promotional activities, but it is extremely challenging to raise sponsorship support for business operations where a sponsor has no leverage opportunity, i.e. operational costs.

Conclusion

Visa WOAP and Beervana delivers increased spend in the Wellington region by residents and visitors and has already created many tangible benefits to the wide spectrum of businesses that operate in the food and beverage sector. The WCET's contribution, to the Wellington region's position as the Culinary Capital of New Zealand is significant and fills Wellington's events calendar during a seasonally slow period for the food industry.

Yours sincerely

A handwritten signature in black ink, appearing to read "Sarah Meikle", written in a fluid, cursive style.

Sarah Meikle
Chief Executive

2SUBMISSION

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



To: Kapiti Coast District Council
175 Rimu Road
Paraparaumu 5254

Date: 23 April 2018

Submission on: **Draft Long Term Plan 2018 – 2038**

Submission by: Federated Farmers of New Zealand

JAMIE FALLOON
WAIRARAPA PRESIDENT
Federated Farmers of New Zealand

Address for service: **PETER MATICH**
REGIONAL POLICY ADVISOR
Federated Farmers of New Zealand
PO Box 945, Palmerston North, 4340
M 027 551 1673
E pmatich@fedfarm.org.nz

We wish to be heard in support of our submission.

The Wairarapa Province of Federated Farmers welcomes this chance to submit on the Kapiti Coast District Council Draft Long Term Plan 2018-2038. We acknowledge any submissions made by individual members of Federated Farmers.

Federated Farmers is focused on the transparency of rate setting, rating equity, levels of service for key responsibilities and both the overall and relative cost of local government to agriculture. We submit to Annual Plans and Long Term Plans through-out New Zealand.

SUMMARY OF RECOMMENDATIONS

Recommendations:

1. Federated Farmers opposes the proposed CV roading rate, as it heightens a discrepancy between ratepayers rather than solving the affordability problem the Council has identified, and is vulnerable to fluctuations in value, unlike the district-wide flat roading charge.

2. That the Council retain the existing hybrid funding model for roading by keeping the district-wide targeted uniform charge of (e.g. \$235 in the 2017-18 Annual Plan, in combination with a general roading rate based upon land value).
3. That economic development be funded by a targeted rate paid by commercial ratepayers who benefit from the activity, such as commercial properties located within the town centres.
4. That concerns about affordability of rates be addressed through rates remission policies rather than through the structure of the rating system itself.
5. That Council shall continue to closely monitor debt levels and seek efficiencies.
6. That total rates increases be capped to no higher than 2% to 3.5% per annum.
7. That fiscal prudence is made a priority with a focus on core council functions only.
8. That targeted rates be used where there is a direct link between who receives the benefit and the activity.
9. That targeted uniform charges be used when everyone receives the same benefit from an activity.
10. That the Council use a Uniform Annual General Charge to fund activities that provide public benefit but may be too small to justify their own targeted rate.
11. That a reasonable fee structure for resource consent applications be retained so as not to unduly burden farmers with cost where consents are required for normal farming activities.
12. That Rates Remission Policy Part Two (from the operative 2015-2035 Long Term Plan), which provides for rates postponement for farmland located within urban rating areas, be retained in the 2018-2038 Long Term Plan.
13. That Rates Relief Part 8 which provides rates remissions for Land Protected for Natural or Cultural Conservation Purposes be amended to include all sites and landscapes identified in Chapter 3 of the Kapiti Coast District Council Proposed District Plan.
14. That Rates Remission Policy Part 10 be amended to enable rural ratepayers to apply.
15. That Rates Remission Policy Part 10 be expanded to also apply for hardship resulting from a natural disaster.
16. That the Council strike a lower licencing fee for each subsequent dog that is in a team of working dogs in rural areas.
17. That funds which were budgeted for rural fire fighting expenditure in previous years not be reabsorbed into the general rate pool and otherwise simply applied to other areas of Council spending. With the advent of Fire & Emergency NZ, the release of this funding burden from Councils should be reflected in a proportionate rate reduction for rural properties.

ROADING

Federated Farmers are concerned by the shift of funding for roading from the fixed charge to an apportioned charge based on each property's capital value.

For a number of years, Federated Farmers has used Kapiti Coast District Council's hybrid road funding model as a good example for other councils to follow. We have been particularly highlighting the fixed charge (which for the 2017/18 year was \$235) as an excellent method for other councils, who struggle with road funding on property value rates alone, creating huge discrepancies between rural and urban. The uniform charge approach recognises that roading provides a general benefit that is uniform to all ratepayers; people enjoy roads and footpaths irrespective of the size of their property.

We are therefore extremely disappointed that the fixed charge factor, which made Kapiti's model so equitable and a standout, is being dropped in the current proposal.

Reducing fixed charges and shifting revenue for roading more onto capital value based rates, results in significantly increasing the rates burden for farmers, without regard to who benefits from road expenditure. Federated Farmers questions the impetus for this change.

The following table uses examples from the Council's own *Funding Impact Statement* for the 2018-38 Long Term Plan to show the impact on farmers under the proposed new funding model in the coming year alone.

Property example	2017 road funding	2018 road funding	Increase/decrease
Farm in Paraparaumu/Raumati Ward (50ha+) (CV = \$1,100,000 in 2017/18 increasing to \$1,440,000 in 2018/19)	LV rate \$241.58 Targeted district-wide roading charge \$235 CV rate = nil <u>Total roading rate = \$476.58</u>	LV rate \$269.30 Targeted district-wide roading charge = nil CV rate \$749.23 <u>Total roading rate = \$1,018.53</u>	<u>\$541.95 increase in total roading rate</u> (i.e. a 114% increase from 2017/18)
Farm in Waikanae Ward (50ha+) (CV = \$2,800,000 in 2017/18 increasing to \$3,320,000 in 2018/19)	LV rate \$546.44 Targeted district-wide roading charge \$235 CV rate = nil <u>Total roading rate = \$781.44</u>	LV rate \$614.00 Targeted district-wide roading charge = nil CV rate \$1,727.40 <u>Total roading rate = \$2,341.40</u>	<u>\$1,559.96 increase in total roading rate</u> (i.e. a 200% increase from 2017/18)
Farm in Otaki Ward (50ha+) (CV = \$2,800,000 in 2017/18 increasing to \$3,310,000 in 2018/19)	LV rate \$503.30 Targeted district-wide roading charge \$235 CV rate = nil <u>Total roading rate = \$738.30</u>	LV rate \$565.53 Targeted district-wide roading charge = nil CV rate \$1,722.19 <u>Total roading rate = \$2,287.72</u>	<u>\$1,549.42 increase in total roading rate</u> (i.e. a 201% increase from 2017/18)

The Council's proposal effectively assumes a \$3 million farm has an operating surplus that can sustain a rates increase for roading that is 14 times that of a \$500,000 residential property. This is nonsensical.

Road funding should be based on use. It is a council's responsibility to use rating tools in the interests of the community, rather than allowing a valuer to decide how rates are allocated in the community.

The Council says on page 14 of the Long Term Plan *Consultation Document* that it is concerned about rates discrepancies between low value properties and high value properties. Federated Farmers suggest that the solution to this problem is not to create a greater discrepancy by shifting more of the rates burden onto farmers, who would be paying far more for roading than they do under the current model.

The targeted district-wide roading charge reduced the very discrepancy between ratepayers that the Council is concerned about. It meant that all ratepayers contributed an equal amount to the "public good" aspect of roading. Federated Farmers submits that if the Council is serious about reducing discrepancies between ratepayers, that retaining the targeted district-wide roading charge is the way to go, rather than introducing a new capital value rate. The uniform charge approach recognises that roading provides a general benefit that is uniform to all ratepayers; people enjoy roads and footpaths irrespective of the size or value of their property.

Federated Farmers considers that rates are a fee for services received, and should not be based on perceived wealth. The use of capital value, as a benchmark for distributing the roading rates burden, incorrectly assumes a link between the value of a property and its use of the roading network. It also incorrectly assumes that ratepayers can afford to pay more rates if their capital value is higher. Capital value will likely increase when Kapiti Coast is revalued in 2020 and all ratepayers: farmers, residential; and businesses; will experience a subsequent increase to what they pay on the CV -struck roading rate, even if their increased capital value is unrealised. The district-wide charge was resistant to fluctuations in property value, which was an advantage.

On top of this, Federated Farmers question whether these extraordinary farm property rates increases would ever be commensurate with spending on rural roads. Councils are provided with specific direction through S101(3)(ii) of the Local Government Act 2002 to consider (among other matters) *"the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals"*. In considering funding sources for general rates, a rural property should not contribute a disproportionate amount to activities funded by it, unless that rural property receives greater relative benefit from the particular activity.

Rural ratepayers are frequently frustrated by roading rates in comparison to expenditure on rural roads. Levels of service for rural roads tend to either reduce, or at best, remain the same year after year. In Kapiti Coast District, Mangaone North Road and Otaki Gorge Road have significant lengths of unsealed road with very poor visibility on some corners, and are therefore more hazardous for driving on. This is in contrast to resources that are funnelled into developing urban roading networks, evidenced by additional infrastructure such as stormwater kerbing and drainage, paved footpaths, traffic islands (some of which include ornamental gardens), and street lights, all of which are mainly absent from rural roads.

Federated Farmers is concerned that under Council's proposal, where there is a significant reallocation of costs regardless of any consideration of the incidence of relative benefit, a situation will be created where residents with lower value properties can continually demand further increases in Council expenditure, while the implications for this increased spending are allocated elsewhere. The implications will be that over time those bearing a large share of the cost receive relatively no benefit and have little control over the drivers behind the level of their rates, while those demanding additional services can do so without bearing a reasonable share of the cost.

Recommendations:

1. Federated Farmers opposes the proposed CV roading rate, as it heightens a discrepancy between ratepayers rather than solving the affordability problem the Council has identified, and is vulnerable to fluctuations in value, unlike the district-wide flat roading charge.

2. That the Council retain the existing hybrid funding model for roading by keeping the district-wide targeted uniform charge of (e.g. \$235 in the 2017-18 Annual Plan, in combination with a general roading rate based upon land value).

ECONOMIC DEVELOPMENT

Federated Farmers notes that Council intends to spend \$2.7million on economic development activities in the 2018/19 year.

However, we note (from pages 15 and 17 of the *Consultation Document* and 9 of the *Funding Impact Statement*) that only \$500,000 of this is intended to be funded from a targeted commercial rate (on rating units used principally or exclusively for commercial, business, industrial or utility network purposes).

Yet, puzzlingly, page 29 of the *Funding Impact Statement* shows that only \$215,000 is intended to be comprised of 'targeted rates', with a further \$168,000 of the funding for this expenditure intended to be by way of 'fees and charges', with the balance \$2.36million to be funded from 'general rates, UAGC and rates penalties'. This is most unclear.

We would instead prefer that the entire budget for economic development be funded either from a targeted rate on commercial activity (and the tourism sector in particular), or a UAGC. Otherwise farmers will end up paying a disproportionately larger share of this activity, compared to the tourism sector, urban businesses and residents.

Federated Farmers considers that where there is significant private good benefit, the service should not be undertaken using public funding. This effectively provides a subsidy to commercial interests, and acts to compete with and crowd-out innovation and development in the private sector.

Page 26 of the *Revenue and Financing Policy* identifies businesses multiple times as beneficiaries. The balance of funding between targeted rates (8% of rates collected for economic development) and the general rate and UAGC (91%) does not reflect the benefit received. Surely the lion's share of rates funding for this activity should come from directly benefiting commercial ratepayers.

When it comes to supporting the economic development of the farming industry, farmers and primary producers fund the entirety of their industry good costs, either voluntarily or through levies. This amounts to many thousands of dollars annually, and provides the opportunity and incentive for farmers to influence the direction of this spending to priority areas.

Therefore, Federated Farmers view it as most unreasonable for Council to expect farmers to pay for the promotion of other industries such as tourism, on top of self-funding their own industry-good activities. Each industry should fund its own development.

Moreover, we note that indicative expenditure for '*Economic Development*' aims to progressively increase in subsequent years, with a proportionate decrease in the component funded by targeted rates and fees and charges.

If those who stand to benefit directly from Council's expenditure on promotion and tourism are unhappy with either the amount of or the level of effectiveness of annual spending on 'economic development', this should be taken as a driver to assess the relevance and amount of the spending, not as a reason to ask the entire District to fund more of these costs.

Recommendation:

3. That economic development be fully funded by a targeted rate paid by commercial ratepayers who benefit from the activity, such as commercial properties located within the town centres.

AFFORDABILITY

Federated Farmers note that the Council has expressed concern around affordability of rates as a major theme in the draft 2018-38 Long Term Plan.

Our view is that where affordability of rates is a concern, this should be addressed through rates remission policies rather than through the structure of the rating system itself. We note the Council already has a number of rate remission policies, and we are submitting on the need to extend these (refer to other points in the following sections of this submission).

Furthermore, Government assistance is also available for low income people struggling to pay their rates. For residential properties, the Department of Internal Affairs administers a Rates Rebate Scheme that offers targeted relief for those on low incomes. See the following link:

https://www.dia.govt.nz/diawebsite.nsf/wpg_URL/Services-Rates-Rebate-Scheme-Index?OpenDocument

The Kapiti Coast District Council also offers assistance to ratepayers under the [Rates Remission Policies](#).

Kapiti Coast ratepayers can apply for a rates postponement for extreme financial hardship caused by illness or family circumstances (Remission Part 3), which is unavailable to farmers as one of the criteria is that the rateable property must only be used for residential purposes.

Kapiti Coast ratepayers can also apply to the Council under Remission Part 10 for partial remittance due to financial hardship, such as a sole income being from central government benefits.

<https://www.kapiticoast.govt.nz/services/A—Z-Council-Services-and-Facilities/rates/rates-rebates/>

Recommendation

4. That concerns about affordability of rates be addressed through rates remission policies rather than through the structure of the rating system itself.

GENERAL SUBMISSIONS

Direction and Work Program

Federated Farmers supports many aspects of the proposed approach articulated in the Long Term Plan, acknowledging the following areas;

- Challenges: resilience, affordability of services, district economy, community connectedness, and environment.
- Focus Areas: living with financial constraints, working with the community, sustainable growth, enhancing the natural environment to make the area more attractive.
- Long Term Goals: wise management of public resources, and sustainable funding of Council activities, Council as a trusted partner with *tangata whenua* and strongly engaged

with the community, a high-quality natural environment, a resilient community, an attractive and distinctive Kapiti identity and a strong economy.

Federated Farmers support taking a long view of planning and investment, and support the intention to provide a long term plan of 20 years.

Federated Farmers generally seeks retention of rates differentials to reduce high general rates on farms. The use of uniform annual general charges and targeted rates is encouraged, as these are generally fairer for farms, which don't receive any benefit from capital expenditure or operational expenditure on services and assets within urban areas.

FINANCIAL STRATEGY

Federated Farmers commend the aspiration of the financial strategy to continue to address financial constraints. We agree with focussing on infrastructure that supports growth, because that is a necessary foundation for resilience. We support objectives aimed at reducing debt and keeping rate rises down.

We are not convinced that the capital expenditure items and depreciation timeframes identified within the Long Term Plan consultation document embrace this vision.

We particularly support principles that underlie and guide decision making, namely:

- Conservative; To provide a strategy that is realistic, and focused on priority investments.
- Fair and equitable; To balance the needs and interests of residents and landowners.
- Gradual; To provide certainty and stability for our community through incremental change, as required.

Debt

Federated Farmers is concerned about Council's reports of increasing levels of debt against a programme which includes planned major upgrades to the town centre, Otatarua Park, the Mahara Gallery and the failing timber seawall at Paekakariki. Council's debt is forecast to rise from about \$170 million in Year 1 of the Long Term Plan to over \$180 million in 2020/21 and then to remain above \$180 million until about 2027.

Debt servicing is at 12% of total income, above the benchmark of 10% identified by the Department of Internal Affairs. Federated Farmers supports Council efforts to reduce this to 6%. However, this will not occur until 2034/35, which is a significantly lengthy period of time to have such high levels of debt servicing.

While Council maintains it would not go over the established limit, the levels of debt are concerning for Federated Farmers, particularly as it leaves very little scope for further sustainable borrowing should there be a significant but unforeseen requirement for expenditure over the life of the plan.

Federated Farmers supports the Council's focus on balancing the budget and returning to surplus within this 20-year long term plan period. We support the careful management of debt over the life of the plan. Debt should not be used as an alternative to the Council and the community making hard decisions around what areas of expenditure are a priority now, and which can be deferred.

Recommendation:

5. That Council will continue to closely monitor debt levels and seek efficiencies.

Rates Increases

The 2015-25 Long Term Plan indicated rates increasing by 4.9% over the twenty years, yet this was exceeded in 2017/18 with a 5.7% rates increase. Federated Farmers is concerned this pattern of high rate increases will continue and that the consultation document does not adequately reflect what we believe will be significant increases in the current draft Long Term Plan. Rather, it states an average rates increase of 4.8% over the next three years and 3% over the 20-year period.

Pages 24 and 25 of the Long Term Plan consultation document, identifies rate increases for 'rural properties' in the order of 14% to 23.5%, with only the smallest of such properties experiencing modest rates decreases (less than \$20/annum decreases). Given the stated strategy to move away reduce debt, we are concerned that the burden of rate funding will fall disproportionately unfairly on the rural sector, which will end up subsidising infrastructure and assets that rural ratepayers do not get any use or benefit of.

Federated Farmers recommends that the Council keep rates increases as low as possible. We remind the Council that they are not the only entity that is feeling pressure to increase performance while balancing this with affordability and financial health. This means that nice-to-have projects need to be postponed or cancelled.

Recommendations:

6. That total rates increases be capped to no higher than 2% to 3.5% per annum.
7. That fiscal prudence is made a priority with a focus on core council functions only.

REVENUE AND FINANCING POLICY

Funding Model

Federated Farmers has concern with the use of property value based rating for council services. We consider that rating based on property value does not reflect the benefit received from Council services. It also means that high value properties such as farms are contributing disproportionately more to rates than lower value commercial and residential properties, regardless of the relative earnings and of the extent to which the property creates demand for council services.

Federated Farmers supports the immediate shift to a simplified rating system, such as the combination of fixed charges. However, we believe transparency must be maintained at all times.

Federated Farmers reminds Council of the purpose of rates, according to the Local Government Act's Section 101 (3):

101 Financial management

- (3) *The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of,—*
 - (a) *in relation to each activity to be funded,—*
 - (i) *the community outcomes to which the activity primarily contributes; and*
 - (ii) *the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and*
 - (iii) *the period in or over which those benefits are expected to occur; and*

- (iv) *the extent to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and*
- (v) *the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities; and*

(b) *the overall impact of any allocation of liability for revenue needs on the community*

Rural areas are often without access to the same services provided within urban areas, and those farming properties are often less likely to use Council amenities. Rates must take into account that for activities where the direct beneficiaries are identifiable, the allocation of rates should be directly related to services provided and received. Federated Farmers recommends that a comprehensive assessment be undertaken, including the impact on farming properties, before district wide rates are proposed. We suggest that the Council look to other similar regions with a significant urban population and peripheral farming properties, whom have farming differentials applied.

Targeted Rates

Federated Farmers support significant use of targeted rates, and increasing the use of targeted rates as a funding mechanism for a range of activities. Funding these services on a user-pays basis means that there is a direct link between benefits and funding sources.

Targeted rates are an appropriate mechanism to fund activities and services that provide a direct benefit to certain communities. The Council employs targeted rates for the Community Facilities Rate, and District Wide Roading Rate amongst others.

The great strength of targeted rates, whatever their basis, is the fact that they are transparent by appearing as a separate line item on the rates demand and being reported separately from activities funded by an all-purpose general rate. This makes it easier to compare the cost of the service to a farm as compared to an urban business or residential property.

Recommendations:

8. That targeted rates be used where there is a direct link between who receives the benefit and the activity.
9. That targeted uniform charges be used when everyone receives the same benefit from an activity.

Uniform Annual General Charge ('UAGC')

Federated Farmers support use of a UAGC as close to the legislative maximum of 30% of the rates take as possible. This is because it is equitable for all ratepayers to contribute the same amount to the same services. Federated Farmers also supports use of targeted rates, and encourages increasing the use of this tool.

The Revenue and Financing Policy is based on the premise that general rates will be used when there are general benefits to the District as a whole, where there is typically a high public benefit in the services funded by this rate. However, this means that landowners with high value properties will be contributing more to activities that everyone receives an equal benefit from.

The reason Federated Farmers prefer use of UAGCs over general rates, is because a UAGC mechanism acts as a balance against land and capital value rates, which loads a high proportion of rates onto higher value properties. Farmers already pay high rates in Kapiti Coast District, and use of a UAGC is a good way of flattening discrepancies between the rates burdens of town and country ratepayers. Areas that could be funded with a UAGC include emergency management, liquor licensing and environmental health.

Recommendation:

10. That the Council use a Uniform Annual General Charge to fund activities that provide public benefit but may be too small to justify their own targeted rate.

Fees and charges

Federated Farmers supports the increasing of user pays for services.

Federated Farmers supports reasonable fee structures for Resource Management Fees. For activities that require a consent application for the conduct of regular farm duties, consent fees should be kept to a minimum. Discretionary Activities such as the removal or trimming of protected trees, trimming of protected vegetation to maintain existing farm tracks, and earthworks to maintain existing farm tracks need to be capped at a reasonable cost.

Recommendation:

11. That a reasonable fee structure for resource consent applications be retained so as not to unduly burden farmers with cost where consents are required for normal farming activities.

RATES REMISSION POLICY

Federated Farmers is very supportive of policies that provide for rates remissions and rebates where appropriate.

Rates Postponement for Farmland Located in the Urban Rating Areas of the Kapiti Coast District Council

Federated Farmers supports the relief provided by Part Two in the Rates Remission Policy.

This policy is in keeping with Recommendation 10 of the Local Government Rates inquiry. The policy acknowledges the difficulty faced by farmers who would otherwise be rated on property values unrelated to the economics of their business.

This policy reflects an important principle; that rates should reflect the actual economic use of a property rather than its speculative value. There are many other instances, besides this particular re-zoning, where it can be argued that there is a significant influence in farm values arising from subdivision potential. The rating impact can have the effect of accelerating land use change.

Recommendation:

12. That Rates Remission Policy Part Two (from the operative 2015-2035 Long Term Plan), which provides for rates postponement for farmland located within urban rating areas, be retained in the 2018-2038 Long Term Plan.

Rates Remissions for Land Protected for Natural or Cultural Conservation Purposes

Federated Farmers support Rates Relief Part 8 which aims to encourage landowners to maintain, enhance and protect heritage areas. Land owners invest personal time, effort and resources into protecting land that is publically valued, and rates remission is a positive method of showing recognition of this stewardship.

The policy states that this rates relief policy is intended to recognise that most heritage features are already protected by rules in the District Plan, and then lists some examples of land that could meet the criteria for relief. Land that is protected by a QEII covenant, a Conservation Covenant, that is listed in the Heritage Register, riparian strips and heritage sites protected by Section 22 of the RMA are examples of land that could receive rates relief.

Federated Farmers is unclear whether landscape/ecological sites classified in the proposed District Plan will also meet the criteria for rates relief, along with sites in the Heritage Register. We note that Geological Sites and Ecological Sites are mentioned on page 133 of Part 2, but we are unclear whether other District Plan classifications are also included in the relief policy.

The proposed District Plan identifies Ecological Sites; Geological Features; and Outstanding Natural Features and Landscapes. These areas and sites are mapped in the Planning Maps, and policies and rules are found in Chapter 3: Natural Environment.

Much of this land identified in the proposed District Plan occurs on the privately owned rural land and protection is intended as a public good. Rules inhibit the economic utilisation of the land.

Federated Farmers submit on District Plan provisions around the country that regulate activities to protect landscapes or biodiversity, and we recommend that councils provides remissions as an acknowledgement that private land is being protected by the District Plan for public good.

Recommendation:

13. That Rates Relief Part 8 which provides rates remissions for Land Protected for Natural or Cultural Conservation Purposes be amended to include all sites and landscapes identified in Chapter 3 of the Kapiti Coast District Council Proposed District Plan.

Rates Remission- Financial Hardship Policy

Support is given for full or partial remission of rates for ratepayers who need assistance during times of hardship under Rates Remission Policy Part 10. However, the criteria that only residential rating units can apply during on-going hardship or one-off costs causing hardship means that rural ratepayers will miss out on the compassion of the Council.

The policy gives an example of a one-off cost causing hardship as expenditure for a serious health issue. Serious health issues like cancer are not exclusive to only residential ratepayers, rural ratepayers may also suffer this adversity.

Federated Farmers insist that the Council considers this policy in next year's Long Term Plan to allow rural properties to also apply for rates relief in times of hardship. We support the amendment of this policy to extend equity of access to the rural community, who should be able to access support during times of hardship just as their urban counterparts do.

Applications will still be considered on a case-by-case basis meaning that the Council will retain discretion to grant a remission or not based on the merits of individual cases.

The policy should also be expanded to include hardship as a result of natural disasters. Natural events such as drought, flood, earthquake or wildfire can have significant impact on ratepayers and affect their ability to pay rates that year. Farmers face the additional challenge that if their property suffers from a natural disaster, their ability to earn a living is also compromised. Their homes could also be seriously affected. As an example, the Horowhenua District Council has Remission Policy 9 for Properties Affected by Disasters. This is available to all ratepayers and is on an application basis. A natural disaster is indiscriminate and a flood could affect a farm just as easily as a landslide could affect a residential property. Providing a relief policy that any ratepayer could apply for is an equitable way to allow people to get back on their feet after a disaster.

Applicants for rates relief due to hardship will carefully consider whether or not they need to go to such lengths, so it is unlikely that extending the policy to provide for rural ratepayers will incur a spate of applications. However, for those truly in need, such a compassionate concession from their Council will be gratefully appreciated.

Recommendations:

14. That Rates Remission Policy Part 10 be amended to enable rural ratepayers to apply.
15. That Rates Remission Policy Part 10 be expanded to also apply for hardship resulting from a natural disaster.

DOG LICENCING FEES

Federated Farmers are particularly concerned about dog licencing fees. Dog licencing fees may be used for a variety of animal management activities and provision of facilities by the Council. Facilities such as dog exercise areas within urban areas, should be funded users of those facilities within urban areas. Dogs in rural areas (especially farm dogs) get their exercise on rural properties, and get no use from dog exercise runs within urban areas.

Furthermore, there is comparatively little need for Council animal control teams to intercede in the behaviour of working farm dogs. This is because the health and well-being of working farm dogs is of a high standard because farmers rely on these dogs. Similarly, working farm dogs are well away from the general public and are not dangerous breeds, so they present low risk to the public.

Federated Farmers are pleased to see that the licence fee for working dogs is much less than a standard dog licence fee in Kapiti Coast District. However, compared to other districts the fees for a sizeable team of (say 5+) dogs could be reduced further, which would make it more affordable for farmers to add valuable working dogs to their teams. In Kapiti Coast District, 20% of the rural dog teams have more than 2 dogs, with the largest registered team having 10 dogs.

Dog licencing fees for a selection of rural councils are compared in the following table.

Council	Single dog	Subsequent dogs	Team of five.
Kapiti Coast	\$66 for 1 st two dogs	\$40 each for 3 rd and subsequent dogs	\$252
South Wairarapa	\$42	\$42 each	\$210
Carterton	\$60	\$32 each	\$188
Tararua	\$32	\$32 each	\$160
Masterton	\$80	\$20 each	\$160

Recommendations:

16. That the Council strike a lower licencing fee for each subsequent dog that is in a team of working dogs in rural areas.

FIRE FIGHTING

Federated Farmers are concerned that no mention seems to have been made in the Draft 2018-2038 Long Term Plan of potential savings to ratepayers (and rural ratepayers in particular) from the Council no-longer having to fund rural fire fighting expenditure. With the advent of Fire &

Emergency NZ, the release of this funding burden from Councils should be reflected in a proportionate rate reduction for rural properties.

Recommendation:

17. That funds which were budgeted for rural fire fighting expenditure in previous years not be reabsorbed into the general rate pool and otherwise simply applied to other areas of Council spending. With the advent of Fire & Emergency NZ, the release of this funding burden from Councils should be reflected in a proportionate rate reduction for rural properties.

ABOUT FEDERATED FARMERS

Federated Farmers is a not-for-profit primary sector policy and advocacy organisation that represents the majority of farming businesses in New Zealand. Federated Farmers has a long and proud history of representing the interests of New Zealand's farmers.

The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of the rural community; and
- Our members adopt responsible management and environmental practices.

This submission is representative of member views and reflect the fact that local government rating and spending policies impact on our member's daily lives as farmers and members of local communities.

Wairarapa Federated Farmers thanks the Kapiti District Council for considering our submission to the Draft Long Term Plan 2018-2038.



Make Submission

Consultee	Mr Russell Tether (72428)
Address	32 Beach Haven Place Paraparaumu Beach 5032
Event Name	Long term plan 2018-38 consultation
Submission by	Mr Russell Tether (72428)
Submission ID	18LTP-353
Response Date	23/04/18 4:18 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.2
First and last name	Russell Tether
Title	
Address	32 Beach Haven Place Paraparaumu Beach 5032
Phone	04 298 1778
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission? No	

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

The financial plan is too hard on current ratepayers. We shouldn't be expected to put up money for work that is 20 years ahead. I will be dead by then!! What has happened to the reserve fund already collected??

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Disagree with high proportion of debt payments for events that will require replacement around 2045, not fair. Present ratepayers should pay current depreciation only. Future expenditure should be separately financed.

Select classification

Finance strategy

Finance strategy comment

Comment

Disagree with high proportion of debt payments for events that will require replacement around 2045, not fair. Present ratepayers should pay current depreciation only. Future expenditure should be separately financed.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Please tell us why:

Capital expenditure so far in the future should be financed at the time by borrowing and the population at the time can pay the costs. Do not expect today's people to put money up for events 20 years ahead.

Rating review sub-classification

Commercial rate comment

Capital expenditure so far in the future should be financed at the time by borrowing and the population at the time can pay the costs. Do not expect today's people to put money up for events 20 years ahead.

Land value vs Capital value

Where there was an expressed preference

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Difficult to know what flooding will happen in future. Agree to have prevention measures, but restrict building on low-lying properties.

Work on the go (Pages 21-23)

Any comments on the matters below:

(Please tick the check box next to the relevant issue and a comment box will open below. You can comment on as many of these issues as you wish)

Maclean Park

Maclean Park

Comment

Previously submitted lots of replies. Nothing done. Kiosk a disgrace. Park could be used for Saturday market when change occurs. When are you going to remove the dead trees? What was the cost of the noticeboards telling us the trees were dead?

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Rates comment categorisation

Comments on change to fees and charges:

Fees charged to local weekend food stalls could be at a minimum. Don't kill the local operators. Disagree with fees for private swimming pools. Disagree with increased fees at swimming pool and library meeting room hire. Just another unnecessary increase.

Key policies (Pages 27-28)

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Cease operating the Plunge Café at a loss. There are other cafes that Council are competing with, swimming pool is for swimming only.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Russell

Last name

Tether

Title (tick one)



Mr



Mrs



Ms



Miss



Dr

Address

32 Beach Haven Place
 Paraparaumu Beach

Phone

04-298-1778

E-mail

Are you providing feedback? (tick one)



as an individual



on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)



Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018



No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box



Received by
 Kāpiti Coast District Council
 at Paraparaumu

23 APR 2018

By

Les A

Time

4:18

External Drop Box

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

The financial plan is too hard on current ratepayers.
We should not be expected to put up money for work
that is 20 years ahead. I will be dead by then!
What has happened to the reserves funds already collected??

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Disagree with high proportion of debt payments for events that
will not require replacement around 2045 Not fair.
Present ratepayers should pay current depreciation only
Future expenditure should be separately financed.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☐ No - keep the status quo - leave the rating system as it is
- ☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Capital expenditure so far in the future
Should be financed at the time by
borrowing and the population at the
time can pay the costs
Do not expect today's people to put money
up for events 20 years ahead.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No - keep the status quo programme
- ☒ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Difficult to know what flooding
will happen in future.
Agree to basic prevention measures.
but restrict building on low-lying
properties.

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

Previously submitted lots of replies.

Nothing done. Kiosk a disgrace

Park could be used for Saturday market when change occurs.

When are you going to remove the dead trees

What was the cost of the noticeboards telling us the trees were dead?

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Keep charges to local weekend food stalls could be at a minimum. Don't kill the local operators

Disagree with fees for private swimming pools.

Disagree with increased fees at swimming pool and library meeting room hire.

Just another unnecessary increase

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

/

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

*Cease operating the Plunge Cafe at a loss,
There are other cafes that cannot compete with
Swimming pool is for swimming only*

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

/

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:





Submission on Kapiti Long-Term Plan – April 2018

Submitters: Trustees of the Friends of Queen Elizabeth Regional Park (Kapiti) Trust

Address: 85 Belvedere Avenue Waikanae 5036

Email Address: qepfriends@gmail.com – Russell Bell (Chair)

Phone: 04 9725081

Introduction

The Friends of Queen Elizabeth Park have a general interest in the Kapiti long-term plan because of climate change and a specific interest because we are interested in connections between Queen Elizabeth Park and other nearby natural lands.

Climate change

- 1 The Friends ask that someone within KCDC has the responsibility of finding actions that KCDC can take to mitigate climate change and bringing them to Council's attention.
- 2 A specific action that KCDC could take is to add its influence to the Friends' initiative to have the peat lands of Queen Elizabeth park retired from farming, rewetted and restored as wetlands. As well as rebalancing to a small extent the loss of wetlands in the Wellington region (2% left), retiring and rewetting the peatlands would stop the release of 1600 – 2400 tonnes (rough estimation) of green house gasses (GHG) per year, and as the wetland recovered would also start to absorb GHGs. We believe this is the highest GHG initiative for the least loss of social benefit on the Kapiti Coast.

Explanation

Rising sea levels and more intensive storms that occur more often will have effects on Queen Elizabeth Park. We are losing coastal tracks and facilities. We will lose plants and dunes as they become eroded by high seas. Native plants in the park may not survive as the climate

warms and plant diseases that do not now exist in the park may be able to exist if climate change itself is not tackled.

The Friends would like to see KCDC considering what opportunities it has to mitigate climate change. By mitigation, we mean stopping greenhouse gases (GHGs) being emitted or absorbing GHGs that have been emitted. While adaptation may cope with short to medium term climate change as it affects infrastructure and some property, it will have no effect on seaward retreat of the park, pest and disease migration and species loss.

We accept that mitigation on a significant scale may not be easily achieved. However we are sure that because KCDC has governance and ownership of land, of infrastructure, vehicles etc. there will be opportunities it could take that would reduce the amount of greenhouse gases being emitted, and other actions that increase the amount of GHGs being absorbed. We also accept that actions taken by KCDC will hardly affect the world situation. However, if the world took that approach, presumably climate change would continue to get worse and the damage and costs would become greater.

We are aware and agree with KCDC's replacement of some petroleum vehicles with EVs and their work in revegetating parks, reserves and riparian areas, but we think that there would be other opportunities that KCDC has, that it does not realize for lack of a specific dedicated study.

Natural land near Queen Elizabeth Park

- 1 The Friends ask KCDC to stay involved and use its influence in the future of surplus NZTA owned land associated with Transmission Gully to achieve ecological connectivity of flora, fauna and native fish from Queen Elizabeth park to the Paekakariki escarpment and Mt Wainui through appropriate covenanting, zoning and or ownership.

Explanation

QE park is relatively isolated and small in ecological terms and small isolated natural areas have little value in the preservation of our native flora and fauna. Any natural lands that are nearby and connected will benefit QE park's flora and fauna. The reverse is also true – QE parks forests and wetlands will benefit nearby connected natural lands. Streams containing native fish also traverse and extend outside the park.

The NZTA lands including Perkin's farm have areas of land that should be left to revert to native bush and forest and/or wetlands and used for passive recreation – walking etc. Some of the land is too steep for development and some prone to flooding and could be used as storage to reduce flooding in Paekakariki. Streams that transect the park need riparian protection and the removal of fish obstructions. With careful planning the land and waterways could also be used to better connect natural areas together through QE park. A logical connecting of natural lands would include, the Paekakariki escarpment, Whareroa farm, the Akatarawas forest and its connections, QE park and the Raumati escarpment. In fact, these five areas could form a large and exciting Kapiti sea to sky park.

We understand that a public exercise in Paekakariki has been undertaken called Grow Paekakariki and that largely supports the proposals expressed here.

Russell Bell

Chair Friends of Queen Elizabeth Park



TO LONG-TERM PLAN SUBMISSIONS
KAPITI COAST DISTRICT COUNCIL
via kapiti2038@kapiticoast.govt.nz

SUBMISSION ON
KAPITI COAST DISTRICT COUNCIL'S PROPOSED
LONG-TERM PLAN 2018-2038

APRIL 2018

CONTACT DETAILS:
Hospitality New Zealand Wellington Branch
Contact: Raewyn Tan
Phone: 027 550 2558
Email: raewyn.tan@hospitalitynz.org.nz
www.hospitalitynz.org.nz

1. About Hospitality New Zealand and the Wellington branch

- 1.1 Hospitality New Zealand (Hospitality NZ) is a member-led, not-for-profit organisation representing approximately 3,000 businesses, ranging across cafés, restaurants, bars, nightclubs, commercial accommodation, country hotels and off-licences.
- 1.2 Hospitality NZ has a 115-year history of advocating on behalf of the hospitality and tourism sector and is led by Chief Executive, Vicki Lee.
- 1.3 The Wellington branch has around 300 members, 17 of which are registered in Kapiti Coast District Council.
- 1.4 Any enquiries relating to this submission should be referred to Raewyn Tan, Regional Manager Southern North Island to raewyn.tan@hospitalitynz.org.nz or 027 550 2558.
- 1.5 We do not wish to speak to our submission.

2. Sharing Rates Across the District

The Wellington Branch of Hospitality NZ is keen to support the status quo (Option A).

This is because residential ratepayers can benefit from the increase in property values, through equity borrowed, rentals charged, and so forth. Commercial ratepayers on the other hand are already facing diminishing margins in their businesses through the cascade effect of minimum wage increases, amongst other difficulties like labour shortages and compliance and regulatory cost increases.

The proposal to introduce a Commercial Targeted Rate was to focus on:

- attracting a more diverse range of businesses;
- promoting local businesses and attracting people to the village retail areas;
- offering more skilled and sustainable employment opportunities; and
- growing the number of visitors who spend time and money in Kapiti and add value to the local business community.

Arguably, of the benefits stated, only the promotion of local businesses and the promotion to attract and grow the number of people to the village benefit the business community. The rest of the benefits such as increasing the variety of businesses and offering more employment will in fact add value to the residential community, by way of giving them more retail and hospitality variety, and more employment opportunities which are conveniently closer to home.

The Wellington branch of Hospitality NZ is also wary that the Commercial Targeted Rate has been arbitrarily set at \$0.5m, and no assurance has been provided on how long that rate would remain at \$0.5m.

As Hospitality NZ represents the interests of our members, we support keeping the rates status quo, (Option A).

3. Addressing Stormwater Flood Risks

Due to unpredictable weather patterns in recent years, the Wellington Branch of Hospitality NZ believes the community needs to urgently equip itself to futureproof itself from similar such events. The proposal to undertake work to protect flood-prone areas within a 45-year span, is much preferable to the current 60 years. Hospitality NZ supports the proposal to complete the expanded and prioritised stormwater programme over the next 45 years.

4. Funding Impact Statement

The Council proposes to fund community facilities through a targeted rate which hospitality and accommodation providers are expected to pay.

Community facilities were described as libraries, parks and reserves, swimming pools, public halls, and community centres.

These facilities are largely provided for the residential communities' enjoyment. The Wellington Branch of Hospitality NZ therefore questions why the revenue sources for these facilities are being imposed on the visitor business community of accommodation and hospitality. Shouldn't these facilities simply be funded out of general rates?

The Wellington Branch of Hospitality NZ does not support the proposed funding method of community facilities, and recommends it be funded out of general rates.

5. Summary

The Wellington Branch of Hospitality NZ recommends:

- Keeping the rates system status quo,
- Completing the expanded and prioritised stormwater programme over the next 45 years, and
- Funding for Community Facilities completely out of general rates.

18LTP-356

The Chief Executive
Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Dear Sir

Long-Term District Plan Submission

Kāpiti Coast Chamber of Commerce, April 2018

OVERVIEW

The Kāpiti Coast Chamber of Commerce (The Chamber) believes the proposed Long-Term District Plan does not provide adequate incentives for economic growth in the Kāpiti Coast region, nor does it provide the right elements for a future looking, vibrant community where people will be attracted to visit and live. It fails to adequately detail the economic development our district needs to thrive, grow and ultimately make the most of the opportunities presented by Transmission Gully and the Expressway, once fully completed.

The Proposed Long-Term Plan Short-Sighted

Two very restrictive assumptions underpin the Long-Term Plan (LTP); keeping the debt level at or below current levels to meet austerity requirements, and not increasing rates for residential ratepayers.

The LTP does not meet or anticipate the future needs of a growing population or support the commercial growth required to develop Kapiti into an economically sustainable district where people live, work and play.

The Chamber is of the view that this restrictive approach is the wrong message to be sending to potential new businesses and does not demonstrate an interest in maximising the unprecedented opportunities for growth in the region.

We do not believe that austerity is the best strategy. This approach will create an impression of an impoverished, struggling region and will set us back regarding future development.

More Focus Needed on 'Supporting a Strong Local Economy'

The Chamber believes economic development has been underfunded in Kāpiti for some time. The challenges outlined on page 7 (of the consultation document) - limited employment opportunities, lower incomes, and housing issues - are a direct consequence of this.

The Chamber believes support for a 'strong local economy' should be a top priority for Council, and the LTP priorities should align to support local business - especially those in the town centres, maximising visitor attraction and ensuring all messaging about the region is directed at driving growth.

Access to Council Services Needs to Be Improved

The motto of 'Open for Business' has not been the experience of many existing and prospective business owners in Kapiti, in fact, the opposite has occurred. 'Getting things done with Council' is still a major area of deficiency.

The Chamber believes Council needs to develop user-defined targets, measure their performance against them, and communicate performance against the targets to its stakeholders.

RATING SYSTEM REVIEW

The Chamber agrees that the rating system should be reviewed, and at a strategic level is not opposed to the use of differential rates for commercial and area-based rates. However, the Chamber does not believe the proposed option (the only option apart from maintaining the status quo) is the correct approach.

It appears a substantial part of the plan addresses social issues, rather than infrastructure - the nuts and bolts of the Council's responsibilities, and in doing that this plan falls woefully short. The proposed rating system option is outdated in that it's "a 1950's solution to a 21st-century problem". Changing the rating system, based on the option put forward would be a regressive step to economic development and is premature given that the Government has indicated a review of the current local body funding systems.

While increasing the rates burden on businesses, the LTP also proposes to delay development of town centres. Many commercial businesses are in these town centres, and with delayed revitalisation, these coastal community centres could fall into disrepair and as a result, put people off visiting, living or operating businesses there.

The Shand report, used as a basis for the rates review is now 11 years old and out of date. The Chamber believes there are existing policies for rates rebates and rates remission that can address this issue for the relatively small proportion of properties affected, rather than changing the whole system. The district's debt levels and investment in future developments should be reviewed, and alternatives looked through the lens of new Census data, the current projections are significantly low.

The diagrams in the consultation document do not accurately show the scale of the change or properties affected or reflect the changes of growth in different property types across Kapiti.

There are 24,717 rateable properties (growing to 26,590, 7.5%, by 27/28) on the Coast and only 4% (or 963) of those properties are categorised as commercial (2,541 or 10% are rural and 21,213 or 87% are residential). Currently, commercial properties pay 7% of the rates, provide job prospects for the community, and are focal points for the local communities.

The Chamber would support the proposal to transfer economic development funding from the general rates pool to targeted commercial users if adequate, transparent reporting is put in place to show "value-for-money" and tangible results for the business community, however, there is no mention of this in the consultation document.

We also believe shifting \$7.6 million roading funding from a fixed per property charge to being based on capital value and using capital value as the base for rating commercial properties, will disincentive economic growth. Any improvements to buildings will attract a greater rates burden.

Property categorisation identifies businesses; however, many operate from residential properties. Any commercial charge should include those businesses. How is Council proposing to identify these businesses and how would it apportion the rates burden across all businesses?

VISITOR ATTRACTION

Visitors to the region play an important role in Economic Development - and assist in building a strong and vibrant community. The contribution of visitor attraction to Kapiti should not be underestimated. Market view results of tourism spending in the Otaki electoral region year to December 2016 was \$187 million (domestic) and \$43 million (international) totaling \$230 million.

The Chamber believes the Council has many infrastructure issues it needs to address - the Gateway and McLean Park options for development is just one.

The solution for both of these projects needs to satisfy a mixed set of needs from stakeholders - not only benefiting the community but also regional, national and international visitor attraction. We do not believe Visitor Attraction has been considered or supported strongly enough by the Council to date.

Our region has many key attributes that attract people to live and work here, we are becoming better connected, both to the north and south, and large-scale change will happen sooner, rather than later. The latest Government indicators predict a migratory increase of over 10,000 people within the next decade. Do we have the necessary infrastructure in place to meet this growth?

It is critical we get visitor attraction right - results are what will count. The Chamber believes we need to move beyond talking about doing things, to setting achievable goals and meeting them.

TOWN CENTRES

Reducing the budget and extending the Town Centre programme over a longer timeframe will have a negative impact on business - affecting both commercial property owners and business proprietors.

Many of these businesses have already been affected by the loss of through traffic and become more reliant on local custom.

The business environment in each of our defined areas within Kapiti needs to be vibrant and welcoming. We believe:

- 'Incremental' improvement will cause slow death of businesses and in turn the local community who will go elsewhere for their shopping and service needs.
- Town Centres are about people.
- Establishing a commercial targeted rate will cascade down from the property owner to the business that leases those premises, and from there to the end consumer, and potentially affect local employment opportunities as businesses struggle with increased overhead. For many businesses, this increase will be untenable.

Kapiti is at a critical stage for future development. We believe the Economic Development Team, within the Council, should investigate establishing a role to promote local businesses and encourage growth in Paekakariki, Raumati, Paraparaumu Beach, Waikanae and Otaki.

Doing so would create strong and vibrant town centres and encourage initiatives to make each area more attractive, interesting and inviting to business, shopping and visitors.

SOCIAL INVESTMENT

The LTP provides an opportunity to review the effectiveness of Council's recently adopted Social Investment Program.

The core principles and objectives of the program are sound, but there are serious flaws in the way the program was introduced, and in the allocation, process used for this first year. This will seriously impact on strong and contributing agencies in our community and have long-term cost implications that will affect Council's overall budgets.

The grant allocation process requires urgent review to ensure a more equitable and sustainable outcome for the future. The current program was adopted for the financial year 2018-19 and Council set a ceiling on social investment spending of \$345,000 based on last year's allocations.

That is a realistic budget for a community like ours, but within such a limited pool, the mechanism for selecting organisations for funding and for determining the allocation of funding from that pool needs to be robust and transparent. That does not appear to be the case with work underway to find other ways to meet the needs of groups who had their funding withdrawn.

That shows a failure of process. Council officers have developed programs to assist unsuccessful organisations to raise funds from external funding sources. Inevitably this includes local businesses who have a social conscience and wish to support a caring community. *Those businesses will already be contributing to social sector policies through the change to the rating system.* That funding could be better utilised in building a stronger economy by investment in the development of commercial enterprises.

If the selection and allocation mechanisms are not right, there will inevitably be pressure to find funding through other avenues to address the inequities that arise, which is currently happening.

We request an opportunity to speak to Council on the points raised in this submission. Please contact me on my email address chair@kapitchamber.org.nz M: 0210 696 143 to arrange a time for this to take place

Yours faithfully

Heather Hutchings

Heather Hutchings
Chair, Kapiti Coast Chamber of Commerce

Make Submission

Consultee

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-357

Response Date

26/04/18 10:21 AM

Consultation Point

Tell us what you think about our long term plan
([View](#))

Status

Submitted

Submission Type

Other

Version

0.4

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement

Please withhold

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)



as an individual



on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)



Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018



No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: *Should we change the way we share rates across the district?* Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: *What should we do next to address stormwater flood risks?* Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

Work on the go Pages 21–23

Any comments on:

- Coastal hazards and climate change
- Housing
- Replacing the Paekākāriki seawall *Yes*
- Paraparaumu and Waikanae town centres
- Maclean Park *No*
- Kāpiti Island gateway *No*

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Kapiti District Long Term Plan 2018-2038

Individual submission from; Mark Galbraith

22 Te Miti St, Paekakariki.

mark@mcaraowellington.co.nz, Phone 04 905 7427

I don't wish to speak to my submission.

I would like to see the Kapiti Coast District Council long term plan change. I endorse the Paekakariki Housing Trust's submission.

While many aspects of solving housing issues would normally require significant expenditure there are many opportunities for the council to support community led initiatives at minimal cost and use planning and consent structures to encourage affordable and sustainable housing. This is also a means to maintain and create diverse communities, and work to combat spatial separation of different socio-economic groups, certainly I would see these issues as included in core council functions.

As included in the Paekakariki Housing Trust's submission I support;

1. Make affordable housing a priority in Kāpiti Coast. Commit the KCDC to the principle that affordable housing is critical to the health and well-being of our community and change the stance of the council to one of finding ways to work together with community housing providers to enable affordable housing.
2. Make priority given to affordable housing a central principle in decisions the council takes on planning and consenting issues and on the allocation of land and other resources held by the council.
3. Work with NZTA and other central government agencies to use land for affordable housing. The council can work to ensure that lands made surplus after the construction of the Kāpiti Expressway and Transmission Gully are disposed of in ways that create assets for the community, protecting the environment and enabling land to be developed for affordable housing.
4. In particular, ensure a comprehensive community-based precinct plan is developed for the Perkins Farm property and adjacent lands currently held by NZTA. This plan should provide for environmental protection and affordable housing and be completed before NZTA disposes of these lands. Land that will become surplus from the highway construction has many values and opportunities for the community of Paekākāriki as well as the wider Kapiti District. Working with the community on planning and securing the future of this land is required to ensure maximum benefit is obtained by the whole community.
5. Use council-held rights of first refusal for NZTA lands that are appropriate for affordable housing as a means to enable community-led development of that

land. This would include such sites as the south end of the 'Tilley triangle' and the former BP station on SH1.

6. Enable affordable housing by reducing or waiving Council fees and levies where appropriate when a residential development includes provision for affordable or social housing, particularly where it is to be purchased by a recognised Community Housing provider.
7. Lease Council social housing and land to local registered community housing providers such as Paekākāriki Housing Trust, Dwell Housing Trust, and iwi providers.
8. Manage social housing locally to strengthen community connections and cohesion. Empower the Paekākāriki Community Board to decide on the allocation of social housing in the village. Of the Kāpiti Coast communities Paekākāriki has the lowest percentage of elderly residents because there is not enough appropriate housing and they are forced to leave the village. This reduces the diversity of the community and cuts people off from connections of long standing.

Submission to Draft Long Term Plan 2018-2028 – Kāpiti Coast District Council

Name: Toimata Foundation **Contact person:** Kristen Price, Operations Manager

Postal Address: PO Box 4445, Hamilton, 3247 **Physical Address:** Lockwood House, 293 Grey Street, Hamilton

Phone: 07 959 7321 **Email:** kristen.price@toimata.org.nz We **DO** wish to speak to this submission

Toimata Foundation (a charitable trust) is the national support organisation for Enviroschools and Te Aho Tū Roa. www.toimata.org.nz

Summary of submission points and requests

1. We would like to:
 - a. acknowledge Kāpiti Coast District Council (KCDC) for supporting the Enviroschools programme since 2007.
 - b. support the reference to Enviroschools in the environmental sustainability section of the draft LTP.
2. We request that KCDC continues to support the Enviroschools Programme from 2018-28 and beyond by:
 - a. providing continued funding that, when necessary, increases gradually to cater for demand for new schools and ECE to join the programme.
 - b. working with Enviroschools to further strengthen the partnership between Enviroschools and the council through a long-term agreement.
3. We submit that Enviroschools strongly contributes to, and aligns with, KCDC's long term goals and priorities, and note that our programme has been successfully delivering on KCDC's key outcomes over the last LTP period.
4. We support the work KCDC is doing around natural hazards and climate change and urge the council to ensure children and young people are included in these discussions. Enviroschools would be happy to support this.
5. We encourage KCDC to ensure council's education programme around road safety, stormwater management, and waste minimisation is well integrated with the Enviroschools programme, utilises our knowledge and links, and draws connections between school-based education, and education of adults.
6. We support KCDC's goal of growing the ability for staff to recognise and provide for the Māori world view inside your programmes of work.
7. Note the value created for council's partners through the collective impact approach of the Enviroschools implementation model.
8. Note the key results of the Enviroschools 2017 Nationwide Census. A copy of the *Key Results from the 2017 Enviroschools Census* is included with this submission.



Recognising your support for the Enviroschools Programme – Ngā mihi nui

Enviroschools is a holistic framework that supports the development of resilient, connected and sustainable communities. Through Enviroschools children and young people plan, design and implement a wide range of sustainability projects in collaboration with their communities. Nationally over 1,100 early childhood education (ECE) centres, primary, intermediate and secondary schools are part of the Enviroschools network – this is a third of all schools and 6% of the large ECE sector.

We would like to acknowledge KCDC for supporting young people in your district to be part of the Enviroschools network since 2007.

Thanks to this long-term support there is now a network of 9 Enviroschools in your district, and a wider network of 113 schools and ECE engaging with our programme in the Wellington region. This network is also supported by Greater Wellington Regional Council, Wellington City Council, Hutt City Council, Upper Hutt City Council, Carterton District Council, South Wairarapa District Council and Masterton District Council.

Submission request 1:

Note that Enviroschools Wellington (through the Toimata Foundation) acknowledges KCDC for supporting the Enviroschools Programme since 2007, and that we support the reference to Enviroschools in the environmental sustainability part (page 54) of the draft LTP.

Request for continued funding support and a long-term partnership

We would like to request KCDC's continued funding of the Enviroschools programme in a way that allows for a gradual increase in demand from schools and early childhood centres to join our programme. The current funding level is appropriate, but new schools and centres in Kāpiti are likely to want to join our programme over the next 10 years, and we request that KCDC provides for incremental increases in funding to allow this if necessary.

Alongside this, we would also like to request that KCDC explores options for taking a strong partnership approach with Enviroschools to the delivery of our programme. In particular this partnership approach would entail a long-term funding commitment of 6 years or more, along with exploring a relationship based on a partnership agreement or a Memorandum of Understanding, rather than annual contracts.

Submission request 2:

We request that KCDC continues to support the Enviroschools Programme from 2018-28 and beyond by:

- a. providing continued funding that enables the gradual increasing demand for new schools and ECE to join the programme where necessary.
- b. working with Enviroschools to further strengthen the partnership between Enviroschools and the council through a long-term agreement.

Enviroschools is a proven programme specifically designed to meet multiple Local Government outcomes

The Enviroschools Programme was first developed by councils and community in the Waikato region. It is specifically designed as a programme that empowers children, young people and their communities to take action that addresses a wide range of the key outcomes that councils are also seeing for their communities.

Nationwide, **81% of councils are currently part of the Enviroschools network**. This is made up of:

- 94% of Regional Councils and Unitary Authorities
- 77% of Territorial Authorities

Toimata Foundation has undertaken a 5-year research and evaluation programme with external evaluators Kinnect Group. This has involved two national censuses (2014 & 2017), return on investment analysis and a comprehensive evaluation drawing on multiple sources. Highlights are:

- Participating schools and centres are **highly engaged in a wide range of environmental actions and sustainability practices**.
- Evaluators found that Enviroschools is “a very high-performing programme”¹ that provides a **broad range of outcomes** covering environmental, social, cultural, education and economic aspects.
- **11% Return on Investment**. While only a small number of the outcomes can be monetised, so results are conservative, expert analysis showed a ROI of 11% per annum.

Submission request 3:

We submit that Enviroschools contributes to, and aligns with, KCDC’s long term goals and priorities, and our successful programme has been delivering on KCDC’s key outcomes over the last LTP period.

Comments on specific aspects of the LTP

Page 21 of the consultation document refers to work being done on coastal hazards and climate change. We support a proactive approach to dealing with climate change impacts, including coastal hazards, and support the involvement of the community in reaching key decisions and priorities. Education of children and young people is a vital part of these plans, as is involving children and young people in decision making. Children and young people have a strong interest, and very important perspectives on the future of the Kāpiti District, and it is essential that the council seeks to harness this voice.

Page 8 of the draft activity chapters of the LTP refers the council undertaking “*Road safety education programme including school travel planning*”. Enviroschools will be publishing an active travel school curriculum resource in collaboration with Greater Wellington Regional Council in the next few months. We encourage KCDC to collaborate with Enviroschools regarding school travel planning, particularly with registered Enviroschools.

Page 21 of the draft activity chapters of the LTP refers to the council “*Deliver and advocate for waste minimisation through actions such as education in schools and funding of waste minimisation projects (levy grants)*”. Enviroschools has many zero waste resources and works closely with schools to minimise their waste. We encourage KCDC to ensure key staff are working with our Enviroschools facilitators on school waste minimisation education.

¹ Page 4, The Enviroschools Programme: Evaluation Report, Kinnect Group, 2015

Page 28 of the draft activity chapters of the LTP refers to the council's plans to instigate a stormwater education programme. We encourage KCDC to link this programme to the Enviroschools programme, as household education can be enhanced when children are bringing home positive, helpful messages to their parents about stormwater management as well as adults being educated. We have promoted the use of the "drains are for rain" resource in schools and ECE along with wider stormwater management education.

Page 102 of the draft activity chapters of the LTP states that *"Council aims to further grow the ability for staff to recognise and provide for the Māori world view inside our programmes of work"*. We support this statement and the general goals of this section. One of the five guiding principles of the Enviroschools programme is to integrate Māori perspectives and we see this as a critical aspect of achieving the Enviroschools vision and kaupapa of creating a healthy, peaceful and sustainable world through facilitating action-learning; where inter-generations of people work with and learn from nature.

Submission request 4:

We support the work KCDC is doing around natural hazards and climate change and urges the council to ensure children and young people are included in these discussions as well as other key priorities and decisions for the Kāpiti District, and that the council prioritises climate change education for children and young people. Enviroschools would be happy to support this.

Submission request 5:

We encourage KCDC to ensure council's education programme around road safety, stormwater management, waste minimisation is well integrated with the Enviroschools programme, utilises our knowledge and links, and draws connections between school-based education, and education of adults.

Submission request 6:

We support KCDC's goal of growing the ability for staff to recognise and provide for the Māori world view inside your programmes of work.

Submission request 7:

Note the value created for council's partners through the Enviroschools collective impact model. The model is based on councils providing cornerstone investment in regional implementation that equates to 20-25% of the total annual investment in Enviroschools, with the balance being funded by other contributors. See page 5.

Submission request 8:

Note the key results of the Enviroschools 2017 Nationwide Census. A copy of the *Key Results from the 2017 Enviroschools Census* is included with this submission (pages 6 & 7).

Key Results of the Enviroschools Nationwide Census 2017 Overview for partners - March 2018

In 2017 Toimata Foundation, the national support organisation for the Enviroschools Programme, undertook a nationwide census of the Enviroschools network. This was the second nationwide census, the first was in 2014. In both census projects, Toimata has worked with external evaluators and engaged a specialist advisory panel to ensure a highly robust process. Both census had high response rates and have provided a wealth of valuable information for reporting purposes and for ongoing programme development.

We have produced this initial results overview of the 2017 Census to share with our partners in Central and Local Government. Further reporting will be undertaken in the coming months.

There is significant nationwide reach through a large number of active participants and a focus on collaboration with the community

- **1,100 + Enviroschools** - schools and early childhood education (ECE) centres, representing 34% of schools and 6% of the large ECE sector.
- Actively participating are **153,000 children & young people**, supported by **15,700 school and centre staff** - teachers, caretakers, administration staff, principals, boards of trustees.
- **Reach is growing** – around 50% more children & young people and over 1.5 times the number of adults actively participating compared to 2014.
- **Strong commitment** – high response rate to a comprehensive questionnaire
- **88% are connecting with other organisations in their community** - councils, restoration groups, Iwi, landowners, businesses etc.
- Data shows Enviroschools has a substantial positive influence on the degree of interaction with families/whānau and the wider community.



There is a wide range of action for sustainability - environmental, social, cultural & economic



All Enviroschools are engaging in a range of sustainability action areas ...
...and participating in multiple ways within each action area.

* Percentages are the total % of participants who are taking one or more actions in the area



Enviroschools is positively influencing a wide range of sustainability outcomes

The Census asked to what degree participants thought Enviroschools positively influenced 40 different outcomes associated with creating a sustainable world.

In addition to the positive influence on the sustainability of the physical environment, there was also evidence of a positive influence on a wide range of other outcomes. Examples include:



Citizenship

Children and young people initiating and taking action on sustainability issues that are important to them - 74%



Educational

Motivation to learn - 84%
Teachers collaborating - 77%



Social

Ethics being a key part of people's decisions and actions - 79%
Healthy eating and physical activity - 79%



Cultural

Respecting differing beliefs - 80%
Correct te reo Māori pronunciation - 80%



Economic

Integration of sustainability into their strategic and operational planning - 71%

* Percentages are the total % of participants who rated the influence as 'moderate', 'considerable' or 'high' (ratings 3, 4 & 5 on a 5-point scale)

Key aspects of programme design are valued by participants and contribute to effectiveness

The Enviroschools Programme was intentionally designed to be a long-term journey supported by a collaborative network.

The 2017 Census showed the value participants place on key aspects of the programme's design and the relationship of programme design to the effectiveness of the programme. The aspects of programme design strongly reinforced by the census data include:

- Student-led action
- Support from an Enviroschools Facilitator
- Long-term nature of an Enviroschools journey
- Integration of Māori Perspectives
- Focus on community involvement
- Emphasis on participants networking with each other
- Links made to global issues
- The Enviroschools visioning process

We need to prepare students for their future - sustainability is a no brainer, Enviroschools is the only comprehensive programme to address that.



Teacher 2017 Census

Make Submission

Consultee

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-360

Response Date

26/04/18 10:33 AM

Consultation Point

Tell us what you think about our long term plan
([View](#))

Status

Submitted

Submission Type

Other

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement

Please withhold

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Reduce borrowing at least, aim at debt reduction to reduce debt burden.

Strategy classification

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Yes - do the revised 45-year programme (Council's preferred option)

Maclean Park

Comment

Not urgent.

Kapiti Island gateway

Comment

Not urgent.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Basically - I think you will increase rates no matter what we say to your expensive issue of public questioning booklets.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

First name

Last name

Title *(tick one)*

Address

Phone

E-mail

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

Are you providing feedback? *(tick one)*

☐ as an individual

☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? *(tick one)*

☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.*

☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Reduce borrowing at least, aim at debt reduction to reduce debt burden

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

Work on the go Pages 21–23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park *most urgent*
- » Kāpiti Island gateway *not urgent*

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Basically - I think you will increase rates no matter what we say to your expensive issue of public questioning backlist.

SPORT WELLINGTON'S submission to:

Kapiti Coast District Council



*On: Building a stronger Kapiti together
Proposed Long-term Plan 2018-38*

INTRODUCTION

1. Sport Wellington is part of a network of 14 Regional Sports Trusts (RSTs) that operate throughout New Zealand. Each RST has a regional focus with the overarching intent to support and promote the value and benefits of participation in sport and active recreation. It is within this context that Sport Wellington makes its submission against your proposed long-term plan.
2. As part of our regional focus Sport Wellington has led the development of *Living Well*, the regional sport and active recreation strategy. *Living Well* involves bringing about improvements for individuals and communities through sport and active recreation. Our role in the implementation of this strategy is to continue to advocate for, and identify opportunities, for greater collaboration across the region.
3. Sport Wellington acknowledges the many challenges that Councils are tasked with addressing, and remain ready to partner with you on sport and active recreation matters where we can add value to your work and community.
4. Our rationale for responding to Council annual and long-term plans is about:
 - a. fulfilling our role as a regional leader and advocate for sport and active recreation,
 - b. promoting the value that regular and ongoing participation in physical activity creates for individuals, communities and the region, and
 - c. acting on behalf of the regional sport and active recreation community around common or shared issues.
5. We acknowledge the investment and support you provide and urge you to sustain this to allow sport and active recreation to continue to create happier, healthier people who work, live and play in better connected communities as a result.
6. This submission responds to the proposals in your consultation document that relate either directly or indirectly to sport and active recreation. We also take the opportunity to share information about the value of participation in sport and active recreation, as well as discuss the importance of regional collaboration on some sport and active recreation matters.

SPORT WELLINGTON'S SUBMISSION TO KAPITI COAST DISTRICT COUNCIL'S LONG-TERM PLAN 2018-2038

7. The following responds directly to specific aspects of your consultation document.

Work completed

Sport Wellington takes the opportunity to recognise the work that Kapiti Coast District Council has already completed that supports people in the district being physically active. Specifically, we acknowledge the work done to create a more connected Kapiti through the provision of an extensive network of walkways and cycleways. Such spaces bring about many benefits for individuals, communities and the council contributing to:

- a. encouraging and enabling people to be physically active
- b. making Kapiti more liveable and accessible
- c. supporting active transport, with the associated health benefits and reduced impact on the environment
- d. reduced costs for Council in terms of roading and maintenance costs and parking provision
- e. improved traffic flows and connections between community infrastructure such as parks and sports facilities.

Vision and direction

We are supportive of the vision and direction being set for the Kapiti District and see an opportunity for sport and active recreation to contribute to helping build strong communities, while also contributing to the local economy.

Through our Community Engagement Advisor, we have been working with the local Otaki community as part of our locally-led delivery work programme which focuses on low-participation communities and groups.

Our approach involves establishing key community contacts, learning about the sport and active recreation needs of the community, and facilitating increased opportunities for people to be physically active using a strengths-based approach.

The emphasis of this work is making sure that initiatives are community led so they can be sustained over the long-term and continue to be responsive to community need.

Work on the go

Sport Wellington supports the ongoing work being done to encourage people to use the parks for passive and active recreation purposes. In particular, we welcome the proposed work to upgrade and reconfigure Maclean Park and the ongoing staged development of Otaraau Park. We consider the latter could be a key space within the regional network of places and spaces.

Fees and charges

We note the proposal to formalise student swimming pool fees and the proposed increase in entry fees and swimming lesson costs. We accept that this is a necessity in terms of ongoing provision and maintenance, and servicing of these facilities and programmes. However, for some groups cost becomes a barrier to participation so we would advocate for increases to be kept to the absolute minimum.

REGIONAL COLLABORATION ON SPORT AND ACTIVE RECREATION

8. Sport Wellington advocates for greater collaboration across the region in the development and provision of sport and active recreation. Currently we have many organisations providing opportunities for participation and development of sport and active recreation. Most providers operate in isolation from others which leads to duplication, competition for resources, and inefficiencies in terms of cost and time. Where the cost to the provider increases, eventually so too does the cost to the participant, with cost identified as one of the top three reasons for people choosing not to participate.
9. The operating environment for sport and active recreation is changing constantly and the resources available for sport and active recreation are declining. Access to funding, volunteers, and spaces and places to play are heavily oversubscribed and increasingly competitive. Our opportunity lies in working more cohesively, sharing ideas, people and resources to gain efficiencies and a more joined-up delivery system in order to build a sport and active recreation system that is responsive, sustainable and productive now and into the future.
10. This is particularly so when considering places and spaces (facilities) for sport and active recreation. Increasingly throughout New Zealand there are moves to consider facility development needs in the context of what is available regionally when making local decisions to balance affordability and meet an identified need. This approach affords councils and others to work collaboratively towards

building an effective regional network of facilities, parks and grounds to ensure adequate provision for the sport and recreation needs of communities within and outside of their district boundaries.

11. The latter point is important for regional sport organisations. Most operate across and beyond the greater Wellington region. As they manage their sport across the eight council boundaries they face eight different levels of cost, servicing and maintenance standards, and access requirements making administration of their sport more complex.

Sport Wellington is working towards building a more collaborative regional approach to sport and active recreation provision and development through implementing *Living Well*, the regional sport and active recreation strategy, in partnership with key stakeholders including Councils. Currently, as part of *Living Well* implementation, we are overseeing the development of a Regional Spaces and Places (facilities) Plan. The purpose of this work is to ensure we have the right facilities in the right places to meet community need both now and in the future.

THE VALUE OF SPORT AND ACTIVE RECREATION

12. Sport NZ recently released its research findings outlining the value of sport and active recreation. In providing this information in support of our submission, Sport Wellington is urging your Council to continue its investment and support of sport and active recreation in your district.
13. The simplest message from the collated research is that participating in sport and active recreation creates happier, healthier people, better connected communities and a stronger New Zealand.
14. There are many domains of the value of sport and active recreation. There are the obvious physical and mental wellbeing benefits that are well-documented. Beyond these there are benefits associated with developing life skills such as improved social skills, and leadership skills, while participation in sport has been positively linked to greater employability in graduates and better academic achievement.
15. More specifically we know from research that encouraging and supporting participation in sport and active recreation creates positive community benefits such as:
 - a. building socially sustainable and connected communities through supporting a strong sense of pride and a sense of community
 - b. creating social connections between people that, in turn, build trust within a community, thereby helping to establish the foundation for an active and engaged citizenry who are likely to serve broader community interests
 - c. building community resilience through creating social networks, cultivating community wellbeing, promoting and cultivating community leadership
 - d. developing feelings of belonging and inclusion particularly for new migrant populations and reducing the incidence of antisocial behaviours
16. In addition, the sport and recreation sector makes a significant direct and indirect contribution to the economy through domestic tourism, employment, and events, while the value of volunteer contributions is significant. The contribution to regional GDP is valued at \$514.6 million. Nationally the 28.1% (23% in the Wellington region) of adults who volunteered contributed 67.7 million hours (4.5 million hours) over 12 months with an estimated market value of \$1.03 billion.

Sport Wellington advocates for the value of sport and active recreation in every community development initiative and supports sustainable investment in the sport and active recreation sector. Not only does

sport and active recreation improve mental and physical wellbeing, there are also positive effects on community connectedness, and social wellbeing along with numerous economic benefits.

ABOUT SPORT WELLINGTON

17. Sport Wellington was established in 1990 with charitable status under the Charities Act. We operate within a wide geographical area, spanning the region between Otaki in the west across to Masterton in the east and Wellington City in the south. The region encompasses eight territorial authority areas (matching the Wellington Regional Council area) with a population of almost half a million.
18. Sport Wellington is governed by a Board of Trustees and managed by a CEO and General Manager, with 45 (made up of full and part-time) employees. Sport Wellington was the first recipient of Sport NZ's Qualmark for Good Governance
19. Sport Wellington's main funding partners are Sport NZ, New Zealand Community Trust, Eastern and Central Community Trust, Ministry of Health, Capital & Coast DHB, Hutt Valley DHB, Wairarapa DHB, ACC, and Wellington Community Trust. We also partner with other like-minded organisations such as territorial authorities, trusts and corporate sponsors.

Sport Wellington's Strategy 2020

VISION	Everyone in the greater Wellington region has a life-long involvement in sport and active recreation
PURPOSE	Lead the Wellington sport and active recreation community to enable people in the region to be more physically active.
STRATEGIC OUTCOMES	<ol style="list-style-type: none"> 1. A healthy, active region 2. A sustainable sport and active recreation system 3. Sport Wellington is an effective regional leader
STRATEGIC PRIORITIES	<ul style="list-style-type: none"> • Young people under 18 years • Low participation groups • The region achieving and celebrating success • People and organisational capability development • Building and leveraging partnerships • Growing and sustaining our business

A broad mandate

20. Sport Wellington's role is to provide leadership to the sport and active recreation community through partnering, knowledge sharing, influencing, and providing expertise. Our focus ranges from supporting people to live healthy, active lives, supporting sport and recreation organisations and schools to provide meaningful opportunities and experiences to helping athletes and coaches realise their potential in competitive sport. This work impacts across all life stages from pre-birth to older adults.
21. We are closely aligned to Sport NZ and our key role in the sector is building capability in others – either as individuals, families or organisations – in order that they can achieve their goals. Consequently, our core activities are focused on adding value and supporting others to perform at their best
22. Our current community sport network includes:

- a. 90 regional sport organisations (currently reach 24)
 - b. 930 clubs (reach is less than 500)
 - c. 171,000 club members (88,000 affiliated, 83,000 casual members)
 - d. 248 schools
23. The RSTs – individually, as clusters, and as a national network – operate as social entrepreneurs. They can broker productive, high value collaborations between regional and local stakeholders. This is more than a sport and recreation opportunity. In addition to clubs and schools and local funders, these collaborations can be shaped to include Ministries of Education, Health and Social Development, and/or other government agencies like TPK and ACC. Given the track record of RSTs over 25 years, and the considerable goodwill enjoyed by RSTs within their own regions, RSTs are effective network hubs, well placed to:
- bring the right people to the table
 - provide the right information for a considered discussion
 - forge a commitment by multiple stakeholders to work together in a wider community development approach.
24. Sport and recreation in New Zealand lends itself to wider and deeper engagement by both local and central government. The RST network is a quick and convenient vehicle to explore this opportunity.

SUMMARY

25. Sport Wellington thanks Kapiti Coast District Council for the opportunity to make a submission on Building a stronger Kapiti together - Proposed Long-term Plan 2018-38.
26. Sport and active recreation contribute to New Zealand's and our region's success in social, economic and cultural ways and provide many benefits to individuals, communities and our region.
27. We look forward to continuing to build a partnership with Kapiti Coast District Council to help support the delivery of sport and active recreation in the region.

Sport Wellington would like to attend a hearing in support of this submission.

Make Submission

Consultee	Ms Sandy Nimmo (62354)
Email Address	sanimmo@xtra.co.nz
Company / Organisation	Inline Hockey Club
Address	P O Box 40-835 Upper Hutt 5140
Event Name	Long term plan 2018-38 consultation
Submission by	Inline Hockey Club (Ms Sandy Nimmo - 62354)
Submission ID	18LTP-362
Response Date	23/04/18 8:03 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.3
First and last name	Sandy Nimmo
Title	
Address	1-404a Cambridge Terrace Naerai Lower Hutt 5011
Phone	04 567 9563 or 027 663 4344
Email	sanimmo@xtra.co.nz
Are you providing feedback	on behalf of an organisation
Organisation name	Rimutaka Inline Hockey Club Inc
Hearings	
Do you want to speak to the Council about your submission?	Yes

18LTP-362

About your submission

Introduction

Before starting your submission please note:

i) If you would like to receive a response to your submission, or you wish to present your submission at hearings, we will need your name and contact details in your submission.

ii) There are two ways to complete this submission:

- If you intend to complete it in one session then please carry on, and submit it.
- If you want to be able to complete it over several days you will register. You'll then be able to save a draft and come back to finish it. If you're logged in you will be able to see any draft you've saved and complete, edit or submit it when you're ready to.

There are three pages in this submission form.

Your details

First and last name

Sandy Nimmo

Title

☐ Mr ☐ Mrs ☒ Ms ☐ Miss ☐ Dr

Address

1-404a Cambridge Terrace,
Naenae, Lower Hutt 5011

Phone

04-567-9563 or 027 663 4344

Email

sanimmo@xtra.co.nz

Are you providing feedback?

**Rimutaka Inline Hockey Club Inc.**

Rink: 4A Railway Avenue
Upper Hutt 5018

Correspondence: PO Box 40-835
Upper Hutt 5140

April 21, 2018

ATTENTION: Kapiti Coast District Council

Re: Submission to Long Term Plan

WHO ARE WE?

We previously made a submission to your Annual Plan process at about this time 3 years ago. A copy of that initial submission is attached to this, our current submission, as that will help address who we are. We also addressed the Council in 2015, briefly outlining what we would like to see done to re-develop the old Raumati pool so that it could become an incredible asset to Kapiti Coast District and one that would be enormously useful within the community-at-large, particularly to your many amateur sports groups.

We are pragmatists and understand that a venue just for our sport is simply not viable so we, previously, communicated with numerous other sports groups in Kapiti as it became clear that many sports in Kapiti want access to a viable indoor venue, with requirements compatible to ours. We have not, as yet, reconnected with the other sports groups in light of changes to your plans.

In perusing your current consultation document, we note that any activity pertaining to the old Raumati pool has been deferred for several years. We understand the reasons for you needing to make those kinds of decisions so we are making this submission, along with a request to address the Council, in the hopes of being able to reach some agreements with Kapiti District Council.

WHAT WOULD WE LIKE TO SEE HAPPEN

The designated recreation reserve land on which the old Raumati pool sits is simply glorious. The site is beautiful and simply must not ever be lost to other developments that might be considered in the future. It could become not only an enormous physical asset, one with community use paramount but it could also become an eco-efficient and environmental masterpiece. It could, possibly,

include a range of activities in keeping with the designated options legislatively available for use of the land.

Therefore, we would like to suggest, hopefully in concert with other groups with other ideas, that we and you do not simply try to push some activity pertinent to redeveloping the old pool and the site into the distant future but that we find a way or ways to move redevelopment forward.

Perhaps your Community Board in the Paraparaumu/Raumati area could be given the responsibility of pulling together representatives of any and all other groups who have expressed interest in the redevelopment of the old Raumati pool. Perhaps that group could include a KCDC staff representative, most likely from your Planning Department. This would create, without the need for direct Council involvement, a forum in which all ideas for future use could be discussed and considered. Further, with hopefully a meeting of the minds along with decisions, a well developed marketing and fund raising plan could be put in place and actioned.

This is our suggestion and submission.

Respectfully submitted
Sandy Nimmo
Acting Chairperson
Rimutaka Inline Hockey Club Inc

**Rimutaka Inline Hockey Club Inc.**Rink : 4A Railway Avenue
Upper Hutt 5018Correspondence: PO Box 40-835
Upper Hutt 5140

April 20, 2015

ATTENTION: Kapiti Coast District Council

Re: Submission to Long Term Plan 2015-2035

WHO ARE WE?

We are a medium sized Inline Hockey Club, duly incorporated since 1998, operating our "home" program in Upper Hutt. However, since November, 2012, we have been operating an extensive and expensive outreach and sport development program throughout the Lower North Island Region. Our mobile program has, to date, visited many primary schools in Kapiti District and we also run a community based program in Otaki. With a view to the possible future rebuilding of our sport in your Region, we began to search for suitable venues. We didn't find anything totally suitable so we are now coming to you with a proposal pertinent to the redevelopment of the old Raumati Pool site.

We are also pragmatists and understand that a facility just for our sport is simply not viable so we began to communicate with numerous other sports groups in Kapiti and it became quite clear that many sports in Kapiti also want access to a viable indoor venue, with requirements compatible to ours

Enclosed with this submission there are support letters from Volleyball NZ, Kapiti Table Tennis, Kapiti Coast Derby Collective and Netball Kapiti, all of which indicate a strong and current need for access to a viable indoor venue

WHAT WOULD WE LIKE TO SEE HAPPEN

We and our supporters would like to see Kapiti Coast District Council

1. Move the suggested time frame forward from 2018/2019 to 2015/2016. We acknowledge that this would likely create the need to possibly change planned priorities of other items, possibly subject to fund raising success
2. Expand the existing structure by about 50% by ripping out the patio and building over it, thus creating more indoor space; ripping out the area where

offices, etc, are located and putting a restaurant/café at ground level; possibly building over the relocated café and also over the smaller wading pool area in order to provide mezzanine, office and admin space

3. Either re-activate the Trust that was set up to raise funds for the new Aquatic Centre or create a new entity to help create the much needed fund raising focus with a new, exciting promotion and marketing plan
4. We acknowledge that an increased footprint and bigger internal space have serious financial implications and, therefore, offer to assist in any way possible. As a side bar, I made one funding phone call last week and found someone who could be willing, upon receiving an appropriate presentation, to provide \$500,000.00 in the near future. We all know that there is much more money "out there" to be found for purposes such as what we propose

THE DEPARTMENT OF CONSERVATION

We have had several conversations with the Department of Conservation (DoC) and have found the following

- A) The land on which the old swimming pool exists is "Reserve" land and as such, in this particular case, is "**Recreation Reserve**" land. Accompanying this submission are copies of Sections 17, 40, 53 and 54 of the Reserves Act. Even just a quick glance will give the reader an overview and understanding of the intent of the legislation
- B) As an experienced writer of legislation for Canadian, Ontario and New Zealand governments, I can say that the general rule of thumb with legislation is to say what you can't do as well as what you can do. Our interpretation of those sections of the Reserves Act as stated above, clearly indicate that KCDC can do what we are requesting

ACKNOWLEDGMENTS

We are most grateful to those members of KCDC staff we were able to meet with and who have been most helpful with their input and observations. We are also exceedingly grateful to the sports groups who have sent us support letters, letters that clearly state the important and current need for access to indoor venue space

Respectfully submitted

Sandy Nimmo

Secretary

Rimutaka Inline Hockey Club Inc

Make Submission

Consultee	Simon and Kay Brown (81737)
Email Address	kayess@xtra.co.nz
Company / Organisation	The Field Collection Trustees
Address	229 Otaihanga Road PO Box 44 Waikanae 5250 Paraparaumu 5032
Event Name	Long term plan 2018-38 consultation
Submission by	The Field Collection Trustees (Simon and Kay Brown - 81737)
Submission ID	18LTP-363
Response Date	26/04/18 10:49 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.3
First and last name	Simon and Kay Brown
Address	229 Otaihanga Road Paraparaumu 5032 PO Box 44, Waikanae, 5250
Phone	04 298 7290 (Kay - 027 298 7274) (Simon - 027 415 1572)
Email	kayess@xtra.co.nz
Are you providing feedback	on behalf of an organisation
Organisation name	The Field Collection Trustees
Hearings	
Do you want to speak to the Council about your submission?	Yes

Keeping the Field Collection in Kapiti

The Field Collection Trustees request Council's confirmation that funding for the Council share of the Mahara Gallery redevelopment remain in its Long-Term plan.

This redevelopment now has some urgency for us. As we said 12 months ago we cannot continue to hold this collection in limbo for much longer. We need to confirm a permanent home in the very near future. We have had considerable interest from galleries throughout NZ, which we will have to consider if the redevelopment of the Mahara Gallery is not given some urgency.

With the strong ties this collection has to Kapiti it is our definite preference that it be permanently housed here.

We appreciate the pressure Council is under to fund much needed infrastructure but we feel Kapiti is lagging a long way behind other local authorities in catering for its large artistic community. *[Close to home we have been really impressed by the development of the Expressions Whirinaki Gallery in Upper Hutt, a community with a smaller population than the Kapiti Coast]*

We are left with the impression that in its desire to save money, the Council may have been guilty of overlooking the asset it has in the Field Collection. We do sometimes wonder whether the Council appreciates the value & potential of this collection to our area. This Collection draws large numbers of people to Mahara Gallery benefitting the community as a whole.

For the benefit to the area to continue these paintings urgently need an upgraded Gallery to enable the Trustees to give them to the community in perpetuity. For the last 20 yrs these paintings have been a huge responsibility for us as Trustees, we are not getting any younger and we want to see their future secure within our life time.

You can imagine our disappointment when last year the council shelved its plan for a combined library & gallery building which effectively pushed the project back to square one! This after we thought the gallery had progressed as far as Concept stage in 2010.

The delays and changes in plan risk undermining the confidence of potential donors who will be essential to Mahara Gallery achieving its funding targets of two-thirds of the project cost. We are obviously one of these donors. The very thought that the project is essentially regularly pleading its case for the right to be in the Long-Term Plan, adds to this sense of uncertainty.

We have been really impressed, over the last 18 yrs, by The Mahara Gallery's ability to exhibit these paintings. They have mounted three world class exhibitions of the Field Collection, and many more exhibitions where the paintings have been included. Mahara has become known as a small Gallery "punching above its weight". They have proved to be one of the Kapiti Coasts most significant drawcards and will become even more of a visitor drawcard if they are given the Collection to house permanently.

Until 1998 these paintings hung in the home of local Kapiti farmer Peter Field – nephew of Frances Hodgkins. In the years since they have been able to be shared and enjoyed by the public and art

Simon & Kay Brown

Email kayess@xtra.co.nz Phone +64 (0)4 298 7290
Kay +64 (0)27 298 7274 Simon +64 (0) 27 415 1572

229 Otaihera Road, Paraparaumu,
Kapiti Coast, New Zealand
Postal: PO Box 44, Waikanae, New Zealand 5250

18LTP-363



scholars at large. Currently stored in the Paraparaumu Library, which is less than ideal, the paintings from the Collection are under high demand. Last year three works formed the centre piece of a major exhibition of Frances Hodgkins work at the National Portrait Gallery in Wellington and we have just received a request for three works to be part of an exhibition at Auckland Art Gallery next year. It is planned for this exhibition to then tour to Christchurch & Dunedin, with the possibility of it also touring to Britain in 2021.

About the Field Collection

The Collection comprises 44 Art Works, 24 of them early works by Frances Hodgkins, New Zealand's most celebrated expatriate artist. The other paintings are works by nine other artists: William Mathew Hodgkins, Isabel Field, John Gully, Girolamo P Nerli, Edmund Gouldsmith, Petrus, van der Velden, James McLachland Nairn, Dorothy Kate Richmond and Lorna M Ellis.

While all these artists had reputations of their own, Frances Hodgkins is by far the most significant. She was selected to represent Britain at the Venice Biennale in 1940. Today her work is held in all major public collections in New Zealand and in the Tate Modern, the British Museum, Manchester Art Gallery (UK) and Art Gallery NSW, Sydney.

This represents the largest collection of Hodgkins works in NZ outside Te Papa and Dunedin, Auckland and Christchurch City galleries.

In conclusion – 2019 is going to be a big year for Frances Hodgkins as NZ celebrates 150 years since her birth. Please let us also have reason to celebrate with the Field Collection finding a permanent home here in Kapiti. Her ashes rest in the Field family plot in Waikanae, let us hope her paintings can remain in the area also.

The Trustees would like the opportunity to appear in person at any council hearings to support our submission

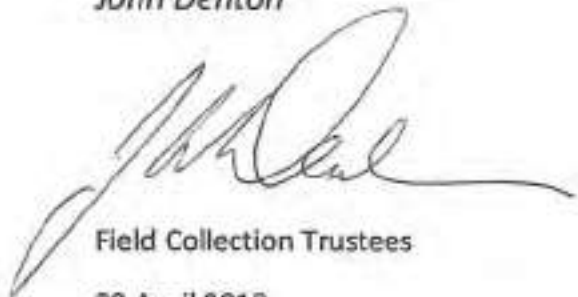
Kay Brown



Simon Brown



John Denton



Field Collection Trustees

Diane Denton



23 April 2018

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

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kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☒ **Yes** *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☐ **No**

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If you do not wish your personal information to be published please tick the box ☒ *

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Improved Financial position - extend reduction of Debt to ease burden on ratepayers (a high proportion of whom have limited means).

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

As above

Targeted rates increase should be 0-2%.

Cancel the \$4.6m Districtwide SH1 Revocation and put towards projects in "Anything Else"

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

☒ No - keep the status quo - leave the rating system as it is

☐ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Not KCDC's role to redistribute wealth.
Keep the fixed rate road rating rate - capital value is not a measure of ability to pay.
Should investigate the number of vehicles as a measure of allocation. Road rating rate ..

Key decision: What should we do next to address stormwater flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

☐ No - keep the status quo programme

☒ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikeane town centres
- » Mactean Park
- » Kāpiti Island gateway

Lower Priorities

} Increase funding &
reduce timeframes.

- All coastal hazards & ~~that~~ seawalls that protect private assets to be funded by private property owners.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Rates increase is too high.

Changes to fees and charges Page 26

We've proposed changes to some fees and charges, including new Food Act charges. If you have any views about these, please comment:

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else please:

If you have any other feedback about this plan, or the work of the Council please comment here:

- ① Add the "Canadians of Kapiti Marine Reserve" Proposal to develop a "Kapiti Marine Discovery Centre" to the 2018/2019 Council work programmes, with full support by council in the form of use of facilities and the lease on land on the old Raumati Pools site.
- ② Add funds to conduct a feasibility study for the development of a multi-court sporting facility in the current budgets.

22 April 2018

The Chief Executive
 Kapiti Coast District Council
 Private 60601
 Paraparaumu 5254

Dear Sir

THE TOWN CENTRES (page22)

In our view to reduce the budget and extend the program over a longer timeframe will have a negative impact on business in our town centres, affecting both commercial property owners and business proprietors, many of whom have already been affected by the loss of through traffic and who have become more reliant on local custom. To attract local custom, the business environment in each of our defined areas within Kapiti, needs to be vibrant and welcoming.

This reduction in the program and budget is not the channel for supporting economic development and revitalisation of our Town Centres.

- 'Incremental' improvement will cause a slow death of businesses and in turn the local community who will go elsewhere for their shopping and service needs.
- Town Centres is about people.
- Establishing a commercial targeted rate will cascade down from the property owner, to the business that lease those premises, and from there to the end consumer, and potentially affect local employment opportunities as businesses struggle with increased overhead.
- For many businesses, this increase will be untenable.

Kapiti is at a critical stage for future development. As part of the Economic Development team, within council, we would encourage the establishment of a role to promote local businesses, encouraging development in Paekakariki, Raumati, Paraparaumu Beach, Waikanae and Otaki. The platform for business attraction is for the KCDC Economic Development team to contribute to creating strong and vibrant town centres and encourage initiatives to make each area more attractive, interesting and inviting to business, shopping and visitors.

We see Town Centre issues as being part of an overall economic development strategy for Kapiti, as their development is linked to business attraction and visitor attraction within our region as much as it is to current business survival.

We request an opportunity to speak to Council on the points raised in this submission. Please contact me on my email address heather@heatherhutchings.com to arrange a time for this to take place

Yours faithfully

Heather Hutchings. Chair. Kapiti Coast Chamber of Commerce
 Jane Stevenson. Kapiti Coast Chamber of Commerce Board Member

Make Submission

Consultee	Keitan Howell (81739)
Address	6A Rewarewa Crescent Waikanae 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Keitan Howell (81739)
Submission ID	18LTP-366
Response Date	26/04/18 10:58 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3
First and last name	Keitan Howell
Title	Mrs
Address	6A Rewarewa Crescent Waikanae 5036
Phone	04 293 5942
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	No

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Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name KEITAN

Last name HOWELL

Title (tick one) ☐ Mr ☒ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 6A REWHIREWA CRES

WAIKANAŌ

Phone 04 2935942

E-mail —

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

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Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

YES IT MAKES SENSE LONG TERM

Our financial and infrastructure strategies Pages 10–13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

SO GOOD TO GO FORWARD THIS WAY

Key decision: Should we change the way we share rates across the district? Pages 14–17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

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Key decision: What should we do next to address stormwater flood risks? Pages 18–20

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Please tell us why:

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- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

MY PERSONAL EXPERIENCE IS
NEIGHBOURS LARGE TREES TOO CLOSE
TO FENCE & DROPPING LEAVES INTO
MY SPOUTING CAUSING BLOCKED
PIPE TO SOAK PIT (COSTING \$900 TO
CLEAR)! I HAVE 3 SOAK PITS, WATER
SHOULD BE GOING OUT TO GUTTERS
& COLLECTED FOR STORAGE.
NEIGHBOUR IS IGNORING MY PLEASE FOR
HEIGHT TO BE REDUCED!!

Work on the go Pages 21–23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

WHERE ARE THE MEN WHO KEPT GRATINGS
CLEAR ON THE STREETS? (added to anything else
section)

Rates for 2018/19 Pages 24–25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☒ Yes ☐ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

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If you have any views about the **proposed changes to our rates remission policy**, please tell us here:



Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Paraparaumu/Raumati Community Board Long Term Plan Submission 2018

The Board notes it signalled to council in the annual plan process last year where it feels investment by council is needed and comments again on some of these initiatives.

The Board also notes that some initiatives that were identified in the last LTP have been achieved or are work in progress presently. This includes the delivery of a youth centre, the development of the performing arts centre (which will be available for community use), upgrading of Te Ati Awa netball courts and town centre projects.

The Board is supportive of the overall direction of council's draft long term plan and understands that funding for capital projects will need to be managed with great care and attention to avoid significant increases in rates for residents. The Board urges council to listen to the concerns of the community in regards to rating and what the community sees as priorities for this current LTP period.

The Board supports the council's efforts in reducing capital expenditure and paying down debt over the next few years.

The Board does not suggest that the Council increase its proposed rates or debt levels to provide additional funding for new projects. However, if any other planned projects are not able to be undertaken within expected timeframes, it is requested that the funding for these is directed to the development of Maclean Park and of the Raumati town centre, both being projects that will enhance the district and provide significant economic benefits.

The Board also encourages council to seek funding from the provincial growth fund that central government has made available. If successful this funding could be used for things like the Kapiti Gateway initiative or development of the Raumati Pool.

The Boards comments on specific initiatives are as follows;

Town Centre Projects

The Board understands the capital budget has been reduced for the town centre projects. The Board does however have concerns that monies are being directed to the main centres and smaller villages are missing out on funding.

The Board notes this has been identified in the strategic context document of the LTP;

The Paraparaumu-Raumati Community Board is the largest in the district, as it includes 56% of residents in the Kāpiti Coast district reside in this area.¹³³ This makes it difficult for the community board to represent the views of the entire area and Raumati may miss out on funding in favour of projects in Paraparaumu, the largest town in Kāpiti.

The Board requests that 50% of the town centre project for Paraparaumu be allocated to Raumati in years 1 & 2 of the LTP

Raumati Beach and Raumati South

The Board would like to see the Raumati Beach town upgrade brought forward from the proposed timing of 2026 -2028. Work was due to start on the Raumati Town Centre upgrade in 2012 and the Board feels that proposed work starting in 2026 for this upgrade is too long to wait.

Raumati Beach and Raumati South are often treated as simply being part of Paraparaumu despite having a unique character.

Raumati Beach town is referred to in council visitor information literature as 'Margaret Rd Boutique Shops' and a "drawcard for Wellingtonian shoppers and visitors to Kapiti"

The Board understands that other town centre upgrades are taking priority due to the effects of the expressway – Paraparaumu and Waikanae.

The Board would like to point out that Raumati is also bypassed by the expressway and that the planned upgrade of the Raumati shopping area was deferred due to budget blowouts in other areas in the district.

Raumati & Raumati South are going to see significant development as surplus land is disposed of by NZTA due to the completion of the expressway which will require investment by council to ensure community connectedness and to promote economic benefit to the area.

Outcome statements for Raumati South have included that it needs to be ensured that the character of the area is not destroyed by regional transport infrastructure.

It is noted that traffic safety concerns have been addressed to some degree in Raumati and work is ongoing in Raumati South with the speed limit review. There have however been historical safety concerns regarding the intersections of Margaret Rd, Raumati Rd and Rosetta Rd and the Board feels these could be addressed as part of any town centre upgrade.

The Board understands that Council has already done some investigative/concept work as part of the planned development in 2012 and urges Council to implement improvements in years 1 – 5 in the current LTP

Maclean Park/Paraparaumu Beach

The Board supports the staged approach to the development of Maclean Park and the funding provided for this in the proposed LTP.

Whilst the Board accepts there are limited funds for the staged development the Board feels that ongoing investment is required in the area.

As previously pointed out any savings that can be made in other areas could be used to accelerate the development plan.

It is noted that improvements required were identified in the early 2000s with outcome statements for the area including the following:

'That the area becomes known as the gateway to Kapiti, Paraparaumu Beach is a key visitor destination, and that destination activities are explored eg visitor centre.'

'More toilet facilities should be provided to support greater visitor numbers and that park is enhanced to promote family entertainment and activities.'

The Board requests that council defers parks and reserves spending in the Paraparaumu/Raumati area and allocates these funds for the development of Maclean Park.

The Board also requests that funds from the reserves fund and development contributions are allocated to the development of Maclean Park with this spending done in consultation with the Paraparaumu/Raumati Community Board.

Kapiti Island Departure Facility – as council is aware there has been ongoing concern regarding not being a suitable departure facility for Kapiti Island. There is not only the issue of protecting the biodiversity of the Island but also presently it is a poor visitor experience for visitors, many who are from overseas. The Board suggests that Council may wish to investigate the option of obtaining funding from other sources including from DOC and perhaps the Government's provincial development fund.

Any enhancement in the Paraparaumu Beach area will help to improve community connectedness and increased visitors will provide economic benefit to the region.

Beach Market

As Council is aware the Beach Market provides great economic and social benefit to the district. The Market will need to relocate due to development at its current site.

The Board requests that council facilitates the relocation of the Market so that it can remain at Paraparaumu Beach. This could include facilitating the closing of Maclean St on Saturday mornings and providing some infrastructure at Maclean Park.

The Board notes that in the Development Plan for Maclean Park, that it provides for the Market at the Park however with the Market having to re-locate in the near future this development will be needed now, not in the future.

Raumati Pool

The Board would like to remind Council of the need to find a productive future use of the Raumati pool building. At present the building is empty and generating no income and in fact is costing Council in regards to maintenance and security costs.

The Board understands that in the current LTP funding for upgrading the pool building is not available until 2026.

The Board understands there has been interest from some groups, including The Guardians of Kapiti Marine Reserve, for the use of the building, who are prepared to find funding from other sources.

Whilst not seeking immediate funding for development the Board would like council to undertake a feasibility study for use of the building and facilitate development of this facility with interested parties who are prepared to seek their own funding. Whilst any development is likely to be a staged approach the Board would like to ensure any monies budgeted for the pool development remain in the LTP.

Stormwater/Flood Mitigation

The Board understands that stormwater and flood mitigation is a big ticket item in the current long term plan. The Board overall supports the revised programming of works and the prioritising of works but is concerned at the significant cost to ratepayers.

Kena Kena catchment area is an area where residents, including a number of elderly ones, are having their dwellings flooded on a regular basis.

In Paraparaumu and Raumati there are two streams that have previously caused significant flood damage. These are the Mazengarb drain/stream and the Wharemauku Stream.

The Board understands that Council sees these areas as a priority and the Board would welcome any acceleration of mitigation in these areas.

Council Website

The Board would like Council to improve its website and make it more user friendly for users. The search function in particular requires significant enhancement.

Health & Social Wellbeing

The Board understands that Central Government is passing a Bill in the house for all Local Governments to include Social Well-being into their Core Activities. Council has been doing work in this area over the years, however, with this Bill being passed in Parliament Social Well-being will become a Core Activity along with Economic, Cultural and Environmental activities.

The Board has previously submitted that it has concerns how central government proposals impact on local authorities and increases financial pressure on ratepayers. The Board supports Council lobbying central government regarding these issues.

The Board understands that the Social Impact Funding Budget has not been inflation adjusted for the past ten years, nor has it been increased due to population growth.

A number of Social Well-being voluntary groups in our community who have lost their funding, not only from the Kapiti Coast District Council but also Government Departments.

The Board urges council to lobby Central Government for additional funding for these groups but also that it increases the Social Impact Funding Budget by 100k per annum.

The Board request Council to continue in an advocacy role for increased health services closer to home for the people of Kapiti due to the distance of having to travel to Wellington and Kenepuru hospitals. We have an aged population along with people with disabilities and an increase of young families moving to Kapiti.

The Board request council to continue to support the Kapiti Health Advocacy Group by way of staff support around administration at the monthly meetings.

Argentine Ants

The Board is aware of the infestation of Argentine ants on the Kapiti Coast. Whilst property owners are responsible for pest control on their own properties there needs to be a coordinated effort to control this pest. The Board suggests that Council submits to Greater Wellington Regional Council for funding for pest control.

The Board also suggests that Council provides information on its website for residents in regards to managing Argentine ants on their properties.

Paraparaumu/Raumati Community Board Long Term Plan 2018 Submission

Summary

1. Raumati Beach upgrade

We request Council to bring forward the Raumati Town Centre upgrade work which was originally due to start in 2012. We request Council to use 50% of the Improving our Town Centres project to be allocated to Raumati in years 1 and 2 of the LTP.

2. Maclean Park/Paraparaumu Beach

We ask Council defer planned Raumati and Paraparaumu Parks and Reserves spending and use these funds for the development of Maclean Park in conjunction with monies allocated from the Development Contribution Fund; this spending to be undertaken in consultation with the Raumati Paraparaumu Community Board. We also recommend Council seek funds from Central Government for the development of a Gateway to Kapiti Island.

3. Beach Market

We request Council facilitates the relocation of the Paraparaumu Beach Market to remain at Paraparaumu Beach.

4. Raumati Pool

There is some interest from the community to use the empty Raumati Pool. We ask Council to facilitate the development of this facility with interested parties who will self-fund this development.

5. Stormwater/Flood Mitigation

We urge Council to prioritise a programme of works at the flood prone areas of Kena Kena, Mazengarb drain/stream and the Wharemauku Stream.

6. Council Website

We ask Council to improve its website by making the search function more effective and accurate.

7. Social Wellbeing

We request Council increase the Social Impact Funding Budget by \$100,000.

8. Argentine Ants

We ask Council to provide information on its website regarding ants and eradication methods. We also ask Council to include in its submission to the Wellington Regional Council a request that Wellington Regional Council add Argentine ants to its LTP.

Make Submission

Consultee	Chris Thomas (81740)
Email Address	dotthomas@xtra.co.nz
Address	2 Balmerino Grove Waikanae 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Chris Thomas (81740)
Submission ID	18LTP-368
Response Date	26/04/18 11:09 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.4
First and last name	Chris Thomas
Title	Mr
Address	2 Balmerino Grove Waikanae 5036
Phone	04 293 5479
Email	dotthomas@xtra.co.nz
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission? No	

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Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name CHRIS ~~THOMAS~~

Last name T THOMAS

Title (tick one) ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 2 Balmerino Drive

Waikanae

Phone 04 293 5479

E-mail clotthomas(a)hmi.co.nz

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

My wife and I have only moved to Lakeside recently to retire from Ashburton Mid Canterbury. So need to review longer but it certainly looks promising for the Kapiti Coast.

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Definitely need to reduce debt but not at the expense of essential projects especially for the elderly which make up large part of your rate payers

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No - keep the status quo - leave the rating system as it is
- ☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No - keep the status quo programme
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(Council's preferred option)

Climate Change more droughts / floods etc

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Mactean Park
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Will comment after living in the district longer. (added to anything else section)

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☒ Yes ☐ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Ok part of never ending government and local body regulations.

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Since the opening of the Kapiti E.W.
Waikanae Retailers are facing a
drop in patronage.

The Waikanae Town village square
is very drab, dull, unwelcoming.
The work or upgrade on this should
happen sooner than later as the
retailers have suffered due to
the Kapiti E.W. which is progress
but at a cost unfortunately.

Along with Retailers on main road and
Village Square and other tenants
Council should set up a representative
committee of these and council to
look at best way to upgrade the
village square

Make Submission

Consultee

Email Address

Address

Event Name

Long term plan 2018-38 consultation

Submission by

Submission ID

18LTP-369

Response Date

26/04/18 11:27 AM

Consultation Point

Tell us what you think about our long term plan ([View](#))

Status

Submitted

Submission Type

Other

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Email

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement

Please withhold

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We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

**Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254**

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title *(tick one)*

Address

Phone

E-mail

Are you providing feedback? *(tick one)*

- ☒ as an individual
☐ on behalf of an organisation | *Organisation name:*

Do you want to speak to the Council about your submission? *(tick one)*

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

THIS SECTION IS FAR TOO VAGUE AND MEANINGLESS
UNLESS YOU CAN GIVE MORE SPECIFIC GOALS, I
FEEL UNABLE TO COMMENT ON THIS.

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

BASICALLY I AGREE YOUR PROPOSALS, BUT QUESTION
THE TIME LINE ON YOUR DEPRECIATION. THIS COULD BE
EXTENDED OUT TO REDUCE THE CONSTANT ANNUAL
RATE INCREASES

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

I AM FORCED TO GO FOR
THE NO OPTION AS THE YES OPTION
WOULD APPEAR TO AFFECT ME MORE
NEGATIVELY WITH BIGGER RATE
INCREASES IN FUTURE

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☒ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

AGAIN I PREFER THE NO OPTION
AS THE YES OPTION SEEMS
TO INVOLVE A LOT MORE COST

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

NOT ABLE TO REALLY COMMENT ON THIS AS I HAVE INSUFFICIENT KNOWLEDGE OF THE SUBJECT

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

NOT ABLE TO REALLY COMMENT ON THIS FOR THE SAME REASON

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

RATES ARE ONE OF THE LARGEST COMPONENTS OF A HOUSEHOLD BUDGET AND BASILY THE ONE THAT INCREASES THE MOST ON AN ANNUAL BASIS SO I AM NOT SURPRISED A REMISSION POLICY

Anything else? IS REQUIRED

If you have any other feedback about this plan, or the work of the Council please comment here:

FOR YOUR INFORMATION PLEASE CONSIDER THE FOLLOWING:-

YEAR	PERCENTAGE INCREASE	NZ GOV SUPER INCREASE
2018	9.44%	2.73%
2017	6.24%	1.41%
2016	4.95%	2.73%
2015	8.76%	2.07%
2014	THIS YEAR WAS A DECREASE BUT PAYING FOR WATER ON TOP	
2013	ARRIVED FROM HAWKES BAY	

AS I AM ON A FIXED INCOME YOU CAN SEE KCDC RATE INCREASES ARE OUTTRIPPING BOTH THE RATE OF INFLATION AND THE ANNUAL SUPER INCREASE

THIS IS A GROWING CONCERN TO ME.

Work on the go Pages 21-23

Any comments on:

- ✓ Coastal hazards and climate change
- ✓ Housing
- ✓ Replacing the Paekākāriki seawall
- ✓ Paraparaumu and Waikanae town centres
- ✓ Maclean Park
- ✓ Kāpiti Island gateway

CLIMATE CHANGE IS OVER RATED AND WHERE I AGREE
IT IS A FACT IT IS NOT URGENT

HOUSING IS A FUNCTION OF CENTRAL GOVERNMENT
NOT LOCAL

ALL SEAWALLS HAVE TO BE MAINTAINED

PARAPARAUMU & WAIKANAЕ TOWN CENTRES MACLEAN
PARK AND KAPITI ARE NOT PRIORITIES AND ARE
ONLY NICE TO HAVE WHEN MONEY IS AVAILABLE
WITHOUT EXCESS RATE INCREASES OR INCREASING DEBT

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

I COULD JUST ABOUT LIVE WITH AN INCREASE OF 4.7%
BUT MY INCREASE WILL BE 9.44% WHICH IS GROSSLY
UNFAIR AND TOTALLY INEQUITABLE

THIS IS THE REAL REASON I AM PUTTING IN THIS
SUBMISSION

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

YES I BELIEVE ALL CHARGES SHOULD BE REVIEWED
ANNUALLY. THE RATE PAYER SHOULD NOT BE SHOULDERING
THE FULL BURDEN OF COST INCREASES

Submission of Paul Hughes

103 Tilley Rd, Paekakariki

1. Paekakariki Water Supply catchment purchase

Our Paekakariki water supply is current being pushed beyond the limit.

Council has a water right that sets no minimum flow requirement in the Wainui Stream to protect the ecology and the many Threatened fish species that live there. It often runs really low in the summer and water quality drops to produce algae, and our threatened fish suffer. Water restrictions seem to be no longer used. Effort could be expended to further lower our current water consumption to improve low flows in the Wainui Stream, particularly in summer when some seasonal uses are high.

Currently half of the catchment is being logged for pine trees, reducing the water yield and generating silt that contaminates the flow and the unconfined aquifer. I understand that pathogens have been getting into our bore water. The silt from logging can render treatment for pathogens ineffective and result in switching to the limited storage in our reservoir, or allowing contamination and issuing a boil water notice. Logging is expected to be undertaken every 30 years or so indefinitely.

The half of the catchment that is in pine trees could have some houses built on it, introducing new pathogen sources to our water supply source.

With climate change it is expected that there will be more extremes of intense storms, heavier rainfall and longer droughts. Intense storms are more likely to dislodge non-native vegetation and generate slips on insecure ground. Heavier rainfall is more likely to generate slips on insecure ground and scour insecure streambanks. Longer droughts are likely to reduce the minimum flow yield of water for our people and stream ecology. As our water supply catchment is small it is susceptible to these stresses so needs special care to sustain reliable yield at all times.

After the Havelock North water contamination events, it is imperative that we do not allow more pathogen sources in our water supply, and minimise silt generation that renders our water treatment ineffective.

I ask that Council purchases the half of our water supply catchment that is in private pine forest and replant it in native forest to minimise pathogens and silt, maximise low flow yield at times of drought, and ensure reliable supply in times of storm and heavy rainfall, in the interests of the resilience and health of our people and the Wainui Stream ecology.

2. Progress GROW PAEKAKARIKI/Project Kakariki benefits

GROW PAEKAKARIKI was developed in 2012 by the Paekakakriki community to represent the common ground on what the community wanted to happen to the Perkins Farm after NZTA disposed of it. See <http://www.opengeo.co.nz/GrowPaekakariki/info.htm>.

The resultant report was unanimously approved in principal at a village meeting in 2013. Subsequently the Paekakariki Community Board endorsed the report- See Appendix 1. Subsequently the Council's Environment and Community development Committee (which actually comprises all councillors), unanimously endorsed the report in two general ways: Firstly by requesting that council staff fully investigate the opportunities identified for the Perkins farm Secondly by asking NZTA to not dispose of any land until Council had been given a fair chance to acquire any land that it needed. Subsequently in 2014 the Paekakariki Community Board asked Council to support the efforts of the Department of Conservation, Greater Wellington Regional Council and NZTA to secure the northern part of the Tilley triangle to the extension of QE Park, and agree in principle to purchase the Paeka-ka-riki scarp opposite the railway station.

Since then the Project Kakariki case has been created to solicit the support of DOC to acquire any of the land that Council cannot afford. See

<http://opengeo.co.nz/ProjectKakariki/ProjectKakariki1.html>

I ask that Council work with Greater Wellington, DOC and the Walking Access Commission to secure reserves and opportunities over Perkins Farm and associated NZTA land to implement the communities GROW PAEKAKARIKI Report recommendations and gain the many benefits to the region, district and Paekakariki village that have been documented by the Project Kakariki case.

3. Managing Council Ecological assets and responsibilities

Council manage many areas of land that include current and potential ecological assets such as forests, wetlands, lakes, streams, dunes and estuaries. It is also responsible for the management of streams that are ecosystems, not just stormwater conduits. Our District Plan contains rules that protect ecology in the form of ecosystem sites, and these rules require ecological expertise to uphold. Ecological assets can also be restored and created. This requires ecological expertise to support investment.

Because ecological assets are not manmade they do not appear on Council books as assets and therefore are not managed as specific assets. That has to change.

Wellington City Council have embraced urban ecological management – See

<http://www.radionz.co.nz/national/programmes/ourchangingworld/audio/201773476/wellington-joins-100-resilient-cities> Lincoln University champion this – See https://researcharchive.lincoln.ac.nz/bitstream/handle/10182/3413/Urban_ecology.pdf;sequence=1

There is proposed new legislation requiring Councils to uphold the four pillars of social, economic, environmental and cultural outcomes. Ecological assets and management support all of these pillars in our symbiotic partnership. See <http://www.lgnz.co.nz/2018-media-releases/four-well-beings-restored-to-local-communities/>

I ask that Council stocktake and monitor all of its ecological assets, opportunities and responsibilities, and place them in the management of staff with ecological expertise, working with our community, GW and DOC to support the foundation all of Council long term goals.

4. Complete Te Ara O Whareroa trail off-road to the Paekakariki village hub

The current Te Ara O Whareroa trail ends at the north end of Paekakariki and does not connect off-road with our Paekakariki village hub, with its railway station, Paekakariki Scarp Track entry point, cafes, restaurants, hall, toilets, shops, and art galleries.

Council staff have supported extending the trail south across the Tilley Triangle to Betty Perkins Way cross connector, then over the railway line crossing and south beside the main road to the Paekakariki village hub as a continuous and safe off-road experience.

I ask that Council resource completion of the Te Ara o Whareroa trail, in conjunction with the NZTA SH1 revocation process and resources.

5. Uphold our new District Plan integrity

I support our new District Plan and see no reason to change it in rural Paekakariki and expend additional rates.

There is a lot of discussion in our community about the desire of some to change our new District Plan, without providing adequate justification for why this is necessary, without any open and transparent engagement with our community, and without adequate information for our people such as which specific areas are involved, what is the purpose of the mechanisms, and what the desired outcomes are.

Any development of the Wainui catchment area of our Rural Zoned area will likely place further stress on our Wainui Stream in terms of reduced low flows, nutrient pollution, and pathogen pollution on leaky gravels that are common. It would likely also have social and infrastructure impacts that have not been quantified.

I have faith in Council that our current rural zonings are appropriate socially, infrastructurally and environmentally, and that they will not significantly alter the current rural and natural character of our environs.

I ask that Council do not expend any rates changing our new District Plan in the Paekakariki area Rural Zones.

I wish to be heard in support of my submission

Kind regards

Paul Hughes

0274925399

Appendix 1 - Paekakariki Community Board endorsement – GROW PAEKAKARIKI

"26 April 2013

Janet Holborow

Chair, Pāekākāriki Community Board

4 Ames St

Pāekākāriki

To Whom It May Concern

LETTER OF ENDORSEMENT FOR THE "GROW PĀEKĀKĀRIKI " REPORT

"Grow Pāekākāriki" is a community initiative which was set up by a group of Pāekākāriki residents to look into the future of the Perkins' farm land, which is surplus to the requirements of the Transmission Gully project.

This land has a wide variety of potentials which are detailed in a thorough report, which can be found at Grow Paekakariki's website:

<http://www.opengeo.co.nz/GrowPaekakariki/info.htm>.

We believe that the report is a thoroughly researched and useful document which should be consulted when making decisions about the future of the land.

Many of the concepts are not only of community interest, but also impact on a regional and national level. The environmental considerations in the report are of great importance.

We would like to offer our support and endorsement of this important document, and congratulate and thank the members of the community who have taken this initiative.

Yours sincerely

Janet Holborow

Chair, Pāekākāriki Community Board

On behalf of the Pāekākāriki Community Board:

Helen Keivom (Deputy Chair), Steve Eckett, Rosemary Barrington, Hilary Wooding (Ward Councillor)."

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	18LTP-371 Anonymous (81745)
Submission ID	18LTP-371
Response Date	26/04/18 11:45 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Letter
Version	0.6

First and last name 18LTP-371 Anonymous

Address Not known

Are you providing feedback as an individual

Hearings

Do you want to speak to the Council about your submission?

Please see attached submission relating to an article in a local paper heading "Big rates bill). Other comments: Totally agree, what about excess Council vehicles and excess Councillors?

18LTP-371
Anonymous

Big rates bill

A few days back we received a letter from the Kapiti Coast District Council with details about a proposed rates increase for our property.

Our proposed rates increase is a whopping 10.3 per cent, about five times the rate of inflation. The Greater Wellington Regional Council's proposed rates increase is an astronomical 18.1 per cent.

Previously the council services also included rubbish collection and water supply. For Kapiti these are separate items that the home owner now pays for on top of their already sky-rocketing general rates.

Just where is the justification for these increases? Are we getting more council services? No we are not.

Just how ridiculously inefficient is the Kapiti Coast District Council? One gets the impression of a bloated entity that just keeps supping more from the ratepayers' back pockets.

Private companies and organisations don't have the luxury of a captive source of income and generally run with an efficient and accountable management. Why the heck can't the council do the same?

How long are ratepayers going to put up with this?

ROB KIEBOOM
Raumati Beach

Totally agree.

What about excess Council vehicles + excess Council workers?

Make Submission

Event Name Long term plan 2018-38 consultation [REDACTED]
Submission by
Submission ID 18LTP-372
Response Date 26/04/18 11:51 AM
Consultation Point Tell us what you think about our long term plan
 ([View](#))
Status Submitted
Submission Type Other
Version 0.2

First and last name WITHHOLD DETAILS
Title
Address
Phone
Email

Are you providing feedback as an individual

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement Please withhold

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme? No - keep the status quo programme

Please tell us why:

I find the proposal to move roading from a fixed charge to capital value without logic. Surely we all use our roads irrespective of the value of our property. Your proposal in this regard needs a rethink.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

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Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

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Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes. If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.
☒ No

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Where we're heading Page 8

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Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?



Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

I find the proposal to move rating from a fixed charge to capital value without logic. Surely we all use our roads irrespective of the value of our property. Your proposal in this regard needs a rethink.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Ms Alison Laws
Manager Parks and Reserves
Kapiti Coast District Council
Paraparaumu

**Kapiti Community Recreational Turf Trust (KCRTT)
Long Term Plan Submission (LTP)**

Introduction

The KCRTT is the Trust that oversees the Hockey Turf and Pavilion at Mazengarb Reserve and has been very successful over the 14 years since the Trust was incorporated. Significant community related, and an element of KCDC based funding has been invested into Mazengarb Reserve to create the following:

- During 2009 the water based hockey turf, lights and dug outs were installed.
- The KCRTT Pavilion opened in September 2012.
- Installation of the electronic Scoreboard in August 2014

These investments have resulted in an asset of currently \$2.8 million (approx.) being available for the Hockey playing children and adults of our community. The Kapiti Hockey Turf and Pavilion are a source of immense community pride for the district, and is the envy of many other districts throughout New Zealand.

It is now time to plan for the **strategic direction** of Hockey on the Kapiti Coast and protect the investments made to date with this LTP submission being the initial step for establishing the future for Hockey.

It is time to plan for a **second hockey turf** to be created to supplement what is currently in place at Mazengarb Reserve.

Current Status of Hockey on the Coast

The growth in Hockey players on the Coast has been dramatic during the last 14 years initially with one senior adult team being established in 2007. This number has now grown to nine senior teams for the 2017/18 seasons.

For Junior Hockey the growth has been even more dramatic, with an increase of 60% in playing numbers over the last three years:

2017/18 -- 352 Projected
2016/17 -- 280

2015/16 -- 220

Our Colleges have experienced 33% growth in three years, and this number is expected to increase based on the number of junior players in the years to come.

2017/18 - Projected 180 plus
2016/17 – 180
2015/16 - 135

For the 2017 season Kapiti Hockey grew at an average of 10% over 2016 and these numbers reflect that Hockey is booming on the Kapiti Coast 2017. The recent success of our Black sticks women and men's teams at the Commonwealth Games, will only fuel this growth further.

KCRTT financial situation

A set of the 2017 KCR TT financial accounts supported by a full independent Audit report were forwarded to the KCDC finance unit earlier this year. For the purposes of this paper, I include a high level summary for your information.

1. **Pavilion income** has steadily improved since it first operated in 2012/13 from \$28,623.00 to \$124,302.00 in 2016/17, an increase of 339.9%. During the last three years it has increased from \$53,018 to \$124,302, or 134.05%. Our current KCR TT General Manager has focussed strongly on pavilion hire.
2. **Turf income** of \$55,700 for the 2017 financial year has remained fairly static although player numbers have increased. This is primarily due to meeting the needs of our primary stakeholder Kapiti Coast Hockey Club (discounted local rates), and having to set our fees consistent with those adopted by Wellington Hockey.

Current Constraints being experienced by the KCR TT

We have virtually reached capacity with our current one turf set up and the future growth of our sport on the Coast will be hindered by this lack of capacity for both playing games and lack of turf time to allow for practices and limited time to allow for a decent warm routine. We do not have a small practice/warm up turf like many other turf facilities.

Our current turf is almost ten years old and should be replaced within two years. KCDC has made provision in the 2022/23 LTP for this to occur, although discussions are underway as to the actual timing of this replacement. KCR TT considers this replacement should be scheduled for the 2019/20 financial year and have submitted supporting documents to KCDC Officials to confirm this date.

We are also experiencing difficulties with our water storage capacity as the additional growth and subsequent increase in games during the peak season results in us running out of water to keep the turf adequately dampened to match the caliber of players' skill on display and lessen

injuries which can result if the turf is left dry. KCRTT is seeking quotes to allow for more storage and allowance to recycle bore water faster. We intend to seek a funding grant from a community body to overcome this constraint. Once costs have been established, KCRTT officials will work with KCDC Officials to locate where these tanks can be installed.

The lighting in place is another area of focus for KCRTT, as there are two areas of concern that need to be addressed.

- Lighting in the car park next to the pavilion is totally inadequate and is a safety concern for our staff and players who exit the pavilion and turf late at night. As this is a KCDC carpark, we are requesting that **KCDC officials review** the current car park lighting situation, and implement the necessary changes.
- The current lights over the Turf are expensive to operate and are due to be updated with new LED technology. Currently KCRTT officials are seeking quotes for this to occur and again, depending on costs will seek a community body to support us with funding.

The lack of a grandstand is another constraint that Hockey is experiencing, as major games (Black Sticks) are difficult to attract to our region as we cannot cope with the crowds that want to view our premier players. Hockey New Zealand insists that seating is available to spectators. Fortunately when we hosted the NZ Blacksticks men vs Japan during the 2014 two game series we were given a donation of temporary seating (estimated value of \$50k) that was supplied at no charge from Safe Scaffold.

The road access to Mazengarb Reserve Park is also a constraint as buses etc. cannot get into the Turf during major events as cars are often parked on both sides of the narrow access road coming into Mazengarb Reserve. Hockey is not the only body that is impacted by this narrow road situation as the same constraint impacts on the Kapiti Food Fair, and they require a large team of volunteers from Rotary to police the parking issues. We are certain other major users of Mazengarb Reserve experience similar with large events.

However, our major constraint is the fact that we have only one turf and for Hockey to continue to grow on the Coast, we now need to plan for an additional turf to be budgeted for and ultimately installed.

Options for Additional Turf Installation

KCRTT and KCDC officials have had some initial discussions on possible options for where a second turf could be installed at Mazengarb Reserve. The possible options including a practice area location are attached as **Appendix One** to this document. Currently, it is fair to say that KCRTT and KCDC officials have not reached any consensus, as to where the second turf should be located.

KCRTT officials strongly support Space **Investigation One**, followed by investigations **Six and Five**, whereas KCDC officials are only supporting Space **Investigation Two**. Due to KCDC resource constraints and the non-support of any other options, KCDC officials have only produced a cost estimate for the **Investigation Two** option at an indicative cost of **\$4m** consisting of: \$1.99m for the actual hockey turf and associated costs; \$1.3m for new carpark, shifting playground, landscaping etc. and \$700k for project management and contingency.

Whatever second turf plan is ultimately designed and budgeted for, there is an opportunity to stage how the agreed turf can be installed. With the replacement of the current turf going to happen in the foreseeable future, the bulk of that used turf could be recycled to create another practice / warm up area. We could also use it to help relieve the demand that the growth in junior hockey is causing and run junior games on it. When the agreed area is determined, earthworks, irrigation, lighting, roading etc. could be installed initially and the old turf could be re-laid until temporally until funding has been established for second turf installation.

However, it is fair to say that the majority of the second turf costs will be as a result of earthworks, irrigation, lighting and roadworks with the actual cost of the turf being insignificant compared to the preparatory work involved.

Why does KCRIT support Space Investigation One?

This option which is called the “Butterfly” option has been the vision of Hockey officials ever since the Mazengarb Reserve Park Hockey turf and pavilion was on the drawing board. The establishment of two turfs either side of the pavilion enables it to be used to a maximum when hosting visiting teams and spectators at sporting events. We always operate a café which provides employment for youth from either college and helps generate more income.

During the original design concept KCRIT requested that the pavilion be designed to allow for growth in the future and the ability to open up viewing over a second turf with ease. We knew we needed something requiring minimal structural changes therefore keeping our costs as low as possible. This future planning would allow for spectators to be sheltered and give them the ability to access toilets/cafeteria with viewing of both turfs from inside the pavilion. This concept has been adopted at several multi turfed facilities right across New Zealand.

The building has been built to include four separate changing rooms to allow for future expansion. This amount will be sufficient to support four teams playing on the two Hockey turfs at the same time.

The installation of the “Butterfly” turf concept aids the overall safety and security aspects supporting Hockey on the Coast, as they will be better administered if they are side by side.

KCDC officials do not support this option, as it will result in the requirement of a new primary access road having to be established and the need for a new carpark. Naturally, KCRIT

officials do not support the KCDC officials' view that **Space Investigation Two** is the most viable location under the current park layout as this view is short sighted and again does not plan for the future. This option would result in major disruptions to other users of Mazengarb Reserve and has the potential to create opposition with neighbours when lighting is operated. It would also limit the turfs ability to create an atmosphere, when hosting tournaments.

KCRTT officials are aware that there is a plan for KCDC to upgrade Mazengarb Reserve. This Plan has not been seen by KCRTT nor are we aware that it has had any public discussion or consultation. It is my understanding that the current playground across the road is already being considered for relocation within the park? Surely, with this in mind the roading constraints can be addressed as part of major reconstruction.

If for sound reasons, **Space Investigation One** does not proceed, then KCRTT officials would appreciate working with KCDC officials to establish whether or not **Investigations Five or Six** may be viable compared to the current KCDC officials view that **Investigation Two** is the only viable approach.

There is a bigger question at play here regarding the original planning that went into the decision to locate Hockey in its current location at Mazengarb Reserve Park in the first instance. If that decision was made on the basis that Kapiti Hockey would never require a multi turf environment in the future, then that decision has been shown to be very short sighted. It is accepted that hind sight is a wonderful thing, but Kapiti was always going to grow and with that comes the need for better long term views, especially when it comes to sports in our community.

The Otarua park strategic plan is a solid step towards growth in sport and recreation in our community, however that shouldn't prevent us from implementing an even better approach to our well established Mazengarb Reserve. We are central to Paraparaumu residents and colleges and easily assessable via public transport and the express way. We need to ensure we build on these investments made to date.

Benefits of a second Hockey Turf

Besides the obvious benefits of positioning ourselves for the growth in Hockey numbers. There are a number of other benefits that will occur with the installation of a second Turf.

Kapiti will be able to:

- Hold more practices and games for 'all' local players. Currently one college team and two primary school aged teams have been turned away as we have no room.
- Out of the nine senior teams only five hold regular practices. We do not have room for them all to practice.

- Attract and Host larger tournaments including nationally sanctioned ones allocated from hockey New Zealand. Most of these have a minimum of 16 teams involved which does mean a very tight schedule to games that have to start really early in the morning, and end late into the night. This is not appealing to tournament organisers.
- Host smaller scaled tournaments at good times, like the New Zealand Defence forces, New Zealand Maoris. This would force teams to stay locally, rather than sharing a turf with Wellington and having them stay down there. This supports our local economy.
- Work closely with Hockey New Zealand and attract additional “Black Stick” matches to Kapiti. The second turf will allow us more flexibility with warming up for games, and provide us more room to take advantage of any coaching opportunities that present themselves for our local kids.
- Help us Tick off the requirements of having a warm up area.
- Avoid the situation where Kapiti would be the only major Hockey location in New Zealand with a multi turf environment that is not connected together in some way.
- Our colleges, some primary players and seniors have to travel out of the district to play hockey in the Wellington region. Two turfs would give us the ability to host more ‘home’ games and keep and draw more people here.
- Attract better quality coaches to the area as the ability to train larger groups all at once.

Next Steps to be considered

KCRTT accepts that it will be difficult (impossible according to KCDC officials) to obtain funding from the LTP in the next five or six financial years for the design and implementation of a second Hockey turf, however that should not stop proper planning steps being taken.

KCRTT is seeking KCDC’s approval to allocate KCDC officials to work with us in a project arrangement over the next 12 months; to investigate what would be the best plan going forward for Hockey on the Coast. At the same time consider any risks or impact it may have on other Mazengarb Reserve users. This project would also identify the concept of a practical staging plan to incorporate a possible initial investment into a practice and warm up turf that would make best use of the current Turf that is being removed and replaced.

The outcome of that project would form a more detailed submission to the 2019 update for our Communities Long Term Plan.

Regarding the current Turf that is to be replaced, KCRIT **strongly recommends to KCDC** that funding for that replacement is advanced from the 2022/23 financial year to the 2019/20 year in accordance with advice that KCDC has already received.

Summary

Hockey is booming on the Coast and KCDC should be congratulated on the various decisions made to date to support Hockey within our Community, but there is more to be done! Let the KCRTT, Kapiti Hockey and KCDC take the opportunity to create a strong coordinated approach that sees Hockey continue to build on the investment and growth to date.

KCRTT officials wish to talk to this paper when LTP Hearings are established.

Yours sincerely

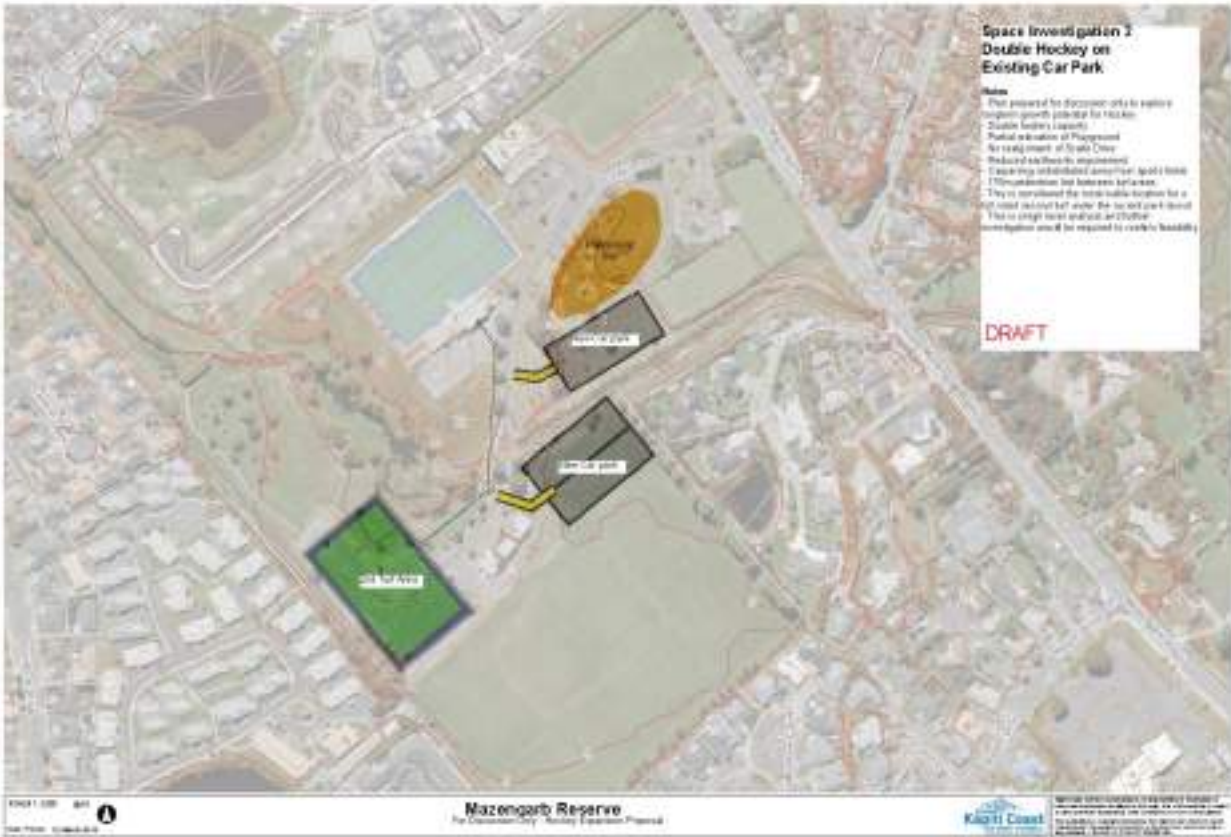
Roger Sowry
Chair KCRTT

20 April 2018

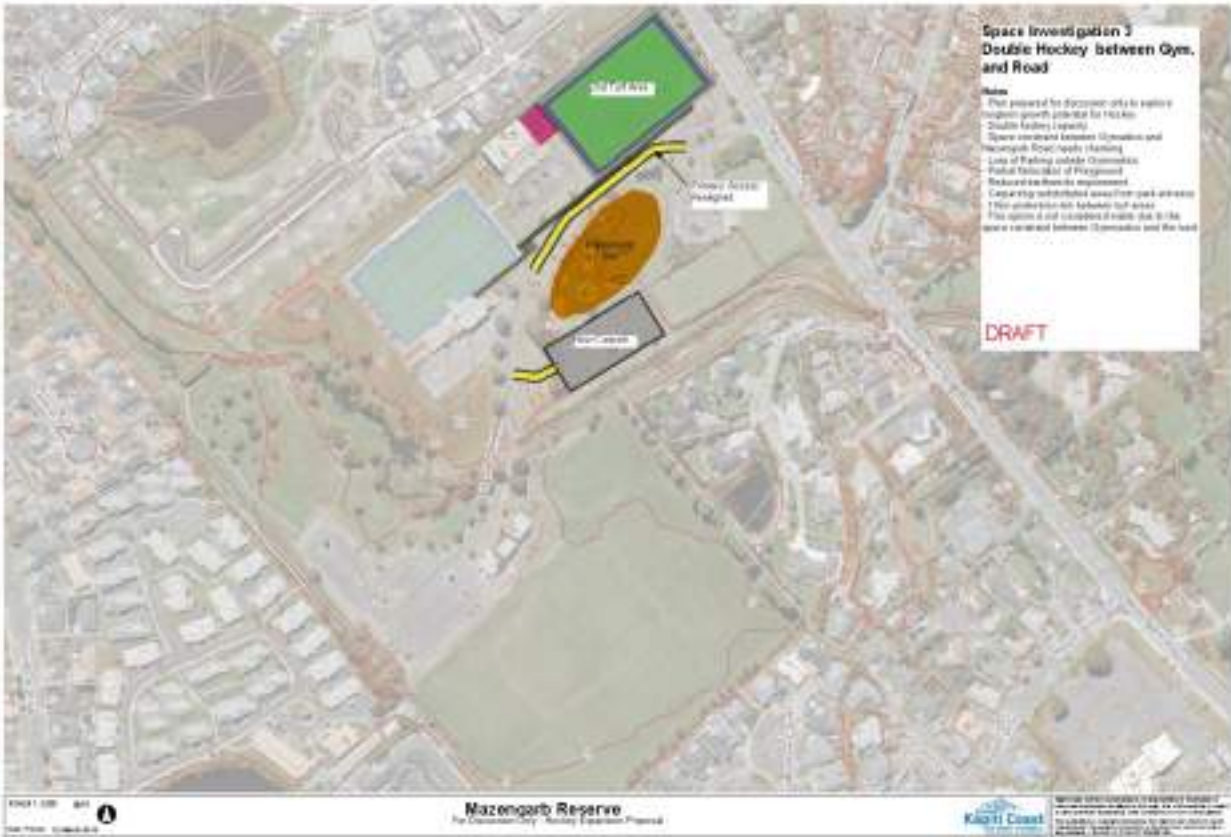
APPENDIX 1



This diagram reflects what is called the “Butterfly design” in the main document.



This option is considered to be the most viable by KCDC Officials as the bulk of the base is already there due to the current car park and there would be minimal roading changes.









Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Clifton Corbett (81751)
Submission ID	18LTP-374
Response Date	17/04/18 12:18 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.6

First and last name	Clifton Corbett
Title	Mr
Address	44 Manu Grove Waikanae 5036
Phone	04 293 2829
Are you providing feedback	as an individual
Hearings	
Do you want to speak to the Council about your submission?	No

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Clifton

Last name Corbett

Title (tick one) ☒ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 44 Manu Grove, Waikanae

Phone 04 293 2829

E-mail corvos@xtra.co.nz

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☐

CJA Corbett
17 April 2018

Where we're heading **Page 8**

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

I believe that, yes, the focus is appropriate.

As I discuss below, however, I consider that the apportionment of the proposed rates increase for 2018/19 and out-years, and the imposition of capital value based roading charges, fail the outcome of sustainable rates. They also make Kapiti a much less desirable place to live by making the cost of living here prohibitive.

Our financial and infrastructure strategies **Pages 10-13**

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

These strategies are to be applauded.

However, hitting ratepayers with rates increases in the order of 11% and more is not. This points to the chosen pathway being undertaken over too short a timeframe. Debt is "inter-generational", in that debt reduction, and borrowing for prudent infrastructure spending, benefits future ratepayers as much as (if not more than) today's ratepayers. [Cont'd below]

Key decision: *Should we change the way we share rates across the district?* **Pages 14-17**

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Fixed charges for roading are fundamentally equitable; a capital value based charge patently is not, and is entirely unreasonable. The vast majority of residents use the roads to much the same degree, and therefore should pay equally. My wife and I make no more use of the roads than do our friends in other areas whose capital values may be lower than ours; therefore there is no justification for charging us disproportionately. Capital value has absolutely nothing to do with the use residents make of the roads in the district. It concerns me that the Council has a preferred option and is therefore biased. [Cont'd below]

Key decision: *What should we do next to address stormwater flood risks?* **Pages 18-20**

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikeano town centres
- » Maclean Park
- » Kāpiti Island gateway

The Kāpiti Island Gateway proposal should be dropped - we cannot afford it. Let those who stand to benefit directly pay for it if they want it. It is the island that is the attraction, not a "large new project" facility for island visitors to depart from. Visitor numbers to the island are limited by DoC in any event, so attracting more than are permitted to visit is futile. This is clearly a private enterprise project which, if it is financially viable, will be funded fully by private interests.

Housing is a shared central government and local government responsibility. Council should be vigilant that ratepayers are not shouldering a greater share than they ought to due to central government off-loading its liabilities.

The costs of ameliorating coastal hazards should be primarily recovered from those immediately affected, while recognising that there is a overall community benefit from such works. This is an area (unlike roading) where capital values ARE enhanced by Council works and it is therefore reasonable that an apportioned charge is applied.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

I do not support an average rates increase of 4.7% because it is arrived at by hitting my wife and me with an 11.8% increase. That is simply unreasonable and unacceptable. We will not continue to live in Kapiti if rates increases of this magnitude continue - you are making it unaffordable to live here. In the last 10 years, CPI has been 16%, while our rates have increased by 92%. With the proposed rates increase for 2018/19, the cumulative rates increase over 11 years will reach 114%. You will not attract people to come here to live and to build quality housing stock if they stand to be subjected to excessive and unreasonable rate increases.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

We will not qualify for relief under the proposals, so we will have to shoulder the 11.8% rates increase and whatever follows it out of our own, diminishing, resources.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Our financial and infrastructure strategies [cont'd]:

The cost should therefore also be shared inter-generationally. This manifests itself in the graph showing rates increases to fully fund depreciation - this is sought to be achieved in the next 5 years. With an 11.8% increase in our rates for 2018/19 in the pipeline, any more of that will become financially crippling, especially as we move into retirement. Stopping spending on "nice-to-have" non-essentials must be part of the equation, to avoid getting back into the debt hole Council is trying to get out of. I consider the Kapiti Gateway project to come into the nice-to-have but unaffordable and non-essential category.

Should we change the way we share rates across the district? [cont'd]:

It is grossly unfair to increase the burden on some, based on a generalisation about what individuals within a particular mesh block actually earn by way of income. Capital value is no indicator of ability to pay, because (a) capital value is largely out of the control of the land owner; and (b) rates have to be paid from income, not capital which is self-evidently illiquid in a residential home context. Also, while the Shand Report is relied upon to effect this income redistribution, the stated ceiling of 5% is being grossly exceeded for ratepayers such as my wife and me. I do not understand the comment that rates increases of more than 5% are typically because of lower income levels in these areas - that is demonstrably not the case for us. Reducing the level of fixed charges does not alleviate the affordability problem; rather, it creates another layer of unaffordability and unfairness.

Rubbish collection:

Newspaper reports indicate that Council is giving consideration to reinstating its own rubbish collection service. The estimated effects on rates are between 6% and 8% increase per annum. This proposal (if serious) is ridiculous on that ground alone. There are several private businesses providing a service to residents already - the Council does not need to re-involve itself. Any such service should be fully funded on a user-pays basis by those ratepayers who choose to use it. In the absence of a compelling case that such a move is unavoidable, I am completely opposed to it.

CJA & JE Corbett
"Pupunawai"
44 Manu Grove
Waikanae 6010

Please **save your completed form** as a PDF and email it to us at kapiti2038@kapiticoast.govt.nz

From: 
To: [Mailbox - Kapiti2038](#)
Subject: objection to proposed rates increase
Date: Monday, 23 April 2018 3:55:20 p.m.

18LTP-375

WITHHOLD DETAILS

I am replying to a letter received from the KCDC Mayor about rates setting.

My own proposed rates increase is 11.1%. This is an enormous rise for one year by anyone's standards. I question the fairness of this.

A Government that imposed a tax increase of this magnitude it would not last long. Why should district and regional councils be allowed to behave differently?

The average rates increase for 2018/19 is 4.7%. The notion of average is a crude indicator that reveals nothing about variability of impact. There is something very unfair about a system that gives some people more than twice the percentage increase than others.

There should be a cap on the maximum increase, one that is well below 11%.

I suggest it would be fairer to spread any increases over several years, especially the parts of it that are fiscally neutral and make no difference to the total amount of rates imposed. This approach should be applied to any change from fixed to apportioned charges. It could also be applied to the move to fully fund depreciation. It could well be spread over 10 years or longer, rather than five.

Government imposes taxes in proportion to the income of the taxpayer. This is a direct measure of their ability to pay (affordability). KCDC imposes rates in proportion to property value, which is not an accurate measure of ability to pay. There will be many instances of people having the same property value but significantly different incomes. And people with the same incomes but significantly different property values, hence significantly different rates. Moreover, property values can change for reasons that have nothing to do with the owners' ability to pay the rates, such as changing supply and demand for housing in different areas.

There are also cogent arguments in defence of some fixed charges. We all pay the same price for petrol, so why should we not pay the same for roading charges?

The question of what is fair is a complex one. As well as the perception of a need to be fair to those on lower income levels, there is also a need to be fair to those negatively affected by changes to the rating system. The present set-up with around 50% of the rates being fixed charges may well be as fair as any other arrangement.

I also object to the way that KCDC continues to impose rating increases that are well above the rate of inflation and the growth of incomes. The effect of this over time is that KCDC appropriates a growing proportion of a ratepayer's income. I do not believe it has a mandate from the community to do this.

It is too easy to impose a rates increase, easier than to engage in the financial discipline that would be enforced by a restriction on increases more in line with inflation and income growth. I suggest that KCDC needs to subject itself to such discipline and seek greater efficiencies. There is little hard information in the booklet "Building a stronger Kapiti together" about how much of the proposed rates for 2018/19 involves unavoidable expenditure on essential services, and how much is discretionary and could be deferred. The Council should explain, for instance, exactly what would have to go if rates were held at their current level. It should be more transparent about this if it wants the community to accept its plans.

Yours sincerely,



Guardians of Kāpiti Marine Reserve Charitable Trust Board



Submission to the KCDC Long Term Plan: 2018 - 2038 Consultation Document

Introduction

Thank you for the opportunity to have input into the 2018-2038 Long term Plan consultation.

Ben Knight and Chris Paulin have prepared this submission on behalf of the Guardians of Kāpiti Marine Reserve Charitable Trust Board (GoKMR) in consultation with the GoKMR trust board members and the wider GoKMR community network.

For more information please contact GoKMR chairperson Ben Knight:
Phone: 0221974100
Email: contactbenknight@icloud.com

About the Guardians of Kāpiti Marine Reserve

The Guardians of Kāpiti Marine Reserve (GoKMR) charitable trust board represents a local community network of marine users, recreational and commercial fishers, boaties, divers, marine scientists, educators and conservationists.

This network has a shared interest in the management, protection and enhancement of the Kāpiti Marine Reserve (KMR) and surrounding environment. We are working to build our community's connections to and sense of pride and ownership toward our local marine environment.

GoKMR support and enable our community to work together as Kaitiaki (Guardians) for our local marine environment with direct involvement in management decisions at a local and national level that affect our precious and unique marine space.

GoKMR work with the Department of Conservation (DoC) to provide community input into the management of Kāpiti Marine Reserve. We are also building our connections with our local and regional councils and with central government agencies that have a management role or interest in the Kāpiti marine space.

For more information about us please see:
<https://www.facebook.com/groups/GOKMR/>

About Kāpiti Marine Reserve

The Kāpiti Marine Reserve (KMR) is a popular and well-used recreational, scientific and educational resource for the Kāpiti coast and the wider region. It is one of ten Marine Reserves which have been designated as "Coastal Gems" under a DoC/Air New Zealand partnership.

It was established in 1992 to protect Kāpiti's unique, indigenous marine biodiversity and to assist the local marine environment and fish stocks to recover from decades of over fishing and other human impacts. KMR is New

Zealand's 4th oldest marine reserve and is also one of NZ's largest coastal marine reserves at over 2200 hectares.

The reserve was established as a result of a community led initiative that had its gestation in an informal reserve being established by the local Kāpiti Boating Club in 1987. The Department of Conservation (DoC) subsequently came on board and Kāpiti Marine Reserve was formally gazetted in May 1992. It is the 25th anniversary of the reserve this year, which is a significant milestone in the reserve's history.

Three of the four distinctive habitats types identified in the original Battershill et.al baseline survey are represented within the KMR containing silt, sand and gravel, narrow boulder-rock reefs with patches of sand and moderate seaweed cover, and extensive boulder reefs and large blocks of rock at headlands. The largest known Rhodolith beds in NZ are found within the eastern part of KMR and the surrounding marine area.

Recent detailed undersea habitat mapping work carried out jointly by NIWA, DoC, LINZ and VUW over 100 square kilometers of the Kāpiti marine area suggests there may be up to 18 distinct habitat types within the wider Kāpiti marine area. Further work is required to ascertain which habitat types are represented within KMR.

Since its establishment, there have been significant increases in the abundance and biomass of several important commercial and recreational fish species both inside and outside the reserve. These have been detailed in a recent publication: "Massive differential site-specific and species-specific responses of temperate reef fishes to marine reserve protection" by Tyler D. Eddy, Anjali Pande, Jonathan P.A. Gardner in *Global Ecology and Conservation*, Volume 1, 2014: 13–26

Of particular note is the observation of a greater abundance and biomass of key recreational fish species such as butterfly at monitoring sites outside of the reserve indicating a 'spill over' effect with more and larger fish available for recreational fishers to catch outside of the reserve compared with 25 years ago. This is the first time such a 'spill over' effect has been documented and demonstrates the benefit to the local fishing community that the reserve is providing.

Anecdotal reports suggest the fishing around Kāpiti is better now than at any time in the past 25 years, again indicating the value and benefit the reserve provides to the wider community.

Threats to the Kāpiti marine space include the effects of KCDC controlled activities such as terrestrial catchment development, particularly increased sediment, nutrient and contaminant inputs as well as overfishing and the use of destructive fishing methods such as bottom trawling.

For more information see <http://www.doc.govt.nz/parks-and-recreation/places-to-go/wellington-kapiti/places/kapiti-marine-reserve/> or check out

General Comments

The Kāpiti coast's 'natural advantage' includes nationally significant landscapes and conservation areas such as Kāpiti Island, the Kāpiti marine reserve, the Waikanae Estuary and Scientific Reserve, the Waikane river 'mountains to sea' corridor and the Paekakariki to Pukerua Bay escarpment. These natural assets provide our community with many social, recreational, economic and cultural benefits and contribute significantly to the well-being of those who call the Kāpiti coast home. They are a significant part of what makes the Kāpiti coast a vibrant and attractive place to live and as a destination for visitors.

The Kāpiti coastal and marine space are significant elements of our districts 'natural advantage' and contribute to the districts vibrancy and appeal both as a place to live and as a visitor destination. The Kāpiti marine reserve is the centerpiece of this coastal and marine space and is the hidden jewel in the Kāpiti Island crown. Approximately 80% of Kāpiti's biodiversity is found in our local marine space, making it the richest source of biodiversity in our district.

It is therefore important that the LTP enables KCDC to be proactive in connecting and engaging with the relevant central government agencies (DoC & MPI) and GWRC to ensure the management needs of the Kāpiti marine reserve and surrounding marine space are met, despite this space being outside of KCDC's territorial authority.

Growth appears inevitable for our district so the key is attracting growth and development that compliments and enhances our natural advantage and adds to our community strength and resilience. Protection of our 'natural advantage' from any negative impacts associated with future growth and development should take priority over attracting this growth.

Specific environmental challenges that we believe KCDC must address in the LTP in order to protect our 'natural advantage' are:

Coastal Erosion

The Kāpiti coast is characterised by soft, sandy beaches that are sensitive to both natural environmental changes and human impacts, which can lead to reasonably rapid rates of shoreline change. Where erosion of the shoreline becomes the dominant process, a potential hazard may be created for communities or assets near the coast: rapid shoreline retreat is already evident along much of the Kāpiti coast, and in recent months has resulted in the loss of coastal property and walkways.

In 2012 a Kapiti Coast Erosion Hazard Assessment predicted erosion distances from the present shoreline range between 25.6 and 120 m over the next 50 years. However, the erosion hazard process has become extremely political and heavily influenced by the coastal residents. In 2014, council rejected the Expert Panel's recommendation and opted instead for a revised assessment to

be implementation by 2018. However, it appears there has been minimal progress in this regard.

The present situation is untenable. The KCDC proposal (p.21) that "Starting in 2018, we will work with the community to identify key issues and risks..." represents an unnecessary delay that puts the community's coastal assets and marine habitats at risk. Key issues and risks have been well identified and discussed since 2008. Funding must be identified and set aside to develop mitigation measures immediately.

Healthy dune systems, gravel barriers and coastal wetlands and marshes can all help protect inland areas from erosion and inundation by buffering wave energy, slowing water speeds and reducing the movement of coastal sediments. Where coastal development has occurred these natural systems are degraded or lost, however, artificial rock/boulder barriers can provide effective protection as is evident along the Raumati South/QEII Park coast where the unprotected dunes have eroded tens of metres in respect to the rock wall.

Rural Land/Forestry Erosion

Severe erosion causes long-term damage to the productivity of rural land. It threatens communities and rural businesses, including farms and orchards, roads and bridges. It lowers water quality by contributing large amounts of sediment to river and coastal water ecosystems, and it harms the natural and cultural values of the land and the coastal environment.

Current methods of forestry harvesting results in large volumes of tree debris on otherwise bare slopes after logs have been removed. Heavy rain washes this debris downstream and onto our coastal beaches and threatens our precious and unique marine habitats.

Mitigation measures needed to be implemented, including coastal setbacks to create a protective vegetation buffer to help reduce soil erosion and sediment entering coastal waters; Riparian setbacks of 10m from streams to mitigate exposed soils and controls on replanting on slopes more than 30 degrees; mandatory replanting plans that show how sensitive erodible areas can be avoided; Removal of logging debris from gullies and stream sides; and stricter engineering standards for forestry related earthworks.

Pollutants

There is a need to minimise the adverse effects of stormwater discharges on the estuaries, streams and other water bodies of the Kapiti Coast. Almost all of the district stormwater is currently discharged directly to the environment without removal of heavy metals, hydrocarbons, nutrients, sediments and other pollutants.

There is a lack of quality monitoring data to determine whether standards are being met. Greater consideration of water sensitive urban design is required,

and there should be higher resource consent conditions to reflect true indication of potential eco toxicity.

Strategies could include the use of storage and soakage to the ground to compliment the piped network, (including developing wetlands, and other urban design techniques such as rain gardens, ponds and tanks, permeable pavements, and green walls and roofs) Effective urban design slows down rainwater flow and improves its quality by capturing contaminants.

As a result, it minimises damage associated with slips and erosion and reduces need for water treatment. Reduction of rainwater inundation of the piped system will reduce flooding and overflows of sewage in the streams and the sea, help bring more native flora and fauna into urban areas, and improve the attractiveness of the urban environment and the quality of life.

Recommendation

KCDC/GWRC must prioritize and fund the management and reduction of impacts on marine habitats from coastal erosion and land use impacts such as forestry debris and sedimentation arising from severe erosion of rural land. Management of coastal erosion will result in a win-win outcome, protecting valuable marine habitats as well as protecting public and private coastal assets and infrastructure.

This will require KCDC to engage and collaborate with GWRC and central government agencies that have a role to play in the management of human impacts on our local coastal and marine environment. While KCDC's authority is limited to the high tide mark, it is imperative that KCDC act as our community's advocate for these spaces.

KCDC must take a proactive and collaborative approach that engages with those agencies that have the authority over these spaces and ensures that these important marine habitats and biodiversity are recognized for the important role they play in the social, cultural and economic vibrancy of our district and are protected for the benefit of future generations.

LTP Priority Project: Raumati Pools Site redevelopment

We propose that KCDC formally engage with GoKMR and the Kāpiti Economic Development Agency (KEDA) to investigate the feasibility of establishing a community marine education, research and activity center in the former Raumati pools building at marine gardens, Raumati Beach.

GoKMR believe this proposed use of the KCDC owned former Raumati pools building would be an excellent use of this resource. Furthermore, we believe this proposal represents a significant inward investment economic development opportunity for KCDC and the wider Kāpiti coast community. We are requesting a small amount of KCDC funds to co-fund a feasibility study but beyond that we believe that the development of the proposed centre can be fully funded via external funding sources such as the new Provincial Growth Fund, Tourism

Infrastructure Fund or the Lottery Community Facility Development fund. Operating costs can also be funded via a mix of revenue sources including gate/ticket sales, rental income generated by the research and commercial parts of the facility and a mix of corporate sponsorship, private, philanthropic and community grants.

We have done some initial socializing of this concept with the local community via several media stories and social media engagement with a very high level of community support shown for the project so far. GoKMR held a public meeting on the 19/4/18, which was very well attended with strong support for the project expressed by those who attended this meeting. We have subsequently set up a Facebook group for those who wish to support the project with over 500 people joining this group in the past four days alone. See <https://www.facebook.com/groups/2125988200970029/>

Why a marine education, research and activity center?

The Kāpiti Marine Reserve and surrounding marine space has been a focal area for marine research over the past 25 years. Institutions such as Victoria University's Wellington Coastal Ecology Laboratory and the School of Biological Sciences, Department of Conservation (DoC), National Institute of Water and Atmospheric Research (NIWA) and the Waikato University Environmental Research Institute have current research projects within the reserve. Of particular note is the recent multi beam habitat mapping project (NIWA/VUW/LINZ & DoC), and ongoing biodiversity and habitat studies (VUW/Waikato University).

Marine research and education at secondary and tertiary levels is an area of growth nationally for both domestic and international students for many education providers at present and has the potential to become a source of growth for the Kāpiti coast.

Planned new marine research facility developments by the Waikato University in Tauranga and Otago University in Dunedin and the success of a Whakatane High School marine studies program all serve as examples of the interest and investment occurring in this area at present.

Why this site?

A key requirement for marine education and research facilities is close proximity to the coast and access to a source of fresh seawater. The site is on the seaward side of the road and has previously had a seawater intake pipe in place to supply the pool with to it converting to chlorinated fresh water. It is also adjacent to a well-used and popular local park (Marine gardens) with cafés, restaurants and bars all within close proximity to the site. The site is physically connected with and offers excellent views of the Kāpiti coastal and marine space and the southern end of the eastern section of the Kāpiti marine reserve.

What's involved?

It is proposed that this center would include 3 main areas of business/operation as follows:

1. A public “Kāpiti Marine Discovery” center including:

- Aquariums, wet/touch tanks, a virtual marine reserve dive experience and interactive displays about marine conservation and the local marine environment
- ECE, primary and secondary school and community environmental, marine and freshwater conservation education programs
- Waka ama and starlight/celestial navigation education and activities
- Souvenir/gift shop
- Café/restaurant (existing)

Requirements:

- Finished to a high standard
- Suitable for public access with required wheelchair/disability access and toilets etc

Aquariums:

- 1 x centerpiece “Kāpiti marine life” themed tank hosting a community of common local marine life (Dimensions 5m L x 2m W x 2m H)
- 1 x wall of 6-8 wall mounted tanks (Dimensions 1.5m L x 150mm W x 1m H per tank) featuring smaller local marine life/marine life not compatible with the community tank such as seahorses, triple fins, Octopus etc
- 1 X rock pool/intertidal local marine life touch tank. H shaped and large enough to accommodate 20-30 peoples around the tank (Dimensions 5m L x 4m W x 150mm High/Deep)

Virtual reality suite:

Either a VR dome (7m diameter) or a VR theatre (10m x 10m) with stations for 15-30 headsets

Displays:

Free standing and wall mounted interactive showcasing current research projects, local marine/environmental issues, fishing rules and regulations and marine reserve info and benefits/effects

Classrooms/theatre:

- 1 x flat-floored classroom/laboratory large enough to accommodate 30-35 people
- 1 x lecture/multimedia theatre with tiered seating for 50 people
- 1 x Activity area with sets of drawers/shelves with various marine education focused activities & resources

Other requirements:

- Self contained souvenir/gift shop
- Reception area

- Toilets
- Office
- Staff room
- Storage cupboards/area
- Plant room for aquarium filtration etc
- 2 x 100m² retail units (to lease to the local dive shop or other marine focused/complimentary business etc)

Useful links:

<http://www.goatlandmarine.co.nz/>
<http://www.boptertiarypartnership.ac.nz/field-station.html>
http://www.nzherald.co.nz/bay-of-plenty-times/news/article.cfm?c_id=1503343&objectid=11891591
<https://www.odt.co.nz/news/dunedin/5m-marine-lab-open>

2. Tertiary level education and research facility offering:

- Graduate and Postgraduate level marine research programmes
- Mātauranga Māori studies
- Potential institutions to occupy this facility include Victoria University, Waikato University and Auckland University along with a host of other tertiary level education providers

Requirements:

- Finished to a high standard
- Suitable for public access with required wheelchair/disability access and toilets etc
- 1 x wet laboratory capable of accommodating 10
- 1 x dry laboratory/classroom capable of accommodating 10
- 1 x open plan office capable of accommodating 10 students/researchers
- 2 x separate staff offices
- 1 x unisex toilet facilities
- 1 x kitchen/dining area

Useful links:

<http://www.otago.ac.nz/marinescience/about/facilities/otago045221.html>
<https://www.victoria.ac.nz/sbs/research-centres-institutes/vucel>
<http://www.marine.auckland.ac.nz/en/about/our-institute/leigh-marine-laboratory.html>
<http://www.marine.auckland.ac.nz/en/about/our-institute/leigh-marine-laboratory.html#25fdf652cd16171ffea49d2312b4ebdd>

3. Commercial marine research/aquaculture laboratory facilities which could host:

- Marine laboratory & aquaculture research projects
- Ocean acidification, coastal erosion and sedimentation impacts and monitoring

Requirements:

- High stud roller door access

- Access to unfiltered seawater
- Warehouse style/finish with concrete floor
- 1 x suite of offices
- 1 x unisex toilet facilities
- 1 x kitchen/staff room

Useful links:

<https://www.niwa.co.nz/aquaculture/our-services>

<http://www.carim.nz/>

<https://www.niwa.co.nz/videos/a-different-kettle-of-fish>

<http://whitebait.co.nz/about-us/>

We have attached as an appendix to this submission some preliminary concept drawings that local architect Peter Davis generously prepared for us.

Recommendation:

GoKMR recommend that KCDC allocate \$20,000 in the 2018/19 financial year to co-fund a feasibility study of this proposal.

Request to Speak To This Submission

We wish to request an opportunity to speak to our submission.

Thank you for taking the time to read our submission to the LTP 2018-2038 Consultation. We look forward to working with you to better protect and manage one of our districts greatest natural assets – the Kāpiti coastal and marine space.

Ngā mihi

Ben Knight and Chris Paulin
Guardians of Kāpiti Marine Reserve Trust
Mobile: 0221974100
Email: contactbenknight@icloud.com
Facebook: <https://www.facebook.com/groups/GOKMR/>



2017 Regional
Community
Awards
Forthcoming Winner



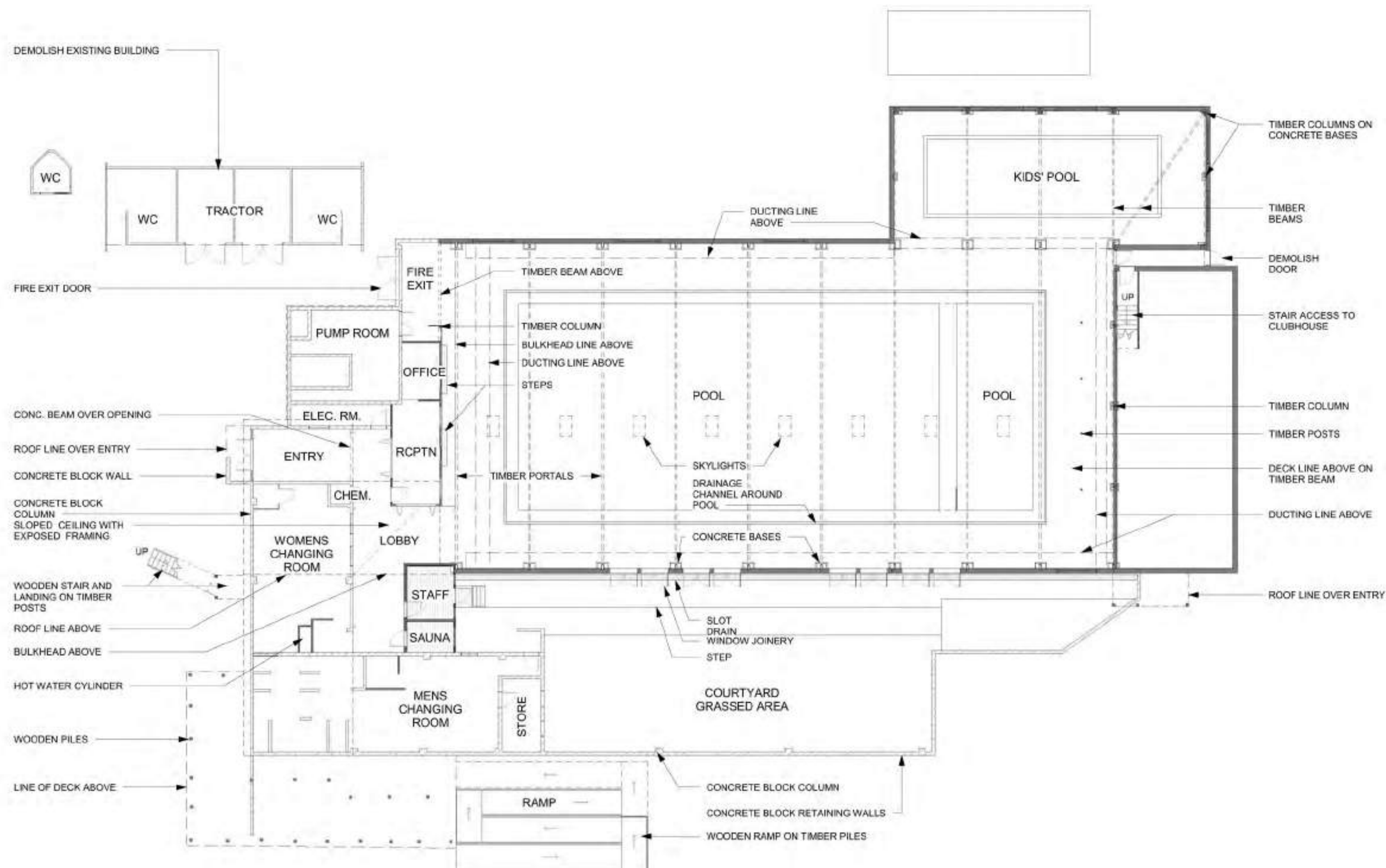
FRONT ENTRANCE - PROPOSED CONCEPT



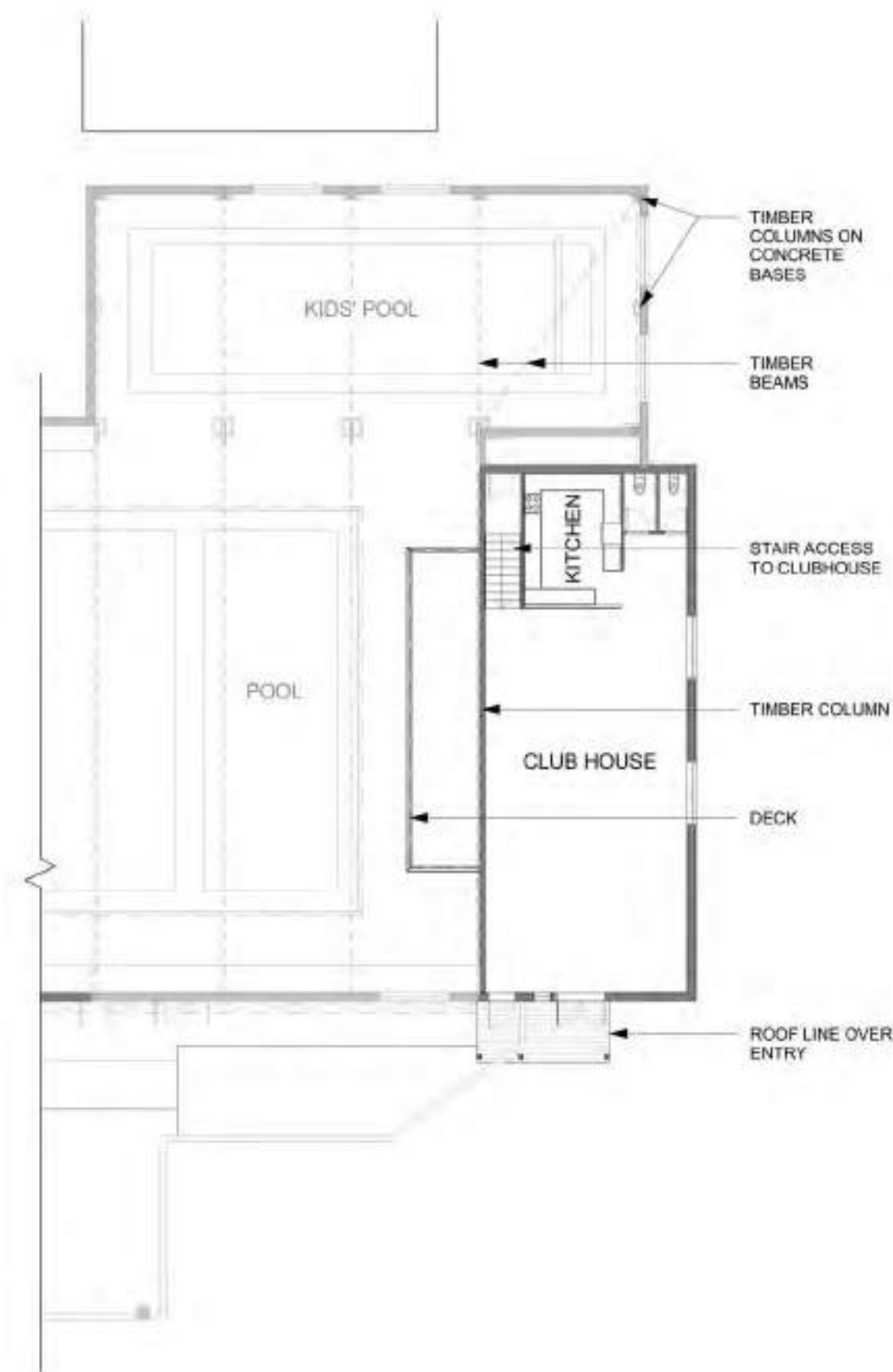
LOOKING FROM OCEAN - PROPOSED
CONCEPT



MAIN FACADE - PROPOSED CONCEPT



EXISTING GROUND FLOOR PLAN
1 : 200



EXISTING MEZZANINE FLOOR PLAN
1 : 200

Youth Council LTP submission 2018

Introduction

This submission was formed by the youth council as a whole. There was a group workshop, where we discussed each topic and what we felt needed to be added into the long term plan submission from the youth of Kāpiti's perspective.

Public Transport

Having a good public transport network is especially important to youth, as many do not have the ability to drive themselves as some may be too young to drive or others may not have access to cars. Having a strong public transport system allows members of the community, including the youth of Kāpiti to be present in the community.

-In particular, greater advocacy by the Council for a train link to Ōtaki, to connect our Ōtaki youth to the rest of Kāpiti and enable our youth to be able to travel with ease throughout the region.

Climate change

Climate change is a pressing issue and can affect anyone anywhere worldwide, including Kāpiti. With motor cars being a big factor towards climate change, we think that there should be more of a push towards electric cars. One way of doing this could be adding charging stations for electric cars in parking spaces. We also believe that renewable energy is a good thing to promote in youth spaces - an example of this could be to add solar panels into schools.

Coastal hazards/ needs

The Youth Council believes that having a clean and well kept environment in Kāpiti is important for the future of Kāpiti. A process that could help keep the coastal hydrological and ecological healthy in Kāpiti could be stormwater drain litter traps that are placed all around Kāpiti to prevent rubbish from going down the drains. With an increase of toxicity in our rivers and estuaries - a rule should be implemented that cars are not allowed to be washed in driveways. This is something that has been implemented in Porirua by their city council and the Youth Council think that it could be an incredibly valuable thing for the council to look into for our community.

Town Centres

Town Centres are important for young people because it's a place for youth to meet with each other and feel part of their community. When town centres are bright and welcoming, it makes people want to be there. Attracting more people to the Paraparaumu town centre will bring them closer to the Youth Development Centre. The town centres in Kāpiti are used often by youth in our community and with continued development, the youth will continue to use these facilities.

Youth Development Centre

The Youth Council and Zeal have a great relationship. Zeal works hard in the community to make Kāpiti a better place for the youth to be and the Youth Council believes they will do the same with the Youth Development Centre. The Youth Council appreciates the support the council has provided with the Youth Development Centre and we are looking forward to the council having a role of support in the future with the Youth Development Centre.

Youth employment

We feel there is a lack of youth employment opportunities in the Kāpiti Coast area. Employment for youth is important for community growth and retaining youth in this area. From feedback given by the youth of Kāpiti it was clear that it is difficult for youth to find jobs in the community. A solution for this could be supporting and increasing qualifications like Zeal courses or the cadet/ intern position at council, which lead to job opportunities. Another plausible solution is to encourage local businesses to employ youth.

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-378
Response Date	26/04/18 2:22 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.5

First and last name	<input type="text"/> WITHHOLD DETAILS
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Title	<input type="text"/>
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Address	<input type="text"/>
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Phone	<input type="text"/>
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Email	<input type="text"/>
-------	----------------------

Are you providing feedback	as an individual
----------------------------	------------------

Hearings

Do you want to speak to the Council about your submission? No

Privacy statement

Please withhold

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Yes, but don't waste money trying to stall the effects of climate change, e.g. protecting houses very close to the sea.

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Sensible approach to previous bad spending.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Please tell us why:

Yes and no! No - to change fixed rate roading rate. Everybody should pay an equal share - not an unequal share based on someone's opinion that some areas mean people have more money to spend.
Yes - to intro commercial rate.

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

No - keep the status quo programme
Yes - do the revised 45-year programme (Council's preferred option)

Please tell us why:

? No to keep costs down. Maybe yes if urban rate payers indicate so in this consultation.

Work on the go (Pages 21-23)

Any comments on the matters below:

Coastal hazards and climate change

It is not Councils responsibility to protect peoples houses built so close to the sea. Don't spend money in this area. Don't do a King Canute and try to repel the tide. Don't waste rate payers money. Instead promote safe building areas.

Replacing the Paekakariki seawall

Only if those ratepayers pay for it.

Kapiti Island gateway

Should be funded through a commercial rate.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Comments:

Why are rural rates so high when you supply so few services.

Comments on change to fees and charges:

Don't be so bureaucratic and expensive for community markets and fees. Why does the KCDC need to run a coffee bar at the Aquatic Centre? Does it pay a profit?

Key policies (Pages 27-28)

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Water rate penalty proposal is correct.

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Seems ok.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

KCDC should not fund frivolous requests e.g. burying a goose! Does KCDC check that requests for KCDC action only come from up-to-date fully paid up rate payers?

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address:

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Yes, but don't waste money trying to stall the effects of climate change eg protecting houses very close to the sea.

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Sensible approach to previous bad spending.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No - keep the status quo - leave the rating system as it is
- ☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Yes & No!

No: to change fixed rate to rating rate. Everybody should pay an equal share - not an unequal share based on someone's opinion that some areas mean people have more money to spend.

Yes: to intro commercial rates.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

? No to keep costs down. Maybe yes if urban rate payers indicate so in this consultation.

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

→ it is not councils responsibility to protect peoples houses built too close to the sea. Don't spend money in this area

→ Replace Paekākāriki seawall only if those rate payers pay for it

→ Kāpiti Is gateway should be funded through a commercial rate.

* Don't do a King Canute and try to repel the tide. Don't waste rate payers money. Instead promote safe building areas.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Why are rural rates so high when you supply so few services.

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Don't be so bureaucratic & expensive for community markets fees.

Why does the KCDC need to run a coffee bar at the Aquatic Centre? Does it pay a profit?

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

Water rate penalty proposal is correct.

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Seems OK

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

KCDC should not fund any frivolous requests eg. buying a goose.

Does KCDC check that requests for KCDC action only come from up to date fully paid up rate payers?

23rd April 2018

File ref: 33002-087

Kapiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Email: kapiti2038@kapiticoast.govt.nz

To whom it may concern

**RE. HERITAGE NEW ZEALAND POUHERE TAONGA SUBMISSION ON LONG TERM PLAN 2018/38
CONSULTATION**

1. Thank you for the opportunity to make a submission on the Kapiti Coast District Council Long Term Plan 2018/38 (the Long Term Plan).
2. Heritage New Zealand Pouhere Taonga (Heritage New Zealand) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation, and conservation of New Zealand's historic and cultural heritage. Heritage New Zealand is New Zealand's lead heritage agency.
3. The NZHPT supports Council's comprehensive District Plan Review which began in 2009 (and is now going through the Hearing Process on Appeals), in particular strengthening the heritage identification and protection hierarchy, special character areas, heritage precincts, wahi tapu and using design guides as a regulatory tool.
4. As evidenced in areas such as Shannon and Greytown, well cared for historic heritage can be fundamental to creating an engaging and vibrant region that helps draw people in. This in turn, fosters local identity and helps to build the local economy. The existing Incentive Fund provides an important avenue for property owners to undertake conservation works. In some situations, it may be the difference between a historically significant resource falling into disrepair, or it being preserved for present and future generations to engage with and learn from.
5. As issues such as earthquake strengthening and unreinforced masonry have become more apparent, support for building owners has only become more crucial. Without collaboration between councils, building owners, and other stakeholders (including Heritage New Zealand), there is a risk that New Zealand will lose significant heritage, and that individual districts will lose an important cultural, social, and economic resource. With this in mind, Heritage New Zealand encourages Council to consider expanding the amount of money allocated to the Incentive Fund. As a comparable example to Palmerston North, Nelson City has a Heritage Project Fund of \$100,000 per annum. This fund has proved an invaluable resource in the conservation of historic heritage in Nelson, with a large amount of funding going towards works related to earthquake strengthening. The size of the fund also ensures that a variety of projects are funded, giving more building owners the opportunity to undertake important work.
6. There are a range of other incentives Council could utilise to promote the protection and conservation of historic heritage. Possible incentives include rates rebates, waiving of consent fees, and the provision of specialist advice to building owners.¹ There are also regulatory

incentives relating to exemptions from select district plan provisions; for example, reduced parking requirements for heritage buildings converted to commercial use, or reduced restrictions for common uses of heritage buildings, like bed and breakfasts, in certain zones. Heritage New Zealand advocates for councils to implement a range of different incentives. This helps to protect historic heritage and shows a council's commitment to the preservation of New Zealand's history.

7. Heritage New Zealand notes a number of new projects, like the replacement of the Paekakariki seawall, or the Paraparaumu and Waikanae town centres, which might be partly on archaeological sites (registered or un-registered). Heritage New Zealand would like to draw attention to the archaeological assessment requirement for these projects.
8. Heritage New Zealand does not wish to speak to this submission at a hearing, but is available to answer any queries Council may have regarding this submission. We remain as ever, able to offer further advice to Council and other owners of heritage buildings regarding heritage conservation.

Yours sincerely



Alison Dangerfield

Area Manager
Central Region
Heritage New Zealand Pouhere Taonga

Attachments

Attachment 1: Heritage Incentives Toolkit

Address for Service

Edita Babins
Planner
Central Region
Heritage New Zealand Pouhere Taonga
PO Box 2629
Wellington 6140
DDI: 04-494 8325
Email: ehabins@heritage.org.nz

Attachment 1: Heritage Incentives Toolkit



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

Incentives for Historic Heritage Toolkit



26 March 2013



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Incentives for Historic Heritage Toolkit

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

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

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

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

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

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

New Zealand Historic Places Trust Pouhere Taonga
PO Box 2629
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Email: information@historic.org.nz
Phone 04 472 4341
Fax 04 499 0669

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Cover photos left to right:

Imperial Buildings, Fort Lane Shared Space, Auckland. Photo, idealog.co.nz

Christchurch Arts Centre, August 2011.

Category I historic place. Photo, Touch Design

Designed by Richard Roberts, Touch Design Ltd, Wellington

Incentives and rules – bricks and mortar

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

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

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

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

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

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

George Farrant
Principal Heritage Adviser
Former Auckland City Council
2009

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

1. Introduction

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

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

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

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

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

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

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



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



Cultural Funding Guide, Ministry
of Culture and Heritage
[www.mch.govt.nz/funding-
guide/search?fcid=Heritage](http://www.mch.govt.nz/funding-guide/search?fcid=Heritage)

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

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

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

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

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

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

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

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

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

Additional information about incentives and funding sources generally can be obtained by contacting the Funding Information Service⁴ or the Ministry for Culture and Heritage *Cultural Funding Guide*.⁵

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

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

1.1. Checklist for incentives for historic heritage

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

⁴ <http://www.fis.org.nz/>

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

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

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

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

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

2. Historic heritage regulation

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

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

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

With regard to historic heritage regulation under the RMA, the NZHPT carried out a national assessment of district plan heritage provisions in 2009 and 2011.¹¹ The review highlighted a number of issues concerning heritage rules in these plans. In particular, the review revealed there are varying degrees of quality provisions in the district plans. Common issues of quality and information are:

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

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

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

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

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

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

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

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

2.1. Conservation area zoning

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

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

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

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

The positive impact of listing, however, on private property values is not a guaranteed correlation. While conservation zoning may have positive effects on property values in cities such as Auckland and Wellington, the results in smaller provincial centres may be more uncertain. Also as illustrated by the Allen Consulting Group in Australia¹⁵, registration, listing, or protection of historic residential properties can often have little influence on property values. Other factors such as location, general amenity, and general crime rates can be much more important deciding factors for property values.¹⁶

¹² Lucian Cook, 'The Economic Value of Conservation Areas' *Conservation bulletin*, Issue 62, Autumn 2009, pp 21–23.

¹³ *Ibid.*, p 21.

¹⁴ George Farrant, 'Incentives – The Auckland Experience' Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

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

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

2.2. Development area zoning

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

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

2.2.1 Lambton Harbour Development Project (LHDP)

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

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

¹⁷ Page, S. 'Regenerating Wellington's Waterfront' *Journal of Town and Country Planning*, Jan-Feb, 1993, pp 29–31.

3. Regulatory incentives

3.1. Conservation lots

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

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

3.1.1 Conservation lot provisions in New Zealand

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

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

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

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

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

Evaluation of the efficiency and effectiveness of conservation lots

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

Evaluation of the efficiency and effectiveness of conservation lots

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

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

3.2.1 Former Rodney District conservation lot TDR

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

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

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

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

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

Evaluation of the efficiency and effectiveness of conservation lots TDR

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

3.3. Waivers of zone provisions

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

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

3.3.1 Waivers of zone provisions in New Zealand

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

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

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

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

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

Evaluation of the efficiency and effectiveness of waivers of zone provisions

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

3.4. Specified permitted uses

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

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

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

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

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

Evaluation of the efficiency and effectiveness of specified permitted use provisions

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

Evaluation of the efficiency and effectiveness of specified permitted use provisions

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

3.5. Plot ratios or site intensity zonings

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

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

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

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

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

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

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

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

²² Ibid.

²³ Ibid.

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

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

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

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

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

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

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

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

3.6.1 Former Auckland City bonus floor area TDR

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

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

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

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

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

- Compensation for the cost of conservation.²⁵

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

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

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

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

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

Since the introduction of the heritage floor space bonus provisions, there have been 18 granted applications (see Appendix 7). The bonus properties have included the Bluestone Store, Eden Hall, Civic Theatre, Town Hall, St Andrew's Church, St Paul's Church and St Mathews in the City. Council-owned buildings had a prominent role in the early development of the scheme, and by 2004 over 50 percent of the heritage floor space bonuses were owned by Council.²⁷ As an example, Council held potentially 105,000 m² in the ownership of former Chief Post Office building. This building became the primary focus of the Britomart Project and some 31,882 m² of the bonus was sold for development. The transaction was criticised in the media over a number of years for lack of transparency and

²⁵ Rule 6.7.2.5, Auckland City Central Area Plan.

²⁶ Ibid.

²⁷ 'Transferable Development Rights', Report to the Finance and Corporate Business Committee, Auckland City Council, 10 September 2004.

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

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

In addition, the demand for heritage floor space bonus is dependent on consent applications for new development. Consequently, the price of the heritage floor space bonus has dropped from a range of \$230-\$350 m² to approximately \$50 m² (2004).²⁹ As an example, in November 2001, St Matthews in the City was granted resource consent to restore the church and received a heritage floor space bonus of 28,229 m². A bonus of 310 m² was transferred to the Auckland Drape Company Ltd site for an 11-apartment floor tower. The heritage floor space bonus was sold for \$107/m² plus GST. St Matthew's have retained a bonus of 27,919 m².³⁰ By 2004, the church had sold a further lot of bonuses for \$60/m² for the PriceWaterhouseCoopers Building on Quay Street. However, it was noted at the time that the building could have been permitted using the Light & Outlook bonus and the BFAR, without the need for the additional heritage floor space bonus from St Mathews in the City.³¹

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

Advantages:

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

²⁸ Ibid; NZ First Media Release, 17 March 2005, www.nzfirst.org.nz

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

³⁰ *The Bob Dey Property Report*, 7 November 2001, www.bdcenral.co.nz

³¹ 'Transferable Development Rights', Report to the Finance and Corporate Business Committee, Auckland City Council, 10 September 2004. A further example involved two terrace houses on Airedale Street and the Bluestone Store in Durham Lane. These were awarded heritage floor space bonuses of 853 and 3,035 m² respectively. Part of this bonus (2,127 m²) was sold to the owners of the Durham Street West Parking Building in 2001. Most of this bonus was later transferred to another recipient site on Turner Street. The Bob Dey Property Report, 17 October 2001, www.bdcenral.co.nz

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

Disadvantages:

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

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

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

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

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

³³ Ibid.

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

Evaluation of the efficiency and effectiveness of bonus floor area TDR

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

Evaluation of the efficiency and effectiveness of bonus floor area TDR

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

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

3.7.1 Financial contributions

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

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

³⁵ Section 108(g), RMA 1991.

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

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

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

3.7.2 Financial contributions for historic heritage

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

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

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

³⁶ Section 108(10), RMA 1991.

³⁷ Section 108A, RMA 1991.

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

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

3.7.3 Development contributions

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

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

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

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

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

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

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

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

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

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

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

³⁹ Local Government NZ, *Best Practice Guide to Development Contributions*, 2003, p 39.

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

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

Evaluation of the efficiency and effectiveness of contributions

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

⁴¹ Department of Internal Affairs, *Development Contributions Review Discussion Paper*, February 2013.

3.8. Consent fees

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

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

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

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

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

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

Evaluation of the efficiency and effectiveness of fee waiver

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

⁴² Section 150(2), Local Government Act 2002.

Evaluation of the efficiency and effectiveness of fee waiver

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

3.9. Building Act 2004: alterations and change of use

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

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

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

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

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

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

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

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

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

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

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

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

⁴⁴ NZHPT, *Sustainable Management of Historic Heritage Guidance Series*, Guide No.6, 'Building Act 2004', August 2007.

4. Non-regulatory incentives

4.1. Private-public partnerships

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

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

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

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

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

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

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

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

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

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

Pride in Putaruru

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

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

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

⁴⁸ <http://www.putaruru.co.nz/>

4.2. Heritage grants and loans

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

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

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

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

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

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

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

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

The only other specific heritage grant fund available for private owners of historic heritage, or groups who are not eligible to the Lotteries Board Heritage Grant Fund, is the National Heritage Preservation Incentive Fund managed for the Crown by the NZHPT. Individual grants cover 50 percent of conservation work (including repairs, earthquake strengthening and fire protection) to a maximum of \$100,000. The fund is only available to private owners of Category 1 historic places (or those places that satisfy the requirements for Category 1), wāhi tapu or wāhi tapu areas registered under the Historic Places Act 1993.⁵⁰

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

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

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

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

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

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

4.2.1 Heritage loans

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

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

⁵¹ George Farrant, 'Incentives – The Auckland Experience' Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.

⁵² National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Conserving our Historic Heritage*, February 2004, p 18.

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

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

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

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

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

54 Ibid.

55 Ibid.

56 Ibid.

4.2.2 Grants for earthquake-prone heritage buildings

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

The NZHPT's research for the Canterbury Earthquakes Royal Commission shows that heritage grant schemes and other sources of funding had a major influence in facilitating earthquake strengthening of heritage buildings in Christchurch prior to September 2010.⁵⁷ This resulted in the survival of some heritage buildings of national significance such as the Arts Centre, Canterbury Museum and Christ's College.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

60 Ibid, p5.

61 www.ratesinquiry.govt.nz

62 Report of the Local Government Rates Inquiry, *Funding Local Government*, August 2007, p207.

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

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

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

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

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

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

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

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

Also, the Dunedin City Council has rates relief available to heritage building reuse and strengthening projects. This is typically a 50 percent rebate on the general rate. For example, the owners of the NZ Loan and Mercantile Agency Co building in Thomas Burns Street were granted rates relief in July 2011. The 50 percent rates relief amounted to \$5,244.27 for 2011–2012.⁶⁹ In addition, the Council has established a heritage residential B&B rates category in June 2011. This is available for owners of heritage B&B who were paying commercial rates following assessments by Quotable Value (QV) in 2010.

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

⁶⁶ Ibid.

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

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

⁶⁹ *Otago Daily Times*, 19 July 2011.

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

Advantages:

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

Disadvantages:

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

4.4. Tax relief

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

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

4.4.1 Tax deductible expenses

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

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

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

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

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

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

4.4.2 Tax relief for historic heritage in the United States

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

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

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

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

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

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

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

4.5. Public purchase and revolving acquisitions

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

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

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

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

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



Stoneycroft, Hastings
Photo, Alison Dangerfield
NZHPT

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

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

4.5.1 Revolving funds

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

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

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

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

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

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

4.5.2 The three former miner's cottages, Arrowtown

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

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

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



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

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

⁷⁹ *Mountain Scene: Queenstown*, 1 February 2007, p 5.

⁸⁰ *Southland Times*, 9 February, 2007, p 1.

⁸¹ *The Dominion Post*, 21 February 2007, p 11.

⁸² *Gisborne Herald*, 10 February 2007, p 13.

4.6. Insurance rebates

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



Cuba Street Historic Area,
Wellington
www.cuba.co.nz
Photo, NZHPT

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

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

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

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

4.7. Urban design, events and promotion

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

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

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



Art Deco Trust, Napier
www.artdeconapier.com

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

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

4.7.1 Auckland's shared streets initiative

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



Imperial Buildings, Fort Lane Shared Space.
Photo, idealog.co.nz

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

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

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

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

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

4.8. Other heritage incentives

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

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

86. http://www.artdeconapier.com/data/media/documents/HISTORY%203_.pdf

4.8.1 A heritage credit scheme

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

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

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

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

⁸⁷ The Allen Consulting Group, *Thoughts on the 'When' and 'How' of Government Historic Heritage Protection*, Report for HCOANZ, October 2005, p 48.

⁸⁸ Ibid.

⁸⁹ Robert McClean, 'Planning for heritage sustainability in New Zealand – A Safe Heritage Credit Scheme', Presentation and paper for the Safe Buildings Conference, August 2011.

Appendix 1.

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

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

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

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

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

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

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

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

⁹¹ *Ibid*, p 34.

Key findings Australian EPHC Review

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

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

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

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

For **grant schemes targeted at State Registered places**, "it suggested that a suitable minimum quantity would be \$2.5 million in grants per annum per 1,000 places in the State, and an ratio of less than 3:1."

In the case of **loan schemes targeted at State Registered Places**, it is suggested that "a suitable minimum quantity would be a minimum of \$1 million in subsidised loans per annum per 1,000 places in the State Register, and an over-subscription ratio < 3:1"

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

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

92 Ibid, pp 37-38 emphasis in original.

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

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

http://www.historic.org.nz/heritage/funding_nhpif.html

Fund planning and administration

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

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

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

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

Fund policy

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

Fund purpose

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

Administration of the fund

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

Funds available for distribution

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

Type of fund

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

Eligibility criteria

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

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

Application process

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

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

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

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

Assessment of applications

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

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

Conditions of receipt of funding

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

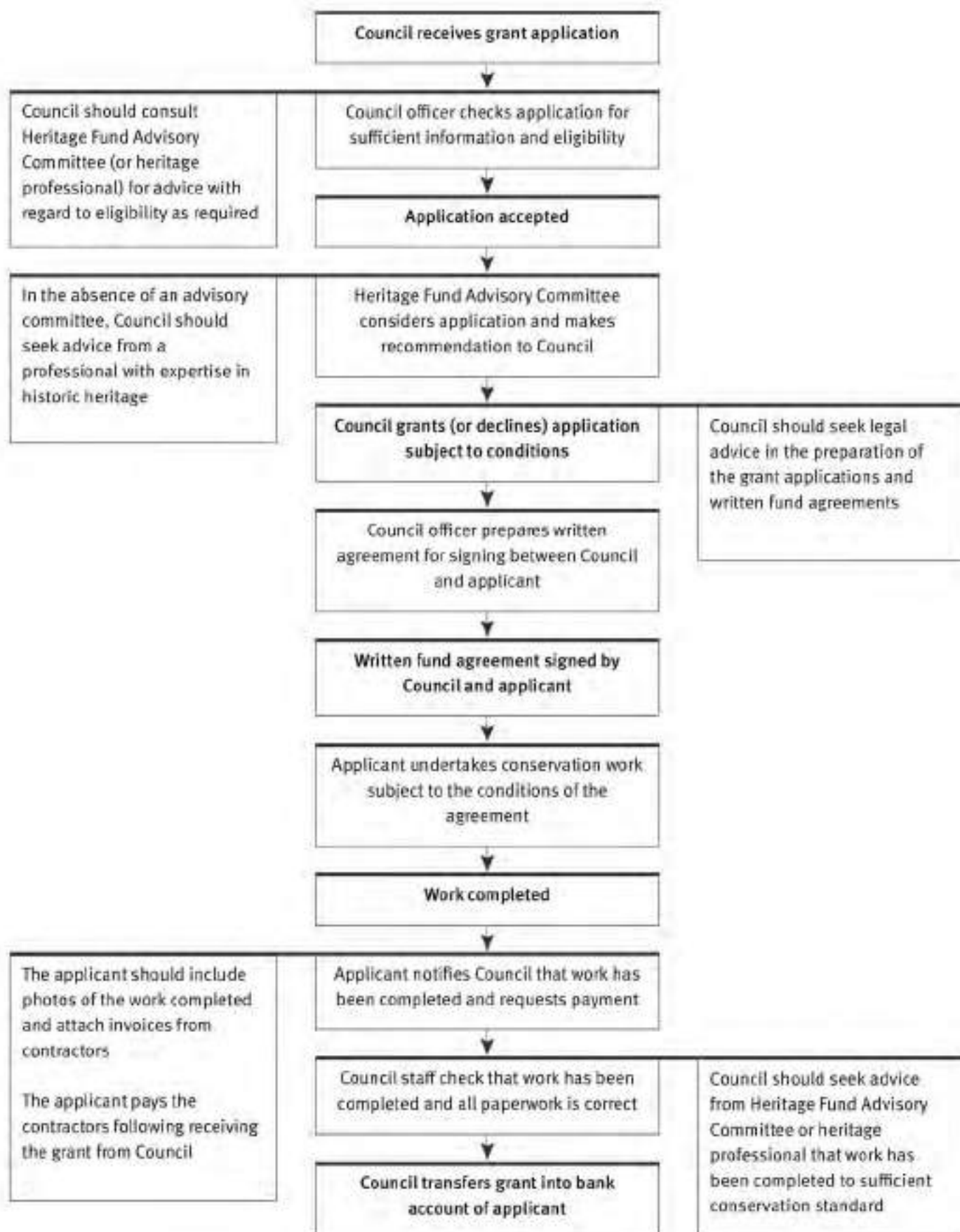
- That compliance with all applicable statutory requirements is the responsibility of the recipient.
- That payment of approved grant money is conditional on work being completed to satisfaction of Council and meeting best practice conservation standards (as assessed by a heritage conservation professional).

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

Monitoring and reporting

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

Recommended Process for Local Authority Heritage Grant Schemes



Appendix 2.

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

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

District Plan	Summary of incentive provisions for historic heritage	Section
Proposed Hauraki	Relaxation or waiving parking requirements or bulk and location rules where this would encourage sustainable reuse and protection of heritage values.	
Proposed Waipa	Encourages the ongoing protection of Waipā's heritage items through the implementation of incentive rules relating to the reuse of such buildings. Policy 2.3.6.5 Makes provision for medical centres, offices, restaurants, cafés and other eating places, and childcare and pre-school facilities to occur within buildings listed in Appendix N1 (includes rules). The transportation zone also contains relaxation of parking, loading and access requirements.	Policy 2.3.6.2/2.3.6.5 plus rules
Matamata-Piako District Plan	Subdivision, conservation lots, waiver of car parking requirements.	6.1.3
Proposed South Waikato	Any otherwise non-complying subdivision in the Rural zone or Rural Residential zone, if as a result of the subdivision a significant natural area or a significant archaeological site is to be protected in perpetuity by covenant or other legal means to the satisfaction of Council. One additional protection lot is allowed under this provision per significant natural area or significant archaeological site that is being protected (conditions apply).	10.3
Thames-Coromandel	Subdivision, conservation lots.	752.3
Western Bay of Plenty (Operative 2012)	7.6.3 Building Act Flexibility Council may consider more creative solutions to building consent issues through section 47 of the Building Act.	7.6.3
Whakatane	Flexible zoning provisions, restoration.	4.1.14/4.1.8.4
Gisborne	Economic incentives section (parking dispensations, waiver of financial and reserve contributions).	3.11.2
Hastings	Subdivision, conservation lots. Plan Change 47	15.1.8.2
Marlborough Sounds	Subdivision, special purpose lots.	27.3.3.1.2

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

Appendix 3.

Summary of local authority resource consent fee waivers for historic heritage

Resource Consent Heritage Fee Waivers (as at October 2012)

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

Resource Consent Heritage Fee Waivers (as at October 2012)

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

Resource Consent Heritage Fee Waivers (as at October 2012)

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

Appendix 4.

Summary of local authority heritage-related grants

Local Authority Heritage Grants as at October 2012

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

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Local Authority Heritage Grants as at October 2012

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

Appendix 5.

Summary of local authority rates relief for historic heritage

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

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

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

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

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

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

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

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

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

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

Appendix 6.

Summary of other types of incentives provided by local authorities

Other type of local authority incentives, as at October 2012

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

Other type of local authority incentives, as at October 2012


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

Other type of local authority incentives, as at October 2012

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

Appendix 7.

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



CITY OF AUCKLAND

HERITAGE FLOORSPACE BONUS REGISTER

SUMMARY OF HERITAGE FLOORSPACE BONUSES GRANTED

Site Address Where Bonus Granted		Building Description	Heritage Floor Space Bonus Granted	
Site No.	Street Name		Traditional Floor No.	Additional 2009 Floor No.
35/37	Avondale Street	Van der Waert House		855
7/9	Chancery Street	Chancery Chambers		9,645
36-38	Customs Street East	Archibald House	5,365	
40-42	Customs Street East	A. H. Selous Building	6,350	
13-22	Customs Street West	Former Customs House		10,000
9/11	Custom Lane	Shutliffe Store		3,630
3	Eden Crescent	Eden Hall		3,540
78	Henric Street	Former Synagogue	1,850	
16	Malpas Street	Northern Quay		8,875
12	Queen Street	Former Chief PG	21,880	
254-256	Queen Street	Civic Theatre		8,115
121-123	Queen Street	Town Hall	41,855	
187-189	Queen Street	APRS Bldg	21,430	
118-124	Queen Street	Union Bldg	4,230	
124-146	Queen Street	Edison Chambers		244
2	Sydney Street	St Andrew Church	5,235	
25	Sydney Street	St Pauls Church	10,000	
66-70	Wellington Street	St Matthews in the City	28,120	
			138,930	4,052
		Total HFS Bonuses Granted		142,982



HERITAGE FLOORSACE BONUS REGISTER

SUMMARY OF RECIPIENT SITES

Site Address Where Bonus Granted		Bonus M ² Floorspace Received or Retained	Bonus M ² Floorspace Transferred Onward
76-84	Albert Street	2,938	97
92-96	Albert Street (191 Queen Street)	1,110	
9-11	Commerce Street	454	
54	Cook Street	97	
23	Customs Street East	184	
73-83	Customs Street West	25,900	
15-25	Durham Street West (171 Queen Street)	2,127	2,123
150-152	Fanshawe Street	1,447	
65	Fort Street	6,147	3,905
12	High Street	23,271	
16-18	Hobson Street	518	
49	Hobson Street	820	
6-10	Kitchener Street	2,500	
2-10	Princes Street	3,580	
132-138	Quay Street	2,800	
186-194	Quay Street	3,215	
45	Queen Street	667	
151	Queen Street	1,541	
80	Queen Street	3,592	
21	Queen Street	1,556	

24-32	Sturians Street	0	11,296
42	Stottford Street	9,404	
37	Turner Street	2,123	
11	Union Street	210	
167	Victoria Street West	3,955	
162-170	Victoria Street West	1,367	
56-57	Woolfield Street	4,754	
		185,007	10,467

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-380
Response Date	26/04/18 2:46 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.4

First and last name	<input type="text"/> WITHHOLD DETAILS
Title	<input type="text"/>
Address	<input type="text"/>
Phone	<input type="text"/>

Are you providing feedback ☐ as an individual

Hearings

Do you want to speak to the Council about your submission?

Privacy statement ☐ Please withhold

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

I think from the data available Council is trying to do too much too soon, spread the burden into the future.

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Good idea but expand it for the life of the project. Rates on residential property must be minimised.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Please tell us why:

Retired people have a fixed income, rate increases make it difficult to make ends meet.

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

No - keep the status quo programme

Please tell us why:

Gradual changes are ok if an area has problems then that areas rates should reflect this. If no problems then the area should be excluded.

Work on the go (Pages 21-23)

Any comments on the matters below:

Coastal hazards and climate change

Those who have coastal properties live there by choice and expect the whole community to pay for coastal problems. This is wrong.

Paraparaumu and Waikanae town centres

Leave Waikanae town centre as it is, it is very well suited to local residents needs.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Comments:

Higher drain on retired peoples incomes.

Comments on change to fees and charges:

Disagree strongly to increasing charges for Saturday market areas are not needed for an excellent community service.

Key policies (Pages 27-28)

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Rates increase must be minimised.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

1) Proposed works should be spread over a longer time to ease the burden on ratepayers. 2) I think your administration staff numbers are too great recently I had a problem and went through 4 people before I could resolve the issue and 6 different telephone calls - not good enough.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick or

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☐ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

I think from the data available Council is trying to do too much too soon - spread the burden into the future

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

*Good idea but spend it over the life of the project
Rates on residential property must be minimised*

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No - keep the status quo - leave the rating system as it is
- ☐ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

*Retired people have a fixed income
Rate increases make it difficult to make ends meet*

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☒ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

*Gradual changes are OK
If an area has problems then the area's rates should reflect this.
If no problems then the area should be excluded*

Work on the go Pages 21-23

Any comments on:

» Coastal hazards and climate change

» Housing

» Replacing the Paekākāriki seawall

» Paraparaumu and Waikanae town centres

» Maclean Park

» Kāpiti Island gateway

town centre
 & leave Waikanae as it is - it is
 very well suited to local residents needs

Those who have coastal properties live there by choice and expect the whole community to pay for coastal problems. This is wrong

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

A 4.7% higher drain on retired people's incomes

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Disagree strongly re increasing charges for Saturday Market areas, we not needed for an excellent community service

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Rates increases must be minimised

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Any other comments

If you have any other feedback about this plan, or the work of the Council please comment here:

- 1) Proposed works should be spread over a longer time to ease the burden on ratepayers.
- 2) I think your administration staff numbers are too great. Recently I had a problem and went through 4 people before I could resolve the issue and 6 different telephone calls - not good enough.

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Mrs Judith Wheeler (62595)
Submission ID	18LTP-381
Response Date	26/04/18 3:14 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.4

First and last name	Judith Wheeler
Title	Mrs
Address	14 Awanui Drive Waikanae 5036
Phone	04 293 1129

Are you providing feedback as an individual

Hearings

Do you want to speak to the Council about your submission? No

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Rates must be stable - no big increases for residential.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Please tell us why:

Makes it very difficult for retired people when rates are increased as retired incomes do not increase.

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

No - keep the status quo programme

Please tell us why:

Steady as it goes.

Work on the go (Pages 21-23)

Any comments on the matters below:

Paraparaumu and Waikanae town centres

Leave Waikanae town centre as it is - it is fine for residents.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Comments: Much to high.

Comments on change to fees and charges:

Saturday markets must be exempt as this is a great community asset.

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Reduce the level of increase.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

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kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Judith

Last name WHEELER

Title (tick one) ☐ Mr ☒ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 14 Awanui Drive

Waikanae

Phone 2931129

E-mail _____

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name: _____

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

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If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

No

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Rates must be stable - no big increases for residential

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No - keep the status quo - leave the rating system as it is
- ☐ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Makes it very difficult for retired people when rates are increased as retired incomes do not increase

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☒ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

hardly as it goes

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Mactean Park
- » Kāpiti Island gateway

*Leave Wāikanae Town centre
as it is - it is fine for residents*

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

much too high

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

*Saturday markets must be exempt as this is a
great community asset*

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Reduce the level of increase

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-382
Response Date	26/04/18 3:22 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.2

First and last name	<input type="text"/> WITHHOLD DETAILS
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Title	<input type="text"/>
-------	----------------------

Address	<input type="text"/>
---------	----------------------

Phone	<input type="text"/>
-------	----------------------

Are you providing feedback	as an individual
----------------------------	------------------

Hearings

Do you want to speak to the Council about your submission?	No
--	----

Privacy statement	Please withhold
-------------------	-----------------

Do you agree with the Council's preferred option to change the rating system?

No - keep the status quo - leave the rating system as it is

Please tell us why:

Capital values on properties in Waikanae beach have increased significantly over the past 12 months. To propose a commercially targeted rate on these homes I believe is unjust and inequitable. We are on a fixed income (superannuation) and totally oppose any change to the current rating system.

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

**Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254**

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☒ No

Privacy Statement: Please note that all submissions (including names and contact details) will be made available at Council offices and public libraries. A summary of submissions including the name of the submitter may also be made publicly available and posted on the Kāpiti Coast District Council website. Personal information will be used for administration relating to the subject matter of the submissions, including notifying submitters of subsequent steps and decisions. All information will be held by Kāpiti Coast District Council, with submitters having the right to access and correct personal information.

If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

Capital values on properties in Waikanae Beach have increased significantly over the past 12 months. To propose a commercially targeted rate on these homes I believe is unjust and inequitable. We are on a fixed income (super-annuation) and totally oppose any change to the current rating system.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-383
Response Date	26/04/18 3:33 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.2

First and last name	<input type="text"/> WITHHOLD DETAILS
---------------------	---------------------------------------

Title	<input type="text"/>
-------	----------------------

Address	<input type="text"/>
---------	----------------------

Phone	<input type="text"/>
-------	----------------------

Are you providing feedback	as an individual
----------------------------	------------------

Hearings

Do you want to speak to the Council about your submission?	No
--	----

Privacy statement	Please withhold
-------------------	-----------------

Tell us what you think about our long term plan

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Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

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First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

SOUND APPROACH

4/2 LIVE WITHIN YOUR MEANS (INCOME LEVEL)

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why: TO APPORTION THE ROAD CHARGES AS A % OF RV IS EXTREMELY UNFAIR TO THOSE WITH A HIGH OR VERY HIGH RV. ALL THOSE EMERGING FROM THEIR PROPERTY ONTO THE ROADS USE THESE REGARDLESS OF THE VALUE OF THEIR PROPERTY. RATES ON ROADING SHOULD STAY UNIFORM BUT SEE ANYTHING ELSE

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

BECAUSE OF CLIMATE EXTREMES

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Maclean Park
- » Kāpiti Island gateway

PROPOSED
DESIGN TOO
FUTUREQUE
FOR ME.

IT WOULD BE SOCIALLY RESPONSIBLE
WHEN BUILDERS, WHO ERECT HIGH
VALUE DWELLINGS, ALSO ARE
OBLIGED TO PROVIDE SOME
SOCIAL (AFFORDABLE) HOUSE(S).

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes

☒ No

SEE REMARKS
METHODOLOGY

PROPOSED
RATE CHANGE

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

DOG LICENSING FEES — WHY KEEP THE "OUTDATED"
METHOD OF CHARGING FEES ON THE DOG(S)

MY WIFE, BETTY, AND I PROPOSE "THAT OWNERS OF
ANIMAL(S) SHOULD PASS A RESPONSIBLE OWNER
ASSESSMENT TO ASCERTAIN IF THEY INDEED ARE
FIT TO OWN A DOG OR CAT OR ANY ANIMAL.

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

RATING SYSTEM:

*BUT STILL CHARGE A HIGHER RATE DIFFERENTIAL
FOR COMMERCIAL AND INDUSTRIAL RATE PAYERS.
FOR THEM IT IS A LEGITIMATE EXPENSE AS PART OF
ALL THEIR OPERATING EXPENSES, WHICH
RESIDENTIAL RATE PAYERS CANNOT DO.*

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Sue Smith (81775)
Submission ID	18LTP-384
Response Date	26/04/18 3:48 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3

First and last name	Sue Smith
Address	99 Tutere Street Waikanae Beach 5036

Phone	04 293 3646
Email	sued.smith@xtra.co.nz

Are you providing feedback	as an individual
-----------------------------------	------------------

Hearings

Do you want to speak to the Council about your submission?	No
--	----

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

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Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name SUE

Last name SMITH

Title (tick one) ☐ Mr ☐ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 99 TUTERE ST.

WAIKANA E BEACH

Phone 293 3646

E-mail sued.smith@xtra.co.nz

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

TOP PRIORITY

- REDUCE DISASTROUS DEBT LEVELS
- ADDRESS CLIMATE CHANGE (USE WCC VIRTUAL REALITY SIMULATOR)
- MANAGE GROWTH PRESSURE (ON INFRASTRUCTURE) MUCH MORE CHEERFULLY THAN NOW.

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

GOOD

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

☐ No – keep the status quo – leave the rating system as it is

☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

NO COMMENT
- except our 10% increase in rates probably means we'll have to leave the District.

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

☐ No – keep the status quo programme

☐ Yes – do the revised 45-year programme
(Council's preferred option)

NO COMMENT

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Mactean Park
- » Kāpiti Island gateway

- SO MUCH MONEY WASTED
ON EXPENSIVE CONSULTANTS
WHO CAME UP WITH
NOTHING BETTER THAN LOCAL
RESIDENT. TIME ALSO
WASTED (YEARS!). ALL THAT
MONEY COULD BE USED TO
BUILD SOMETHING.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

CHARGING HIGH FEES TO MARKET STALL
HOLDERS - AND BLAMING THE GOVERNMENT, WHEN
OTHER COUNCILS HAVEN'T TAKEN THE "GOUGING"
APPROACH - WILL JUST KILL A VERY POSITIVE
COMMUNITY-BUILDING PHENOMENON. ESPECIALLY
FOR "FUND-RAISING" STALLS - ITS MADNESS!

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

NO COMMENT

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

NO COMMENT

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

NO COMMENT

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

WAIKANAĒ BEACH AREA

- HUGE GROWTH PRESSURE + INCREASE IN VISITOR NOS
- NEEDS CLEVER, THOUGHTFUL RESPONSE
- SUGGEST "SPECIAL" DEVELOPMENT AREA ON TUTERE ST. (FROM HEMARA TO WAIMEA) INCORPORATING:-

- (MORE) TRAFFIC CALMING
- SPECIAL PAVING ACROSS WHOLE ROAD (e.g. BLAIR ALLEN ST, LUTON)
- ALLOW MED. DENSITY DEVELOPMENT OF APARTMENTS OR TOWN HOUSES. (e.g. WILLIAM ESTANADE, PALM COVE, NZ QUEENSLAND)
- ENCOURAGE APPROPRIATE COMMERCIAL DEVELOPMENT TO SERVICE LOCALS + VISITORS
- DESIGN GUIDELINES MAY HELP - MATERIALS / COLOURS / SCALE

MUST
KEEP
"BEACH"
CHARACTER!

WAIKANAĒ BEACH

RECOGNISE THE HUGE IMPORTANCE OF THIS TO THE APPEAL OF THE DISTRICT FOR RESIDENTIAL / BUSINESS GROWTH. COUNCIL MUST

- PROTECT THE BEACH FROM ALL VEHICLES. CLUB BOAT LAUNCHING MUST USE LOCKED GATE ON RAMP
- NO ALLOWANCES FOR WHITEBITTING, ACCESS, WHITEBAY ARE BEING FORCED TO EXTINCTION. KDC SHOULD NOT BE

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	<input type="text"/>
Submission ID	18LTP-385
Response Date	26/04/18 4:10 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3

First and last name	<input type="text"/> WITHHOLD DETAILS
Title	<input type="text"/>
Address	<input type="text"/>
Phone	<input type="text"/>
Email	<input type="text"/>
Are you providing feedback	as an individual

Hearings

Do you want to speak to the Council about your submission?

Privacy statement

Please withhold

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title *(tick one)*

Address

Phone

E-mail

Are you providing feedback? *(tick one)*

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? *(tick one)*

- ☐ Yes *If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018*
☐ No

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If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Sounds ok.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

- ☒ No – keep the status quo – leave the rating system as it is
- ☐ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

NA We KAPITI COAST and Timaru have similar population numbers. In the Council's letter to us, detailing the Proposed Rate Increase for our property at 12 Waiheke Street, Waikanae, we were informed our rates would increase from \$5901.85, to \$6,611.75.

An increase of more than TEN percent is alarming: Our house in TIMARU has the same dollar Capital Value as 12 WAIHEKE street yet the Waikanae Rates are DOUBLE what we pay in TIMARU: How CAN THIS BE FAIR??

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

- ☐ No – keep the status quo programme
- ☐ Yes – do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**,

please tell us here: I do not think it fair that the rate to maintain roads is proportional to the dollar capital value of one's property. A person/family in a higher dollar value house does not necessarily use the roads more than person/people in a lower priced house.

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

A ten percent rate increase is alarming and, I feel, unjustified.

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change - keep planting the dunes.
- » Housing - maintain the access ways to the beach.
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres - keep the central sculptural wall.
- » Maclean Park - replace the ugly tiles
- » Kāpiti Island gateway - the raised beds of flowers in Mahara Place are a Joy.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes ☒ No

The proposed rates for 12 Waikanae Street are proposed to increase by MORE THAN TEN PERCENT (from \$5901.85 to \$6,611.75). Yet we do not use Waikanae's facilities any more than someone living in a lower valued house. The new Rates would be HALF my Annual Superannuation. How can this be fair? Our house in Timaru has the same Capital Value as our house in Waikanae, yet our rates in Timaru are HALF those at Waikanae. What is Waikanae doing to merit such high rates? OR The KAPITI COAST has the same population as Timaru District.

Changes to fees and charges Page 26

We've proposed changes to some fees and charges, including new Food Act charges. If you have any views about these, please comment:

Make Submission

Consultee	Elizabeth Pack (73315)
Email Address	packelizabeth.2010@gmail.com
Address	1/148 Winara Avenue Waikanae 5036
Event Name	Long term plan 2018-38 consultation
Submission by	Elizabeth Pack (73315)
Submission ID	18LTP-386
Response Date	26/04/18 4:24 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.2
First and last name	Elizabeth Pack
Title	Ms
Address	1/148 Winara Avenue Waikanae 5036
Phone	04 904 7784
Email	packelizabeth.2010@gmail.com
Are you providing feedback	as an individual

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

No

Tell us what you think about our long term plan

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Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Elizabeth Marie

Last name Pack

Title (tick one) ☐ Mr ☐ Mrs ☒ Ms ☐ Miss ☐ Dr

Address 1/148 Wmara Avenue
Waikanae 5036 Kapiti

Phone 04 904 7784

E-mail packelizabeth.2010@gmail.com

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name: _____

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Yes

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Does this include banning increases in councillors pay immediately they are voted in? and other self saving actions such as funding the Green Development in Otaki at ratepayer expense

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No – keep the status quo – leave the rating system as it is
- ☒ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Try it out. Change it if wide spread acceptance not gained

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

Work on the go Pages 21-23

Any comments on:

- * Coastal hazards and climate change
- * Housing
- * Replacing the Paekākāhiki seawall
- * Paraparaumu and Waikanae town centres
- * Mātēan Park
- * Kāpiti Island gateway

I put some work into this with the help of Warren Mahoney Architects PH: 84 473 8136
1. Effort should be put into funding an access to Hemi Matenga residents apart from the existing access. Sizable increase has occurred in recent months. Once trains increased blockage will be common.
2. Consideration given to funding a shift of the library and gallery to alternative premises on Mahara place, serviced by a lift.
3. Purchase and demolition of empty commercial building on Mahara place + access provided to Mall

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☒ Yes ☐ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

The threshold for these fees should make low cost independent activity feasible i.e. market days etc.

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

No.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

I think that we should be given the criteria to evaluate successful completion of goals. 1-10.

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Kapi Mana Forest and Bird (Mr John McLachlan -
Submission ID	18LTP-387
Response Date	30/04/18 11:10 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.4

First and last name	John McLachlan
Title	Mr
Email	johnmclachlan85@gmail.com
Are you providing feedback	on behalf of an organisation
Organisation name	Kapi Mana Forest and Bird

Hearings

Do you want to speak to the Council about your submission?

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

The plan needs to pledge greater support for the very substantial volunteer conservation efforts now underway throughout the District; and in particular for a coordinated pest and weed control programme.

The Council needs to lobby the Greater Wellington Regional Council and DOC seeking support for such a coordinated approach. Unless greater coordination is achieved, much of the volunteer efforts will have been wasted. The lower foothills of the Tararua range present a magnificent opportunity for development of passive outdoor recreational pastimes. If a swing bridge were to be installed over the Wharemauku Stream, immediately upstream from the south end of the Flying Fox, the Kaitawa Reserve would then become a part of a circular walkway, within walking distance from the council chamber. Recent walking groups, from both Mana and Waikanae, who had travelled by train, expressed admiration as to the beauty of the reserve, which they had previously been unaware of. Agreement has been obtained from Council to further develop the reserve as an outdoor classroom, and this is presently in the design stage. It will also include a series of attractive panels, similar to the Department of Conservation ones at Mount Bruce. Should the availability funds make the installation of a footbridge not possible immediately, I strongly recommend that it be provided for in the Long Term Plan.

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Diana Ferris (81832)
Submission ID	18LTP-388
Response Date	30/04/18 3:44 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.2

First and last name	Diane Ferris
Title	Mrs

Address	10 Bahama Crescent Paraparaumu Beach 5032
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Phone	04 905 4148
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Are you providing feedback	as an individual
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Hearings

Do you want to speak to the Council about your submission?	No
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Tell us what you think about our long term plan



We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

Long term plan submissions
Kāpiti Coast District Council
Private Bag 60601
Paraparaumu 5254

Or drop it off to your local library, service centre or the Council building, 175 Rimu Road, Paraparaumu.

Or you can scan and email it to:

kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name Diana

Last name Ferris

Title (tick one) ☐ Mr ☒ Mrs ☐ Ms ☐ Miss ☐ Dr

Address 10 Bahama Crescent

Paraparaumu Beach 532

Phone 04 9054148

E-mail _____

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name: _____

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes: If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

agreed

Our financial and infrastructure strategies Pages 10–13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

agreed!

Key decision: Should we change the way we share rates across the district? Pages 14–17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No – keep the status quo – leave the rating system as it is
- ☒ Yes – reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Time for a change -

Key decision: What should we do next to address stormwater flood risks? Pages 18–20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No – keep the status quo programme
- ☒ Yes – do the revised 45-year programme
(Council's preferred option)

Work on the go Pages 21-23

Any comments on:

- A* Coastal hazards and climate change
- B* Housing
- C* Replacing the Paekākāriki seawall
- D* Paraparaumu and Waikanae town centres
- E* Mactean Park
- F* Kāpiti Island gateway

A - leave this to more qualified ideas - Govt + Regional Council
B - more affordable social housing (including some accessible units) and regular maintenance of existing units and enforce age limits!
C - make a good job of it - for the last time!
D - more imagination needed here a plant natives
E - desperately needed improvements needed now
F - I support the design (draft) from the School of architecture, this will be a drawcard for visitors & tourism in general.

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☒ Yes ☐ No

Changes to fees and charges Page 26

We've **proposed changes to some fees and charges**, including new Food Act charges. If you have any views about these, please comment:

Hope some of them may be reduced and easier to understand!

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

- There are so many challenges ahead BUT
- I would like to see regular maintenance to Council Halls so that they be accessible to all.
 - I would like to have footpaths on both sides of busy roads as Manly Street and Masegerts - there will be others in the District!
 - I would like to see an increase in the number of public toilets. These need to be accessible (according to the standards) and much better cleaned! This is an integral part of Tourism which will always be with us due to Kapiti Island!
 - I also support our Mayor's dream of "Keeping our Special Character" as in KapitiNews 28th March 2018. We have the four Community Boards, I hope they will support this and work on it!
 - I applaud the use of Plain English in ~~these~~ these documents and hope that this will be used in other press releases from Council Staff. Many thanks to all concerned ~

Make Submission

Event Name	Long term plan 2018-38 consultation
Submission by	Dr Nancy Pollock (81843)
Submission ID	18LTP-389
Response Date	1/05/18 9:11 AM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Other
Version	0.3

First and last name	Nancy Pollock
Title	Dr

Address	12 Pingau Street Paekakariki 5034
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Phone	04 905 8684
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Email	njpollock.nz@gmail.com
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Are you providing feedback	as an individual
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Hearings

Do you want to speak to the Council about your submission?	No
--	----

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Growth inevitable - be prepared - Coast as desirable residence. Climate change - changing coastline.
Wind farming in hills.

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

KEEP RATES INCREASE around 3%. Keep new projects affordable. Affordable waste management and long term changes are confusing.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Please tell us why:

New assets - minimal needs. Rates - keep them in line with demography. Paekakariki is smallest demographic yet high rates -becoming unaffordable. We have septic tanks - distance from Paraparaumu yet highest increase - and now charges for water and for weekly garbage collection UNFAIR.

Where there was an expressed preference

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Yes - do the revised 45-year programme (Council's preferred option)

Please tell us why:

Waste water - plan for Paekakariki unclear. Roads flood too!! Programme must be revised as climate change increases - old storm systems need to be renewed. Note - needs of each district vary, e.g. run off from steep hills behind Paekakariki. Acknowledge Maori customary usage. We have had some flood experience and prevention must be included in future planning. Clean weed from Smith Creek through QEII park - Wellington Regional Council.

Work on the go (Pages 21-23)

Any comments on the matters below:

Coastal hazards and climate change

Clarify replacement of LIM assessment, inform residents.

Housing

Must be high priority - channels of information must be kept open - what is KCDC planning for next 20 years. (CAB finds it difficult to provide advice to enquirers!)

Replacing the Paekakariki seawall

What is long term plan - given climate change predictions.

Paraparaumu and Waikanae town centres

Effects of Expressway/Transmission Gully on Kapiti Coast growth?? Business opportunities - pro-active support. Support volunteers in many varied agencies - e.g. CAB loss of funding.

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

No

Comments:

>Paekakariki rates have become increasingly and unsustainably high. >Rates for residential properties must be kept in line with increasing number of Kapiti Coast residents who live on a fixed income.

Comments on change to fees and charges:

>Dog fees - KCDC disproportionately high in relation to neighbouring Councils, work with SPCA.
>Reduce - aim to increase number of dogs registered. >Older persons rentals - must be affordable and more rentals managed by KCDC. >Food/markets - fees must be minimal for small operators. Waste issues. >Recycling - provide incentives for increased recycling - particularly businesses - plan for plastic usage reduction?? KCDC proactive essential. >Rates rebate - must be increased in line with high rates increases scheme. >Water rates have increased and rating fees since 2014 - this appears as a money grabbing exercise by Council - please explain.

Key policies (Pages 27-28)

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

Development means growth and KCDC is a fast growing area. KCDC must plan for costs of increased infrastructure needs - roading, hospitals, recreation areas (with Wellington Regional Council). INFORM US.

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Keep rates increases to minimum.

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Keeping language simple is vital for transparent communication. Annual revision of rates rebate in line with increased rates.

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

>Waste management - very wrong not to provide a stable service from rates - not privatised. >Civil defence/emergency management - information needs to be shared, has disappeared from priorities - with large over 65 population in KCDC, needs of elderly residents must be communicated. >Access to medical facilities is a key issue for ageing populations. Kapiti Coast Council must collaborate with DHBs to enable ready access. >Loss of Air New Zealand service from Paraparaumu reflects on KCDC, support for local infrastructure. >Age friendly policies are now extant and must be included in this long term plan.

Tell us what you think about our long term plan

Just Out of Hospital + Making problems

We need to receive your feedback by 5pm on Monday 23 April 2018

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kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name NANBY

Last name POLLOCK

Title (tick one) ☐ Mr ☐ Mrs ☐ Ms ☐ Miss ☒ Dr

Address 12 Ringan Street

Paekakariki

Phone 905 8684

E-mail njpollacknz@gmail.com

Are you providing feedback? (tick one)

- ☒ as an individual
☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

- ☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018
☒ No

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If you do not wish your personal information to be published please tick the box ☐

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Growth inevitable - be prepared Coast as desirable residence
Climate change - changing coastline
Wild geese living in hills

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

KEEP RATES INCREASE around 3%

Keep new projects affordable

Affordable waste management - and long term
- charges are confusing

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

☐ No - keep the status quo - leave the rating system as it is

☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Please tell us why:

New assets - minimal needs

Rates - keep them in line with demographic
Pakakara is small demographic
yet high rates - becoming unaffordable
We have septic tanks - distance from Roparua
yet higher increases - AND now charges for water AND
for weekly garbage collection UNFAIR

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

☐ No - keep the status quo programme

☒ Yes - do the revised 45-year programme
(Council's preferred option)

Please tell us why:

Roads flood too!!
Waste Water - Plan for Pakakara under
programme must be revised as climate
change increases - old storm system
need to be renewed

Note needs of each district vary
eg run off from steep hills behind
Pakakara

Acknowledge Maori customary usage
We have had no flood experience prevention
be included in future planning

- clean water from
Smith Creek - through
Pakakara - Waiapu canal

Work on the go Pages 21-23

Any comments on:

- » Coastal hazards and climate change
- » Housing
- » Replacing the Paekākāriki seawall
- » Paraparaumu and Waikanae town centres
- » Mactean Park
- » Kāpiti Island gateway

Clearly replacement of LIM assessment -
inform residents
what is long term plan - given climate change
projections?

Effects of Expressway / Transurban Gully on Kāpiti Coast growth ??
projections?

Business opportunities - pro-active support
Support volunteers in many varied agencies. eg CARB loss of funding

Housing - must be high priority - channels of information
must be kept open - what is KCDC planning for next 20 years
(CARB finds it difficult to provide advice to enquirers!)

WASTE MANAGEMENT - very w/gat to provide a stable service
from Rates - not privatised

CIVIL DEFENCE / EMERGENCY management - information needs to be
shared
has disappeared from priorities - with large over 65 population in KCDC
needs of elderly residents must be communicated

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☐ Yes

☒ No

no some
Packard's rates have become unreasonably and
unsustainably high

Changes to fees and charges Page 26

We've proposed changes to some fees and charges, including new Food Act charges. If you have any views about these, please comment:

Dog fees - KCDC disproportionately high in relation to other local Councils
work with SPAR
Older persons Rentals - must be affordable & more rental managed
by KCDC
To increase number of dogs registered

Food / Motels - fees must be minimal for small operators. waste issues
Recycling - provide incentives for increased recycling - particularly businesses
plan for plastic usage reduction ?? KCDC pro-active costed
Rates Rebate - must be increased in line with high rates increases
scheme
water rates have increased since 2014 -
this appears as a money-grabbing exercise by Council - Please explain

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

Development means growth & KDC is a fast growing area.
KDC must plan for costs of increased infrastructure
needs - Roads, hospitals, recreation areas (with Whareroa Canal)
INFORM US

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

Keep rates increases to minimum

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

Keeping language simple is vital
for transparent communication
annual revision of Rates Rebate in line with increasing rates

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

Thank you for chances to contribute

Rates for Residential properties must
be kept in line with increasing number
of Kapiti Coast residents who live on a fixed
income

[Signature]

- * Access to medical facilities is a key issue for ageing populations. Kapiti Coast Council must collaborate with DHBs to enable ready access.
- * Loss of Air New Zealand service from Paraparaumu reflects on KDC support for local infrastructure
- * Age friendly policies are now ~~extra~~ & must be included in the long Term Plan.
- * Reduced Postal services impact my ability to return this on time. Please accept as tardy.

Make Submission

Event Name

Long term plan 2018-38 consultation

Submission by

18LTP-390

Submission ID

1/05/18 9:53 AM

Response Date

Tell us what you think about our long term plan

Consultation Point

[\(View\)](#)

Status

Submitted

Submission Type

Other

Version

0.3

First and last name

WITHHOLD DETAILS

Title

Address

Phone

Email

Are you providing feedback

as an individual

Hearings

Do you want to speak to the Council about your submission?

No

Privacy statement

Please withhold

Where we're heading (Page 8)

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Basically yes

Our financial and infrastructure strategies (Pages 10-13)

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

Ok - but the devil is in the detail. Of great importance as a move towards a green sustainability is providing a Council recycling and rubbish collection - not the stupid competing of up to 4 trucks travelling the same roads. Their terms are just too expensive for good re-users/recyclers.

Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate (Council's preferred option)

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

A lot of wiggle room any option.

Work on the go (Pages 21-23)

Any comments on the matters below:

Coastal hazards and climate change

Coastal hazards are real - but are not just beach - sea level rise raises the water table everywhere, and reduces flow from rivers so the problems are widespread - gardens, houses, businesses.

Housing

Older peoples housing in Paekakariki should be for their residents only.

Replacing the Paekakariki seawall

Paekakariki sea wall - although we hate the boulders on the nasty geotech mat which breaks up and pollutes the beach/sea - boulders supporting the plank wall - and a decent concrete walkway is ok.

Kapiti Island gateway

Kapiti Island needs much longer marine reserve. Fishing boats wait out at the edge - where are their nets or lines?

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Yes

Comments:

With great reluctance and anxiety. But rebate for income poor people needs to be more generous. (rates are 23% of annual net income)

Comments on change to fees and charges:

Be careful re market fees (food). The profit is very small for some taking into account travel, setting up and cleaning away time etc. Paraparaumu Beach market is too far away for me or I'd love to shop there.

Drop Box

Received by
Kāpiti Coast District Council
at Paraparaumu

30 APR 2018

By June Time 2:30

Tell us what you think about our long term plan

We need to receive your feedback by 5pm on Monday 23 April 2018

It's easy to give us your feedback online, at kapiticoast.govt.nz/kapiti2038, or you can use this form. You can post this completed form to:

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Paraparaumu 5254

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kapiti2038@kapiticoast.govt.nz

Need more space? You can send us extra pages if there isn't enough space on this form to say everything you want to tell us. Please make sure you put your name and contact details on each sheet you send us.

First name

Last name

Title (tick one)

Address

Phone

E-mail

Are you providing feedback? (tick one)

☒ as an individual

☐ on behalf of an organisation | Organisation name:

Do you want to speak to the Council about your submission? (tick one)

☐ Yes If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018

☒ No

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If you do not wish your personal information to be published please tick the box ☒

Where we're heading Page 8

Considering our challenges and constraints, do you think we're focusing on the right 10-year outcomes?

Basically yes

Our financial and infrastructure strategies Pages 10-13

The Council plans to pay down debt, reduce borrowings and target infrastructure spending for resilience and growth. What are your views on this approach?

OK - but the devil is in the detail.
of great importance as a move towards a green
sustainability is providing a Council reaping ^{repto}
and rubbish collection - not the stupid competing of ~~the~~
trucks travelling the same roads. Their terms are
just too expensive for
good re-users/
reapers.

Key decision: Should we change the way we share rates across the district? Pages 14-17

Do you agree with the Council's preferred option to change the rating system?

Please tell us why:

- ☐ No - keep the status quo - leave the rating system as it is
- ☒ Yes - reduce the proportion of fixed-rate charges and introduce a commercially targeted rate
(Council's preferred option)

Key decision: What should we do next to address stormwater flood risks? Pages 18-20

Do you agree with the Council's preferred option of a revised 45-year programme?

Please tell us why:

- ☐ No - keep the status quo programme
- ☐ Yes - do the revised 45-year programme
(Council's preferred option)

A lot of wiggle room any option.

Work on the go Pages 21-23

Any comments on:

- * Coastal hazards and climate change
- * Housing *Older peoples housing in Paekakariki should be for their residents only.*
- * Replacing the Paekākāriki seawall
- * Paraparaumu and Waikanae town centres
- * Maclean Park
- * Kāpiti Island gateway

Coastal hazards are real — but are not just beach — sea-level rise raises the water table everywhere, and reduces flow from rivers so the problems are widespread — gardens, houses, businesses.

Paekakariki sea wall: although we hate the boulders on the nasty geotext mat which breaks up and pollutes the beach / sea — boulders supporting the plank wall — and a decent concrete walkway is OK.

Kapiti Island needs a much larger marine reserve.

Fishing boats wait out at the edge — where are their nets or lines?

Rates for 2018/19 Pages 24-25

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

☒ Yes ☐ No

with great reluctance and anxiety

But rebate for income poor people needs to be more generous.

(My rates are $\approx 23\%$ of annual net income)

Changes to fees and charges Page 26

We've proposed changes to some fees and charges, including new Food Act charges. If you have any views about these, please comment:

Be careful re market fees (food)

The profit is very small for some taking into account travel, setting up, clearing away time etc

Paraparaumu Beach market is too far away for me or I'd have to shop there.

Key policies Pages 27-28

If you have any views about the **proposed changes to our development contributions policy**, please tell us here:

✓

If you have any views about the **proposed changes to our revenue and financing policy**, please tell us here:

✓

If you have any views about the **proposed changes to our rates remission policy**, please tell us here:

✓

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

I regret that I did not get the
'Building a Stronger Kapiti Together'
document until about 3 weeks ago — and
then had 2 grandchildren staying for
the school holidays — too busy to think of
anything else.

So this is one week late.

Maybe you will still read / take note
of it.

I hope so.



(not added
to submission).

Make Submission

Consultee	Mr Ian Porter (81783)
Email Address	ian.porter@fuso.co.nz
Company / Organisation	Fuso New Zealand Ltd
Address	8 Landing Drive Auckland Airport Auckland 2022
Event Name	Long term plan 2018-38 consultation
Submission by	Fuso New Zealand Ltd (Mr Ian Porter - 81783)
Submission ID	18LTP-391
Response Date	17/04/18 7:53 PM
Consultation Point	Tell us what you think about our long term plan (View)
Status	Submitted
Submission Type	Email
Version	0.2
First and last name	Ian Porter
Title	Mr
Phone	021 684 639
Email	ian.porter@fuso.co.nz

Are you providing feedback

Hearings

Do you want to speak to the Council about your submission?

If you do, we will contact you at the email address or phone number provided above to arrange a time. Hearings will take place during the week of 14 May 2018.

Privacy statement

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Key decision (Pages 14-17)

Should we change the way we share rates across the district?

Do you agree with the Council's preferred option to change the rating system?

Where there was an expressed preference

Key decision (Pages 18-20)

What should we do next to address flood risks?

Do you agree with the Council's preferred option of a revised 45-year programme?

Work on the go (Pages 21-23)

Any comments on the matters below:

(Please tick the check box next to the relevant issue and a comment box will open below. You can comment on as many of these issues as you wish)

Rates for 2018/19 (Pages 24-25)

If the draft long term plan is adopted with all our recommended proposals, a rates increase of 4.7% on average will apply across the district for 2018/19. Do you support this?

Key policies (Pages 27-28)

Anything else?

If you have any other feedback about this plan, or the work of the Council please comment here:

We received this submission on 17 April but there was no content in the attached PDF of the form. Diane contacted Mr Porter and left a message and email for him to advise but we have not heard back from him.