

Chairperson and Committee Members
OPERATIONS AND FINANCE COMMITTEE

4 APRIL 2019

Meeting Status: **Public**

Purpose of Report: For Decision

RATES REMISSION FOR CONSERVATION PURPOSES

PURPOSE OF REPORT

- 1 This report tables the rates remission applications for Land Protected for Natural or Cultural Conservation Purposes for the 2018/19 year and seeks approval for recommended allocations.

DELEGATION

- 2 This Operations and Finance Committee has the delegated authority to consider this matter under the following delegation in the Governance Structure and Delegations: Section B. 2, which states that the key responsibilities of the Committee will include write-offs and remissions.

BACKGROUND

- 3 The Long Term Plan 2018-35 references a policy for rates remission for land protected for natural and cultural conservation purposes. The detail of this policy is included in the Long Term Plan as Part 7 of the Rates Remission Policy (Attachment 1).
- 4 This Part 7 of the Rates Remission Policy supports the provisions of the Kāpiti Coast District Plan regarding incentives for heritage feature management and protection. It recognises that most heritage features are already protected by rules in the District Plan and encourages landowners to maintain, enhance and protect heritage features by offering a financial incentive.
- 5 The granting of a rates remission as an incentive for encouraging the protection and management of heritage features is consistent with Council's responsibilities under the Resource Management Act 1991 and the Historic Places Act 1993.
- 6 The 2018/19 budget for Rates Remission for Conservation Purposes is \$35,377.
- 7 A total of 99 ratepayers benefited from the policy in 2017/18, and the land area to which remission applied totalled 663 hectares (ha). Having applied successfully for rates remission, ratepayers may continue receiving it provided they meet the rates remission policy criteria. The owners of the properties listed in Attachment 2 who received remission in 2017/18 are recommended to receive remission in 2018/19 on that basis.

ISSUES AND OPTIONS

Issues

- 8 The Rates Remission for Conservation Purposes programme was advertised in local media in November 2018. Four new applications were received, and are recommended for approval. The properties that are the subjects of new applications are listed (marked with an asterisk) with other recommendations in Attachment 2. A total of 664ha of land on 102 properties are recommended for remission.
- 9 The first new application is from the owner of 95 Belvedere Avenue, Waikanae, whose property borders the regionally significant area of protected forest and wetlands that includes Jacks Bush and Nga Manu Nature Reserve. This 44ha area, listed on the District Plan Heritage Register as Ecological Site K133, is the largest and best remnant of swamp forest in the district, and contains rare linked sequences of wetland, swamp forest and dune forest.
- 10 Though the property contains only a small area of bush (.36ha) on the margins of the big forest, protective management of this portion is important to maintaining the ecological health of the whole.
- 11 The owners of the property are controlling pest animals and weeds in line with a collaborative programme run throughout the site by Kāpiti Coast District Council and Greater Wellington Regional Council. This will ensure their property does not become a pest reservoir from which pests spread and compromise the programme.
- 12 The second application is from the owners of 91A Ringawhati Road, Ōtaki, where there is a 2.83ha remnant of riparian kohekohe forest identified as part of ecological site KO19 in the District Plan. This significant area of forest on the south bank of the Waitohu Stream is the subject of a QE II Trust covenant requiring protective management.
- 13 The third application is from the owners of 2 Ocean Vista Lane, Paraparaumu, whose property contains a small part (.33ha) of a large (73ha) area of secondary and regenerating native forest covering the northern end of the Paraparaumu escarpment.
- 14 This remnant forest, identified as ecological site KO95 in the District Plan, is classified as regionally significant because of its size, location and diverse composition. The applicants are undertaking pest plant and animal control on their property, and their efforts, combined with those of other landowners, are helping to protect and enhance ecological values across the site.
- 15 The final application is from the owner of 2 Riwai Street, Paraparaumu. The property backs onto an area of protected kohekohe forest in a gully that runs into Kaitawa Reserve. Though small (.1ha), the area of forest on the property is part of a larger remnant that is in turn one of a complex identified as ecological site K150 in the District Plan, and that includes Kaitawa Reserve.
- 16 Protective management of this small area, as required for rates remission eligibility, will contribute to protective management of the much larger ecological site, classified as regionally significant because of its high values.

Principles of Rates Remission for Land Protected for Natural or Cultural Conservation Purposes

- 17 The following sections discuss the principles of rates remission, present the proposed amounts of remission in a table format (Table 1), and make a recommendation on which properties receive rates remission in 2018-19.
- 18 The guiding principle behind this particular rates remission programme is to recognise the conservation efforts of ratepayers and the positive contribution their actions make to the district's cultural and biodiversity values.
- 19 The owners of these properties are often motivated solely by the desire to protect and manage their environment, and their actions are voluntary. Many are keen conservationists while others may fence off a bush remnant as the pasture gain is negligible or to better manage stock movement. Whatever their motivation, addressing significant pressures such as stock grazing or noxious pests has a positive impact on the Kāpiti Coast environment.
- 20 Landowners could use the rates rebate for the upkeep of stock-proof fencing or pest animal and weed control. However in most instances the amount of remission is far less than the true cost of these protective measures.
- 21 Rates remission is an added incentive for landowners to respect the conservation values of parts of their properties that have a legal protection mechanism in place. Further, rates remission is one of the non-regulatory incentives for protecting and maintaining sites of conservation value discussed as part of the Proposed District Plan consultation process. The provision of rates remission also provides a good basis for on-going partnerships between Council and landowners.
- 22 Rates remission amounts are calculated according to the size of the heritage feature as shown in Table 1. This method is coarsely related to the level of contribution towards the environment as larger areas of forest or wetland are generally more significant. This does not take into account, however, the presence of rare and endangered species or the amount of time and effort put into management. The total amount received by new applicants would be \$655.
Road

Table 1 – Rates Remission Amounts

Size of protected area/feature (ha)	Rates Remission (\$)
Up to 1.0 ha	\$131
1.001 – 5.0 ha	\$262
5.001 – 10.0 ha	\$395
10.001 – 20.0 ha	\$524
20.001 – 30.0 ha	\$655
30.001 – 40.0 ha	\$787
40.001 – 50.0 ha	\$918
50.001 – 70.0 ha	\$1050
70.001 – 100.0 ha	\$1129
More than 100 ha	\$1316

CONSIDERATIONS

Policy considerations

- 23 The granting of Rates Remission for Conservation Purposes is in accordance with Part 8 of the Rates Remission Policy (Attachment 1) contained in the Long Term Plan 2015-35.

Legal considerations

- 24 There are no legal considerations.

Financial considerations

- 25 The total amount of rates remission allocated in 2018/19 would be \$29,719, within the 2018/19 budget of \$35,377.

Tāngata whenua considerations

- 26 There are no tāngata whenua considerations.

Strategic considerations

- 27 By incentivising protective management of natural or cultural heritage sites, provision of rates remission furthers realisation of Council's 'Plan on a Page' strategic vision, contributing directly to sustaining a thriving environment by improving biodiversity.
- 28 This type of rates remission also aligns with the Long Term Plan 2018-38 3-year focus of being a positive response to our distinct district identity, and furthers achievement of the long term goal of providing a high quality natural environment enjoyed by all.

SIGNIFICANCE AND ENGAGEMENT

Significance policy

- 29 This matter has a low level of significance under Council's Significance and Engagement Policy.

RECOMMENDATIONS

- 30 That the Committee approves the amounts of rates remission to the properties set out in Attachment 2 to report PP-19-763 in accordance with Council's Policy for Rates Remission for Land Protected for Natural or Cultural Conservation Purposes.

Report prepared by Approved for submission Approved for submission

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ATTACHMENTS

Appendix 1 Policy on Rates Remission for Land Protected for Natural or Cultural Conservation Purposes.

Appendix 2 Properties recommended to receive Rates Remission for Natural or Cultural Conservation Purposes in 2018/2019, and recommended amounts.

Appendix 1

(from the Long Term Plan Rates Remission Policy)

PART 7

RATES REMISSIONS FOR LAND PROTECTED FOR NATURAL OR CULTURAL CONSERVATION PURPOSES

Policy Objective

The objective of this Policy is to:

- preserve and promote natural resources and heritage land to encourage the maintenance, enhancement and protection of land for natural or cultural purposes.

Community Outcomes

The Community Outcomes that this Policy relates to are:

- Outcome 1: there are healthy natural systems which people can enjoy; and
- Outcome 2: local character is retained within a cohesive District.

Policy Conditions and Criteria

This Policy supports the provisions of the Kāpiti Coast District Plan and the Heritage Strategy. It recognises that most heritage features are already protected by rules in the District Plan and encourages landowners to maintain, enhance and protect heritage features by offering a financial incentive.

Ratepayers who own rating units which have some feature of cultural or natural heritage which is voluntarily protected may qualify for remission of rates under this Policy, for example:

- properties that have a QEII Covenant under section 22 of the Queen Elizabeth the Second National Trust Act 1977 registered on their Certificate(s) of Title;
- properties that have a Conservation Covenant with the Department of Conservation registered on their Certificate(s) of Title;
- properties that have a site listed in the District Plan Heritage Register (excluding any buildings);
- appropriately protected riparian strips; and
- heritage features that are protected by a Section 221 consent notice (Resource Management Act 1991) registered on the Certificate of Title (excluding buildings).

This Policy does not apply to land that is non-rateable under section 8 of the Local Government (Rating) Act 2002 and is liable only for rates for water supply, wastewater disposal, waste collection or recycling.

Applications for rates remission in accordance with this Policy must be in writing and supported by documentary evidence of the protected status of the rating unit, for example, a copy of the covenant agreement or other legal mechanism.

In considering any application for remission of rates under this Policy, the Council Committee responsible for the Council's environmental and natural heritage portfolio (at the time of adopting this Policy this is the Environment and Community Development Committee) will consider the following criteria:

- the extent to which the preservation of natural or cultural heritage will be promoted by granting remission on rates on the rating unit;
- the degree to which features of natural or cultural heritage are present on the land;
- the degree to which features of natural or cultural heritage inhibit the economic utilisation of the land;
- whether, and to what extent, public access to/over the heritage feature is provided for;
- the extent to which the heritage feature is legally (e.g. covenanted) and physically (e.g. fenced) protected;
- in respect of Geological Sites and Wāhi Tapu:
 - the importance of the place to the tāngata whenua;
 - the community association with, or public esteem for, the place;
 - the potential of the place for public education;
 - the representative quality and/or a quality or type or rarity that is important to the District;
 - the potential of the place as a wildlife refuge or feeding area;
 - the potential of the place for its diversity in flora and fauna.
- in respect of Ecological Sites (Areas of Significant Indigenous Vegetation and Significant Habitats of Indigenous Flora) whether the site has:

Representativeness - The site contains an ecosystem that is under-represented or unique in the ecological district;

Rarity - The site contains threatened ecosystems; threatened species; and species that are endemic to the ecological district;

Diversity – The site has a diversity of ecosystems species and vegetation;

Distinctiveness – The site contains large / dense population of viable species; is largely in its natural state or restorable; has an uninterrupted ecological sequence; and contains significant land forms;

Continuity and Linkage within Landscape: – The site provides, or has potential to provide, corridor/buffer zone to an existing area;

Cultural Values – The site has: traditional importance for Māori; recreational values; significant landscape value; protection of soil values; water catchment protection; recreation or tourism importance; and aesthetic coherence;

Ecological Restoration - an ability to be restored; difficulty of restoration; and cost / time;

Landscape Integrity - significance to the original character of the landscape; isolated feature (for example, does it stand out or blend in?); and whether it has a role in landscape protection; and

Sustainability - size and shape of area; activities occurring on the boundaries which may affect its sustainability; adjoins another protected area; links; and easily managed.

Where remission of rates is granted under this Policy the landowner, in conjunction with the Council, will be required to develop a Heritage Management Plan.

The purpose of a Heritage Management Plan is to set out a plan of action for managing a heritage feature within the Kāpiti Coast District that is subject to rates remission.

The Heritage Management Plan will:

- be reviewed on an annual basis by the Council in conjunction with the landowner;
- may contain conditions which shall be complied with on an on-going basis, including requirements to fence off the area, undertake weed control and restoration, undertake pest control and keep stock out of the area; and
- will ensure that the site will be managed in a manner that protects and enhances the heritage feature.

Any decision on whether to grant remission on rates will be at the discretion of the Council Committee responsible for the Council's environmental and natural heritage portfolio (at the time of adopting this Policy this is the Environment and Community Development Committee). The amount of remission will be determined on a case-by-case basis by that same Committee, taking into account the merits of the protected feature and the extent to which it meets the criteria specified in this Policy. The amount of rates remission will be reviewed by that same Committee as appropriate.

In granting rates remission under this Policy, the Council Committee responsible for the Council's environmental and natural heritage portfolio (at the time of adopting this Policy this is the Environment and Community Development Committee) 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.

Appendix 2 - Properties recommended to receive Rates Remission for Land Protected for Natural or Cultural Conservation Purposes in 2018/2019, and recommended amounts

Property Location	Valuation	Amount
331 Valley Road	1540004300	\$395
222 Valley Road	1530006403	\$262
62 Hadfield Road	1490005300	\$262
234 Te Hapua Road	1489001104	\$262
140 Taylors Road	1486120207	\$131
150 Taylors Road	1486120208	\$131
96 Ōtaki Gorge Road	1488109601	\$131
243 North Highway 1, Ōtaki	1486124200	\$395
432 Mangaone South Rd	1490023400	\$787
518 Mangaone South Rd	1490023401	\$131
115 Arcus Rd, Te Horo	1488127403	\$131
566 Rahui Rd, Ōtaki	1488151200	\$655
0 Akatarawa Road, Waikanae	1488516803	\$524
117 Ruapehu Street	1525164400	\$131
197 State Highway 1	1526204900	\$131
310-312 Te Hapua Road	1489001116	\$395
67 Waihoanga Road	1488158704	\$262
331 Ōtaki Gorge Rd	1488106600	\$262
176 Te Hapua Rd,	1489000800	\$262
69 Mickell Road, Te Horo	1488166504	\$395
168 Taylors Rd	1486120212	\$262
200 Reikorangi Road	1488516102	\$131
54 Kohekohe Road	1494149000	\$131
30-34 Greendale Drive, Paraparaumu	1526035024	\$262
71 Aston Road, Paraparaumu	1515012400	\$524
366 State Highway 1, Paekākāriki	1540002404	\$262
207 Te Hapua Road	1489001114	\$131
98 Old Coach Road North	1486103300	\$395
5 Matata Place	1496055362	\$131
227 Te Hapua Rd	1489001113	\$262
90a Winara Ave	1488159001	\$655
54 Makora Rd	1526004900	\$131
48 Ruahine St	1525131500	\$131
0 State Highway 1, Paraparaumu	1515011900	\$524
16 Aston Road, Paraparaumu	1515012422	\$395
15 Catley Road, Te Horo	1488124001	\$131
14 Riwai Street	1525142300	\$131
158 Taylors Road, Ōtaki	1486120209	\$262
15 Manu Grove	1495107600	\$131
87 Belvedere Avenue	1495129300	\$131
126 Te Hapua Rd	1489000702	\$262
184 State Highway 1, Paraparaumu	1526227100	\$262
70 Ōtaki Gorge Road	1488108900	\$131

Property Location	Valuation	Amount
0 State Highway 1 South, Ōtaki	1486117000	\$262
75 Forest Lakes Road, Ōtaki	1486119900	\$262
204 Te Hapua Road, Waikanae	1489001100	\$524
108 Huia Street, Waikanae	1496035150	\$262
152 Te Hapua Road,	1489000700	\$524
298 Mangaone Road, Waikanae	1490024900	\$395
20-24 Reikorangi Road, Waikanae	1488515600	\$131
80 Waterfall Rd	1540004100	\$395
99 State Highway 1, Waikanae	1489019600	\$395
387, 405 Ōtaki Gorge Road	1488107600	\$262
0 Ōtaki Gorge Road, Ōtaki	1488107000	\$262
362-368 Ōtaki Gorge Road,	1488120000	\$395
514 State Highway 1,	1515013800	\$524
60 Octavius Road, Waikanae	1490005605	\$262
424 Te Moana Road	1494115500	\$131
Ōtaki Gorge Road, Ōtaki	1488164700	\$1,129
217 State Highway 1	1526205500	\$131
528-530 State Highway 1, Paekākāriki	1540002500	\$655
190 Te Hapua Road, Waikanae	1489001101	\$131
3 Hadfield Road, Te Horo	1490003207	\$262
92 Old Hautere Road, Te Horo	1488118100	\$262
111 Ngatiawa Rd	1490018701	\$131
156 Maungakotukutuku Rd	1540004400	\$262
2 Kereru St	1496065000	\$131
248 Ngarara Road,	1489015200	\$918
66 Smithfield Road	1489017300	\$262
Park Avenue	1493175200	\$655
53 Mangaone Road	1490018900	\$131
121 Otaihanga Rd	1526032800	\$262
2 Jacks Bush Road,	1489016200	\$131
8 Jacks Bush Road	1489016201	\$262
16 Jacks Bush Road,	1489016203	\$262
31 Jacks Bush Road,	1489016204	\$131
27 Jacks Bush Road,	1489016205	\$131
19 Jacks Bush Road,	1489016206	\$131
17 Jacks Bush Road,	1489016207	\$131
Hadfield Road, Te Horo	1490003212	\$262
568 Ōtaki Gorge Road, Ōtaki	1488157510	\$262
231 Te Hapua Road, Ōtaki*	1489001115	\$262
233 Te Hapua Road, Ōtaki*	1489001111	\$262
182 Te Hapua Road, Ōtaki	1489000900	\$524
1400 Ōtaki Gorge Rd, Ōtaki	1488165809	\$1,316
319 Mangaone Nth Rd, Hautere	1488167200	\$655
79 Belvedere Avenue, Waikanae	1495131900	\$131
95 Panorama Drive, Paraparaumu	1530150001	\$395
146 Rahui Road, Ōtaki	1486155800	\$131
153 Main Road North, Paraparaumu	1526203500	\$262
218 Pukenamu Road, Ōtaki	1489000213	\$262
11 Kakariki Grove, Waikanae	1496066800	\$262
0 State Highway 1, Ōtaki	1486122400	\$395
44 Manu Grove, Waikanae	1495118800	\$262
129 Belvedere Avenue, Waikanae	1495171400	\$131

Property Location	Valuation	Amount
95 Belvedere Avenue, Waikanae*	1495129700	\$131
91A Ringawhati Road*	1486154000	\$262
2 Riwai Street, Paraparaumu*	1525141700	\$131
2 Ocean Vista Lane, Paraparaumu*	1530150011	\$131
		Total - \$29,719