

Wik 7.

Value in the Community:

- 1. Facilities: library / skatepark etc
- 2. Services: Parent Centre / Support groups / History
- 3. People
- 4. Participation
- 5. Opportunities for children (primary)
 - 1. Affordable housing
 - 2. Safety within community
 - 3. Central location
 - 4. Weather
 - 5. Aerodrome
 - 6. Bior
- 12. Local initiatives
- 13. Childcare services

tolding back:

- 1. High school students: sporting & employment
- 2. Housing & availability of bare land
- 3. Government services: lack of police presence etc.
- 4. Beach safety
- 5. Lack of retailing variety: local produce/products platforms
- 6. Lack of employment opp.
- 7. Realistic ~~marketplaces~~ rental price for retailers
- 8. Leverage off main road traffic etc: Napanea, support
- 9. Economic development support & retailers buying in to that
- 10. Assthetic enhance to Napanea
- 11. Drugs / gangs
- 12. River environment

Thriving LTB. Done

- 1. Community involvement
 - 2. Higher employment rates
 - 3. Busy retailers with good selections & local products, restaurants
 - 4. more sub-divisions for New Issues
 - 5. more SMEs, better support for culture
 - 6. Improved environment: eg. drinkable rivers
 - 7. Lower starting rates & more opportunities for college sport - less travel
 - 8. Local markets monthly to showcase extreme local talent / produce:
 - eg. Every 10th, Millennium Gardens, Boddam, grade 6
 - 9. Great support for SMEs, recognition for businesses (which traditionally for long well.
10. The Deal:
- 11. High speed internet
 - 12. A usable Lake Wharfedale
 - 13. Regional partners support
- it Diversification of land / changing the way "its always been done"

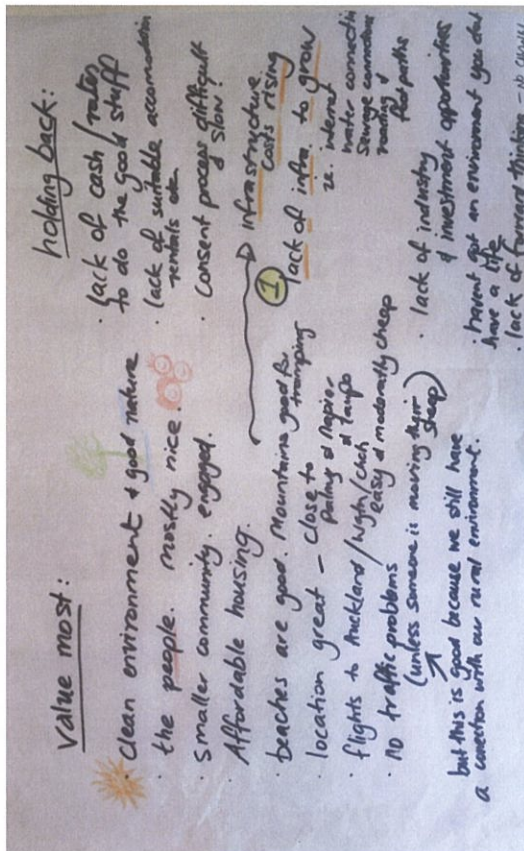
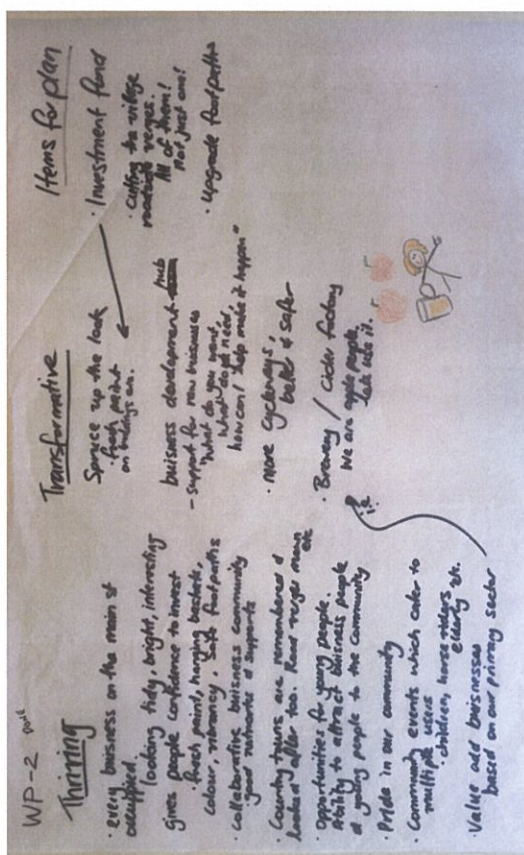
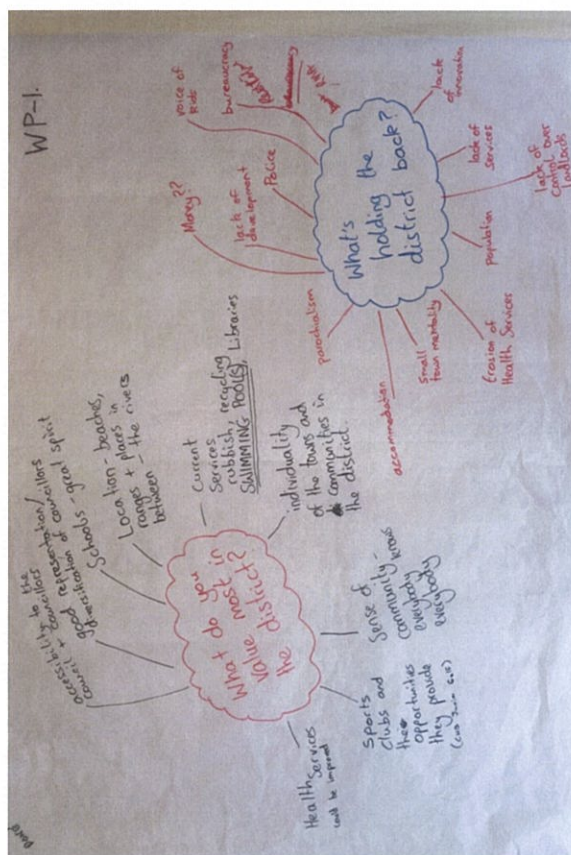
Ideas & Actions:

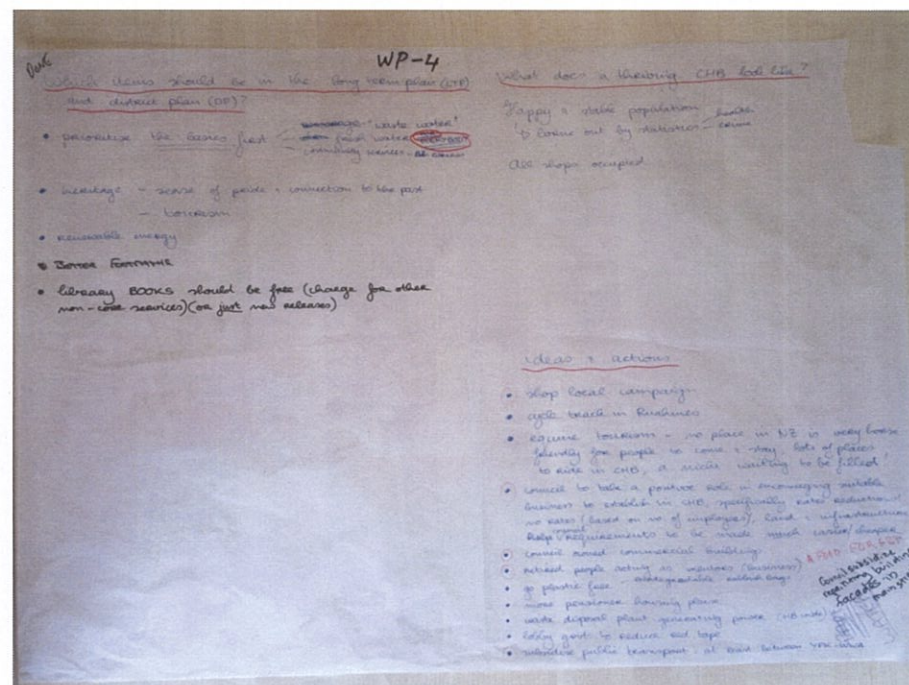
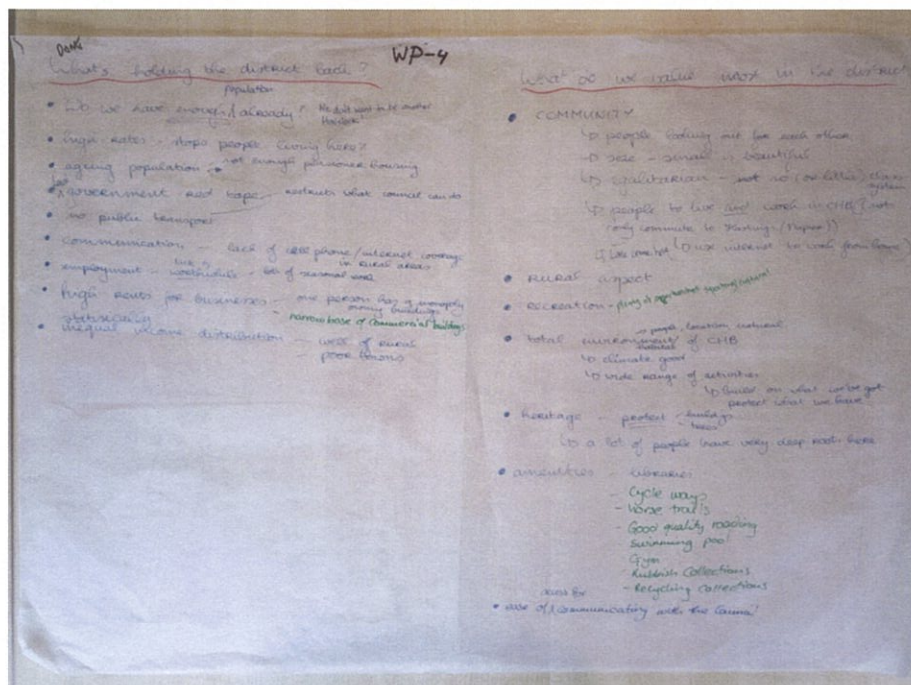
- Build the Deal
- Working groups
- Attracting investment investors into cities
- Local finance policies eg town services bundles
- Beautifying main st, entrance to village, encourage building owners to maintain buildings

WK 7.



Waipawa





What do you value most in the Dist. WP-6.

People: Multi Cultural
 , Close community/Eateries
 Supportive/Public Relations
 Open to ideas

Assets: Museum/Central location
 , Sports amenity
 , Library /Swimming Pool
 Civic Hall
 Cultural Activities - M&D
 Cactus Park - Country Western
 Band Rotunda
 Oldest inland town/History
 Marae/Schools/Parks
 Recreation/bowling/Fishing
 Beach Powerere
 Ambulance - atmosphere.
 Clock shop
 Town Clock / Beef/pig
 Winery/Orchards/Dairy/Sheep

Whats holding us back !! WP-6.

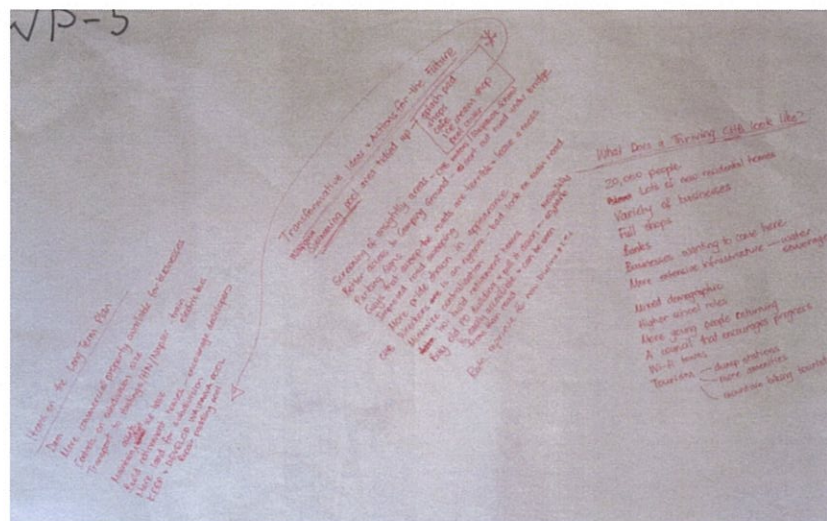
Industry/ Employment/ housing
 Rental accommodation
 Signage Improvement.
 Unkempt around township
 Buildings updated painting (landlords)
 Consistently cleaned 24/7
 Holding contractors to account
 Improving Coronation Park abutment
 Theme - Heritage signs/Placard
 Lack Drs/Dentists

Future WP-6

Clean, vibrant, attractive
 Community LESS RATES !!
 Multi cultural
 Dam - Farming, orchards, winery
 Horticulture
 Service Industry/Contractors
 Community Base
 Apprenticeships
 Cultural Development
 Housing, Suburbia
 Transport - buses, taxi,
 Historical mini tours Marae, Pa
 Service accommodation
 Health access cheap Theme
 Bank - Mobile bank
 Education - Major school/pre schools
 Maintain Social activities / youth/sports
 Community garden/Leisure Park.

Waipawa

VP-5



What is holding the District Back?

- High rates - excessive of costs
- Small population
- Bad timing
- People don't stay
- Lack of public transport to the beach/airport
- Lack of retirement homes
- Remoteness
- Dependence on tourism

Swimming Pools + Beach

What we value

- Community spirit
- People are nice
- Historic feeling
- Safe
- Community pride
- Planning
- Family friendly
- Great location
- Apparel - sports gear
- sports clubs
- 11 + 10
- Swimming pool
- Museum
- Environment
- Big green
- Low density
- People to work in tourism
- Have old houses
- Being on the main highway

Value most in Distinct <i>points</i>	holding the distinct back.	What does a thriving CHB look like?	What are your ideas + actions for the future	What things should be a long term plan + Distinct
Beauty easy to live in Quality of life People Community.	Poor Infrastructure Water - Supply Clean Rivers	Place Greenie Woods to live Tourist Incom - Cure Tourism Retention Rising Lake Salinity -	Freedom Camps Policy for CHB. - Facilities	Infrastructure Water Sewage For Seal Roads.
Assets we have Pool Library Museum Cycle Track Hockey A.	Negativity. Eco growth. Could make Approachable	Retention Village So people can stay here. <u>Silver Economy</u>	Encourage Subdivision. - Incentives. - Less Rural Type - Friendly, Council + open to ideas	Priorities for Freedom Camps
Parks Sports - Science Clubs Great fishing Rivers	lack of town - fence by town - Warehouses Removal. - Council	Forming families Youth staying in CHB. Eco Growth Immigration	make consent process quicker + easier to follow !! more	Tidy up Town Centre Force lift Fishing lodges
Beaches marine Reserve	Town Garage closer to Boundary. Zoning Exp of Housing Urban <i>Planning</i>	Clean Trout Fishing Rivers - Swimmable. - Cleaner Lake Hutings.		
	Pool - Waipawa No Potting Pool Water Keep Waipawa Pool!	Thriving Retail Neighbourhood Attractive Entrance Beauty for CHB Signs.		
	cleaning up Roadside Rubbish - gutters Rivers Road Side.	Vineyards Neighbourhood Farming Cropping Youth Employment		
	For Seal Gravel Roads Cleaning grounds companion sites	Youth Training more professionals re-joining our youth back.		
	Age of GP			

APPENDIX B: TYPED-UP FEEDBACK RECEIVED DURING COMMUNITY CONSULTATION

Ongaonga community, 12 April, 2-3.30pm

Group Ong-1:

Now, value most in the District:

Clean air

No traffic congestion

Heritage Values

Safe community

Geographical location

Now, holding the District (and Ongaonga) back:

Lack of commercial infrastructure for small business in Waipawa, while prices in Napier and Hastings too high

No good freight service in the CHB District

No area in CHB for container that is MAF approved / container drop points - transitional facility

Lack of population, e.g. Taupo is subsidising businesses to start up \$20k

Incentives for growth

Future:

Well populated

Sustainable no empty shop fronts, looks vibrant

No empty shopfronts

Some form of entertainment, events

Restaurants

PT

Incentives water storage (i.e. Rainwater tanks)

Bike track Waipukurau to Ongaonga

Tourism facilities, tourism opportunities (council lead)

RV park

Long term

Group Ong-2:

Now, value most in the District:

History

Outdoor environment – Bush / Forest parks

- Rivers

Small Villages (but everything that we need is here)

Social connection

Now, holding the District (and Ongaonga) back:

Smallness disadvantage for youth (18) employment opportunities

Lack of social connection

Lack of good internet

Lack of volunteers, ageing volunteers

Shortage of rental properties – social housing?

CHB - Good water supply

Future:

Small, personal, inclusive community

Small thriving value added business (with opportunities to stay)

Businesses and opportunities for young

Multicultural, connected between young and old, rural-urban, internet

Beautiful clean environment

Expand Ongaonga initiative and plant 1 kowhai tree for every person in CHB. (involve everyone in growing and planting)

Rubbish, free rubbish disposal to keep environment

Group Ong-3:

Now, value most in the District:

Outdoors

Nature

Clean green

Museum

Sense of community

Museum

Local School

Shop

Access to water

Red cross, Connect to doctors

GE free

Diversity: meet world, orchard, farming, cropping, vineyard, tourist

Tourism

Local and NZ ownership

Now, holding the District (and Ongaonga) back:

Rates affordability

\housing affordability

Living beyond our means, local government salaries

Lack of employment for our trained young people

Irrigator water-use

Rural valuations for waters unequal / unfair

Rules and regulations

Red tape, bureaucracy, slow consenting, building consents, fireplaces, titles, amount of paperwork, regional / connected

Future:

Responsible with conserving water value our water

More local businesses

Community

Family connection

Employment

Self sufficiency

Value our water

Busy town

People wanting to buy in the area and set up business

Water farming, bigger not nec better

Mountain bike and walking tracks

Work with iwi

Museum development in Ongaonga

Hotel in Ongaonga-social hub community

Water meters

Water tanks on new houses

Grey water at minimum

Group Ong-4:

Now, value most in the District:

Environment, Rivers

Beaches

Bush

Security: crime free (almost), community values

Sunshine

Rural schools

Senior citizens

Active kiwis

Activities for children: cycle way, walking tracks, skate power

Indoor pool
 Civic theatre + others
 Now, holding the District (and Ongaonga) back:
 Lack of finance- whole community
 Lack of PT affordable
 Local industries for youth/ mature
 Good paying jobs
 Lack of communications
 Business support groups missing
 Business hubs
 Lack of good roading: bypass in Waipawa hard to open car pool
 Need bypass in Waipawa
 Road cross sections too steep to open doors
 Lack of attractiveness of town
 Lack of recycling
 Future:
 Good and adequate Water supply for the towns
 Waste water treatment improvement
 improve recycling, reducing waste (packages etc)
 less kids off to boarding school outside CHB, or CHB has boarding school, or better school buses
 retirement villages, with self-contained units
 job diversification, less reliance on agriculture
 clean and healthy environment, community supportive, pride in community, less littering
 Ongaonga: emphasise historic value of village
 Mountain bike tracks in Waipuk and Waipawa

Otane community, 12 April, 6-8pm

Group Ot-1:

Now, value most in the District:
 Old NZ values + amenities
 Safety: a safe community-friendly
 Churches
 Innovative homes based industries and businesses (72 small businesses around Otane)
 Old NZ-Values: fire brigade, local school
 Now, holding the District (and Otane) back:
 Some development in Otane spoils the atmosphere:

removal houses, sections too small, detract from ambience of village
 More and attractive street lighting
 Facilities for youth
 Non consented accommodation in area
 Otane cemetery
 DP guidelines / rules not enforced
 Lack of PT to Waipukurau and Hastings
 Itinerant population
 Transport- major issue
 Future:
 Water
 Better communication Fb page: example Oamaru
 Want CHB to be a destination
 Area is unique: walking cycle track- Otane – Waipawa
 Pop supporting local business / economy
 More employment more CHB facilities for youth
 More doctors
 Council housing for the elderly
 Review the current minimum section size-needs to be larger
 More consultation for planning applications
 Relocated buildings-rules and standards need to be upheld, enforced
 Beautification continued – removed of all old hospital buildings and development of area
 Drains kept clear

Group Ot-2:

Now, value most in the District:
 Water quality
 The people: family, neighbours
 values
 Safety
 Space – not over crowded
 Climate
 Freedom of enterprise
 Friendliness
 Community facilities: sports, schools
 Central location

Quality of life
 Rural life
 Democracy – freedom of speech, accessible local national politicians
 Now, holding the District (and Otane) back:
 lack of footpaths and lighting
 unbalanced regulation, too much red tape
 money
 greed
 debate
 over regulation
 fear
 leakage of labour/ money
 Future:
 good elderly care, flats
 caring community
 clean water
 good health accessible services
 school
 businesses / retailers
 employment
 good infrastructure
 crime free
 caring communities
 community banking
 valuing people and environment over money
 transformative ideas
 small / medium local business
 country markets
 transition towns – process to build local resilience
 clean local energy

Group Ot-3:

Now, value most in the District:
 community support and spirit
 Trees and space
 In easy reach of larger community support systems
 Well-resourced school and community groups
 Security in the home (neighbourly support)
 Now, holding the District (and Otane) back:
 Infrastructure: water, sewage, roading

Employment opportunities
 Council attitude (in the past)
 Building consent issues (in the past)
 Public transport options
 No dam
 Future:
 Businesses in all the buildings, shops all full, successful small businesses
 Involvement of the community with vision of Council, KM: leverage
 Bustling, rural, light industry, social but keep the trees and space
 Full employment
 Full shops (businesses in all building)
 Small, successful businesses
 New vision from 'new' council representatives
 Build the dam
 Tourist attractions (i.e. like the art deco train trip, market)
 Create support / working groups for community / area projects led by council representatives
 Review subdivision sizes and infill housing
 Do not make Otane a transient community
 Leave Otane 'A Living Lifestyle'
 smaller sections must have new build or relocatable to be brought up to new build standard
 build the dam

Group Ot-4:

Now, value most in the District:
 Arts+crafts
 Access to rivers, sea mountain (greater environment)
 People (the community) great mix
 Safe place to live
 Rural status with local feel – café's facilities, markets
 Facilities – cycle tracks, heated pool, turf, courts, recreation etc.
 Ambience of community
 Schools – Kohanga

Culture – multicultural / diversity in ethnicity
 Arts, crafts
 Access to cities
 We value what happens in our little communities
 Look after our community character
 Emergency services OK
 Now, holding the District (and Otane) back:
 Lack of infra for tourism, no dump station, not campervan friendly
 Infrastructure allows development
 We need controlled development
 Not motorhome friendly – no dump station so go past CHB
 Tourism opportunity through camping – railway esplanade
 Tourist facilities – showers / dump stations etc.
 Finance
 Employment – how do we encourage new business to the area
 Future:
 CHB as destination, tourism + businesses
 Encourage investment in healthcare and rest home facilities
 More motor home tourists – CHB as a destination
 Marketed to international and national markets
 Mixed community and bucking trend of rural NZ
 Pride in all communities – clean, tidy, mown
 Schools leading the way
 Beautiful entrance to CHB – planting
 Rest homes / health care – encourage investment
 Super schools
 Target tourists
 New business and employment
 Rates rebate to new businesses (incentivised)
 More support for new business
 Uber
 Public dump station
 Connection between all communities – cycleways
 Cycleway link from Havelock north to Otane – complete existing cycleways
 Signage to communities

Public transport
 Railway transport
 Build a dam

Group Ot-5:

Now, value most in the District:
 Diverse population
 Affordability
 Sporting successes
 Local experience is valued nationally and internationally (good lifestyle)
 Informality and freedom
 Character of townships within district farmer market
 Semi – rural
 Pleroma (social service)
 Valuing local history
 Now, holding the District (and Otane) back:
 Lack of understanding of the needs of other local communities in District
 Lack of water
 Entrenched views – we need to be more openminded
 Employment opportunities
 Lack of transport options
 Future:
 More provision to assist those who want to capture roof water
 More support for sustainable building / living
 More employment / job
 Grow sustainably
 Encourage innovation
 Clean rivers / waterways
 Support young achievers
 Sound infrastructure – quality / affordability
 Suggestions of what grows well in area's
 Healthy and fit communities
 Gardens with edible plants and foods in communities
 Provision for those who want to capture water without penalty
 Sustainable houses / living – council to support

instead of barriers
Plant more trees (to capture water)
Water
Sporting complex – lights (Otane)
Accommodation for elderly – warm homes
Strategic planning for long term primary industry
GE free

Group Ot-6:

Now, value most in the District:
History of the area
Culture
Village feel
Large properties
Flexible Lifestyle
Community
Variety of retail
Property size
Identity
Rural feel / landscape
Safe
Property price / value
Now, holding the District (and Otane) back:
Lack of forward thinking, nothing for youth big thinking
Lack of cooperation between towns and within communities
Water restrictions
Jobs
Current development
Transport to anywhere
Lack of infrastructure – lights, over loaded soon, water / dam, sewer, footpaths
Camera at recycling (eyesore)
Promotion of local business / events
Retailer shop hours
Social media could be better now than was
Escalating rates / lack of rate payers
Signage in Otane
Council building – lack of staff with knowledge / Experian

Future:
PT
Education
Pride in the towns
Incentives for businesses to move here
World class tourist attractions
Well paid jobs and business opportunities
Excellent education and retraining facilities
Community vege garden
Public transport
More cycleway
Dam
Good roads and footpaths
Mowed rural roadsides
Retails / cafes busy
More connected with each other aware of what local businesses
Variety of eating places CHB
Incentives for business to move here and residents
Public transport
Railway – tourist attraction
Grow market
Extend cycleways – Otane
Infrastructure
Tourism
Encourage more home
Ownership / development
Trees not being allowed
Keratin m's from boundary

Group Ot-7:

Now, value most in the District:
Entrepreneurial business, variety of business,
Business knowledge sharing
Facilities throughout the district
School
Sports clubs
Community spirit (Whanau)
Improvement in parks / facilities (cared for)
Want to participate
Entrepreneurial business

Facilities available in distinct (good use of)
Now, holding the District (and Otane) back:
policy / procedures followed and transparent
promotion of CHB (social media and on Demand TV etc.)
lack of external investment and visibility “bringing outside in”
transport infrastructure (public transport)
older teens move away
older people retiring (need retirement villages)
Range of work / business
Easy access to information
Red tape
Future:
Intermediate or middle school
Improving appeal of CHB college
Attracting doctors to CHB
Fibre and \$support for businesses to connect
Retirement village
Transportation
Attract investment
Support for social services
Growing and supporting local business and events
Events that attract a wider audience
Signs (road) that we can read
Communication between employers, college, students, job seekers
Price of alcohol lic for fundraisers
Costs involved for community organise to use community resources
Platform for launching / expanding (new) business

Porangahau community, 13 April, 10-11.30am

Nicole Henderson, landscape architect

Group Por-1:

Now, value most in the District:
People, supportive community
Emergency services: red cross, fire, ambulance, police, coordinating

Cultural heritage, history, identity
 Rural / environment
 Healthy: young and old people
 Now, holding the District (and Porangahau) back:
 Water quality deteriorating: clean, environment, sustainable
 Resources: education, health, housing
 Travel for work
 Rubbish: what to do? Old sites new systems
 Big tip in Porangahau leaching
 Future:
 Combining and rationalising all recycling and rubbish around Porangahau
 Communication around, e.g. digging up the road near Urupa
 Education, every child needs to be bilingual
 Water: drink, clean, swim, kai, recreation, irrigation
 Access education
 Bi-lingual
 Utilize
 Community skills
 Safety
 Sustainable
 Potential
 Utilization power
 Tourism: links to national infrastructure
 Cycle
 Walk
 Trek
 Consultation / Communication council and people (e.g. drains in village)

Group Por-2:

Now, value most in the District:
 Quality of water
 Sense of belonging
 Diversity of community
 Education
 Heath
 Environment
 Treaty right

Tangata whenua
 innovation
 Our lands
 Now, holding the District (and Porangahau) back:
 Lack of opportunities for jobs and training
 Drug use
 Lack of viability for accommodation for truck drivers, other workers / travellers for work
 Poor sewage system – water, environment and health
 Future:
 McDonalds
 Employment for youth
 Farming needs to change
 Building new thinking
 Dam
 Water

Group Por-3:

Now, value most in the District:
 Marae and other buildings church, pub, hall, school
 Our community / people
 Good roads
 Facilities golf course, courts, garage, shop
 Beach river "we value our land highly" environment.
 Clean water
 Nga taonga tuku iho – our identity community value (our cultural value)
 Health, employment, housing, education
 River, environment
 Now, holding the District (and Porangahau) back:
 Division in community
 Not using local
 Lack of quality housing
 No employment – high rates of unemployment
 Lack of accommodation. Low quality housing, high rates
 Dwindling roll at primary school
 Lack of leadership (quality)
 Draw more people back home
 Upgrade our sewerage system and water

Division in the community
 Not using the resources / facilities here in Porangahau
 Future:
 Upgrade sewage and water supply
 Grow pop
 More local employ
 Unify community
 Affordable housing for local
 Represent tangata whenua at Council
 Heap of employment
 Growing population
 United community
 Good quality low rates housing and more
 Tar seal road to marae. Pavements around town
 More Tangata whenua owning business's in CNB
 Clean, healthy water
 Tangata whenua on the council (more) – one from each Hapu
 Encourage tourism and people to our community by upgrading facilities, roading, footpath etc. signage.
 Educated people in systems and business owning etc.
 Affordable housing for locals
 More housing for elderly (affordable)
 Plans to keep Whanau on their lands
 Education on economic development for land development for the owners, horticulture, agriculture, tourism, performing arts, hospitality, aquaculture, Whakapapa (culture), environmental

Group Por-4:

Now, value most in the District:
 Spaciousness
 Families
 Volunteers
 Free camp ground
 Sand dunes
 Events
 Space
 Environment - coast- beaches – sky – river

People
 Community – open Maori community welcoming, supporting Hapu, goodwill
 River is iconic part of who we are
 Kaimoana
 Activities – country club, marae, hall, fire brigade, rugby, netball
 Volunteers
 Hall, pub, garage, dairy
 Visitors
 Free camping is wonderful
 Longest place name
 Community garden
 Community activity – walks, riding, beach, organised events
 School – very inclusive
 Sand dunes – estuary – nature
 Value
 Red cross - doctors
 Now, holding the District (and Porangahau) back:
 Employment – holding us back
 Lack of signage
 Lack of maintenance of streetscape and buildings
 Environmental health deteriorating
 State of infra
 Future:
 Development and jobs
 Services supporting local jobs in remote communities, e.g. for forestry
 Tidier streets and buildings
 Full shops
 Fewer cows
 Main street upgrade (Nicole Henderson)
 Car parking at cemetery, drainage
 Getting people into village
 More visitors
 Longest place name stamp
 Acoustics in the hall
 Hall entrance fixed up, drainage, car parking
 Maintenance, tidying up
 Community project – gardening

Council communication – local leadership – local contact
 Economic activity, full shops, industry development, less cows
 Industry development for CHB
 Forestry, Ernslaw – services, accommodation
 Land based industry – Plax
 Tourism – selling products, local skills, wearing, cultural tourism (just starting)
 Walking access – to longest place name, along the coast, along the river
 Marine reserve
 Presenting the community well – main street upgrade, signage, tidy private property
 Environmental health: water, waste, sewage
 Upgrade facilities use recycle sewage

Additional note for Porangahau

Future:
 Town centre landscape improvements (as per Nicole Henderson)
 Sign of longest place name (as per Nicole Henderson).

Flemington community, 13 April, 2-3.30pm

Group F-1:

Now, value most in the District:
 Great school4
 Strong community
 Rural lifestyle, sheep beef farming
 Rural delivery (post)
 Community facilities, halls, fire brigade, halls, pony club, tennis court, lake station facilities (polo, recycled, inter school, mud run, cross county)
 Value rural helicopters and the limited st Johns service available
 Wallingford rifle club
 Wallingford sports
 Churches – Wanstead / Wallingford
 Ranui farm park

Homestead
 Rural helicopter
 Sports clubs in CHB
 Churches
 Pilates, yoga, keep fit programme
 Access, good roading
 Farms, no lifestyle blocks / economic units
 Good facilities in the towns
 Beaches and rivers
 CHB: - (great sporting facilities / play grounds / pools) – (picture theatre) – libraries / holiday programmes) – (museum) – (beaches / rivers)
 Now, holding the District (and Flemington) back:
 Lack of cell phone and internet coverage, problems with ph landlines as well
 Lack of upkeep of roading and power poles
 Some emergency roads unsealed
 Lack of school buses
 Kids leaving the district for schooling
 Limited childcare options and facilities
 Not enough GPs
 Lack of support for rural elderly people
 Long waiting times for emergency services
 Lack of volunteers in the future
 Piers on road sealing
 Land line
 School bus availability / zoning (primary / secondary affected, potential of children being sent out of district for schooling due to location / remoteness)
 Restricted childcare options during school holidays – limited childcare facilities
 Number of GP's / waiting lists
 Lack of volunteers
 Future:
 Keep rural people connected within the community
 New blood into the community
 Skids attending local sec schools
 Easy access to healthcare
 Good schooling
 Diversity of ages in pop
 More and healthy homes

Better IT to help people work from home, diverse jobs
 Make volunteers feel valued
 Ngahapupu Rd sealed
 Employing employees with families
 Healthy homes and keeping them maintained
 Cell phone / internet coverage improvement – encourage new people to come to the community by offering availability for people to work from home (IT)
 Lack of rural housing available
 Need more volunteers – make them valued

Group F-2:

Now, value most in the District:
 Facilities, parks, pools, sports venues, lifestyle
 People
 Connectivity
 Community spirit
 Climate
 Beaches
 Good farming
 Collaboration between levels of education
 Natural beauty
 Good access
 Beaches
 Ability to farm to without a stick hanging over us of Horizons Waikato
 Now, holding the District (and Flemington) back:
 Poor communication infrastructure
 Lack of protection of agricultural area in DP
 Lack of protection of natural beauty in DP
 High rates
 Lack of dam
 Retail struggling
 Not enough diversity in jobs
 Water management, should have meters
 Inconsistency of waste management
 Better DP to protect AG / beauty
 Rates. Too high
 Lack of population over large area = high rates

Retail challenge – scale / internet
 Job diversification (AG or Nothing)
 H2O (lack of meters / inconsistency around fresh H2O) in Waipawa and Waipukurau
 Waste – inconsistency in charges, needs scales, change by weight / plastic / human
 Disconnected / non-contributing people
 Future:
 Improved connectivity (cell phone and internet)
 MTB park (mountain bike)
 Better supported business developed (more diverse jobs), e.g. CHOOK business
 Greater, but well managed pop
 Better promotion for tourists
 GM allowed
 Increase profitability for agriculture sector: Rua
 Dam / market control / diversification options
 No smaller than 2ha (now 1 acre)
 2ha sized subdivision limit. Protect the productive land more / no more unplanned villages
 Tar seal more of Ngawaka Rd
 Public campgrounds and beaches not having permanent residents
 More employment opportunities for youth / qualified people / via business Hub / supporting new businesses
 Protect the right to farm

Takapau community, 13 April, 6-8pm

Group Tak-1:

Now, value most in the District:
 Opportunities in the towns
 Quality of soils
 Location in NZ
 Weather
 Affordability
 Schools
 People and community
 Holding the District (and Takapau) back:
 certainty of water supply

bad communication services
 lack of smart land-use
 badly treating rate payers
 Bus stop on SH2 unsafe
 Future:
 red carpet instead of red tape
 Bus stop should get off SH2
 Jobs
 Attracting talent
 High-paying jobs
 Public Transport
 Happy, health, educated community
 Business incubators, using new tech, welcoming, encouraging business
 Tourism: make sure there are things to do
 Retirement village
 Irrigated HB

Group Tak-2:

Now, value most in the District:
 Pride
 Community facilities, public toilets
 Arts, churches
 Businesses that make community thrive
 Schools, play centre
 Sport clubs
 Farms
 Fire brigade
 Health centre
 Arts Centre
 Rubbish and recycling
 Library
 Marae
 Now, holding the District (and Takapau) back:
 Lack of pride, community not kept clean
 Lack of license drivers
 Lack of cameras and street lighting
 Slow consent processes
 Youth initiatives
 Police Station
 Bus stops

Drugs and theft
 Future:
 Green waste compost
 Maintain and extend footpaths
 Linking bike track to Waipukurau South
 Community events
 Retirement village
 Marae + employment
 Info centre, manned by?
 Policing, cameras
 Improve consent processes
 Fitness programme at hall
 Improve town lighting
 Driver licensing
 Maori crafting
 Combined club days
 Phone box
 Help centres i.e. drugs
 Train station

Group Tak-3:

Now, value most in the District:
 Sports facilities, health centre, scouting groups, RSA
 People, family, whanau, multicultural
 Infra, lack of issues with roading and pipes
 Local industry i.e.: Honeyfarm, Taylormade gates
 Great schools
 Beautiful environment
 Now, holding the District (and Takapau) back:
 Bad water
 Hard to have pride in community
 Small population
 Lack of businesses
 Lack of support for businesses by Council
 Lack of mobile / broadband coverage
 Rates too high
 Village is located off the main road
 Access to public transport
 Not maintaining the visual look of the town
 Future:

Children achieving in school
 Children active and participating
 More police / Maori warden
 Governance: Local board
 Local employment: mowing berms (paid by Council)
 Communication point
 Free Wi-Fi and faster
 More businesses and shops
 Community board
 Local transport between rural towns

Group Tak-4:

Now, value most in the District:
 Lifestyle and climate
 Community
 Social facilities
 Now, holding the District (and Takapau) back:
 Lack of jobs
 Profitability of farming
 Sewage problems
 Telecommunications
 Future:
 jobs
 irrigation would bring better and more jobs, more housing, more services
 Fibre
 Council to support with consents
 Council to stick to its core business: roads, water
 Keep rates stable

Group Tak-5:

Now, value most in the District:
 Strong rural community
 Environment and its potential
 Safe
 Climate
 Seasonal fruit/vege
 Life style
 Housing affordable
 School
 Potential

Now, holding the District (and Takapau) back:
 Having lots of goods, but no sharing of knowledge / processes / resources
 Lack of opportunity for youth
 Lack of support for elderly
 Lack of Police
 Drug use
 Supporting local businesses
 Future:
 More employment
 Renewable energy
 Attracting young people to community
 Good housing, no poverty
 Ideas: building rehab centre (drugs), pensioner / kaumata flats, petrol station, truck stop
 Sorting out the bus stop location issue
 More Doctors
 Consenting process
 New location for sewage pond

Group Tak-6:

Now, value most in the District:
 Major employer: silver ferns farm
 Good support in community
 Central to everywhere
 Affordable housing
 Health centre
 Cheap parking
 Now, holding the District (and Takapau) back:
 Reliance on one industry (Silver Ferns Farm)
 Not enough to do for youth, crime, lack of policing in Takapau
 Groups and facilities and clubs don't work together, resources not shared, / efficiently used
 Lack of secure funding for our health centre
 Future:
 Better look: Mowing berms, Sydney Street, Charlotte St
 Lighting and welcoming signs at entrances
 Policing
 Services for elderly, old people leaving

Funding for health
GP
More support for business
More activities for youth, BMX, skateboard
Bus service coming into town, shelter
Internet

Group Tak-7:

Now, value most in the District:
Rural community bonding and spirit
Rec centre, arts, yoga, clubs
Takapau: Local industry – Kintoil honey, Taylor made gates, 4 square shop, health centre
Now, holding the District (and Takapau) back:
Vandalism
Low quality water in Takapau, lack of pressure and sub lines leading to more scum
Rubbish dump high charges
Lack of parental involvement and supervision of growing generation
Future:
Community welcoming package
More activities for youth
CHB retirement village
LTP: housing for the elderly
DP: zoning: lifestyle blocks close to town used more intensively
Clean well maintained houses and buildings
The Dam
Thriving industries and employment opportunities
CBD growth
Life style blocks to be regulated, land to be utilised efficiently

Waipukurau Community, 10 April, 6-8

WK1

Now
Good social economic
Raising family
Cities close proximity

Locality to beaches, bush and mountains
Mix of rural and town community
Beautiful environment
Health centre
Great life for a growing kids/family
Great leisure activities
Smaller, friendly atmosphere
Meals on wheels
Dementia-ward
Climate
Pace of life
Similar to others
Holding the District back
Lack of community ownership
Students not focusing on academic subjects
People with a vision for creating new employment opportunities
Lack of pathways for young people i.e.: apprenticeships
Lack of driver education for young people
Need a variety of jobs for all ages
How does Council work with Higgins Contractors, is it contracted or paid individuals
Not enough children attending local college
Future
Round about or something more efficient at Tavistock Corner
Showcasing, promoting the district to other cities in NZ
Logo that promotes the town
No empty shops
Need another Doctor
Containers for pop up shops on Hills Honda old section
Attract people to start up new businesses
Weekly market
Make sure there is always a swimming pool and library at Waipuk and Waipawa
More sporting fields
Infrastructure needs updating
Taking ownership and being involved with Council

Helping to preserve EQ prone buildings
Resthome complex so elderly can stay in the community
Charge logging companies for damaging the roundabouts
Work for students
Bus between Waipuk and Waipawa
Promote Lake Whatuma for non motorised activities (rowing, swimming, sailing)
Dam needs action and ideas

WK2

Now
caring, friendly, intimate, small community
family orientated, extended family, Grandchildren
pool, skate park, splash pad, boot camps, heaps of activities
Safe
Size of schools
Activities for the Elderly
Playground, cycle ways
Theatre and cafes
EIT courses, great to do free
Medical centre-ambulance
Holding the District back
Need large employers for more opportunity for young people
Attracting Retailers
Need more Doctors
More local information for new people
Lack of progress on dam
Lack of retirement village
Lack of identity and tourist opportunities
Future
Opportunities for young to come to or stay
Small villages rejuvenated
Marae in Waipukurau completed and active
Young people to have driver's license, defensive driving courses
Expand EIT
Trade courses

Need to be a hub

WK3

Now

Small community, friendly, low pop growth keeps housing affordable
 Natural environment
 Short distances to larger places
 No sprawl
 Great facilities-splash pad, skate park, indoor pool, sports stadium
 Climate
 Local shops cover all bases
 The river, bird corridor and recreation
 Lake Whatuma
 Holding back
 Cell phone, broadband bad
 Waiting on dam
 Slow bureaucratic processes
 Earthquake prone buildings
 Droughts
 Unreliable rainfall
 Transport commute in and out
 Sewage pond, too close to the river and cost of treatment
 Too much emphasis on the farmers, town is important too
 Future
 Secure and environmentally safe water storage system
 Healthy rivers and lakes
 Schools coping with increased rolls
 Inclusive community
 Lake rejuvenated
 Habitat restoration/beautification via native planting
 Employment/training (model like Otorohanga)
 Job creation-a business hub situation

WK4

Now

Health

Primary school, size, staff

Lifestyle slower pace

Access to beaches

Climate

Cost of housing, sections

Business options – shops and available businesses

Increasing attractiveness of Russell Park

Holding the District back

Services – waste water etc

Lack of Council guidance for new businesses

Access to information for new business

Info for visitors, newcomers, could be digital

Footpath quality

Parochialism Waipuk-Waipawa

Large section options v's small section options

Future

Footpath maintenance with the elderly in mind

Support new and existing businesses

More appealing to visitors, amenities, walking, cycling

Web based visitor info

More attractions within CHB

Website

Future proofing social housing

WK5

Now

good medical services

good schools

good roads

voluntary services

swimming pool

sporting facilities

central location

library

climate

Little Theatre

Friendly people

Holding the District back:

rates too high

lack of employment for youth

lack of IT

lack of advertising

lack of population

lack of high paying jobs

lack of advertising ourselves

water restrictions and quality

Future

retirement village

university

amalgamation HB

motorhome friendly town

businesses from home, ultrafast broadband (e.g. game developers)

EIT more courses

Future proof your infrastructure building, water and sewage etc

What could the council invest in to safeguard our future e.g. the dam

WK6

Now

Free parking

People/community groups

Facilities – pool/stadium/parks

Health service

Lifestyle

Beaches

Climate

Whatuma Lake/rivers

Education schools

Cycleways

Central access to other parts of NZ

Mountains

Recreation: sporting opportunities

Friendliness, active community

Change of Council vision

Retail services

Not a big city

Urban roading

Change of council vision

Holding the District back

Low police numbers/hours
 Waipukurau/Waipawa divide
 Meth
 Sitting drivers test somewhere else
 Cost of sub division
 Compliance costs/red tape
 Council co-operation in developments
 No retirement village
 Location of social services
 Length of time to make decisions about the dam
 Low population = high rates
 Internet and cell phone connectivity
 Public transport
 Landlords rent
 Future
 Water quality
 Infrastructure
 Lift the academic results at the College
 Funding for Health/ Social Services
 Drivers licence testing
 Roundabout at Boggle Brothers/Takapau Road
 Trees down Ruataniwha Street
 Improve welcome signs to town
 HB Tourism promoting us more, signs on Napier/
 Taupo promoting Waipawa/Waipukurau as first
 town you drive through
 CHB promotions to refocus more on local business
 and not just tourism
 Higher police
 Thriving retail
 Retirement Village
 Community Events
 Invite business with large employment to CHB with
 incentives
 Council partnerships with community groups
 CHB Chamber of Commerce
 Health/social services work together
 7 day trading
 More Doctors
 Inviting thriving destination
 Drug and violence free

Youth retention
 Thriving farming community
 Butcher
 Rural/Urban working together

WK7

Now
 Facilities: skate park, library etc
 Services: parent centre, support groups, Rotary
 the people
 Participation
 Opportunities for primary age children
 Affordable housing
 Safe community
 Central location
 Climate
 Aerodrome
 River
 Local theatres
 Childcare services
 Holding the District back
 No sporting or employment opportunities for high-
 school age children
 Housing and availability of bare land
 Lack of Police presence and other Government
 services
 Realistic rental price for retailers
 Lack variety in retail, local produce/product
 platforms
 Lack of employment opportunities
 Leverage off main road traffic etc: Waipawa
 Economic development support
 Beach safety
 Aesthetic entrance to Waipukurau
 Drugs and gangs
 River Environment
 Future
 dam
 local markets, showcasing local talent and produce
 eg: Greg Hart, Milstream Gardens, Bold
 lampshades

recognition for talent and businesses doing well
 attracting investors
 reviewing archaic policies
 Community involvement
 Higher employment rates
 Busy retailers with good selections and local
 products, restaurants
 More sub-divisions for new homes
 More SME's and better support for current
 Improved environment
 Lower sporting levies and more opportunities for
 college sport and less travel
 beautifying main street
 High speed internet
 An usable lake Whatuma
 Regional partners support

WK8

Now
 close-knit, caring, community,
 cycle tracks
 rural ranges
 beaches
 No heavy industry
 Well serviced community
 Healthcare
 Climate
 Rooding
 Airfield
 Approachable Council
 World class fishing
 Holding the District back
 Many kids not going to local college
 Public Transport between towns
 Shortage of doctors
 Limited Infrastructure
 Aerodrome usage
 Water quality
 Lack of clear communication
 Innovation
 Compromised water quality

Future
 Lake Whatuma-bird sanctuary
 Keep up verges, cleanliness
 Tourism
 Cycle tracks
 Resealing gravel roads
 Cut red tape for businesses, industries, tourism
 Retirement homes
 Recreation
 Infrastructure: industry, housing, tourism

Iwi, 11 April, 10-11.30

Pakeha images only
 Maori experience in Tamatea for schools, general part, but also local for each individual school
 Need to make Maori history more visible, education
 Connect a Maori trail or network of trails through Tamatea, along pa sites, longest place name, views of significant Maori places etc.

Group Iwi 1:

Now, value most in the District:
 Natural environment,
 central location, skiing, city, sea
 manakitanga, friendly place, underlying misunderstanding about shared history
 it's home, whanau
 safe, secure place to live
 climate
 ancient history
 rural but not remote
 Now, holding the District back:
 ignorance of pre-colonial history
 tangata whenua not recognised as having an offering
 young move away for education, don't come back to live, lack of higher paid employment
 Future:
 Jobs for all levels
 Healthy people, rivers, water

Sustainable practices
 Eradicate government and drug (meth) dependency
 Connecting with IT, educating for jobs that don't exist yet
 Make sure that people can set up jobs at home
 Maori in business
 Maori in home ownership
 Settlement money, Council to facilitate use of it, acknowledging what is compensating
 Maori-led Rehab facility (p, suicide)
 Old people accommodation
 Tamatea Trail, education on pre-colonial history, e.g. Mahu (now called Blackhead Beach)
 Hear about history, places, stories, tourism
 EIT, need better tertiary education, trades, not necessarily university, local branch of Te Wananga O Aotearoa
 Exhibition space for historic objects of the area, interactive centre, return from Napier

Group Iwi 2:

Now, value most in the District:
 Natural environment, mountains, sea, rivers, climate,
 Community feel, strong connections.
 Facilities, civic theatre, public toilets, parks
 People- a strong living environment
 Now, holding the District back:
 Lack of housing
 Sports development
 Parochialism
 Future:
 Community marae in Waipukurau, for immigrants as well
 Sports United CHB sporting teams
 Dam-development for farmers, orchards reservoirs
 Development of Lake Whatuma, or other lakes
 Show long history
 Develop scenic adventures and have landscape visual access
 Clean up waterways

Develop native fauna and flora

Group Iwi 3:

Now, value most in the District:
 Marae in Waipawa
 No traffic lights, no parking meters
 Sense of home, history, reserves (should have original names)
 Clean water supply
 Re-connection routes
 Now, holding the District back:
 Safety of the rail line, no overbridge
 Lack of housing
 Lack of interpretation information
 Lack of historic awareness
 Connectivity between education institutions
 Signs in Maori
 Social housing
 More handicapped parking
 Future:
 Signage and info boards on Maori history
 Explanation, celebration, restoration projects
 Shuttles from villages
 Future workforce opportunities
 Digital communication
 Murals
 Inclusiveness with new immigrants
 Ensure national chains are here
 Transparency of decision making
 Free ambulance
 Driver licensing
 Shearing sheds/spaces at the showgrounds to utilise Rangatahi talents

Tikokino community, 11 April, 2-3.30

Group Tikokino 1:

Now, value most in the District:
 Our people
 Our facilities
 Clean air

Family farms
Tiko Pub
Quietness, space
Totara country
Scenic reserves
School
Now, holding the District (Tiko) back:
Visitors using SH2 not 50
Water shortage, water from private wells only, no dam
Littering
Shortage of driver licenses
Facilities for freedom campers, need dump station
Lack of housing
Nowhere for young people to let off steam
No fuel or food stop
Lack of employment and trades/training
Future:
Bike tracks
Village water and waste water schemes
Making Tiko / CHB a lifestyle choice

Group Tikokino 2:

Now, value most in the District:
People, community
Sheep and beef farming, hunting opportunities
Scenic walks and runs
Cottage industry: Photography, toy making, fire brigade pumps, polishing stainless steel
Hospitality
Personal contact
Now, holding the District back:
Forest & Bird
Lack of foresight about the dam: water supply, tourism
Council building consents slow / difficult, red tape
Slow service re connecting to phone
Illegal living in tents
Council staff not knowing the people, or their circumstances
Riding in Tiko Pass Holden Road , extension of

Lyle St, no numbers
Future:
Get Tiko to grow
Bike track from Hastings from Palmy via CHB
Attract more industries, including using technology to make living here and working somewhere else possible
Promote family friendly
Tech connected
More industry
Shop
Laundromat
Reason to stop....fuel and food stop
Dam

Group Tikokino 3:

Now, value most in the District:
Close to Ruahine Ranges
Hall
Pub
Fire brigade
School
The Tiko hall/Tennis/playcentre
Volunteers
Lots of space
Almost no crime
Now, holding the District back:
Lack of shop, dairy
24hr fuel
Lack of school children
Public attractions
Lack of sportsfields need turf grounds
Better signage
Need younger population
Not on the map
Upgrade camping grounds
Future:
More jobs in Tiko
Increase school roll
Dam, clean water
Healthy and clean environment

Solar panels, windmills, reusable energy
Residential development
Public playground at the school
Turn tennis courts into netball courts
Multipurpose indoor equestrian,
Motocross facility

Group Tikokino 4:

Now, value most in the District:
People, school
Tiko school
Community spirit, involvement
Sports clubs
Rivers, bush ranges, beaches
Valuable soils
Good health services
Safety, security
Good fire brigade
Now, holding the District back:
Lack of secondary education
Retaining young people, no jobs for them
Lack of Public Transport, school buses and between Waipawa and Waipukurau
Water security
Digital connections
High reliance on agriculture
Street appeal
Eating out places
Monopoly in services, lack of giving preference to local companies
Lack of promotion of events
Future:
Increase school rolls
More jobs
Faster building consents
Community and farm shops
Public Transport in town and further
Dollars spent locally
Increasing street appeal
More annual events
Better promotion of CHB

Dam

Waipawa community, 11 April, 6-8pm

Group WP 1:

Now, value most in the District:
 Accessibility to the Council and councillors
 Good representation in Council
 Sports clubs and the opportunities they provide
 Access to nature
 Current services, pools, libraries
 Individuality of towns and communities
 Health services OK, but could be better
 Sense of community
 School
 Now, holding the District (back):
 Small town mentality
 Bureaucracy
 Lack of innovation
 Erosion of health services
 Lack of control over landlords
 Police
 Accommodation
 Future:
 Maintenance of parks and facilities
 Opportunity for arts
 Youth initiatives
 Tertiary education
 Taking lead on environmental issues, by community
 Housing development
 Improving infrastructure
 Thinking differently about how we get ideas

Group WP 2:

Now, value most in the District:
 Clean environment
 Nature, easy access
 People
 Small community, engaged
 Affordable housing
 Beaches

Mountains

Great location, close to everything
 Flights to AKL/CHC/WLG
 No traffic problem
 Now, holding the District back:
 Lack of cash
 Lack of suitable accommodation, short and long term
 Consenting slow and difficult
 Rising cost of living
 Infrastructure ageing
 Lack of investment opportunity
 Lack of forward thinking, no change
 Future:
 All shops in mainstreet occupied
 Face lift of buildings
 Collaborative business community with network and support
 Opportunities for young people to come back to
 Value-add to local businesses
 Business development hub
 More cycleways
 Fund that people can access for start-up businesses
 Looking after small towns, footpaths, verges
 Community events that cater to multiple users
 Brewery/ cider factory as we are an apple town

Group WP 3:

Now, value most in the District:
 Beauty
 Quality of life
 Community
 Cycle and walking tracks
 Pool, library and museum
 Fishing
 Parks, sports and service clubs
 Sportsfields
 Beaches, marine reserve
 Now, holding the District back:
 Poor infrastructure

No water supply

Dirty rivers
 Negativity in community from lack of employment
 Fences by town clock in Waipawa
 Lack of zoning for housing
 Town signage
 Aging Doctors
 Gravel roads
 Future:
 A place everyone wants to live
 Tourism, rowing, sailing lake
 Retirement destination
 Farming families staying in CHB
 Economic growth through dam
 Swimmable Lake Whatuma
 Attractive signs with beautiful CHB
 Vineyards
 Youth employment
 Freedom camping policy for CHB
 Encourage subdivision
 Easier consenting
 Subdivision incentives
 Fishing lodges
 Tidy up town Centre
 LTP:
 Tar seal more roads
 Amenities for freedom campers
 Tidying up TC's give face lift
 Fishing lodges

Group WP 4:

Now, value most in the District:
 Community, looking out for each other
 Egalitarian
 Small
 Rural aspect
 Rec, sports and culture
 Location in country, climate
 Heritage
 Amenities, library, bridle trails, gym, rubbish/ recycling collections

Facilities and services
 Access to Council
 Now, holding the District back:
 Growth?
 High rates
 Ageing pop, lack of pensioner housing
 Red tape
 No Public Transport
 Lack of digital and cell phone connectivity
 Lack of long term employment
 High rents for businesses, not enough commercial buildings
 Rich rural, poor towns
 Future:
 Shop local campaign
 Cycle track in Ruahines
 Equine tourism
 Council to encourage businesses in CHB, rates reductions, land and infra help
 Council-owned commercial buildings
 Retired people as business mentors
 Biodegradable rubbish bag, plastic free
 Paint buildings in main street
 Edible forest
 Pensioner housing
 Waste disposal plant for all CHB to generate power
 Public Transport between the two towns
 Cut red tape
 All shops occupied
 Renewable energy
 Better footpaths

Group WP 5:

Now, value most in the District:
 Community spirit
 Historic feeling
 Safe
 Community pride
 Lovely planting
 Family friendly
 Clubs and theatre

Musical and drama
 Pool, museum
 Close to beaches and bush, mountains
 Big sections
 Cemetery and old churches
 Being on SH2
 Now, holding the District back:
 High rates
 Economy of scale missing
 Bad zoning
 Small population
 People leaving, don't come back
 Bureaucracy
 Dependency on farming
 Future:
 Pool, maybe fix paddling pool
 Screen up unsightly areas and buildings and businesses
 Better access to camping grounds
 Better Council maintenance
 Lobby government for investment in regional places
 Pulling down old post office so people can see
 Park/ band rotunda
 Iwi build retirement village
 Rate reprieve for new businesses
 Transport to Hastings/Napier-train/electric bus
 Dam
 More commercial property
 New housing
 Banks
 Wi-Fi
 Higher school rolls
 Tourism
 Variety of businesses
 Controls on subdivision size

Group WP 6:

Now, value most in the District:
 Multi-cultural society
 Eateries
 Support in community

Good service in shops
 Assets like museum, library, theatre, pool, civic hall
 Recreation: bowling, fishing
 Beach
 Town clock
 Winery/Orchards
 Marae, schools, parks
 Now, holding the District back:
 Need more suburban housing, housing choice, rentals
 Industry/employment
 No signage
 Maintaining buildings
 Lack of Doctors and dentists
 Future:
 Expressing identity, give a theme to Waipawa, like Napier signs, plaques, colours
 Make use of location on SH2
 Apprenticeships, keeping youth here
 Cultural development
 Historical minibus tours
 Marae
 Celebrate Māori history
 Dam
 Housing
 Transport
 Historical mini tours
 Service accommodation
 Bank
 Health
 Better education
 Youth activities
 Community park

Omakere community, 12 April, 10-11.30am

Group Om-1:

Now, value most in the District:
 Community spirit
 School as the heart
 Good hall

Beaches, marine reserve
 Now, holding the District (and Omakere) back:
 State of the roads, unsealed and busy
 One-lane bridges
 Beach traffic vs stock and logging trucks
 Pine trees along roads
 Speed around school
 Lack of GPs
 Difficult access to health
 Young people leaving, lack of entertainment in town
 Lack of retail
 Rubbish on beach
 Group sport difficult
 Lack of afterschool activities
 Kids going into boarding school, parents shopping outside District
 Reliance on rain water, droughts
 Lack of cell phone + internet coverage
 Water shortage, especially eastern part of CHB
 Lack of communication from Council about Omakere
 Out of control of freedom camping
 Distance from facilities in town
 Future:
 United community, closing urban-rural divide
 Engage those that work outside and don't have children
 Better health care
 Improve infra of the school
 Enforced speed restriction around school
 Use hall more
 Info on local community
 OSCA – Omakere School fb pages –difficult name

Group Om-2:

Now, value most in the District:
 Good lifestyle
 Farming
 Community spirit
 Balance between beach, farming other industries
 Thriving School

Responsibility for own issues
 Supportive
 Innovative
 Young population
 Omakere facebook page
 Not too many subdivisions
 Good entertainment
 Natural assets
 Good skill base
 Now, holding the District (and Omakere) back:
 price of land
 health and safety impractical
 PC6 (dam)
 Absent landowners
 Lack of connections between beach communities and Omakere
 Tar sealed roads not kept up
 Little received from Council
 No cohesive drive to sell CHB
 Parochialism (e.g. Omakere not caring about Tikokino)
 Not friendly to campervans, no dump stations
 No designated small campervan paces to stay
 Lack of variety in shops, people travel to Hastings, Napier
 Lack of eating places
 Lack of leadership
 Thinly spread
 In 2 electoral districts
 Generational issues
 No connection between beach communities
 Not tourist (motor home) friendly
 Future:
 Omakere FB page (already exists, but difficult name)
 Dam
 Not reliant on climate
 Want to see clarity on how rates are spent, value for money
 More population, quality population
 Keeping young people here

Retirement village in CHB
 Smedley College (for agricultural workers) developed and grown
 Need plan to attract retirees
 Better small business support and attraction, mentorship in first 6 months, rather than after 6 months
 Cutting red tape
 Transparency around processes, accessibility of Council processes (building and development consents)
 Getting answers as to why things cannot happen
 Can-do mentality
 More representation on Regional Council
 Plan about connecting assets, selling to outsiders and insiders
 DP needs sorting, things missing (did not mention what)
 better communication between town and rural
 Widen rates base
 CHB website should have info on local settlements
 Comparisons with other similar districts
 Info on website about moving to CHB
 Events for tourists
 Celebrating those who do well

Staff, 10 April, 9-10.30

ST, Technical Services Manager, civil engineer:
 kids leaving the District, more education, activities for youngsters to come back to
 B: moving beyond minimum wage economy, having jobs that pay enough to keep people here
 Develop training opportunities here, health board, rural doctors, env. Services
 KM: leverage
 R, IT manager: need District-wide broadband, stimulate working remotely, attract businesses
 KM: Whanganui digital strategy
 HO, DP: consciousness physical and natural resources (fertile soils (LUC class), Ruataniwha

water storage). Lack of awareness, lack of recognition, threatened by bad land use, desire for growth and development

H: Maori population large and growing, Resource Legislation Amendment Bill, recognise

S: babyboomers needing smaller places, want to live in the District, how to keep and attract them?
S, Comms: lifestyle is great, great for bringing up family, challenge to keep it affordable when growing, don't want to push people out of district, grow together

PC (econ, contracting to 2 councils): building entrepreneurship, better connected networks, use infra more efficiently, connect regionally, use existing entrepreneurs (heaps of them already), link them up, link to rural lifestyle, make clear you can stay in CHB and run global business, build capacity to use broad band better, make sure young people understand the opportunities in the District better
KM: inward communication, outward communication (marketing the opportunities)

SF: library: 40% of pop over 16 do not have literacy skills to take up good jobs, need improved library services, schools as well, but cannot do it all
BS: why do people live here? What do they value? Rivers, beach, the ranges, low stress, lack of traffic, community feel, people know your name, quality of food

KM: access to ranges, beach, rivers, celebrating them, understanding them, respecting them
C (rural fires, bylaws): since 1981: needs balance with growth, 35 mins from Hastings, 1:20 from Palmy, 3hrs from Wellington. Needs development, but not lose assets / lifestyle

Holding the District back

Youth leaving

Internet connectivity

Stinginess in Council, need sound investment

Uninformed decisions by Central Government, then implemented in Council, we need to make sure we

are being heard when lobbying / standing up
Lack of cell phone coverage, opportunity to work remotely

Infra to facilitate new small businesses

B (civil, transport): visual impact when you enter towns, empty shops need lick of paint, celebrate buildings

Councillors, 10 April, 11-12.30

KA:

Visitor destination (4500 vehicles per day)

Tokoroa – Waipawa next stop

Sort signage out

Cycling from Waipukurau and Hastings Havelock n Green space outside museum, shift stuff away from in front of museum, make more visible

Passing traffic to see O/S, knock down post office

Shop fronts guidelines

Improve entrance from north end

Skate park, pool, pump track, splash pad

Waipawa Pool? Combine with school pool

Libraries: make Waipawa the main hub library

Online booking

Waipukurau library to civic Theatre, sell existing building

Repurpose civic theatre (make more hands on experience with information), also business meetings

Tourism, econ, business

CHB promotions

SB:

Silver Economy (1000 more over 65s in next 5 yrs): need their ideas, get them to contribute and support community, also spend \$

Local decision making: make clear everybody has a voice (non-bureaucratic town committee, community board without the formal structure, community plan for each local community), partnerships

Transport: between Waipukurau and Waipawa (there is a cycling connection), (mini) buses (KILL) Keep It Local Local: contracting locally, keeping skills and knowledge in district, providing local employment

Health and social services

Council looking through a lens: making sure Council asks the right questions when doing work, such as are we creative, are we cutting red tape?, is it affordable? Etc.

GM:

less red tape for business (example from Wairoa, Rocket Labs)

Need new doctors, need backup doctors

Increase Comm Vol Organisations Support funding (\$25k for many years now)

TA:

Attract back the people who have grown up here but are now overseas or elsewhere in NZ

How do we create well-paid jobs for them?

More intensive farming coming, how can we support those, use technology

Need building/s to attract businesses, e.g. consultancy for farmers

Council needs attitude: "how can we help you?"

Improve infrastructure for communications

TC:

Need clear plan for development, set land aside

Place should look good

IS:

Get rid of petty parochialism, need better communication, e.g. that we have industrial land

need infra in place (water, sewage, roading, comms)

need passion for the District, make that clear, willingness to express it

zoning holds the place back (if dam happens need 100 new homes, cannot be accommodated –don't want to see those go to Havelock N)
CHB College: holding us back –kids going to Hastings instead

AW:

Investment needed, how do we make that happen?
Ultrafast broadband, mobile phone coverage

Vision: People, prosperity and pride
People: Valuing opinions and contributions; attracting them by the way CHB people live
Prosperity: investment, raising income, attracting the right businesses, ideas sit in community already
Pride: how the places look, positive messages, connections between rural and urban -farmers seen negatively; recognise cultural (richness)

Community leaders, 10 April, 1.30-4.30

Power Trust
Principal of college
Head girl of College
Sports HB
Trade company, plumbing draining, roofing
CEO agriculture
Involvement in community
Real estate
Farmer, fed farmers
Silver Fern farms
Forest and bird
Farmer, Stevenson transport
Stevenson transport
Farmer
Elderly, daycares
Teacher, Maori community
CHB, mobility scooter
Represents 9 marae environment

Vision

Depends on dam going ahead or not. Would help increase business, service industries, would bring people, would help psychologically
1st July 2018: Plan Change will cut irrigation
Prosperity and opportunity, could be via dam, technology
Support the region that you're proud of
Digital capacity around marae to communicating, free wifi
Need digital business hubs
CHB is on the way to everywhere, centrally located
Drinkable rivers, not just swimmable
How and where to invest CHB share of settlement money (\$105m)
Need a retirement village in CHB
Roofing training school (cannot get staff), electricians, drivers, agricultural workers, apprenticeship schemes
Better links between College and business
Make sure those who have left do come back
Youth - some aspirations CHB cannot cater for. But need to cater for those who might not want to go to Uni, but have no other options. Link between Secondary and work
Women (rural) entrepreneurs starting businesses via web
Need improved internet and phone
Building houses for CHB conditions, low energy, insulation, materials, large eaves –develop and promote skills to build these
Need improving environment and showing that to others

What do you value most in the district?

Group 1

Climate, beach, bush, rivers, vistas, ease of living
Strong community
Good facilities, including sports
[[would need communicating better]]
(sad that there is no railway anymore)

Group 2

Tourism, we live in paradise, rivers, sea mountains, iwi, maori culture, linking these and putting these on platform and shouting out to the world
Strong community, sporting culture
Lifestyle choice
Easy commute to many centres
Climate
Education

Group 3

Family, community, pride
Loyalty and support
Personal attention
Reserves
Russell park
Events
Hunting fishing camping
Markets
[[need support for retailing]]
National event
Library
Inclusive schools
Street barbecues
No traffic lights
Wineries
Small communities
[[need tourists travelling from AKL to SI to come via CHB]]

Group 4

Affordability
Reachable
No crowds
Weather
Freedom
On the way to everywhere, 30mins
Family friends, strong community connections
Everyone knows you
Active community: arts, sporting
Safety, sense of security

Need to make iwi culture more visible: streetscape design, contemporary arts

Leaders Group follow-up emails

Email 1

What are your Transformative Ideas for making the District Thrive?

We need to define what our Vision and BHAG is (Big Hairy Audacious Goal!) and invest in it.. I didn't get the view that we really understood what that was. We couldn't crystallise it.

Is it CHB becomes a destination in itself and a place to live, work and play?

What about Lake Hatuma? That could be a HUGE opportunity for our region long term. Just ask our parents what this lake use to be like when they were young - a mini Taupo - with a much better climate! What do we need to do to investigate the possibility of resurrecting the lake. I know there are issues with multiple land ownership but surely in the interest of the long term viability of our community this could this as possibility that should be investigated. I understand that someone looked at this previously - why did it fall over? What barriers got in their way that the council/community can help remove?

Possibility of an event but we are currently limited by infrastructure - Does Lake Hatuma provide us with the event? Do we start competing with the multisport events - we have the mountains, roads, rivers, lakes and ocean. Sea, Sky, Bush Walk and Tour de Beautiful (how do we make these bigger or different)

What are the Critical Issues holding us back? Not leveraging the Hawkes Bay marketing and lobbying for more CHB as part of it. We simply don't have the grunt and resources to compete - we shouldn't even try except get a bigger slice of the pie

Lamb country was and is too narrow for us as a region, we are so much more than that !

Have we reviewed our strengths as a council and identified our weaknesses. What resources do we need to bring in to support us with our BHAG (What people resources & skills are untapped in the region to support us)?

Our local education - community starts around our schools - if we lose our kids to schools out of town we are on the back foot already. How does CHBC want to differentiate themselves, what do they want to known for. How do we stop the flight risk out of our community - its stronger than ever at an educational level.

Our gap in young people in our community, they either don't want to work or have left. We have a generation gap in our community - what do we need to keep them here or bring them back with their families once their OE & city life is over. Vibrant culture, challenging jobs, lifestyle, good education for their kids.

Our P problem - how well is that being addressed and acknowledged.

Connectivity - Limiting factor for our rural population and business opportunities- continue lobbying and investment.

Anything Else you would like to put on the table?

How do we engage our success stories to come back to CHB and invest in it. Eg: Look at Rod Drury bringing Xero to Hawkes Bay and Paul Brock bringing Kiwibanks call centre to Hawkes Bay - both ex Hawkes Bay leading big companies advocating Hawkes Bay and bringing big corporate investment back to their home communities. Who are they? - who do we tap to support us. I could name a couple from my years at school. Challenge Bruce Turfrey's on why his Head Office in Hastings? Giblin Groups office is also in Hastings? Who else from here have moved their businesses to Hastings/Napier. Bring it back to Waipuk! Make

them commute to us?

We need to work with the Iwi - they have the cash - we need to find and develop the business case to get them to invest.

If we want to attract people to our community - do we need to acknowledge they may not work here and commute out of the area - so what do these people need to make this work successfully How did towns like New Plymouth transformation get started? - what were their smaller communities (like us) who benefited - How does that model work for Waipuk and Hastings/Napier?

Email 2

The critical issue is economic

The rates burden is unsustainable for many people Paying rates of \$2000 plus on a static income around 20,000 cannot be done for long Council needs to do three things

1 get the da by agitating much more forcefully to HBRC AND GETTING THE pr OUT THERE ABOUT THE BENEFITS TO hb AND THE PORT ETC

2 trim budgets for example THE RECYCLING CENTRES AT TAKAPAU AND WAIPAWA MUST BE VERY EXPENSIVE COMPARED TO THEIR INCOME AND OTHER OPTIONS

3 GET SERIOUS ABOUT SHARING SERVICES WITH OTHER COUNCILS .

OTHERWISE I FORESEE MAJOR PROBLEMS AS WE START TO SEE ASSETS FALL TO BITS AS THE MAINTENANCE BECOME UNAFFORDABLE

Email 3

What are your Transformative Ideas for making the District Thrive?

support local industry, businesses, schools, a shop local. If we all support our local area it will get

stronger, more people will come and stay and the whole community will be better off. A workers bus to Hastings and Napier, also to take students to EIT.

What are the Critical Issues holding us back?
From our point of view at the school, too many locals do not support their local school, not just the College, plenty transport to other primary schools rather than their closest. From the College point of view we are a 'Community College', we provide an equal education to other schools and to be a fair reflection of our community we need the local families to support it. We give huge assistance to local events from ECE to elderly within the community, often asked by community leaders who do not or have not supported the College in the past by sending their own children to the school. Disappointing to hear former students send their kids elsewhere, for whatever reason. If the local schools had all the local students, the additional money put back into this economy locally would be significant, in a previous school i taught at which was smaller than CHBC in a smaller community the additional income was \$5m annually being spent.

Email 4

I was born at Rathbone Maternity Home Waipawa, spent the first 22 years of my life living in Waipawa before moving to live in Pukehou, the northern end of CHB. I am totally committed to a 'thriving' Central Hawkes Bay community and would love to help thus community flourish by reflecting its dual cultural heritage.

More on that as 'operation 'Thrive' grips our community!

Email 5

What are your Transformative Ideas for making the District Thrive?

We need to be a place that professionals come to live and give them things to be attracted to – top schools, rural living accessibility to other areas to work, restaurants, great civic facilities. I'm not sure we are very going to have the volume of professional jobs in this area
We should look to be a great place for tradespeople to be, as this will be the bulk of our jobs in the district. Maybe some thought to what are the things these people really want
I understand communities that thrive have many interpersonal connections between there people. Go to Saturday morning kids Rugby and you will find the whole community there. How can we facilitate more of this sort of interaction?

What are the Critical Issues holding us back?
If we get major infrastructure, or business moving here, we need to be able to do everything in our power to ensure that the bulk of the work generated stays in our region. This will require everyone to be clear about what is coming and nimble to respond to it. I suggest councils role could be communicating potential opportunities to the business community, and assisting them to be ready

Email 6

Q 1

I think a greening of our area would be one of the few win/wins that would actually be real
Working along side the HBRC and others to bring about clean rivers could be a great place to start along with restoring the health of lake Whatuma
Encouraging genuine sustainable practices around all areas the council has or could influence would demonstrate good leadership

Some other aspects of this could be the promotion of low carbon footprint housing, supporting the reduction of waste particularly plastic packaging,

the encouragement of water storage urbanly as well as on farm, help facilitate the search for new types of framing which doesn't degrade our environment. We need to get our basics right around the towns waste water systems

I believe the greening of CHB would not only help attract more tourists to the many attractions we have here but also attract new residents who are young, educated and want to support a better world

On an other note CHB is a great place for retirees. A lot of our towns are flat ,we have a good medical centre ,housing is very affordable compared many other areas.

We have a good commercial infrastructure, banks ,supermarkets, movie theatre, mitre 10 ,libraries etc.

We have many good public facilities and community social groups and clubs and let not forget our great climate

Good link to Wellington by rail on some special occasions would be a bonus for young and old
Making more of our history beyond the over focused colonial history and exploring the Maori history more would help many people be more rounded out as New Zealanders

Supporting or local schools in any way we can ,in particular encouraging the more wealthy in our community to send their off spring there.

That's all I can think of for now .

Q 2

In some cases nothing is holding us back and in others it's fear of change , peer pressure or alignment with vested interest that have invested a lot of capital in enterprises that are not sustainable

Q3

Thanks for trying

Email from community member

I'm hoping you can help or more so the CHB council, by developing more walking pathways in Otane, especially at the start of Higginson street and Rochfort street (the main road)

I live along Rochfort street, with many other mums also and it is extremely frustrating not to mention very dangerous to walk with my little one in a pram to the shop, school or bus bay at the hall. I have to walk along the road as it's very difficult with my pram to walk along the ruggard grass so therefore I get very anxious especially now the main road has become the main route for detour with the new signs having just gone up. Cars do not drive slow when they come through Otane I can assure you, but what has really made me want to send you this email is because the other day I was walking and a stone flicked up and knicked my leg. I will be extremely angry if that had gone in the wrong direction and hit my little girl sitting in her pram.

Otane is building quiet substantially in housing numbers and the council need to consider what we as small town communities need instead of spending our rate payers money on only the big towns (ie new road development near the AW Parsons stadium) was this necessary?

Please can you bring it to the councils attention, that would be greatly appreciated.

Hopefully actions take place quickly for new pathways in Otane, this will definitely settle my nerves every time I step out the door to take a nice walk around our beautiful town.

APPENDIX C: FURTHER SUBMISSIONS RECEIVED AFTER CONSULTATION SESSIONS

General submissions

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
7	Seem to be thriving along quite well. Continue to have a caring secure thoughtful community. Be self sufficient& help support local enterprise. Pride in our town.	We have only ourselves to hold us back. We can achieve anything we put our minds to & as long as we work together		Contractors, volunteer groups, Council	I would like to see a safer area outside Lakeview Kindy for parents/ caregivers to have decent parking& footpath & a crossing for children. Too many people are speeding down Lake View Rd forgetting a kindy is right there. Alot of heavy trucks/farm equipment also come down the road. The road may need narrowing to help slow down traffic.
8	A Dam. A thriving community doesn't need 85k skate parks!! Q.Who does this benefit? A. Predominately people that don't pay rates, unemployed , people that contribute jack shit to our community. Drove past skate park at 6.30 Monday morning and I counted 14 pieces of rubbish on the lawn that has been sown- totally disrespectful!	Idiots like Jock Hyde, red tape, too many unemployed and spending money in the wrong places	By doing exactly this? Listening to the good rate paying citizens in this community		I would like to see a large grass area established next to the Tukituki river. This could be either between camp ground and river or below Pukeora senic reserve. This area would have a number of picnic tables, shade sails, BBQ's and native trees planted. It could also cater for overnight campervans? Each October the river in front of this large grass area could be deepened with a digger to make swimming holes. I envisage this would be a great area not only for the locals but people passing thru wanting to stop for a swim, drink a coffee, have a picnic etc etc
9	Employed mobile drug free citizens who care and respect themselves and each other, including all race, religion etc.	Lack of employment Lack of public transport! Lack of direction- leaders in the community As always lack of \$!	Stop wasting resources on the dead duck dam and get on with creating jobs and/or training here in CHB. And transport of people to get them to Hastings/Napier as necessary.	Use our elders there are many many retired or semi-retired individuals who have great skills, time and desire to give back to the community.	Use the youngsters who have left school and don't have a direction - give them something to work towards to get their buy in - e.g. the drivers license and the EIT construction success story. Congratulations on seeking community input - thank you. I'm sorry I will be away for CHB 11/04 or I would attend at the CHB Muni.
10	An inclusive community - culturally diverse, technologically switched on, modern, supportive and thriving. A community that takes pride in their rivers, beaches, towns and farms. A community who works and plays together. Fit and healthy initiatives with lots to do for our children, youth, parents, adults and older persons.	Lack of communication. We don't embrace our diversity. Silo cultures doing their own thing. Lack of modernisation of town buildings. Beach and river preservation seen as Regional council responsibility.	Engage local iwi at every opportunity. Band together as a community for better internet and mobile coverage. Use our rich resources, land, water etc. Use local businesses. Consider policy amendments that are pertinent to our vision, e.g. rates remissions, Celebrate cultures.	Local Iwi, youth, youth groups and schools, EIT. Business owners and community organisations.	Find out about local Treaty settlements and offer support. These have the potential to be big business, education and housing ventures. Ensure powhiri are part of the process when opening a community facility. This creates a sense of belonging and ownership. It is also an opportunity to educate youth and children on the value of the facility and encourage respect and pride. Schools technology departments could be hired for adult education or other business ventures, catering etc. Develop Harker street so the pool and skate park are easier to access providing a safer access for children than off the main street. We need a safer cycle lane on the Waipawa Bridge. Upgrade access to the Waipawa River as a walk with good parking. Develop the area at Hunter Park Waipawa with tidy parking, public toilet, access to Waipawa Township through BP, access to the green park like lawn just through the underpass. Is this going to be fixed? Can access be restricted to small vehicles? Turn the entrance to the street into residential type road, with traffic islands and a speed hump.

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
13	Jobs - not just low paying hort/agri ones. Busy shops. Tourists seeing CHB as a destination. The dam or some sort of water/irrigation system that is more user pays, and that is kind to the environment. Having said that, we also need to move on from the dam - we've wasted too much time on that already.	We're not a destination compared to Napier. Need to somehow get people to stay. The dam decision. It's still all up in the air. No one has any confidence to move forward. Consider getting more small businesses to town or out of towners to live here. Rates rebate etc with a bond attached. In Onga, they have the historical buildings. Boring! Young people and boomers with money aren't interested in that stuff. It's static and not vibrant. We need to get the cycle-ways out there, and get cafes and other small businesses to make it a destination.	Better IT/Broadband coverage. Promotion of what CHB has to offer - not just as a thorough-fare to Napier and Hastings.		See above for some ideas.
14	It looks pretty good to me, with blemishes. See submission.		Get the dam.		<p>My comments relate to the issue of landscape. I have two concerns; one rural and the other urban. Rural. In the mid 1960s, on the whim of the engineer, radiate pine plonked in along the roadsides of the old Patangata County Council through eastern CHB. This was a visionless folly of monumental proportion (and the engineer was told so the moment that the pines were being planted down the Hautope Branch Road - I heard the expression of the objection). Their removal, hemmed in as they are between a public and probably tar-sealed road and a road fence, and with at best pulp value, their removal will be, and is, a very costly process and, I suspect, beyond the means of the CHB District Council. This is a burden for which the CHB DC is in no way responsible, obviously. They are up to a metre through and have another hundred years of life ahead of them, which, if not removed, is an awful prospect. Where they have been removed the seedlings are uncontrolled - thus insuring the problem in perpetuity. They're an absolute corruption on the landscape. I've spent all my life trying to beautiful what was a treeless landscape with trees, and have to look at these things. A few months ago in a wind storm one of these trees, just 100 metres from my entrance, partly collapsed, intruding onto the road. Soon after the roading company employed by the Council cleaned it up. This exercise lasted for the best part of a day, involving four men and three vehicles, including a chipper. When the overseer came to inspect the job I asked him the likely price. 'At least \$3,000!' Apart from the bill, what remained was arguably the ugliest tree in the CHB District. (See photos attached.) The next wind storm cased a similar occurrence 500 metres down the road, but in this case not impeding traffic. As daunting as the challenge is, I believe that progressive removal this is a strategy be considered, in conjunction with rural residents as it will be they who will be inconvenienced, though the wider public will have the financial burden. Urban. Waipawa is a delightful town; a really nice place to live. It must, however, be the only town in the country that has a metre of derelict cars in the town centre, in full view of townsfolk and travelers along Highway 2 - and across the road from our distinctive and hallowed War Memorial. I assume that nothing can be done about it under the District Plan. But what about screening it with plants. I would suggest along the south and western margins wisteria be planted. This is a rampant climbing plant and beautiful when in flower. The cost would be minor. Thank you for the opportunity to state my views.</p>

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
15	An active community who participate in decisions. Full (or close to) employment. More small entrepreneurial businesses doing business Nationally and Internationally and employing local people. Community events that bring people together. Places to be and things to do for all age groups (at no or little cost). Positive communication and a sense of working together. An environment to be proud of and an example to the rest of New Zealand on how to care for our beautiful land, mountains, beaches and rivers.	Narrow focus on work, employment and who we are. Old ideas that no longer work in the world we live in. We put too many resources into "tourism" ideas and miss the point of who we are and what makes us tick.	Recognise who we are, our strengths and what makes us unique....	All groups and individuals. Schools, Council, Clubs, Businesses... unlimited	Change the focus of "CHB Promotions". While I think they do the best they can with their brief I believe the brief is wrong. We are not a tourist destination, people come here for family or for events - the events draw the people, the families draw the people. We need to promote CHB as a place to live. We need to encourage people to move here and bring their businesses and families. Lets encourage small-medium businesses to come here and set up. If we rely on one or two industries we put ourselves at risk. Like many small rural communities over the years, they have been destroyed by the closing down of one large employer. We need to share the employment load across a broad range of businesses. We should encourage our young people to move away and get life experiences. But lets make it a place they want to come back to, to raise their children or start their business.... lets provide a community that is open, welcoming, diverse and exciting....
16	People that can earn a satisfactory living in the town they live in would contribute a great deal to a thriving CHB. The employment and jobs coming from either local industry or tourism opportunities. Make CHB a thriving community/ tourism destination, where both locals and visitors want to spend time and money.	As there is 5-6 small communities that come under the one CHB umbrella, it requires a more cohesive approach to community co-ordination. Remove the divides and get input to achieve benefits for all.	Unite the Identity of the different communities to create one big opportunity. Create a proactive development department within the CHBDC. identifying opportunities and then selling to NZ and the world.	All Wine and Food operators. Local Iwi Maori communities. Farming leaders - Sheep, Beef and animal breeders Horse Equine Leaders - The 'owners' of the Lake and Rivers	It makes sense to utilise the local environmental features. "Wine & Food" events are amongst the worlds biggest events - We don't have a lot of Wine but CHB has huge potential of creating a 'Country Lifestyle and Food' event - that attracts people from all over NZ - seeking to then grow this into a tourism opportunity for attracting tourist from Offshore. Asian tourists cannot get enough "Clean & Green NZ" farms, animals and NZ Heritage. CHB has all this is bucket loads. Rotorua is doing it on a grand scale, (Sheep shearing, wood Carving, Luge etc) and could be accused of overdoing it (Too many busses, the experience they offer no longer seems 'real'). - CHB could be the new frontier of "Unspoiled environmental Tourism" Devise a strategy to work with TV, Documentary & Film producers so the country features get promoted internationally (free) Work with major NZ & International tourism operations to find what they are looking to sell to clients around the world and create/develop this in CHB. Equine event - we have a large wealth of untapped horse skills in CHB - some of NZ best horse people located in CHB - Utilise their fame and experience to create an event outside Horse of the Year. The facility's are available at the Racecourse. Fabulous Heritage buildings around CHB - Home and Garden 'Open days' Staying for weekends etc. The 'owners' of the Lake and Rivers - promote the Trout fishing as an international destination.. The list of opportunities in endless... I would love to be a part of unleashing them :)

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
17			Working together	Churches, schools, community associations	Facebook page (look at Oamaru Today page) - helps advertise the community beyond itself.
18	World class tourist attraction Well paid job and business opportunity Excellent education and re-training facilities	Lack of forward thinking and thinking outside of the box. Lack of open mindedness, cooperation and agreement Not using current social media e.g. Progressive Otane	More meetings like this one Marketing CHB website to promote CHB and to share ideas etc.	Progressive Otane Council - liaison person? Like minded people	Railway station rebuild in Otane/Railway complex Cowboy town Tax breaks/incentives for companies etc. to come to CHB
19	Capitalisation on the motorhome tourist industry by becoming a Motorhome Friendly District	No freedom camping by law or permitted freedom camping according to the freedom camping act	Create a freedom camping by law under the freedom camping act	I was involved with the Wairoa DC, Napier CC and the Hastings DC while an NZMCA board member in formulating their FC bylaws. I am happy to meet with Councillors and Staff to give them an understanding of the Act and Freedom Camping or contact the NZMCA Planning	For the CHBDC to be a motorhome friendly district so the broken link between Palmerston North and Gisborne can be joined together.
20	A healthy, clean, green environment. The rural business and farms succeeding without the expensive, destructive, risky Ruataniwha Water Storage Scheme. A diversified economy with independent businesses succeeding through their own endeavours. People are happy. We need to make Central Hawke's Bay a clean, healthy, eco-friendly place to live and visit. We would be healthier and happier if Central Hawke's Bay was farmed organically, GE free, and the earth and the environment wasn't poisoned or polluted. Food grown here would be known for being safe and sustainable. It could also provide more jobs. We need to care for the environment and live sustainably if we want to help make it a better place to live in now and for generations to come. Eco-tourism could also attract more visitors.	People and businesses expecting handouts and relying on others for support and not doing things under their own initiatives. Lack of enthusiasm. Rates and taxes too high so people and business don't have enough money to spend on their own wants and needs.	Individual business and people using their own initiative.	CHBDC should not use ratepayer money on supporting other business and organisations, in time and financially. Rates should be charged on a user pays basis. Rates need to be kept as low as possible so people are left with more money in their pockets to spend.	CHBDC should concentrate on providing necessary infrastructure and services for drinking water, wastewater/ sewage, roads, rubbish disposal, libraries and parks. I think too much emphasis is put on growth as a top priority. CHBDC should put more emphasis on the happiness and the well-being of its people. As CHBDC has confirmed their commitment to the Hawke's Bay Biodiversity Strategy and signed the Hawke's Bay Biodiversity Accord they should be opposing the RWSS as it will destroy a large area of CHB's natural and native environment including it's fauna and flora. Sustainability and protection of the environment and resources should also be given a higher priority than growth. CHB should aim to be a district with the happiest people and an example of environmental excellence. CHBDC should follow and obey their Mission Statement - "The Central Hawke's Bay District Council will be accountable to its citizens for good management of the public assets of the District and provide open local government at minimum economic cost, with the least possible intervention in the private lives of residents."

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
21	Strong supported communities	Poor communication Lack of leadership	Work together	This needs work	<p>1. Community Leadership There are many different groups in the Porangahau community working independently of each other but with common goals. All are doing a great job but with improved communication it could be better making it easier for the community to keep in touch and council to have a point of contact. I suggest an informal leadership group made up of a representative from each interest group including (but not limited to): School Marae Hall Committee Fire Brigade Country Club Porangahau Promotions Maori Committee Rugby Club Netball Police Te Ahurangi Services</p> <p>2. Development of the Memorial Hall entrance Over the past few years, community gardens at the western end of the Hall (rear) have been developed, largely funded by grants and input from EIT. This work has been driven by Kim Seffert at Te Ahurangi Services working with the Hall Committee. Concept Plans have also been drawn up for the hall entrance as part of a proposed upgrade of Abercrombie Street. It would give the community a sense of pride and be respectful if the work around the hall entrance could be completed in time for the WW1 commemorations in 2018 as a first stage. Proposed work includes drainage, car parking, footpaths,</p>
22	<p>Healthy people living in a healthy environment. New innovative industry replacing over intensified dairy and other farming which is a major contributor as a heavy pollutant on the waterways and land. People employed in new innovative work that has low - nil impact on environment. Could be new ways of producing food - we could be leaders in healthy sustainable nutrition and lead our planet in a new</p> <p>Could be in IT, internet global networking and marketing,</p>	<p>Beaurocracy. Narrow minded people who are afraid of change - who cant open themselves up to the fact that the earth as we know it is crying out for healing. That we need to change, we need a whole new mindset if we are to continue to have an earth to live on, and not make ourselves extinct.</p>	<p>Vote in the right people. We need leaders that are not economic driven. We need leaders that have awareness and are up to date with world issues.</p>	<p>everyone young, old, iwi, families, business people, educators, environmentalists,</p>	<p>look at new ways of producing food, and lead the way for NZ. Be brave. Be bold!!</p>

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
23	Tidy towns, youth in higher learning and trade training, adults working, native flora and fauna flourishing. Jobs but not the type of jobs we have been used to doing - the times are changing, we will be leaders in new forward thinking that has embraced and adapted to these changing times. We will be leaders in business technology, global internet businesses. We will lead in environmental sustainability with conservation programmes in replanting native vegetation, sustainable land management practices, municipal waste services, and zero waste recycling. We will have an innovative supportive team at council that have paved the way for new business ideas to flourish. We will be building houses for the country, families that have lost homes - Edgecumbe, Christchurch, portable and kitset homes. We will be selling them all over NZ. But our base will be here because we will have the people to do the work, the people with the expertise, the supporting businesses. We will have youth trained through trade training schemes running from EIT Waipukurau, and also satellite training schemes running through the maraes. Other businesses will sprout up from this because we will need joiners, electricians, plumbers, flooring specialists, painters, alternative waste removal systems, eco-sustainable lighting and power, truck transport services, there will also be scope for gardeners, landscapers, arborists, in advisory capacity also.	too much people have their own agendas - not thinking of the community at large. No-one is thinking outside of the norm they are playing safe and sticking with old traditional thoughts and ideas of how things are done. We need to move ahead, not get stuck, Out with the old and in with the new!	stop wasting our money on the dam and invest it with the communities, businesses and assisting farmers with their own on farm dam. Forward thinking and you need to think bigger look at the whole picture, do not disregard climate change and the significance our country has as a contributor to carbon emissions, it is too late in the day to ignore this potential calamity for our planet and humanity.	you should be working with the whole community	Keep our small towns tidy. Mow our berms, look after our green areas, help us be a Zero waste society by implementing Zero waste into council and then into our towns. Give more money to our small towns, help us to thrive! Spend on our amenities and buildings and sports clubs. Invest in trade training schemes for our youth - invest in our youth. Trade training courses through EIT. Get every young person licensed, particularly Maori youth as it is a fact that the pathway to prison for many Maori is first offence driving. Support businesses into developing new ideas.
24					
25	CHBDC should put more emphasis on the happiness and well-being of it's people. CHBDC should follow obey their mission statement - 'The Central Hawke's Bay District Council will be accountable to its citizens for the good management of the public assets of the District and provide open Local Government at minimum economic cost, with the least possible intervention in the private lives of residents.'	Why has the general rate gone up by 4.91% when the LTP forecasted increase is 1.62%??? Rates should be charged on a user pays basis. Rates need to be kept as low as possible so people are left with more money in their pockets to spend on their needs and wants. CHBDC should not use ratepayer money on supporting other business	CHBDC should concentrate on providing necessary infrastructure and services for drinking water, wastewater/ sewerage, roads, rubbish disposal, libraries and parks.		As CHBDC has confirmed their commitment to the Hawke's Bay Biodiversity Strategy and signed the Hawke's Bay Biodiversity Accord they should be opposing the Ruataniwha Water Storage Scheme as it will destroy a large area of CHB's natural and native environment including it's fauna and flora. Sustainability and protection of the environment and resources should also be given a higher priority than growth. CHB should aim to be a district with the happiest people and an example of environmental excellence.

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we work with?	What are your ideas?
26	Creative/dynamic/friendly/safe/caring/prosperity/surportive/clean.	As a whole our many communities are lacking the 'glue/binding' to bring us all together.	We need a mixing bowl (could be online) to help all the communities/groups/causes together.	Council/community representatives/local groups. We have many proactive people in our community across many platforms. Lets work together.	www.centralhawkesbay.co.nz - for those that live in CHB - not tourism focused. Groups/business/sports clubs/schools/services = promoting ourselves to ourselves.
27					Developing more walking pathways in Otane, especially at the start of Higginson Street and Rochfort Street (the main road). I live along Rochfort Street, with many other mums also and it is extremely frustrating not to mention very dangerous to walk with my little one in a pram to the shop, school or bus bay at the hall. I have to walk along the road as it's very difficult with my pram to walk along the ruggard grass so therefore I get every anxious especially now the main road has become the main route for detour with the new sings having just gone up. Cars do not drive slow when they come through Otane I can assure you, but what has really made me want to send you this is because the other day I was walking and a stone flicked up and knicked my leg. I will be extremely angry if that had gone in the wrong direction and hit my little girl sitting in her pram. Otane is building quite substantially in housing numbers and the council need to consider what we as small town communities need instead of spending our rate payers money on only the big towns (ie new road
28		Quality of water in the village (Porangahau) Roothing - especially ours - our road was never done right and therefore is constantly a mes, and also there are other roads around our are which are just not up to standard.	Trying to put the longest place name on the world map. I know there is a group of locals trying to do this, but they just do not have the skills to push it through. For something that is iconic I feel it needs to be a focus, as people come here to look at it and are quite disappointed that it's just a sign on the road and nothing around ti.		

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can	What are your ideas?
29	<p>A place where young people want to stay after finishing college. New people and young families would want to move here from the bigger centres. The agricultural nature of the CHB is still embraced, but the towns are modernised and images upgraded to attract visitors to spend money here (A good example is Greytown in the Wairarapa). Visitors expect good food, coffee, and boutique shops nestled amongst the existing and essential businesses that serve our agricultural needs. Our natural assets (rivers, views, cycleways, walkways) continue to be upgraded and promoted as a reason to visit here as well as to serve the communities recreational needs. Projects like The Gums MTB park will attract visitors who come to ride and then spend money in our town. Our town will look visually appealing, murals, sculptures, plantings etc</p>	<p>People (older residents) are resistant to change. They are used to the status quo and worry that change may impact their current way of life. Some of the older generation don't understand the importance of spending money on upgrading the image and facilities of the CHB. Many see spending public money on beautification, for example, as a waste of money. To many outsiders, the CHB isn't considered a destination in it's own right. Yes we do have some great events here, but they are not enough on their own. There are negative connotations attached to the CHB because of the gangs as well.</p>	<p>Promote the CHB as a place for businesses to invest. We can't solely rely on agriculture. Make the CHB a destination. Visitors spend money. We need to entice fresh blood to the community - this is vital. We don't want to be a giant retirement village (don't get me wrong we love the oldies but a balanced community is essential for the future).</p>	<p>Business, schools, residents</p>	<p>Upgrade the council website. Create a better online presence for the CHB. We need a digital gateway to our community for visitors to enter through. Here they will see all that the CHB has to offer and will be able to book accommodation etc... Encourage young families to move here - run an advertising campaign enticing people here. Imagine if more young families came and renovated some of the cheap housing here, such as around the terrace school area. This would lift the image of the place. The broken windows affect is a powerful phenomenon - if more people tidy up and improve the housing stock (along with the council continuing to beautify and upgrade the town facilities), the less likely we are to have vandalism and gang related activities.</p>

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we	What are your ideas?
30	With the RWSS its all on , Council needs to be standing up here. Without RWSS Council has issues around how plan change 6 will effect the farming engine of CHB.	<p>THE RWSS DECISION!!! Two day to day things holding CHB back and that need to be focused on. 1: The continued focus on running CHB's operations using IN House solutions. Times have moved on, the amalgamation plan we voted on was a flawed recipe and predictably failed. We have a relatively static population and it is predicted not to change much, It is also a generally ageing demographic with falling school roles. The TWO towns, brings two lots of replicated costs, add to that the scattered villages (all of which are in survival mode) along with the large area of our CHBDC, sparsely populated with many kilometres of roading to keep maintain and the numerous aging bridges. (Council unbelievably has an exsisting policy of NO new tarseal!) I would be urging Councillors to look very hard at SHARED SERVICES with our Northern neighbours, there is 120,000 people only 30/45 min away who are paying substantially less rates for better services and they are in a stronger position to attract high quality well qualified staff. (many of our existing staff live North of us and travel to work) 2: under ground infrastructure. We have sections for sale and new rate payers (the life blood of vibrant communities) wanting to build homes in Waipukurau, Waipawa' and Otane and council is unable to hookup services in many instances without charging substantial fees. Let's look at fresh water, we have an asset valued at approximately \$20m, an income of \$3m plus a year from targeted rates and metered sales. About 15 yrs ago Council did an audit of town water, it came back with red hands all over it! In that time there has been about \$45m in income, if council was to do the same exercise again many of the red hands would still be applicable! My question is where has all that targeted money been spent by a questionable inhouse operation to have ended up where we are? More than 10,000 livestock equivalents have accces to this water. The pipe to Waipukurau's ONLY reseviour is too small, very old and unable to take more pressure and it is made of asbestos. We have only one days supply as storage. We struggle to have sufficient water to fight a decent fire in the middle of town. Eg recent Hospital fire. The design of supply lines has many spurs where water pressures are pitiful at lines end. There are few loops (101 of distributing water) Properties off the main road into town, even, are unable to be hooked up. Otane is limited in its growth by a completely inadequate sized pipe run from Waipawa's supply. Takapau's quality problems has never been properly sorted.</p>	Get our heads of the scrum and the reality that we are part of HB Not just an insular CHB that can go it alone. Small council's economies of scale will in time strangle them quicker than you might think.	The younger generations with children they have "New" ideas and energy. Our retirees , watch out they are increasingly moving North to live. Note my address! However I plan to remain a ratepayer for the foreseeable future with our property In James Street.	Continue with Russell park focus it's the jewel in our crown. Multi sport turf may need a little more Council support to get it over the line. Upgrade the towns camp ground further, (get shot of the the numerous 1970's caravans and build further cabins) the potential to get travellers to stop in town next to what is on offer in and around Russell park is substantial. I think we lost an opportunity by drifting away from "Lamb Country" the potential there was never really exploited.

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we	What are your ideas?
31	Because of an aging community we need to see age before beauty: an infrastructure that can grow with the demand of the growing population of older people. IE easy access to all amenities, affordable warden assisted half way house, or similar accommodation. There are a lot of older people moving into the area, adding to an already aging population. They mostly bring money with them. Retired farmers/city people looking for a quieter lifestyle.	Issues that are holding us up the scooter club: - The road between Waipukurau and Waipawa - The social activities are curtailed because of pathways etc. although I do understand this is being worked on. Critical issues holding back our aging population are lack of quality	A lot could be gleaned from projects like, Bethlehem in Tauranga to maximise trans-formative ideas.		From the mobility scooter clubs point of view. It started as an idea to get people in similar situations to break their social isolation and improve their well-being. It has in fact made it socially acceptable to be on a mobility scooter and join clubs and community events for people who were formerly hesitant to do so, opening many doors. The same success of the scooter club needs to be repeated in other areas. We have fun activities when the weather permits and we need to keep the momentum going, which is proving difficult when we are unable to get to
32	An attractive place to live,work,play and visit.	A lack of pragmatism around consent and compliance.	With visionary thinking.	All groups from HB tourism through to local businesses, stakeholders and community organisations. Every organisation can be worked with if they understand 'what's in it for them'.	A massive investment and development of our cycle and walking trails, from the coast to the ranges ... linking isolated areas to the rest of CHB. eg replicating the success and benefits of The Otago Railtrail. A huge planting programme of Pohutakawas and natives in our coastal areas in conjunction with the cycle/walking trail mentioned above - this could extend the bird corridor begun at Cape Kidnappers. The trail could be called "Cape Kidnappers to Castle Point" and or Porangahau to Patangata. Reclaiming and developing our coastal camping grounds. We have a stunning coast line that could be used to draw many tourists to CHB but we need to offer them what they need, ie low cost and attractive areas to camp. Porangahau has 10-15 cars and campervans a night over summer sharing a small square of grass, just to be close to a toilet, a tap and a path to the beach. This is not as a problem

Id	What does a thriving future for Central Hawke's Bay look like?	What is holding us back?	How do we unleash our potential?	Who (in community) can we	What are your ideas?
33	A positive district, with the successful Ruataniwha dam, creating business growth, full employment and a change in the present predicted age spread of our population base. This employment will encourage the younger generation to stay and create careers locally as well as becoming a sought after area for other skilled people to live in . We are farming based and always will be. This Dam will enable stock numbers to not just increase but also be kept from leaving the Bay at a reduced value, as presently happens most dry years. Everyone benefits from; trucker's, freezing workers, etc. to professional service providers, town businesses, schools etc.. everyone ! It will be pleasing to see more orchards, market gardens, new business and cottage industries also benefit from the investment of water storage.	A lack of Growth in CHB. A negative view from a small selection of the population to the proposed Dam. The loss of a large percentage of young people (often well qualified) from the area... due to a lack of opportunities.	Address the issues that have caused our static population growth. Identify the unique advantages this area has.	Business , farming and club organisations	Continue to support the building of a Dam. Support new and growing businesses that are either established or looking to invest in CHB. Promote subdivision and housing growth. Keep our CHB Council local, and approachable on a one to one basis.

Id	What does a thriving future for Central Hawke's Bay	What is holding us back?	How do we unleash our potential?	Who (in community) can we	What are your ideas?
34					<p>I recently met with Mayor Alex Walker regarding an idea for the land that the Pukeora Forest was on. This land belongs to the Crown and must be replanted within 5 years. It is hoped by a number of people that while the land is clear tracks be put in place. CHB doesn't have any designated Bridle paths and this area would be perfect for this. There can be parking in what was the parking area for cars, trucks and floats. Not wanting to be selfish and in the hope that everyone can be considerate of each other there could also be a mountain bike trail re established and walking and running trails maybe a proper fitness trail. People use the hill a lot and being able to run through the forest and connect up eventually with the Rotary project would be a good thing. Ask Max and Kate Annabel if they would permit a short trail through the edge of their hill to ensure no one has to go on the road, however the road can also be crossed to go down onto the river bank if wanted. Another proposal in conjunction with these idea was that of an Adventure Park. Once all the tracks are in place and areas designated for a flying Fox etc.. the hills can be replanted in Native species of trees, suggest separate blocks and areas for varying types and some mixed to recreate NZ bush. Some good specimen trees of Totara could perhaps be planted to yield timber in a few hundred years in among the Native plantings. I firmly believe this would be an incredible asset to CHB, i know how often the forest was utilized as a running and Mountain Bike trail while that was going, people came from Wanganui, Palmerston North, Masterton etc... to enjoy the facility and they usually went to Waipukurau for a coffee or food either before or afterwards. During the week folk also shopped in town and enjoyed the experience of our town. Often husbands would bike and wives go shopping or so they told me. Now with Back Paddock Lakes i can envisage CHB becoming a wonderful playground, makes a change from Taupo or Rotorua being the closest locations. I believe this can all be accomplished without getting outsiders in that cost this council money that can be better spent just actioning ideas rather than putting out flyers and billboards. The land is there. Let us use it for the benefit of this area. I am sure that the Crown would have no objections as long as it is replanted. If not replanted there is a cost. I think it's 20% of the income from the trees harvested and that cost is to the new managers of the land. I am not at all politically inclined, however commonsense indicates that here is an opportunity for the Council to do something that is of benefit to a vast number of people.</p>
35	Shops tenanted and supported by shopping locally People supporting the college by choosing to send their children there	Lack of employment and lack of population	By encouraging people to live here and support the district even if they work elsewhere	The sports groups to lift our profile The CHB college to showcase the school and it's successes	Actively publicise what we have going for us and what an easy commute it is to other centres. Maybe shared transport to Hastings/Napier

Submission from the HB Biodiversity Implementation Planning Group

Submission to the Central HB District Council's *Project Thrive* consultation from the HB Biodiversity Implementation Planning Group

1. Introduction

This submission is made on behalf of the multi-stakeholder group called the Hawke's Bay Biodiversity Strategy Implementation Planning Group (IPG). The IPG would like to speak to its submission. The members of the IPG are listed at the end of this submission.

This submission provides an update on the progress made on the implementation of the *Hawke's Bay Biodiversity Strategy 2015 – 2050*. It also seeks Central Hawke's Bay District Council's formal support for the Strategy by becoming a signatory to the Biodiversity Accord and signals the need for possible future funding support.

2. The Strategy

The Biodiversity Strategy was released in March 2016 and is an exciting and new initiative enabling both statutory and non-statutory agencies to collaboratively engage to enable enhancement of biodiversity in Hawke's Bay. The Strategy is a community-lead non-statutory initiative which aims to identify and connect all agencies, groups or individuals with biodiversity interests. It marks the first time in the region's history that all the people involved in biodiversity have agreed to work together to improve biodiversity outcomes.

The vision of the Strategy is "*Working together, Hawke's Bay biodiversity is enhanced, healthy and functioning*". A key outcome of the Strategy is that by 2050 key indigenous habitats and populations of native species will be identified, prioritised, managed and protected.

The *Hawke's Bay Biodiversity Strategy* is our response to the documented decline of biodiversity on a regional and national scale. The Strategy, convened and facilitated by the Hawke's Bay Regional Council, is a collaborative document that connects around 50 agencies, individuals and interest groups with a commitment to improving biodiversity through a shared goal, vision and objectives. These agencies have committed to working collaboratively by signing the Hawke's Bay Biodiversity Accord.

The Strategy has five objectives that aim to:

- Sustain, protect and improve native habitats and the ecosystems they provide.
- Sustain, protect and improve populations of native species.
- Integrate Māori values by recognising indigenous biodiversity as taonga to be protected for future generations.
- Collaborate effectively, align programmes and have responsibilities to achieve biodiversity outcomes.
- Support education, engagement, care for the environment, kaitiakitanga and actively connect our community through biodiversity programmes.

The Implementation Planning Group (IPG) comprising Accord partners (actual and potential) was established in 2016 to develop an Implementation Plan that sets the priorities for the coming three years. The Implementation Plan will guide our collective biodiversity effort and investment in order to achieve the strategic objectives set in the Strategy. It is anticipated that the Implementation Plan will be complete by June 2017.

Two of the priority projects in the Implementation Plan will be:

- Establishing a Hawke's Bay Biodiversity Forum to create biodiversity opportunities by connecting people, organisations and projects by June 2017.
- Establishing a Hawke's Bay Biodiversity Foundation which will source and manage an endowed fund to enable the achievement of Strategy goals. The Foundation will bring together partners and new money to co-fund projects. The aim is to have the charitable trust deed developed by June 2017 and the trustees appointed by 2018.

3. What we're seeking

This submission invites Central Hawke's Bay District Council to become a signatory to the Biodiversity Accord as a visible commitment to the vision and objectives in the HB Biodiversity Strategy. The Accord is a living document - anyone who is passionate about biodiversity and wants to share the vision can sign up at any time. There is currently around 50 signatories, including Napier City Councillors and Hawke's Bay Regional Council. A full list is available at <http://www.hbrc.govt.nz/hawkes-bay/biodiversity/biodiversity-strategy/>

There are three levels to the Accord:

- **Accountable Partners** - who have core responsibilities to actively improve the region's biodiversity. Accountable Partners are typically organisations who have statutory responsibilities, or organisations whose core purposes is to deliver biodiversity outcomes.
- **Supporting Partners** - make commitments to support Accountable Partners to deliver objectives and outcomes set by the Strategy. Supporting Partners are typically organisations whose core functions are to deliver biodiversity outcomes.
- **Friends of the Accord** - endorse the Vision of the Strategy, contributing to improve biodiversity in the spirit of collaboration. Friends are mainly individuals or groups of individuals who, by signing the Accord, want to show their commitment to work together with Accountable and Supporting Partners.

Secondly, this submission signals that we will be seeking funding support in next year's long term plan. Since the Biodiversity Strategy was initiated in 2011, support from statutory agencies has been limited to staff time, small joint contributions to miscellaneous costs and facilitation costs provided by the Hawke's Bay Regional Council. However, additional financial resources will be critical in the future to ensure the outcomes in the Strategy and the priority actions in the Implementation Plan can be achieved to prevent further decline in biodiversity.

Until now the focus has been on joint-planning and prioritising. Going forward we need funding to implement actions on the ground. Without ongoing joint financial support and leadership from councils the potential of this collaborative initiative will not be realised.

To ensure the success of this unique collaborative approach to biodiversity, the multi-stakeholder Implementation Planning Group (IPG) intends to lodge a joint submission to Councils' 2018-28 Long Term Plans requesting financial support. The IPG, which includes council membership, is in the process of formulating a funding model with an appropriate financial commitment from each of the Hawke's Bay councils and demonstrable benefits by district to seed fund the Forum and Foundation.

No additional financial resources are being sought from Territorial Authorities in this current financial year.

The IPG looks forward to discussing this submission with you in person.

Yours faithfully,



Charles Daugherty (Independent Chair of the Implementation Planning Group).
charles_daugherty@icloud.com

IPG membership includes representatives from:

- Central HB District Council
- Department of Conservation
- Federated Farmers HB
- Fish & Game
- Forest & Bird
- Guthrie-Smith Trust
- Hastings District Council
- Hawke's Bay Regional Council
- HB Forestry Group
- Napier City Council
- Nga Marae
- Ngatapa Station
- OSPRI
- Plant Hawkes Bay Ltd
- QEII Trust
- Te Taiao Environment Forum
- The Conservation Company
- Wairoa Taiwhenua

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HB Biodiversity Implementation Planning Group submission on CHBDC's Project Thrive consultation

Submission from Heritage New Zealand Pouhere Taonga



HERITAGE NEW ZEALAND
POUHERE TAONGA

File ref: 33002-068

5 May 2017

Central Hawke's Bay District Council
PO Box 127
Waipawa 4240

To whom it may concern

RE. HERITAGE NEW ZEALAND POUHERE TAONGA SUBMISSION ON PROJECT THRIVE

- Heritage New Zealand Pouhere Taonga (Heritage New Zealand) apologises for our late submission on project Thrive, as we understood that submissions would be closing on 5 May 2017. We hope that the Central Hawke's Bay District Council (the Council) will accept our late submission on this important consultation regarding the future of the district.
- 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.

What does a thriving future for Central Hawke's Bay look like?

- Well cared for and promoted historic heritage has the potential to be a considerable draw card for both tourism and people wanting to move to, or remain in, an area. Heritage plays an important role in creating an engaging and vibrant region, which in turn, fosters local identity and helps build the economy. The transformative nature of historic heritage in this regard can be seen in the success of places like Shannon and Greytown.
- Heritage New Zealand considers that Central Hawke's Bay's historic places present this transformative potential, meaning a thriving future would be one where people are interacting with the district's heritage, both Māori and European, through events, tourism offerings, and general day-to-day opportunities to connect with the past. This would add another reason to visit and reside in the district, help develop communities with strong bonds, and ensure that the opportunity to engage with the past is available to present and future generations.

What is holding us back?

- The Central Hawke's Bay District Council Long Term Plan 2015-2025 states that "[o]ur historic and cultural heritage is protected for future generations" is a specific outcome. However, currently the historic heritage resources in Central Hawke's Bay are underutilised and in danger of being lost due to a lack of regulatory and non-regulatory protection and support.
- The heritage provisions in the District Plan provide little protection for built heritage. For example, the only rule for built heritage is that the owner must notify Heritage New Zealand of proposed modifications to a building, with this notification being for information only. Heritage New Zealand considers that the absence of a robust regulatory framework risks wasting the potential that Central Hawke's Bay's cultural heritage, and proximity to other places of great cultural heritage significance, has. Not only does a lack of protection effectively facilitate the destruction of historic heritage, it discourages people looking to invest in improving a historic place as they have no assurance that their efforts will be protected into the future or indeed that there is understanding of the extent of the contribution they are making to the district. The

current situation of under-regulation risks undermining any efforts to leverage the benefits historic heritage can give to the district.

- There is also a range of non-regulatory opportunities that the district could more fully utilise. For example, providing rates rebates, waiving consent fees, or even establishing a fund for conservation works, would enable the Council to incentivise more active conservation of historic heritage.
- It is also important that tourism strategies associated with promoting the district make the most of the district's interesting and unique historic heritage.

How do we unleash our potential?

- One of the first steps to realise the benefits historic heritage can offer to Central Hawke's Bay is to review the historic heritage provisions, including those for sites of significance for Māori, in the District Plan. Not only would this allow the development of provisions to better protect historic heritage—therefore conserving this resource so it can reach its full potential—but it also provides an opportunity for Council to signal its commitment to historic heritage generally. It is Heritage New Zealand's experience that undertaking a full district plan review ensures the best outcome, as it allows all issues to be considered holistically.
- Implementing non-regulatory incentives is also an important step in conserving historic heritage so that it is in a condition that fully realises its heritage value. To assist Council in understanding the range of options it could implement, attached to this submission is Heritage New Zealand's guidance on heritage incentives.
- Māori heritage is also rich in the Central Hawke's Bay and engaging with it in an appropriate way that ensures its care and protection, has the potential to build a vibrancy and culture unique to the district. We strongly recommend that Council work with iwi, hapu, and other relevant stakeholders to devise ways of working together to help grow the district, while preserving the values important to tangata whenua and all other people residing in the area.
- Finally, Central Hawke's Bay has the potential to create a distinct tourism offering. The suggestions put forward in the three paragraphs above would all help develop the district's tourism potential. Additionally, tourism promoters should be encouraged to keep the opportunities offered by historic heritage in the forefront of their mind, and Council could play a role in facilitating discussions between the relevant groups.

Who in our communities can we work with?

- Heritage New Zealand is fortunate to have agreed to regularly engage with a group of stakeholders that we consider representative of Central Hawke's Bay's heritage experts. This group comprises: Rangitāne (Don) Tipene, Peter Harris, Patrick Parsons, Pauline Mackie, Elizabeth Pishief, Hans Dresel, and David and Natalie Beamish. We have sought to engage Council with this group and it has been very well represented to date by Helen O'Shaughnessy. We would encourage Council to expand its engagement with this group to progress the potential of historic heritage in the district.
- In addition, Heritage New Zealand anticipates that the Council already understands the importance of close liaison with Te Taiwhenua o Tamatea in relation to Māori heritage in the Central Hawke's Bay district.

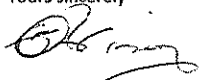
15. Heritage New Zealand is also willing to assist Council in whatever way we can. This could include assistance with reviewing district plan provisions, promoting the district's heritage in the magazines we publish (Heritage this Month and Heritage Quarterly), and facilitating meetings between different stakeholders. Heritage New Zealand is also working to secure funding to update our information on the 10 Central Hawke's Bay stations entered on the New Zealand Heritage List / Rārangi Kōrero. It is our objective to shed full light on the significance of these outstanding places through this work and provide their owners with more evidence for and (in some instances) more access to funding for upgrading work and work to explore the feasibility of their property supporting a visitor offer. Heritage New Zealand considers that this information could greatly assist the creation of an overarching cultural heritage tourism offer for Central Hawke's Bay.

What are your ideas?

16. Heritage New Zealand suggests that Council:

- prioritise funding for a review of the District Plan;
- work with Heritage New Zealand and other partners to create a unique tourism offering, drawing on the range of heritage homesteads in the district, the Coles Joinery Factory, and the history of Ongaonga;
- work with iwi and hapu to develop appropriate ways for people to engage with the unique Māori heritage of the district, including the place with the World's Longest Place Name: Taumatawhakatangihangakoauauotamateaturipukakapikimaungahoronukupokaiwhenuakitanatahu;
- strategise with relevant people and groups to promote and protect historic heritage; and
- investigate opportunities to provide non-regulatory incentives for historic heritage conservation in a way that supports an overall strategy for sustaining and enhancing Central Hawke's Bay's cultural heritage places.

Yours sincerely



Claire Craig

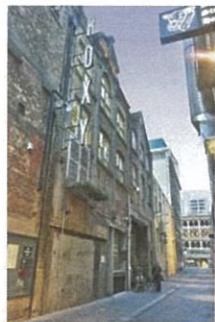
General Manager
Central Region
Heritage New Zealand Pouhere Taonga

Attachments

Attachment 1: Incentives for Historic Heritage Toolkit

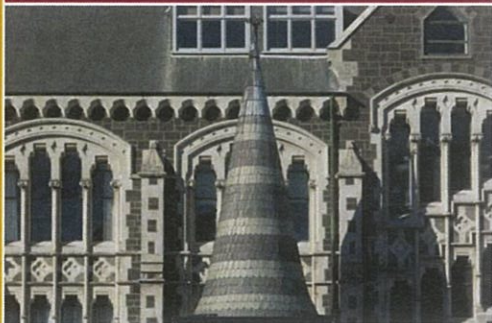
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New Zealand Historic Places Trust Pouhere Taonga
Sustainable Management of Historic Heritage Guidance Series

Incentives for Historic Heritage Toolkit



26 March 2013



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Incentives for Historic Heritage Toolkit

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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 2009 NZHPT publication *Guidelines for Making Heritage Buildings Accessible* (authored by Julia Galley). This guide differs from the earlier 2000 guide by focusing on providing links to other guidance sources, updating legislative provisions, and providing guidance objectives and policies for the assessment of proposed access-related work involving heritage places. While some of the legislative and building code information in the earlier 2000 guide has been superseded, this previous version remains a valuable source of information about accessibility and heritage buildings.

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

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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 Farrall
Principal Heritage Adviser
Former Auckland City Council
2009

¹ George Farrall, 'Incentives – The Auckland Experience', Presentation for the National Workshop Heritage Incentives, Auckland, 16 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 benefit(s) 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, Andrew Houde, 16 November 2010.



Te Ratonga Whakamārama Pūtea
Funding Information Service

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



Cultural Funding Guide, Ministry
of Culture and Heritage
[www.mch.govt.nz/funding-
guide/search?cat=Heritage](http://www.mch.govt.nz/funding-guide/search?cat=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?cat=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 2009.

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/files/content/2/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.

- ▶ 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.

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.



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 Privileges: The Value of Historic Heritage in Australia*, Prepared for the Heritage Chairs and Offices 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 outillage 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	Conservation lots are relatively simple and straightforward for owners, decision makers and the community.
Manageability	Conservation lots require territorial authority management systems. The decision making process should be informed by professional heritage advice.
Legitimacy	Conservation lots generally enjoy a high level of political support.

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>

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-Ford, et al, *Transfer of Development Rights Programs: Using the Market for Compensation and Preservation*, Cornell University.

¹⁹ Jason Hanly-Ford, 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	Conservation lots TDR can be complex and difficult for the general public to comprehend.
Manageability	Conservation lots TDR require intensive management and regulation by the territorial authority.
Legitimacy	Conservation lots TDR may not receive political support as a result of opposition from landowners in recipient areas.
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>

3-2. 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. 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 12.9.4(a) 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.¹⁸

18. Jason Harty-Ford, et al. Transfer of Development Rights Programs: Using the Market for Compensation and Preservation, Cornell University
19. Jason Harty-Ford, 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	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. 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).
Benefits	The benefits of conservation lots TDR to owners involve the potential to receiving a monetary incentive as a result of establishing a conservation lot. 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.
Transparency and clarity	Conservation lots TDR can be complex and difficult for the general public to comprehend.
Manageability	Conservation lots TDR require intensive management and regulation by the territorial authority.
Legitimacy	Conservation lots TDR may not receive political support as a result of opposition from landowners in recipient areas.
Comment	The full environmental compensation implications of a proposed conservation lot TDR require consideration, including the cumulative effects on the environment. 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'. Demand for conservation lots TDR is associated with general demand for subdivision. The incentive may not be effective in areas of low subdivision demand. Conservation lots TDR are generally more appropriate for rural heritage, especially archaeological sites. The range of covenants should be considered (i.e. open-space covenants and heritage covenants). Establishment of a conservation lot and TDR should be informed by a conservation plan and sufficient information on the heritage values of the property.

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	Waivers are relatively simple and straightforward for owners, decision-makers and the community.
Manageability	Waivers require territorial authority management systems. The decision-making process should be informed by professional heritage advice.
Legitimacy	Waivers generally enjoy a level of political support.
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 Kitchallies development on Lambton Quay which involved a large tower built over a preserved facade. 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 McQueen ‘Regulation and Incentives for Historic Heritage: Theoretical and Legislative Overview,’

²¹ Rule 14.6.2.2, 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 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	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.
Manageability	Site intensity zoning requires intensive territorial authority management systems.
Legitimacy	Site intensity zoning generally enjoys political support if there is a strong rationale for the regulation.

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:

- Area of heritage floorplate.
- Development potential multiplier.
- Gross floor area of the scheduled building.
- 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 28,220 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 27,910 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 Matthews 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.

- 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.

²⁸ Nick H2 First Media Release, 17 March 2009, www.h2first.org.nz

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

³⁰ The Bob Dev Property Report, 7 November 2001, www.bobdev.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 Elvaston Street in Epsom Lane. These were awarded heritage floor space bonuses of 853 and 3,032 m² respectively. Part of this bonus (2,127 m²) was sold to the owners of the Epsom Street West Parking Building in 2004. Most of this bonus was later transferred to another recipient site on Turner Street. The Bob Dev Property Report, 17 October 2001, www.bobdev.co.nz

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	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. 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.
Benefits	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. 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.
Transparency and clarity	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.
Manageability	Bonus floor area TDRs requires intensive territorial authority management and monitoring systems.
Legitimacy	Bonus floor area TDR may lack political support if there is public opposition to bonus-related development on recipient sites.

Evaluation of the efficiency and effectiveness of bonus floor area TDR

Comment	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. 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'. 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. 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 Large heritage sites in public ownership can 'flood' the TDR market and depress value and effectiveness. Strong and robust heritage rules are required that regulate demolition, relocation, new buildings and roof-top additions.
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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.³⁶

³⁶ Section 108(9), RMA 1991.

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	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.
Manageability	Bonus floor area TDRs requires intensive territorial authority management and monitoring systems.
Legitimacy	Bonus floor area TDR may lack political support if there is public opposition to bonus-related development on recipient sites.

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

³⁵ Section 108(p), 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 wahi 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 102(1)(i) RMA 1991

³⁷ Section 102A 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 *Well Construction Limited and others v North Shore City Council* [unreported], High Court, Auckland, 6 February 2003, 40A-0699, at March 2003, Paragraphs 115.

- 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.⁴⁹

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.⁵⁰ 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.

⁴⁹ Local Government NZ, *Best Practice Guide to Development Contributions*, 2003, p. 49.

⁵⁰ '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.⁵¹

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	Contributions are transparent and have clarity for developers and the public.
Manageability	The management framework for contributions is provided for in the RMA and Local Government Act 2002.
Legitimacy	If supported by a strong rationale and research, contributions for historic heritage should obtain political support.
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>

⁵¹ 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	The use of fee waivers for historic heritage under the RMA is well established. 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.

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.

⁴⁶ <http://lib.tkk.fi/Raports/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.brownmarr.co.nz/history.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 land 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), wahi tapu or wahi 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, pp 16–18.

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.

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

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.

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.seismicretrofitsolutions.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, p.5.

⁶¹ www.ratesinquiry.govt.nz

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

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.

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,

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, 'Partnering with the City: Built Heritage Management in Wellington City, Christchurch and Other Means to Appropriately Manage Built Heritage', November 2007. <http://www.wellingtoncitycouncil.govt.nz/assets/Uploads/Recommendations-of-the-Spargo-Report-in-relation-to-rating.pdf>

⁶⁹ *Otago Daily Times*, 19 July 2011.

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

⁷¹ Sections CB24B, E6 + 29, 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 buildings 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, <http://www.ird.govt.nz/tax-changes-proposed-in-the-taxation-budget-measures-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/tax/incentives/index.htm>

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

⁷⁶ George Farrant, 'Incentives – The Auckland Experience' Presentation for the National Workshop Heritage Incentives, Auckland, 10 August 2009.



Stonecroft, Hastings
Photo: Alison Longstrech
NZHPT

Stonecroft 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.

Stonecroft 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 Hawke's 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 (Trosper 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

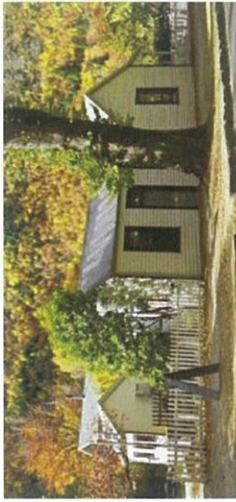
77. National Incentives Taskforce for the EPHC, *Making Heritage Happen: Incentives and Policy Tools for Generating our Historic Heritage*, February 2004, p23.

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, Shutter Photography

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

79. 'Mountain Scene', *Queenstown*, 1 February 2007, p5.

80. 'Southland Times', 9 February 2007, p1.

81. 'The Dominion Post', 21 February 2007, p11.

82. 'Gisborne Herald', 20 February 2007, p10.

4.6. Insurance rebates



Cuba Street Historic Area,
Wellington
www.cuba.co.nz
Photo, NZHPT

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

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



Art Deco Trust, Napier
www.artdeconapier.com

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

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 \$23 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.artdecotrust.co.nz/data/media/documents/HISTORY%203_3.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 2006, 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 'Where' and 'How' of Government Historic Heritage Protection*, Report for HCOANZ, October 2006, p.48.

88. Ibid.

89. Robert McClean, 'Planning for heritage sustainability in New Zealand – A Sustainable Credit Scheme', Presentation and paper for the Sustainable 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.

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

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

⁹¹ *Ibid.*, p 34.

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.²³ 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.²⁴ 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.

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

²⁴ George Farrar, 'Incentives - The Auckland Experience', Presentation to the National Workshop Heritage Incentives, Auckland, 19 August 2004.

- 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.

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 HZHP 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:

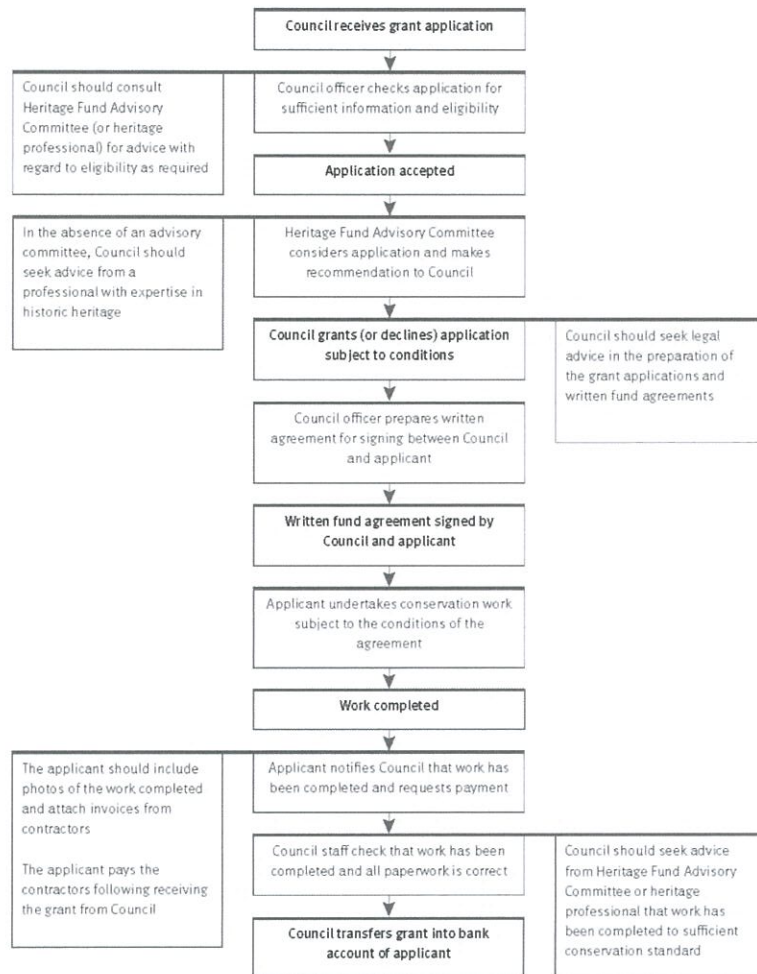
- That compliance with all applicable statutory requirements is the responsibility of the recipient.
- That payment of approved grant money is conditional on work being completed to satisfaction of Council and meeting best practice conservation standards (as assessed by a heritage conservation professional).

- The property must be available for inspection of the conservation work.
- That, wherever possible, acknowledgement of the funding given is provided by the creation 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 saving Council may consider relaxing other plan provisions. Currently under review as part of preparation for unitary plan.	22.11.4

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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 Waipa'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
Natamata Fiako 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

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District Plan	Summary of incentive provisions for historic heritage	Section
Christchurch	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: 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 (d) Car parking space numbers; 2.6.1 Car parking space numbers. d. The following standards in Vol. 3, Part 1: 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, 2.2.15 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.	

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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.
Redney 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.
Oterangi District	Council will give consideration to rates relief on conserved 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), upto 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.
Opoitiki 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.

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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 Hawke's 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.
Waipā 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.
Horoehoua 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.

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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.
Maitland District	Possible waiving of resource consent application fees.
Nelson City	The Council introduced Zero fees for non-modified 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.
Kapara 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, Redney 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, Redney 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/News/Event/Community/heritage/heritage/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 \$500,000	A single application should not exceed 10 percent of the total available funding.	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: <ul style="list-style-type: none"> the natural or historic (including cultural) character of; public access to; and/or public understanding. 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.
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 purpose 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 Facade Enhancement Scheme	\$10,000		The programme provides grant assistance to owners and tenants of heritage buildings in the CBD for the painting and enhancement of building facades 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 facade size, colour scheme costs and the profile and significance of the building.

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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 (IEP) 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 2005/10, noting that fund currently has a positive balance (combines heritage incentive grants fund, heritage incentive planning grants fund, and earthquake risk building fund).

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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	Upto \$50,000	A single application should not exceed 10 percent of the total available funding.	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: <ul style="list-style-type: none"> the natural or historic (including cultural) character of; public access to; and/or public understanding. 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.
Hawke's Bay 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 NZHPI and buildings listed under the district plan. The fund does not apply to residential buildings.
Hastings District Facade Enhancement Scheme	\$15,000		The programme provides grant assistance to owners and tenants of heritage buildings in the CBD for the painting and enhancement of building facades 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 facade size, colour scheme costs and the profile and significance of the building.

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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 \$55,000 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 (IEP) 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 stating 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).

Sustainable Management of Historic Heritage Guidance Series (Excerpts from Historic Heritage Toolkit) 72

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	Upto 300,000	A single application should not exceed to percent of the total available funding.	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: <ul style="list-style-type: none"> the natural or historic (including cultural) character of; public access to; and/or public understanding. 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.
Napier City Council Art Deco Improvement Fund		Grants paid at a rate of \$55 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 CED which are significant examples of art deco. Also for buildings listed with the NZDIP and buildings listed under the district plan. The fund does not apply to residential buildings.
Hastings District Facade Enhancement Scheme	\$16,000		The programme provides grant assistance to owners and tenants of heritage buildings in the CED for the painting and enhancement of building facades of architectural and historical significance primarily within the CED. 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 facade 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	\$50,000	Assistance is given as a dollar for dollar grant to a maximum grant of \$1,000 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 (IEP) 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; Pāngia āneiwi; Non-profit incorporated heritage groups/organisations; Specialist heritage places conservation/management bodies.
Taranaki District Council Heritage Protection Reserve	\$56,797	There is no specific amount for the size of any grant. A minimum of 50 percent of the project 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 wahi 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.
Pūapū 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 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.	<p>To be eligible the place must be: a registered heritage feature (registered in the Kapiti 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.</p> <p>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.</p>
Masterton District Heritage Fund		Annual Rates Credit.	Each property with an item listed in Appendix F.1A and F.1B 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 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 of 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 ratesable 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
Waikato 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 Part 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 Hawke's 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.
Kapiti 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 Restoration and Colour Guidelines. The contribution is calculated at \$20 per linear metre of building viewed from the street for every storey of the building. A contribution of \$50 per linear 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. Picnate pre-application meetings to discuss options when undertaking work on a heritage building. Can bring together a heritage project team consisting of a Building Control Officer, Resource Consent Planner, and Heritage Planner to work with applicants during the consent process. Awards for individuals or groups in recognition of restoration or protection of heritage items. There are now awards for earthquake strengthening, heritage interior restoration, and re-use of a heritage building. Each receives a certificate, plaque and \$1,500 prize. These are awarded at the Dunedin Heritage Re-use Awards in March annually. \$70,000 in the Warehouse Precinct Heritage Area for heritage reuse assistance in 2012/2013 only.
Invercargill City	In order to promote quality development and redevelopment in the city centre the Council awards Civic Plaques to projects including those contained within the City Centre Heritage Precinct that comply with the guidelines and contribute to the vibrancy of the city.

Appendix 7.

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

CITY PLANNING

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 (m ²)
20-32	Amable Street	Two detached houses
2-8	Cherry Street	Customary Chambers
36-38	Customs Street West	Australian House
40-42	Customs Street West	A 11 Nations Building
12-22	Customs Street West	Former Customs House
6-11	Customs Street	Shakespeare House
3	Queen's Crescent	Queen's Hall
184	Princes Street	Former Synagogue
19	Princes Street	Northern Club
17	Queen Street	Former Grand Hotel
219-225	Queen Street	Chapel Theatre
261-271	Queen Street	Queen's Hall
147-155	Queen Street	44 Pitt Street
116-124	Queen Street	Victoria Hotel
136-146	Queen Street	Edison Chambers
2	St Andrew Street	St Andrew's Church
26	St Andrew Street	St Paul's Church
76-78	Wynne Street	St Michael's in the City
		Total m² Bonus Granted
		192962

CITY PLANNING

HERITAGE FLOORSPACE BONUS REGISTER

SUMMARY OF RECIPIENT SITES

Site Address Where Bonus Granted	Bonus m ² Floorspace Retained or Retained	Bonus m ² Floorspace Transformed or Transformed
15-34	Albert Street	2,308
52-55	Albert Street (1-51 Queen Street)	1,112
5-11	Commerce Street	654
54	Commerce Street	97
23	Customs Street East	194
73-83	Customs Street West	15,206
19-25	Customs Street West (171 Queen Street)	2,127
190-192	Farquhar Street	1,447
60	Fort Street	5,147
12	High Street	23,271
16-18	Hubert Street	178
45	Hubert Street	820
6-10	Kilburn Street	3,500
2-12	Princes Street	3,560
132-134	Quay Street	7,800
186-194	Quay Street	3,279
45	Queen Street	387
151	Queen Street	1,541
80	Queen Street	3,882
27	Queen Street	1,990

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