



PALMERSTON NORTH CITY COUNCIL

AGENDA

**EXTRAORDINARY ARTS, CULTURE
& HERITAGE COMMITTEE**

1PM, TUESDAY 13 APRIL 2021

COUNCIL CHAMBER, FIRST FLOOR,
CIVIC ADMINISTRATION BUILDING,
32 THE SQUARE, PALMERSTON NORTH



MEMBERSHIP

Rachel Bowen (Chairperson)

Brent Barrett (Deputy Chairperson)

Grant Smith (The Mayor)

Zulfiqar Butt

Renee Dingwall

Lorna Johnson

Orphée Mickalad

Karen Naylor

Bruno Petrenas

Aleisha Rutherford

Agenda items, if not attached, can be viewed at:

**pncc.govt.nz | Civic Administration Building, 32 The Square
City Library | Ashhurst Community Library | Linton Library**

Heather Shotter

Chief Executive, Palmerston North City Council

Palmerston North City Council

W pncc.govt.nz | E info@pncc.govt.nz | P 356 8199

Private Bag 11034, 32 The Square, Palmerston North



EXTRAORDINARY ARTS, CULTURE & HERITAGE COMMITTEE MEETING

13 April 2021

MEETING NOTICE

Pursuant to Clause 21 of Schedule 7 of the Local Government Act 2002, I hereby requisition an extraordinary meeting of the Council to be held at 1pm on Tuesday, 13 April 2021 in the Council Chamber, first floor, Civic Administration Building, Te Marae o Hine 32 The Square, Palmerston North, to consider the business stated below.



MAYOR

ORDER OF BUSINESS

1. Apologies

2. Notification of Additional Items

Pursuant to Sections 46A(7) and 46A(7A) of the Local Government Official Information and Meetings Act 1987, to receive the Chairperson's explanation that specified item(s), which do not appear on the Agenda of this meeting and/or the meeting to be held with the public excluded, will be discussed.

Any additions in accordance with Section 46A(7) must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

Any additions in accordance with Section 46A(7A) may be received or referred to a subsequent meeting for further discussion. No resolution, decision or recommendation can be made in respect of a minor item.

3. Declarations of Interest (if any)

Members are reminded of their duty to give a general notice of any interest of items to be considered on this agenda and the need to declare these interests.

4. Public Comment

To receive comments from members of the public on matters specified on this Agenda or, if time permits, on other Committee matters.

(NOTE: If the Committee wishes to consider or discuss any issue raised that is not specified on the Agenda, other than to receive the comment made or refer it to the Chief Executive, then a resolution will need to be made in accordance with clause 2 above.)

5. Hearing of Submissions - Section 17a Review of Caccia Birch House **Page 7**

6. Section 17a Review of Caccia Birch House - Summary of Submissions **Page 131**

Memorandum, presented by Julie Macdonald, Strategy and Policy Manager.

7. Exclusion of Public

To be moved:

“That the public be excluded from the following parts of the proceedings of this meeting listed in the table below.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for passing this resolution

This resolution is made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public as stated in the above table.

Also that the persons listed below be permitted to remain after the public has been excluded for the reasons stated.

[Add Third Parties], because of their knowledge and ability to assist the meeting in speaking to their report/s [or other matters as specified] and answering questions, noting that such person/s will be present at the meeting only for the items that relate to their respective report/s [or matters as specified].

SUBMISSION FROM CONSULTATION

TO: Arts, Culture & Heritage Committee

MEETING DATE: 13 April 2021

TITLE: Hearing of Submissions - Section 17a Review of Caccia Birch House

RECOMMENDATIONS TO ARTS, CULTURE & HERITAGE COMMITTEE

1. That the Arts, Culture & Heritage Committee hear submissions from presenters who indicated their wish to be heard in support of their submission.
2. That the Committee note the Procedure for Hearing of Submissions, as described in the procedure sheet.

SUBMITTERS WISHING TO BE HEARD IN SUPPORT OF THEIR SUBMISSION

Submission No.	Submitter	Page No.
36	Janelle Smith	45
59	John Hornblow	68
63	Susan McConachy	74
81	Caccia Birch Trust Board	93
82	Annette Nixon	95
85	Heather Allan	99
90	Paul W Rieger	111

ATTACHMENTS

1. Submissions [!\[\]\(dce81645e0100714e86d66fe4d06ecba_img.jpg\) !\[\]\(2f7100595fe61fbdc3e7ec71332af01e_img.jpg\)](#)
2. Procedure Sheet [!\[\]\(c642f5e2c9782d94443748a0940dbd21_img.jpg\) !\[\]\(b82b2c4d16df374e5cf5c4302a900972_img.jpg\)](#)

ITEM 5

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Sandra Carol Phippen</p>
<p>Organisation Phippen Enterprises Limited</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response Knowing the Board and Manager and their passion for Caccia Birch House, plus their knowledge of the history of the house , I am of the opinion that a change to the current management will result in a loss of intrinsic knowledge of the property that will impact on preserving its heritage value going forward.</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House Other</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Jill Brider

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Karen Lyons

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I feel that the special nature of this venue would be lost among all the other council money-making venues and its care would be second rate. More important to give the Trust more teeth and support the Trust in cases such as applications for more late licences per annum so that Caccia Birch is in a better position to support itself.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Lucca Vanderzwan

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
 Visitor/attended an event at Caccia Birch House
 Regular visitor/user of Caccia Birch House
 Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Sarah Jensen</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response I work in a small business, we benefit from the current situation. We supply catering to Nicky and her team. Without that we take a huge hit. Support local.</p>
<p>2. What is your relationship with Caccia Birch House? Other</p>
<p>Please describe We help cater for events at caccia birch</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Kat Lyons

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I think the council has enough on its plate, and that a dedicated board with one particular purpose will do a better job of looking after and using Caccia Birch. Caccia Birch needs care and attention, rather than to be just another item for the council to check in on whenever it remembers it. Instead, I think more power needs to be given to the Trust (e.g. around liquor licences) so that Caccia Birch can be used more frequently / for longer for functions. I love the current ideas - e.g. summer day out, art exhibitions, use by quilting and educational groups (Ako Aotearoa) - and want the current management to stay.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
 Rachel Coughy

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
 No

Please provide any comments in support of your response

I do not support the Council's proposal. The running of Caccia Birch House is currently, and has always been, managed by a great team of in-house staff. The venue is currently very affordable for smaller organisations to use for meetings and staff gatherings. Bringing this into the Council will significantly raise the cost of this, therefore making it harder for smaller business to be able to support local venues and to get off site without having to travel too far. This needs to remain as it is, being looked after and cared for by people who know and love the place!

2. What is your relationship with Caccia Birch House?

Regular visitor/user of Caccia Birch House
 Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
 No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Jenna brown</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p> <p>2. What is your relationship with Caccia Birch House? Regular visitor/user of Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Shanelle McEwen

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
The trust has the best interests at heart for this heritage building.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Jonty Robinson</p> <p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p> <p>Please provide any comments in support of your response The trust board should remain in control of the trust board not within the council</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

Merle Lavin

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From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details
Name Rebecca van der zwan
Organisation
Your feedback
1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No
Please provide any comments in support of your response
2. What is your relationship with Caccia Birch House? Hired Caccia Birch House for an event
Hearing
Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Kelly Melody

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
Current day to day management is prohibitive and combative to deal with. Any change to the management of this great venue will be helpful in getting the venue to reach its potential.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details
Name Nevin Beukes
Organisation
Your feedback
1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No
Please provide any comments in support of your response Having a separate designated team is much better. Centralised management won't make this better for the public
2. What is your relationship with Caccia Birch House? Regular visitor/user of Caccia Birch House
Hearing
Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Lynette Cruden

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
Caccia Birch is a treasure, but needs to be front and centre, and accessible in PN daily life. Needs fresh ideas and enthusiastic new faces. PN event team are a proven group capable of this. Property and especially grounds need to be rejuvenated.

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details**Name**

Bill Bendall

Organisation**Your feedback**

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

The quoted saving is not a valid reason for change. I have had contact with management and staff when involved in hiring for a function and found them capable and helpful. I know some of the trustees and think their historical background and dedication would be lost in the event of a change to the operation. The imposed closing hours and the restrictions imposed by the room size and layout create a barrier to many functions. I think they do a good job within those restrictions.

2. What is your relationship with Caccia Birch House?

Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

16-1



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia ngā reanga ō āmuri ake nei
Honouring the past; Inspiring the future

11 February 2021

Palmerston North City Council
submission@pncc.govt.nz
Palmerston North

Caccia Birch House
Proposal for Management to reside with
Palmerston North City Council

Heritage New Zealand acknowledges the proposal of the Council to restore the management of Caccia Birch to the Council.

Heritage Recognition

Caccia Birch is a category 1 historic place entered on the New Zealand Heritage List /Rārangi Kōrero and recognised through its heritage listing as a place of outstanding or special historic importance which is held in high esteem by the public. The List Entry can be seen on our website at <http://www.heritage.org.nz/the-list/details/196>.

Caccia Birch is also scheduled on the Council inventory of the Palmerston North City District Plan, Operative 17 November 2013. Ref No. 3 in Appendix 17A: Schedule of Buildings and Objects of Cultural Heritage Value.

History and Significance

Caccia-Birch House has national significance for its association with people and events of importance in New Zealand history. The building is closely linked to Lord and Lady Plunket, both of whom made important contributions to New Zealand's development. As a vice-regal residence, Caccia Birch has historical significance and provides a unique insight into the domestic and social needs of the New Zealand Governor at the turn of the century.

Used as a military training centre and convalescent home for nurses, the building played an essential part in New Zealand's preparation for, and response to, the Second World War. It provides insight into this period in the country's history.

As an example of one of the early, larger homes in the area, Caccia-Birch House has architectural merit and considerable aesthetic appeal. Constructed in 1892, the house was described a few years later as a simple, two-storey building constructed of native timber weatherboards with a corrugated iron roof. The plain exterior was enlivened with sunburst designs and finely crafted wooden panelling was a feature of the interior.

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Future Use and Protection

Historic heritage is valued for many reasons and is important for its intrinsic value to a local and national community. Heritage New Zealand is regularly asked what can be done to ensure a historic place can be protected. There are a number of mechanisms available to Palmerston North City Council if management is returned:

- The Palmerston North City Council can set a good example by ensuring that Caccia Birch, as one of its own heritage places, is researched and evaluated for heritage values, maintained appropriately and managed to high standards in accordance with conservation principles.
- A conservation plan should be written and implemented for the house, associated buildings and grounds. As a category 1 site, all proposals and works should be guided by the plan. Caccia Birch site should be managed as an archaeological site.
- Palmerston North City Council can protect Caccia Birch through its district plans and policy statements under the Resource Management Act. The Council can provide recognition for Caccia Birch and protection of the site from inappropriate subdivision, use and development within the context of sustainable management.
- With the continued adaptive reuse, away from a residence to an events venue, the day to day management along with medium and long term plans should be consistent with the heritage values of the place. Any adaptations proposed for the building and the site should be measured against the policies developed for the conservation plan.

Proposed Council Management of Caccia Birch

Heritage New Zealand believes the high standards of protection, management and care due to Caccia Birch, an outstanding and special heritage place, can be managed by the Palmerston North City Council. As the primary funder of the present Caccia Birch Trust Board, the Council will be aware of the costs and opportunities for the house.

If the terms of the original gift are maintained, that the property is restored and preserved, with public access, Heritage New Zealand will be satisfied to see management reside with Palmerston North City Council, if it is the Council's wish.

The Caccia Birch Trust Board has until now worked hard in the care and management of Caccia Birch. Heritage New Zealand recommends that the knowledge of the site that is held by Board members is recognised and incorporated as much as possible.

Yours sincerely



Alison Dangerfield
Area Manager *Kaiwhakahaere ā-Takiwā*

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Andrew Jamieson

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
It is in the interests of the ratepayers of Palmerston North, Te Papaioea, to have the management of Caccia Birch House in the hands of the council.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Donna Affleck

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
"Why fix it if it ain't broke?"

2. What is your relationship with Caccia Birch House?
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Graham Johnston

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Unsure

Please provide any comments in support of your response
Having a looked through the report it seems like any facility running at a 180,000+ loss every year needs a complete overhaul. How can additional income be generated etc. My other question is whether there is enough IP with regards to my previous statement to achieve this. With the significant restrictions on noise and usage there are limited functions that would bring in the revenue required to bring the balance somewhere near to an even balance sheet.

2. What is your relationship with Caccia Birch House?
Other

Please describe
I have played many events there as a musical over the past 25 years

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Robin & Jenny Kidd

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

Going through this process will be costing much more than the \$22,000 you hope to save, unfortunately we could not trust the council to run this asset and believe there are much more important things they should focus on e.g. repair potholes, fix up broken roundabouts, speed up the huge backlog of building consents, permits etc, forget about putting Maori names on all your buildings, clean the solar panels on council roof, etc etc

2. What is your relationship with Caccia Birch House?
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Jacob Edwards

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
Lease it to a commercial company to run Most events here still require payment anyway and the council may as well make money off it instead of paying a board to make decisions that would otherwise be made by a commercial enterprise with the goal of maximising profit

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Natalie Rowney

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I'm skeptical of the savings the Council believes will occur, and I don't believe a team at Council will be able to do a better job than a dedicated and committed Trust Board.

2. What is your relationship with Caccia Birch House?
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
John Hogan

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Hugh McGarvey

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
Works well at the moment. Board does majority of fund-raising so I don't see any proposed changes doing better or costing less.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Brief submission on the Caccia Birch House review

From: Patchett, Mark
Sent: Friday, 19 February 2021 4:45 pm
To: Submission <submission@pncc.govt.nz>
Subject: Brief submission on the Caccia Birch House review

Name: Mark Patchett

Submission: Thanks for the opportunity to comment. Would support any change, or indeed the *status quo*, provided that it affirms the aim of **promoting** free public pedestrian access to the grounds of Caccia Birch House, and the aim of maintaining those grounds (lawns/gardens/paths) for all to enjoy. Any changes with the potential to erode these aims should be discouraged, imho.

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Imogen veitch</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Neighbour/live nearby</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Peter Gollagher</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House?</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Jennifer Illston</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Sarah lowe</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Kate Smith</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

31

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Emma

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Tessa tyler</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

33

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Lois wilce

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

<p>Your Contact details</p> <p>Name Margaret Rasmussen</p>
<p>Organisation</p>
<p>Your feedback</p> <p>1. Do you support the proposal to bring the management of Caccia Birch House into the Council? No</p>
<p>Please provide any comments in support of your response</p>
<p>2. What is your relationship with Caccia Birch House? Visitor/attended an event at Caccia Birch House</p>
<p>Hearing</p> <p>Do you want to speak to the Arts, Culture and Heritage Committee in support of your response? No</p>

35

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Alison Whyte

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Janelle smith

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
Having formerly being employed by Caccia Birch I witnessed its current mismanagement first hand

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Caccia Birch House staff

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
Yes

37

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Maureen Watson

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Other

Please describe

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name

Mikayla Hopkins

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes

Please provide any comments in support of your response

The current management seems inefficient, the marketing is very poor and the building is not running at it's full potential. As a former employee I believe the building had the potential to be much more successful.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House

Caccia Birch House staff

Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

39

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Raewyn Persson

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I believe the trust will have more investment in ensuring the right thing is done by this venue

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
 Ralph Sims

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

No

Please provide any comments in support of your response

As clearly identified in the public exhibition located in the Coach House, Caccia Birch has had a mixed history including periods of decline. Over the past three decades, the Trust Board has operated successfully in upgrading and maintaining Caccia Birch to the high standard it has reached today as well as successfully encouraging patronage. Part of this success is due to involving people in a voluntary capacity who have a personal interest in the building and its history. This would be lost if PNCC took over the management. A similar situation related to the Wharerata homestead at Massey University. Owned by the University who maintain it and the gardens, it was originally managed by the University Staff Club Committee who, in the 1980s, were also responsible for thoughtfully renovating it in association with the then Historic Buildings Trust (now Heritage NZ). Some time later the University turned the facility into a contracted commercial catering operation, the staff club was wound up, and the many social and recreational benefits that members had enjoyed were lost. I see parallels with this should PNCC dissolve the Caccia Birch Trust Board. Given the successful record of developing and nurturing Caccia Birch over the past few decades, it could be a retrograde step to dissolve the Board just to save \$23,000 per year - which I guess is only around 50 cents per year per rate-paying household and business. Increasing the promotion of the availability of Caccia Birch facilities, since many local residents and businesses probably do not realise they can be hired for meetings, social events etc, could be part of the solution.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
 Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Catherine Sims

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
Caccia Birch is one of the jewels in PN's crown and loved by the volunteers and helpers who work there , going beyond basic duties for preservation. As such, it has been well preserved as a visitor centre and home to old photographs of the city and more. This is typical of many such places that are loved and looked after by a community of helpers who are not salaried workers putting down their tools at the end of the day. It is this kind of community that has helped this lovely old heritage building rise to the well preserved level it is. It is not just another council building ; the esteem that it is held in by the volunteers and trust board that care for it is obvious. Please do not let it slide into the hands of council salaried workers some of whom may just 'do their duty' and nothing more.

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Jordan Kupe

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Crystal Hansen

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Submission Form

Caccia Birch House Review Consultation

Relationship with Caccia Birch House:
Staff

Supporting Comments:

I believe that the management of Caccia Birch House should be bought into the Council to ensure codes of compliance are being met throughout all aspects of the venue.

I also believe that the venue is and has been under marketed for many years and has the potential to reach maximum bookings each year with the right guidance and strategy in place. Including an effective social media management plan and database management as well.

A safe working environment is crucial to the success of the venue and by being managed in the Council, policies will ensure that this is managed well, and that the workplace is a safe and supported one where employees know where to get support for employment related concerns.

It has been brought to my attention that clients have been dissatisfied with the treatment received from management and that dealing with management has been difficult, instead choosing to work directly with other staff on duty instead. Potential bookings have been lost as a direct result of this as well.

I believe that with the right management and guidance the venue can increase bookings to enable more people to experience and appreciate its history and beauty. This stunning venue should be available and accessible to all.

Thank you for this opportunity to share my opinion on the process. I wish you all the best with making sure the venue receives all the support it needs.

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WHAT ARE THE OPTIONS?

We considered a range of options to determine the best way to provide Caccia Birch House as a venue for the community. Options considered were continuing with a Council-controlled Organisation; managing Caccia Birch House within Council's operation; contracting the management to a commercial person or agency; or contracting a community agency to manage Caccia Birch House.

For more details of these options, and our analysis of those options, visit pncc.govt.nz/cacciabirch.

For more information about Caccia Birch House, visit caccia-birch.co.nz.

HOW CAN I MAKE A SUBMISSION?

We want to hear your views about this proposal. You can use the feedback form on our website at pncc.govt.nz/cacciabirch to let us know what you think or fill in the form below. You can also email your feedback to submission@pncc.govt.nz. We're receiving written feedback until 12 March 2021. If you would like to speak to the Council about this proposal, please indicate this in your response.

We will hold hearings at the Arts, Culture and Heritage Committee in April 2021. We'll confirm the date once we've received all the written feedback.

SUBMISSION FORM

Full name ANNE CAMERON

Postal Address _____ Organisation (if applicable) _____
 Phone _____
 Email _____

Do you think it is more likely that you will provide feedback on this proposal?
 Yes No Not sure

Please provide any comments in support of your response

I am unhappy that the management of Caccia Birch would be taken out of independent, competent and trusted hands. The Trust Board have the confidence of a large sector of the community. The savings suggested from this change are uncertain and not financially proven. Best to leave well alone.

How often do you visit Caccia Birch House?

- Visitor/attended an event at Caccia Birch House
- Regular visitor/user of Caccia Birch House
- Hired Caccia Birch House for an event
- Neighbour/live nearby
- Caccia Birch House Staff
- Caccia Birch Trust Board Member
- Other (please describe)

Do you have any other comments?

Yes No

REMEMBER: Submissions close on 12 March 2021

ORIGINAL TO FOR ACTION AND REPLY		
RECD	25 FEB 2021	PNCC
COPY TO		
1.	_____	
2.	_____	

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch proposal

From: Carol Dyer
Sent: Monday, 1 March 2021 2:37 pm
To: Submission <submission@pncc.govt.nz>
Subject: Caccia Birch proposal

As a long-time member of Heritage NZ and of the Manawatu-Horowhenua Heritage group, I have read the comprehensive report compiled by PN CC on the options concerning Caccia Birch House.

1. It is a listed Heritage building and as such has an important place in the life of Palmerston North. It must be retained, and maintained as a heritage property.
2. I believe that the Council option 2 is a viable option **provided** that those currently serving on the CBTB form the basis of a Friends of Caccia Birch (if they so wish) so that knowledge and skills currently available are not lost, all too easily an occurrence when changes are made.
3. Friends of Caccia Birch needs to be open to interested persons who can continue to assist with volunteering activities.
- 4 Caccia Birch must continue to be open and available to the public on a daily basis.
5. The Council operated option (2) means that the skills and expertise that Council has would be of an advantage for the maintenance of this heritage property but a person living on-site should be considered (if this is possible) to ensure the property's security.

From Carol Dyer

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details**Name**

Wendy Newport-Smith

Organisation**Your feedback****1. Do you support the proposal to bring the management of Caccia Birch House into the Council?**

No

Please provide any comments in support of your response

I was appointed by Council in late 2020 to the Caccia Birch Trust Board for a 3 year term. The appointment panel included the Mayor, Chief Executive and 3 Councillors. The Section 17A Review was the first item of business at my first Trust Board Meeting and has dominated meetings since for obvious reasons. I do not see any benefit to PNCC taking management of Caccia Birch House in-house. I see even less benefit for Caccia Birch House. Having dedicated, on-site, accessible staff and a Council-appointed, independent Trust Board must benefit PNCC and the people of Palmerston North. Navigating local Government is a challenge at the best of times. I have had my own challenges in finding the "right" person to speak to at Council. What will this mean for Caccia Birch House? Further, I do not believe that the true cost of taking management of the House into Council has been reflected in Council documentation. I question whether elected members have sufficient data upon which to make an informed decision on this issue. Externalities alone, specifically the global pandemic and its ongoing and potentially worsening impact on this country should drive a conservative, steady-handed response by Councils. Forcing this decision is not consistent with such a stable approach. I might be a Trust Board member, but I am also a ratepayer and I question what the core business of this Council actually is.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Caccia Birch Trust Board member

Hearing**Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?**

No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Jessica Thomas

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

49

Anonymous 2

12 March 2021

Dear councillors

SUBMISSION ON SECTION 17a REVIEW OF CACCIA BIRCH HOUSE

Thank you for the opportunity to present a submission around the future management/governance of Caccia Birch House.

I have used and hired the venue for both public and private events.

Caccia Birch House is undoubtedly an under-utilised facility, particularly its beautiful spacious grounds. These are perfect for outdoor events such as concerts, garden parties, etc. Similarly, the house and coach house provide considerable untapped potential.

The management team possesses considerable 'institutional knowledge' of the property which is useful when planning an event. However the actual process of dealing with the organisation is never easy. Institutional inefficiencies combined with a problem-centric approach results in road blocks being placed in one's path every step of the way, which can have a significant detrimental effect on the success of an event.

I would be most reluctant to use the venue in the future for events unless it was clear that a more solution-focussed approach would be adopted.

Having said this, I'm not convinced that absorbing the running of the venue into Council is the best solution either. The advantage of the CCO model is that, in theory, management and governance are undertaken by people with a strong commitment to and love of the venue. I find it difficult to imagine the same interest and care of the property being taken by a team of bureaucrats for whom the management of Caccia Birch is only one of many responsibilities. The issue lies, in my experience, in non-proactive and ineffectual governance and non-customer-focussed management. I hope that a solution can be found without throwing out the baby with the bathwater...

Moving forward, the future of Caccia Birch House and grounds desperately needs more creative thought and foresight. As well as being a perfect outdoor event venue, the grounds provide the ideal location in which to showcase the region's diverse heritage. Currently, however, shabby curation of exhibits in the coach house makes for an underwhelming experience. There is huge potential in the buildings and grounds for a museum-style heritage 'village' which would become a far more rewarding tourist attraction than is currently the case, as well as a regular destination for locals.

I wish you well with your deliberations.

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Emma Fawcett

Organisation
Baby Sensory Manawatu

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

The Caccia Birch Trust provides a uniquely personal experience when hiring the house, which I fear would no doubt be lost if it were to be taken over by the council. We have a treasured resource in the community, and while I appreciate that council-run facilities can be more cost effective, that hardly seems appropriate, given the original intentions with the gifting, and history of the house. The ability to negotiate hire through an actual on-site staff member is such a rarity, and makes a point of difference over other venues where operations go through a distinctly impersonal process.

2. What is your relationship with Caccia Birch House?

Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
Yes

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Nicola Silver

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
Preferred to commercial option as seems more in line with intention of gift and ensures heritage maintained.

2. What is your relationship with Caccia Birch House?
Hired Caccia Birch House for an event
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name

Jennifer Ruth Olsson

Organisation

N/A

Privacy

Withhold my contact details

False

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

No

Please provide any comments in support of your response

Because Council do not look after property to a satisfactory degree and I think that in this instance a Trust board can keep council honest in its preparedness to get the venue ready for all the functions that are held.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Mathew Northway

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I don't believe this has any advantages over the status quo and that the level of available services will drop.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

54

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Leonie Whiting

Organisation

Privacy

Withhold my contact details
True

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I have worked both at the Council and at Caccia Birch House (CBH) and believe the Trust Board is the better of the two options for the management of CBH. The Staff and Trust Board of CBH truly have the best interests of CBH at heart, whereas for council it's just "another venue". Day to day running of CBH has been managed by Nicky Birch since CBH became a venue for events. The council should be working WITH Nicky and the Trust Board, not against them. I believe part of what draws people to CBH is because it's NOT RUN by council. Many people complain that the council can't look after what they already need to i.e. roads, gardens etc. Is the council really prepared to take over CBH and give it the love and care it deserves?

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

55

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Amber Jensen

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Karen Adrian

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
the alternative will be an additional financial burden on the tax (rates) payer so needs to be held in a separate trust away from PNCC who already have excessive spending habits

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Rachel Rankin

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: SUBMISSION CACCIA BIRCH HOUSE

From: Kathy Scott
Sent: Thursday, 4 March 2021 3:11 pm
Subject: SUBMISSION CACCIA BIRCH HOUSE

I would like to make a submission on the Palmerston North City Council proposal for Caccia Birch House.
The Category 1 Historical House is unique and the only Category 1 House in Palmerston North. The history of the house dates back to 1892 and in 1977 an immense amount of work was undertaken by the Caccia Birch Trust in the restoration of the building.
Over the years the Trust has obtained extensive historical knowledge and archives. The Trust Board provides continuity in managing the house, stables and grounds and has a responsibility under the Trust Deed to make sure Caccia Birch House is preserved for future generations.
I do not think the care and management of Caccia Birch House should pass into the direct Palmerston North City Council control as this option would not preserve the heritage value of the house and grounds which is being achieved by a Trust of dedicated and knowledgeable volunteers who are passionate about the history of the building and the grounds.

Kathy Scott

59-1

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
John C Hornblow

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I will email my submission separately.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
Yes

59-2

Submission to PNCC on the review of Caccia Birch House by John Hornblow

I speak as a person with a significant association with Caccia Birch since it reopened in 1992 including:

- As a member of the community with an interest in the historic nature of the building
- As a community user for weddings, celebrations, events
- As a business person for seminars and meetings
- As a City Councilor with governance responsibility
- As a Board member for many years

I have participated in previous reviews of Caccia Birch of various natures. The core issue of this report seems to be whether the House and property is Board or staff run, and which is most cost effective.

Section 17A reporting has three criteria: Efficiency; effectiveness and appropriateness. These are vague and non-defined terms but the report provided by the Council Officer places the vast weight of their reporting only on the second: cost effectiveness. As such I find this report inadequate and lacking balance and should not be the basis for making an important decision. Sadly, once again such a report and process has distracted from the good work of the Board and demonstrated Council Officers should not be responsible for such a significant city asset – where, it seems, the only criteria is saving money, and not much at that.

The deficiency with Council Officers are that they:

- come and go so important institutional knowledge and networking is lost;
- they have limited or no passion for such a property and so seldom go beyond the call of duty;
- are involved in many other projects so lack focus and demonstrate a frustrating lack of responsiveness to reasonable requests;
- often lack connection to the community
- May not have the relevant skills and experience so these have to be contracted in
- Lack the time and relevance to be innovative and strategic with the use of the property

So, on that basis there is a significant risk and loss to the city and Council should this proposal be adopted.

Adopting the proposal would also move the Council away from achieving the city vision and goals – and you cannot do that, those are agreed to and being worked towards.

The specific definition or terms from the review state three criteria: preservation of the property's heritage value, promotes public access, and is financially sustainable. This reviews disproportionately focusses, almost exclusively focusses, on the last: financial sustainability. So again, I reiterate the report is an inadequate basis for making a decision. The report states: "Cost-effectiveness is not the same as "least cost". Council must also consider the efficiency, effectiveness and appropriateness of the options in achieving its objectives for the service." This report has not done this.

Other statements in the report that convey an erroneous impression are:

- "Compliance costs are disproportionate for a Trust Board of its size". I agree. But where are these costs generated? Local and Central Government. The Board for years has been

59-3

campaigning to have them reduced, with limited success. And a change of governance will not necessarily reduce these.

- Regarding costs, the report rightly acknowledges “the difficulty in determining with any certainty what comparative costs would be for Council to deliver it (The services)”. This again calls into question the reliability of a figure for savings such as \$23,000. Given the risk factors to Council running the House that I have already outlined, this so-called benefit needs to be seriously questioned.
- “The nature of the service provides limited opportunities to fully utilise the skills of the Board at a strategic level.” This is just nonsense. I doubt that the writer of the report or other officers have spent any time observing the Board in action or reading the excellent Strategic Plan that the Board has developed. The plan is evidence of sound strategic thinking and sound visioning.
- “The model makes it difficult to address any performance issues that arise”. What issues? Issues with whom? Issues about what? The report does not elaborate. In my experience internal issues have been addressed correctly and where appropriate reported to Council; and external issues have also been addressed, such as noise with neighbours. Where there is a deficiency is in the performance of Council Officers or other agencies who, for instance, take forever to respond to requests.
- “The option is unlikely to be commercially viable considering the constraints imposed on the property.” That is correct. A property that is used so much by the community is not designed to be a model private sector profitability and will always be dependent on some funding from Council. It is different from the Convention Centre and Arena for instance. Users can even choose to use or not use the caterers or kitchen. For people on low incomes or of certain cultures this is very important. This is part of the flexibility and beauty of the place.
- “Council can access operational efficiencies and economies of scale to increase financial sustainability” – correct but they don’t. For years I argued that this could happen for instance with marketing all Councils facilities, but Council staff hardly considered the idea.
- “And Council can quickly adjust”. I have addressed that already, it is just not how, in my experience Council operates, when for instance compared to commercial enterprises or volunteers.

Finally, I wonder the real reason for so much effort for a paltry saving of \$23k. It has been remarked, not in the report, that Council staff or contractors have “spare capacity”. I suspect this is part of the reason why Council staff are recommending this proposal. If there is spare capacity then Officers should look elsewhere to fill those gaps! Another reason is control. Research has shown that where such buildings are run by the community, as happens with many heritage sites in NZ, they are far more connected to the community, more viable and better maintained, better staffed, when left in the hands of passionate, professional volunteers. Years of working with Caccia Birch House have proved to me that this research is correct.

I request that Councilors vote decisively to reject this proposal and vote for the status quo, and not have another review for many years!

60

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Christine Mukabalinda

Organisation
Manawatu Multicultural Council

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

61

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Tim Kendrew

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
As a venue hirer of Caccia Birch, and Palmerston north resident, I believe that the Council is best placed to run Caccia Birch in a professional manner that serves the community well. Council already operate a number of venues in house, each of which still maintains their own character. The council have the appropriate systems, resources and skills in-house, which are not as easily accessible when it is run by a trust board, as they lose the opportunities made available due to economies of scale.

2. What is your relationship with Caccia Birch House?
Hired Caccia Birch House for an event
Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
 Eddy Fischer

Organisation**Your feedback**

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
 No

Please provide any comments in support of your response

Not everything is about money or saving it at all costs. Caccia Birch House was gifted to the people of Palmerston North not the PNCC and a Trust Board of notable people is the correct way to manage this heritage building. We have had several business dealings with Caccia Birch and have found Nicky Birch very efficient and capable. She knows the working of the building well and should be retained.

2. What is your relationship with Caccia Birch House?
 Other

Please describe

Our business has worked with the interior design and redecorating several rooms at Caccia Birch house.

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
 No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Susan Lynn McConachy

Organisation
Music Teacher

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I believe the valuable 'extra' that the Caccia Birch Trust Board brings to all their endeavours would be lost. To staff it would be just another job and given the turnover in staff much of the vital information required could also be lost. The findings of UNESCO are unequivocal that community boards are vital to Heritage status buildings

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Anna Greta Caccia-Birch Taylor

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Other

Please describe
Caccia-Birch Family

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Rebecca Caccia-Birch Schreiber

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
As a descendent of William and Maud Caccia-Birch I'm writing in support of keeping the Caccia Birch Trust Board in place to run day-to-day operations. I believe the Trust Board plays an important role and offers a balanced approach in maintaining this historic treasure.

2. What is your relationship with Caccia Birch House?
Other

Please describe
Caccia-Birch family member

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details**Name**

Victoria Carolyn ward

Organisation**Your feedback****1. Do you support the proposal to bring the management of Caccia Birch House into the Council?**

No

Please provide any comments in support of your response

CB House has been has been very well managed by the trust committee over many years including bringing it up to the standard that is presented today. I don't see any good reason put forward to change the status quo. I believe that if there is no focused representation on the management committee then the house will be purely run as a money saving venture and not as the delightful historic place it has become. It is a national treasure. I think the council should appoint a rep to the trust committee if they wish to have more say in its management and finances. Bringing it purely under council management is not a reason to make it easier for people to book the venue as this is easily done through the committee.

2. What is your relationship with Caccia Birch House?

Regular visitor/user of Caccia Birch House

Other

Hearing**Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?**

Yes

67

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Julian Mario Caccia Birch

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I firmly endorse option one, that Caccia Birch House continues to be administered on a day to day basis by the Caccia Birch Trust Board. Council management is less likely to sensitively reflect the knowledge of history and heritage of a dedicated Trust Board. I have attended several events at CB House and been pleased by how well they have been run. In addition I proudly remember attending the ceremony in 1941 when my grandmother, supported by her family, donated this property to the government as a contribution to the war effort, to be used as a home for veteran war nurses. It is to the credit of the enthusiastic Trust Board that the property has been renovated and rescued from neglect and uncertainty. A "Friends of the Caccia Birch House" group would be a positive ongoing support for property affairs. The Trust Board would continue to preserve the integrity of this valuable and unique city asset and would be less constrained by the bureaucracy of local government.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

68

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House Submission

The supplied on-line form does not provide for an explanation of my decision It is therefore an unsatisfactory means of submission, so please accept this version

Name Alex Davies

I do not support this suggested change
I am satisfied that the current management serves the purpose of keeping Caccia Birch House in excellent condition and a benefit to the city.
I am concerned that the dissolving the Trust Board will cause the management to be less effective

I live nearby
No, I do not want to speak to the committee

Alex Davies

69

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Leslie Clague

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Other

Please describe
Recently moved to Palmerston. Your preferred option sounds like the best one.

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

70

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Fiona Humphries

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I am concerned that the management will not be as attentive and of the same standard.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
felicity morrin

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I wish to support the continuation of the Caccia-Birch Trust Board as they have done an excellent job of maintaining the development of the heritage house, coach house and grounds to the high standard you see today. The knowledge of the history of CB house and ideas for further development would be lost if the PNCC took over management. If a Friends of CB house group was formed there would be no assurty that the PNCC would take into consideration their wishes. I therefore support the status quo.

2. What is your relationship with Caccia Birch House?

Regular visitor/user of Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

72

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Barbara Henderson

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I feel the Trust Board is doing a great job in both making sure the Building is maintained and used fit for purpose for the community. I do not see any need for change just for the sake of change. Cacia Birch House is a Landmark we should all be proud of given that it was but a ruin and brought back to life for us all to enjoy.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

13

Merle Lavin

From: Submission
Subject: FW: Caccia Birch review

Kia ora

I support the status quo whereby a NGO board oversees the running of Caccia Birch. This is the model used for similar city taonga such as Te Manawa, the Regent Theatre and Square Edge. The NGO sector provides value for money as so much passion, commitment and many volunteer hours go in to the mahi. I think it would be a mistake for PNCC to take over the running of Caccia Birch.

Jean Hera

Sent from my Galaxy

Submission Caccia Birch House
Palmerston North City Council

74

9 March 2021

Marilyn and Bruce Bulloch

Submission
Caccia Birch House Review Consultation 2021

We do not support the proposal to bring the management of Caccia Birch House into the Palmerston North City Council.

We would prefer to see the continuation of the Caccia Birch Trust Board managing Caccia Birch House.

Being in public ownership and given the building's history as a historic house, this property is unique in Palmerston North.

We feel that any savings accrued by bringing the House into the management of Palmerston North City Council would be insignificant in contrast to its current management structure.

The Trust Board brings together a multi-skilled group of local people, acting in a voluntary capacity, who have an intimate knowledge of the building and its operation as an events venue. The benefits of this arrangement could not be duplicated by the employment of a single Council employee (who could depart the job at any time).

Relationship with Caccia Birch House; Visitor/Attended an Event at Caccia Birch House

We do not wish to speak to our submission.

We are happy to have our contact details made publicly available.

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Ruth Caccia-Birch

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

The Caccia Birch House has become a valuable asset and the Trust Board has a proven management record spanning decades. Returning to institutional management is a risk as clearly demonstrated during the years before the Trust Board was established. Going forward, the Board's concept of establishing a volunteer "Friends of Caccia Birch" gives unlimited potential for significant community involvement and a practical way to lower expenses. A volunteer group could be much larger and contribute more than an advisory group as proposed by the Council.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

76

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Tania Kopytko

Organisation
none

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I support the continued management of Caccia Birch by a CCO (a charitable trust board). This ensures community involvement in such a precious historic place, a clear and focused care of the building and diversity of events that happen there. It should not become just be a "venue for hire" it must have a dedicated team that create opportunities for it to be shown off and brought to life. I cannot see a "cheaper" management by Council achieving that. Trust Boards, though volunteer involvement, a range of relevant skills and board and staff dedication, always give much more than a Council or other such organisation. Council has its role, but managing historic and artistic treasures and institutions is not one of them. Internationally historic buildings are run by trusts because it works. UNESCO states that in maintaining heritage sites community involvement is vital. There is no clear convincing case presented by PNCC in their documents promoting the change, other than it will cost less money. A clear financial case is not made. If anything Council can work with Caccia Birch trust to assist them to lever more funding to run the place and provide events - for example developing the self-sufficient business case. Also we are losing so many older buildings in the city through earthquake risk and housing development, we need to ensure that Caccia Birch remains as a historic treasure which can tell a story about the settlement of Palmerston North. It sits on a very significant site and has an amazing heritage.

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

77

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name Margaret Tennant

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

No

Please provide any comments in support of your response

Caccia Birch House exists as a grand facility for the city largely because of the efforts of a cross-section of its citizens from the 1970s. It has been well used as a community resource since then, and, as one of the few significant historic houses of the city to escape demolition, it has a significance beyond simply being 'another venue'. It is valued by many in the community for its history and style, and community members, via the Trust Board, should continue to exercise guardianship. Over the years I have attended gatherings at Caccia Birch which ranged from employment-related strategic planning days, to musical performances, to public talks and large-scale events. I was married there. On each occasion the service provided was efficient and flexible, and of a high standard. Catering was provided in a timely manner. Emails were answered quickly. Equipment and seating were as requested. I assume this was because the facility had a dedicated, long-term manager working to the Trust Board. My response to the proposal to bring the facility under Council events management is to ask, like many others, 'if it isn't broken, why try to fix it'? This is especially the case since my interactions with Council's own events staff in the past have been far less satisfactory in relation to events such as Esplanade Day, and where the explanation given for non-responsiveness was usually related to staff turnover. I could see nothing in the on-line documentation suggesting dissatisfaction with the current Trust Board, and if there is any, the first response might be to partially adjust its membership. Some of the advantages suggested for Caccia Birch being under direct Council management include the facility benefitting from a Council-run events calendar and the use of its stock of function equipment. Surely this could happen anyway, if there is a will to do so. The key restriction on the more profitable use of Caccia Birch House is the noise restrictions and consequential requirement to vacate the premises by a particular time. This will remain regardless of the option decided upon and is, in my opinion a major limitation, having once tried to organize a conference dinner (without music) for a Saturday evening. I am totally opposed to Caccia Birch being run by a commercial provider – there are enough of these already in the city. And I very much doubt its viability if run totally on a voluntary basis. Please keep the oversight of Caccia Birch in the hands of dedicated people with an interest in heritage alongside other skills.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
 Regular visitor/user of Caccia Birch House
 Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

78

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Suzette

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response
Brilliant. All under one umbrella

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

79

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Grant Travis

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

1. Cost analysis does not appear to have included any allowance for Council management / oversight of the facility. Additional management time and effort will be required to undertake competently the functions currently undertaken by the CBTB. 2. Council staff will not necessarily have the same focus, passion and commitment as a dedicated Trust Board. 3. The CBTB provides independence and separation from any inherent conflicts of purpose and strategy that may exist given the multiple functions, demands and objectives of Council. 4. The projected savings are probably overstated and outweighed by the disadvantages of diminished focus and dedication provided by the CBTB.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
Other

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

80-1

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name

Glynnis Marjory Cropp

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

Unsure

Please provide any comments in support of your response

On my first night in P.N. in 1963, I slept, upstairs, at Caccia Birch House, as then did other Massey University staff members on their arrival. Until the Department of Modern Languages moved to the main campus in 1968, my office was at Caccia Birch House, downstairs in what, I was told, had been a servant's bedroom, under the backstairs. I live in Hokowhitu and often walk through CBH gardens. I attend functions such as concerts, book launches, and last year's celebration and opening of the Coachhouse Museum. I enjoy the space and activities. The city has in CBH a valuable asset. It is not simply a large, old house in spacious grounds. It is an important historic and cultural site, meaningfully associated with people past and present. PNCC has invested in maintenance of the property and its development as a conference and function centre. In the last thirty years and longer there has also been significant community investment through the CBTB and many other groups and individuals, intent on preserving the history of the property, its owners and residents. Volunteers have been, without cost, a source of specialist knowledge and expertise on heritage matters. Their efforts culminated last year in the inauguration of the restored Coachhouse as a museum, enhancing the cultural value of CBH and extending its role in the city's attractions as a source of historical knowledge. Full credit must be given to this achievement. A loop of sites of cultural, historic and sporting interest is formed by the Esplanade, sports grounds, CBH, lagoon and The Chalet, golf course, through a developing housing community, to the river and beyond to Pork Chop Hill. These sites should be promoted as a sequence, reflecting the city's past and present. The profile of CBH would thus be heightened and its integrity in the history and culture of the city strengthened. With this opportunity to make the city interesting and attractive in different ways, it is surprising that PNCC considers changing the management structure in order to achieve a saving of \$23 754, a small sum, likely to be eroded or cancelled by unknown price rises or other expenses. And this small economy would be achieved at the risk of losing the good will of CBHB's specialist skills and experience in heritage matters, and the good will of its members and many generous volunteers. It looks as though PNCC is attempting now to capitalise on the efforts of others. Perhaps there are latent in the proposal matters of control and communication between the Council and the Board, differences concerning future directions and development, requiring increased funding to enhance the level of service, in ways as yet undefined, and to ensure financial stability. The Council has a responsibility to fund a CCO adequately, to balance commercial and community interests and activity, to use prudently income from city ratepayers, and to value the voluntary input of community members in terms of their time and expertise given freely. Maintenance of the property and grounds is no more important than maintenance of the heritage. Both aspects belong to the stated aim of "the city getting maximum benefit from this community asset" (p. 10). Option 2 reads as the single, preferred option in the proposal. If it is considered for adoption, I recommend that care and thought be given to formalising ways in which the community and PNCC interact to ensure integrity of the heritage and the positive future of CBH, of which the city can be proud.

80-2

2. What is your relationship with Caccia Birch House?

Regular visitor/user of Caccia Birch House

Neighbour/live nearby

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

81-1

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name

Caccia Birch Trust Board

Organisation

Caccia Birch Trust Board

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?

No

Please provide any comments in support of your response

The Caccia Birch Trust Board does not support the proposal to bring the management of Caccia Birch House into the Council. The primary focus of the Caccia Birch Trust Board, as kaitiaki of Caccia Birch House, is to work in the best interests of the property and the residents of Palmerston North, by maintaining the heritage focus of the House and providing a very special facility for use and enjoyment by the community. For 30 years successive Trust Board members, who have been drawn from our community, have worked to restore and maintain this grand old lady for current and future generations. The Trust Board has ensured that PNCC considers Caccia Birch House in its decision-making. In addition to financial support from PNCC, the Trust Board has met its obligation to PNCC by generating income from conferences and events. Caccia Birch House has built up a loyal client base who, along with the Caccia Birch Trust Board and Management, understand the special nature of the property. The true value to Palmerston North ratepayers of the dedicated, independent oversight that the Trust Board brings to Caccia Birch House, is inestimable. It is the Board's core business. Rather than terminating this successful operating model, a more collaborative approach between the Trust Board and PNCC would best serve the interests of both the people of Palmerston North and the property, and provide stability and continuity, particularly in these difficult times. The Trust Board must be enabled to continue its work consistent with PNCC's strategic goal of being a driven and enabling Council. Grant O'Donnell - Chairperson

2. What is your relationship with Caccia Birch House?

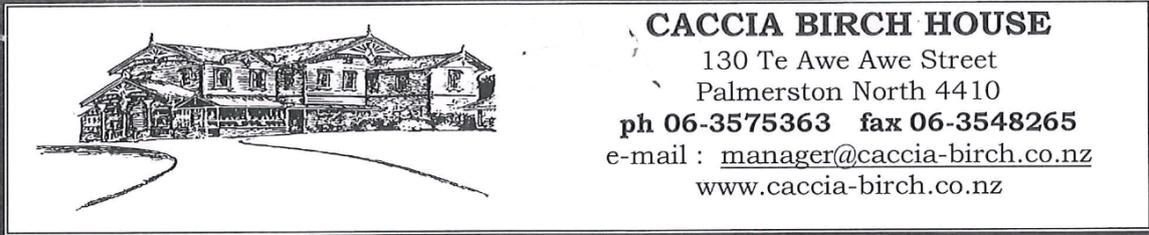
Caccia Birch Trust Board member

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes

81-2



CACCIA BIRCH HOUSE
 130 Te Awe Awe Street
 Palmerston North 4410
ph 06-3575363 fax 06-3548265
 e-mail : manager@caccia-birch.co.nz
www.caccia-birch.co.nz

Caccia Birch Trust Board's Submission

The Caccia Birch Trust Board does not support the proposal to bring the management of Caccia Birch House into the Council.

The primary focus of the Caccia Birch Trust Board, as kaitiaki of Caccia Birch House, is to work in the best interests of the property and the residents of Palmerston North, by maintaining the heritage focus of the House and providing a very special facility for use and enjoyment by the community.

For 30 years successive Trust Board members, who have been drawn from our community, have worked to restore and maintain this grand old lady for current and future generations.

The Trust Board has ensured that PNCC considers Caccia Birch House in its decision-making. In addition to financial support from PNCC, the Trust Board has met its obligation to PNCC by generating income from conferences and events.

Caccia Birch House has built up a loyal client base who, along with the Caccia Birch Trust Board and Management, understand the special nature of the property.

The true value to Palmerston North ratepayers of the dedicated, independent oversight that the Trust Board brings to Caccia Birch House, is inestimable. It is the Board's core business.

Rather than terminating this successful operating model, a more collaborative approach between the Trust Board and PNCC would best serve the interests of both the people of Palmerston North and the property, and provide stability and continuity, particularly in these difficult times.

The Trust Board must be enabled to continue its work consistent with PNCC's strategic goal of being a driven and enabling Council.

The Trust Board wish to speak to the Arts, Culture and Heritage committee in support of their response.

Grant O'Donnell
Chairperson

Patricia Keiller
Trustee



Caccia Birch Trust Board

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Annette Nixon

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

PNCC has for many years struggled with the relationship between Caccia Birch House management and a feeling within PNCC that maybe the activities at the House could be better arranged without analysing WHAT is the problem and HOW this should be achieved. Despite this uneasiness, no action was taken to resolve the situation. Years of indecision has now led to the disappointing preference to terminate the volunteer Trust Board and paid staff to bring the management "in house" without recognising the scope of the work involved in doing so. A sad outcome of the Review is the destabilising effect it has on staff, with some seeking other employment that has greater security. To terminate the volunteer Trust Board similarly is disrespectful and deserves a rethink. There are many models of historic and public building management - Thompson House in Levin for example. All involve having knowledgeable people available for a range of roles over long hours all week. I doubt PNCC would find providing that level of service really would save \$23,000.00.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House
Hired Caccia Birch House for an event

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
Yes

Merle Lavin

From: Submission
Subject: FW: Caccia Birch Submission

CACCIA BIRCH 2020

Caccia Birch is a Heritage Icon for our city of Palmerston North

It should be retained and managed by the Caccia Birch Trust as it has successfully been for many years

As a Hokowhitu resident our expensive rates contribute to the superb maintenance of this "Heritage Homestead"

We are "PALMY proud " of Caccia Birch and wish it to be retained and managed by the Caccia Birch Trust receiving some grant money from our rates via PNCC

A resident manager means it is less likely to be targeted by vandals and hoon vehicles in the car park

The night curfew means the neighbourhood have their evenings spared of loud parties and excess music

When we first returned to live in Palmerston North it was a " derelict disgrace " rat ridden, leaking and yet through the sale of some sections money gained and a Trust management Caccia Birch has been successfully restored

The Trust in conjunction with the PNCC has maintained a good variety of "Open days" Opera in the park , festivals, a meeting venue and weddings so that this "local icon" can be shared with an extensive group of citizens of our city and others from out of town . They are able to appreciate the historical, cultural and social value of this gracious building CACCIA BIRCH

I do not wish to speak to my submission but will follow the discussion

Thank you

Jenny Davies
PN

84-1

WHAT ARE THE OPTIONS?

We considered a range of options to determine the best way to provide Caccia Birch House as a venue for the community. Options considered were continuing with a Council-controlled Organisation; managing Caccia Birch House within Council's operation; contracting the management to a commercial person or agency; or contracting a community agency to manage Caccia Birch House.

For more details of these options, and our analysis of those options, visit pncc.govt.nz/cacciabirch

For more information about Caccia Birch House, visit caccia-birch.co.nz.

HOW CAN I MAKE A SUBMISSION?

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SUBMISSION FORM

YOUR DETAILS

Full name *Theresa Te Awe Awe*

Postal Address _____ Organisation (if applicable) _____

Phone _____

Email _____

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

Attached

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hired Caccia Birch House for an event

Neighbour/live nearby

Caccia Birch House Staff

Caccia Birch Trust Board Member

Other (please describe)

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

ORIGINAL TO FOR ACTION AND REPLY		
RECD	10 MAR 2021	PNCC
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84-2

Submission to PNCC on the review of Caccia Birch House

By Trieste Te Awe Awe

I congratulate the Caccia Birch Trust Board for its sound governance and protection of the heritage of Caccia Birch house and the grounds.

It is a credit to the city.

I believe the Board needs to continue in their role and Caccia Birch remain with the Trust accountable back to the community it serves.

851

WHAT DO YOU THINK?

We considered a range of options to determine the best way to provide Caccia Birch House as a venue for the community. Options considered were continuing with a Council-controlled Organisation; managing Caccia Birch House within Council's operation; contracting the management to a commercial person or agency; or contracting a community agency to manage Caccia Birch House.

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For more information about Caccia Birch House, visit caccia-birch.co.nz.

WHAT DO YOU WANT TO HAPPEN?

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SUBMISSION FORM

YOUR DETAILS

Full name **HEATHER ALLAN**

Postal Address **PALMERSTON NORTH**

Organisation (if applicable)

Phone

Email

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

AS ATTACHED

What is your relationship with Caccia Birch House? Select all that apply

- Visitor/attended an event at Caccia Birch House
- Regular visitor/user of Caccia Birch House
- Hired Caccia Birch House for an event
- Neighbour/live nearby
- Caccia Birch House Staff
- Caccia Birch Trust Board Member
- Other (please describe) **FORMER BOARD MEMBER, CHAIRPERSON.**

Do you want to speak to the Arts, Culture and Heritage Committee in support of your proposal?

Yes No

REMEMBER: Submissions close on 12 March 2021

ORIGINAL TO		
FOR ACTION AND REPLY		
REC'D	10 MAR 2021	PNCC
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85-2

Submission to PNCC on the Review of Caccia Birch House

By Heather Allan

I am writing this submission as a person who has a longstanding knowledge of Caccia Birch House going back to the early 1960's including:

- as a convalescence home for nursing staff;
- as a teaching facility for Massey University;
- in a governance capacity serving on the Caccia Birch Trust Board for a number of years as Trustee and also Chairperson;
- reporting to the Council on a regular basis;
- as a Palmerston North City Councillor with governance responsibilities for Caccia Birch; and
- as a user of the house for seminars and meetings.

In addition I have a strong governance background having been involved with The Globe and Regent Theatre Trust Boards and several community based organisations.

As a long standing citizen of Palmerston North I would like to remind Councillors that Caccia Birch House is unique as it is the only Category 1 listed Heritage House in the City and therefore very special.

In 1984 an agreement was entered into wherein the property known as 130 Te Awe Awe Street, Palmerston North was sold to the Palmerston North City Council for 10 cents. The agreement stated the possession of the property was deemed to have been in May the previous year. Previous to this in 1937 the Caccia Birch family had gifted the property to the crown.

The 1984 sale and purchase agreement provided that "part of the property was to be subdivided and sold as residential sections with the remainder invested in the council for **civic purposes**". All of the proceeds from the section sales were to be applied towards the restoration of the buildings and grounds on that part of the property that was retained by Council.

At that time the Council was under the mayoralty of Sir Brian Elwood. He established a working party to oversee the restoration of the house and grounds. In 1991, also under Sir Brian's auspices, the Caccia Birch Trust was established.

The overwhelming reason for establishing the Trust was to put in place an entity that was quite separate from the Council to run Caccia Birch for the community. The primary objective of the new board as stated in the 1991 Trust Deed was: "to develop, promote, enhance and maintain the land and buildings ... known as Caccia Birch House so that it may be **enjoyed by the community**".

In September 2006 in a new deed this objective was altered by adding after the words Caccia Birch House ... "in recognition of the **heritage status of the building** so that it may be utilised and enjoyed by the community."

Since 1991 the Board has been made up of highly skilled and knowledgeable people from many professions as well as people with strong governance skills and people with strong links to the community. From the beginning representatives from Maori were also involved and they have continued to maintain an interest. The Board has taken its responsibilities seriously. A recent example of this was the refurbishment of the Coach House as a museum depicting the history of the house and gardens. All Trustees involved have worked with passion, enthusiasm and energy for the benefit of the property.

85-3

In the 1991 Trust Deed the Council advised that it intended to lease the Caccia Birch land and buildings to the trust. Subsequently this lease has been renewed by the Council with the latest renewal commencing on the 1st July 2015 for a ten year period to 30 June 2025. Clearly this shows the then Council's confidence in the Board to continue in its role.

It is fair to say that over the years Council staff have not shown the same passion, commitment and enthusiasm as have the Trustees and Caccia Birch staff. Council staff are and will continue to be involved in many other jobs around the city and looking after Caccia Birch is just another job.

If Council were to take the running of Caccia Birch 'in house' they will lose the passionate, knowledgeable, loyal and committed type people who have been running the Trust for the last 30 years and have them replaced with people for whom it is 'just another job' and who will come and go on a regular basis. The condition and wellbeing of the property will suffer and much of the important institutional knowledge held by current staff will be quickly lost.

As a Council controlled organisation under section 17a of the Local Government Act 2002, Council has a responsibility to review the organisation against three criteria. Broadly speaking these are the efficiency, effectiveness and appropriateness of the service delivery.

Council's review however seems to have concentrated almost solely on financial matters and as such lacks any sort of balance. Also I can only but doubt the accuracy of the figures and assumptions when there has been no input into the review from Caccia Birch management. In my view to take away the management of Caccia Birch from the Trust for a theoretical, unjustified and paltry \$23,000 saving would be very unwise. Councillors may not be aware that the Trust has operated on a shoestring throughout its 30 years of operations.

The facility is not designed to accommodate a commercial business but rather one that is available to everyone in the community. Research endorses the fact that Heritage buildings governed by the community are far more connected to the community and are better maintained and staffed. Council was clearly of the same view in 1991 when the Trust was put in place.

Throughout its 30 years of operation Caccia Birch has tailored its services to suit its users. An example of this is with the catering. Users can choose to not use the in-house caterers and kitchen and instead use their own caterers or do without entirely. Also flexible are the hireage rates which make the house affordable and suitable to those on low incomes and to certain cultures. Caccia Birch house is a community asset available to everyone in the community. It does not do business on the basis of 'same conditions for all'.

Over the years the compliance requirements of the Council have taken up a huge amount of time which has prevented management working on more productive activities. The continual requests by the Board to be relieved of some of those have largely not been listened to by the Council. Even so the Board has been conscientious in its strategic planning and reporting to Council. However its plans have been overly constrained by it being a Council controlled organisation. In my years of experience in governance none of the organisations that I have been involved with have been accountable to the same extent as Caccia Birch has by its stakeholders.

In a recent discussion with the Mayor I discovered that the Council has 'spare capacity'. In my view this should be used to assist the Board and not be used as a reason for setting the Board aside.

I urge Councillors to vote to keep the guardianship of Caccia Birch invested in the Trust while at the same time having Council work closer with the Trust Board to continue to enhance the heritage and cultural role by better utilising the resources of both Council and the Trust Board.

86-1

WHAT ARE THE OPTIONS?

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SUBMISSION FORM

YOUR DETAILS

Full name *Cindy Lilburn*
 Postal Address:

Organisation (if applicable) *Historic Places Manawatu-Horowhenua*
 Phone
 Email

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

What is your relationship with Caccia Birch House? Select all that apply

- Visitor/attended an event at Caccia Birch House
- Regular visitor/user of Caccia Birch House
- Hired Caccia Birch House for an event
- Neighbour/live nearby
- Caccia Birch House Staff
- Caccia Birch Trust Board Member
- Other (please describe) *Heritage organization*

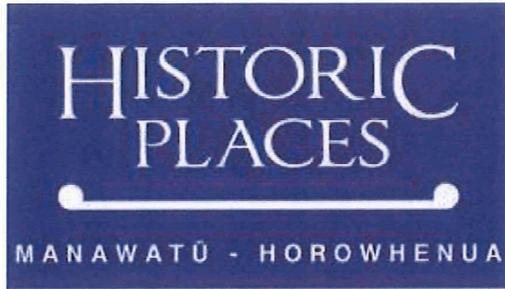
Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

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RECD	12 MAR 2021	PNCC
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86-2



The Voice of Heritage

Our organization SUPPORTS Option 1: that Caccia Birch remain under the governance of Caccia Birch Trust Board.

Historic Places Manawatu-Horowhenua is an incorporated society whose aims are the preservation and promotion of heritage places in this region. We have a keen interest in Caccia Birch as one of the few Category I nationally listed historic properties in Manawatu.

Our consideration of the governance proposals for Caccia Birch is based on achieving the best heritage outcomes for the property, in particular:

- to ensure the ongoing protection and preservation of Caccia Birch's heritage features
- to ensure that Caccia Birch can illustrate and inform us of our city's past

We also had reference to the ICOMOS New Zealand Charter. This document draws on international conservation guidelines. It is widely used by central and local government in New Zealand as a benchmark for conservation standards and practice.

Care of Caccia Birch's heritage features:

Caccia Birch has been awarded a Category I listing by Heritage NZ, a rating given only to places of regional and national significance. This acknowledges its architectural and historical importance in this city as an early stately home. The listing also includes its coach house building alongside.

Under the Heritage Act, as a Category I property all changes to the buildings must be approved by Heritage NZ. This is to prevent inappropriate alterations that will affect their authenticity, based on assessment of the buildings' heritage features.

The ICOMOS NZ Charter also notes buildings cannot be divorced from their surroundings. Where these are integral to a building's heritage value, these surroundings should be conserved with the building itself. Landscape features therefore on the Caccia Birch property such as the wisteria walk and avenue of oak trees are also part of its history.

We would emphasize that the benefit of the Caccia Birch Trust Board is that it offers one organization dedicated solely to the care of the property.

86-3

The proposal that the governance of Caccia Birch fall directly under the Palmerston North City Council will see physical care of the property – buildings and grounds – split between property and parks departments. Events may also impact physically on the property but would fall to another, non-property orientated department, Marketing & Communications.

The everyday care of Caccia Birch would require ongoing communication between two separate Council departments. Furthermore these departments must work together to coordinate the future planning for preservation of the property. Would this be feasible on a long-term basis?

The Trust Board is tasked particularly with such planning. With the long service and specialist skills of many of its members it has the understanding to do so. Its recent Statement of Intent 2020-2023 indicates that it sees a clear path ahead for care of both the heritage buildings and their surroundings at Caccia Birch.

Commitment to its future:

The Trust Board offers continuity. The Palmerston North City Council in contrast has undergone regular departmental re-structuring and staff turnover. With this must come the loss of institutional knowledge and an understanding of the property's heritage values.

The Trust Board offers proactive management. The best care for a historic property must be forward planning and speedy response as needed to threats of damage. The board meets monthly to assess issues with the property. If Caccia Birch were to become only one of the many diverse properties overseen by Council, the possibility is for its care to become reactive, responding only after damage occurs.

There has been the proposal of replacing the Trust Board with a Friends structure. If similar to the Friends of the Regent, this would be a volunteer group to assist with the events work load. It would not be vested with the powers of governance that would enable it to engage proactively with Council in the care of the property.

The NZ ICOMOS Charter notes that a place of cultural heritage value should be maintained regularly according to a plan or work programme. Again we question whether the Council's standardized asset management planning can take cognizance of the special issues and needs of a heritage building.

In particular we comment that in its 30 years of property ownership, the Palmerston North City Council has not commissioned a Conservation Plan for Caccia Birch. This is a standard management document for a heritage building which identifies its historic features and outlines a maintenance schedule for its ongoing care.

Caccia Birch as an example of Palmerston North history

The Trust Board has already invested in displays within the coach house building at Caccia Birch which highlight the history, Maori and Pakeha, of the property. It also holds at least one event each year which references an aspect of Caccia Birch's heritage. It is possible this

86-4

small-scale promotion would be neglected among the many major events the Council's Events Team must concentrate on annually.

We would mention that the new schools History syllabus will emphasize local stories and places. This is likely to see Caccia Birch, as an easily accessible and historically significant public property, come into high demand by local schools for visits in the future.

In summary, the Council has not chosen to directly manage the other two heritage properties it owns, Square Edge and the Regent Theatre. It obviously believes that these buildings' Trust Board structures provide the best fit for their governance.

A special building needs special care and respect. Historic Places Manawatu-Horowhenua holds that this will be difficult to achieve under a Council structure which has so many other competing demands on its time and resources. We support the continuance of a dedicated Trust Board to be the guardians of Caccia Birch's future.

87-1

WHAT ARE THE OPTIONS?

We considered a range of options to determine the best way to provide Caccia Birch House as a venue for the community. Options considered were continuing with a Council-controlled Organisation; managing Caccia Birch House within Council's operation; contracting the management to a commercial person or agency; or contracting a community agency to manage Caccia Birch House.

For more details of these options, and our analysis of those options, visit pncc.govt.nz/cacciabirch.

For more information about Caccia Birch House, visit caccia-birch.co.nz.

HOW CAN I MAKE A SUBMISSION?

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SUBMISSION FORM

YOUR DETAILS

Full name *Cindy Kilburn*

Postal Address *[Redacted]* Organisation (if applicable)

Phone *[Redacted]*

Email *[Redacted]*

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

See enclosed

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hired Caccia Birch House for an event

Neighbour/live nearby

Caccia Birch House Staff

Caccia Birch Trust Board Member

Other (please describe)

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

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87-2

I wish to **SUPPORT OPTION 1**: that Caccia Birch continue to be managed by the Caccia Birch Trust Board.

I write as a committee member of several clubs and societies in Palmerston North which are frequent users of Caccia Birch. Though not the biggest spenders, we are the bread and butter regulars of the facility. Any day you only have to scan the events board at Caccia Birch to see three to four small groups such as ourselves making use of the property.

We favour Caccia Birch because of its:

- Affordability
- Right size – the rooms can host typical small group meetings and events of 10 to 60 people
- Attractiveness – its heritage décor is a big drawcard, and the gardens are appealing for those moments when a group needs ‘time out’

Though our preference is for Caccia Birch, it is not the only facility we could consider hiring. Among them, we could turn to Te Manawa, Square Edge, the Globe Theatre or local halls as competition for what Caccia Birch could offer.

The Council has presented the arguments for Option 2, where they would assume the day-to-day management of the house including bookings, bills, promotion and catering contracts.

As one of Caccia Birch’s regular users, I would make the following comments about the advantages perceives with Option 2:

Catering contracts – a single dedicated caterer for Caccia Birch could shortly become a monopoly. Our canny committees are happy to skimp on their catering costs by hiring the kitchen and supermarket shopping for their food.

Marketing: Council assistance would generally not be required. Most of our meetings and events are for members only and can easily be advertised via email or a flier.

Centralized booking: as above, most of our meetings and events are for members only and can be handled by the committee secretary or treasurer

Economies of scale: the review suggests that by Caccia Birch being part of the Council, Caccia Birch users could access three venues and support services from one provider.

Two of these venues, the Council’s only directly controlled facilities, are the Showgrounds and the Conference & Function Centre. Both have rooms for 100 people plus at minimum, scaling up to several hundred. I am hard pressed to recall a single event which has required both the scale of the Showgrounds and Caccia Birch simultaneously. A National Quilters Convention some five years ago did use the Conference & Functions Centre for display but Palmerston North Girls’ High School for their workshops.

Respect: we may not be the biggest spenders but we are regulars. We would hope that we be accorded the same respect as users for ‘one-off’ events such as weddings. This means being able to

87-3

discuss our needs with one dedicated person or 'case manager'. We would like the certainty that our requirements have not been lost among the many other groups and events the staff at Council may be juggling, and that there is no miscommunication if our messages are being handled by all and any staff.

New users: the Council has indicated that future revenue for Caccia Birch may be restrained. The property has been operating long enough that certainly most potential regular clubs and groups are probably doing so.

Please note however that the new schools History syllabus emphasizes local places and stories. As a historic home on the edge of the Hokowhitu Native Reserve, one that is publicly accessible, and with displays already on its history, Caccia Birch is ideally placed to grow a new market from 2022 onwards with local schools.

I do not wish to speak to this submission.

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WHAT ARE THE OPTIONS?

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SUBMISSION AND REPLY		
RECD	12 MAR 2021	PNCC
COPY TO		
1. _____		
2. _____		

SUBMISSION FORM

YOUR DETAILS

Full name *Virginia (Caccia Birch) Sartorius*

Postal Address _____ Organisation (if applicable) _____

Phone _____

Email _____

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

I do hope the Council will understand that the goodwill engendered by personal attention to repeat customers is well worth a little extra expense.

Totally unsolicited comment from personal correspondence.

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hired Caccia Birch House for an event

Neighbour/live nearby

Caccia Birch House Staff

Caccia Birch Trust Board Member

Other (please describe)

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

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WHAT ARE THE OPTIONS?

We considered a range of options to determine the best way to provide Caccia Birch House as a venue for the community. Options considered were continuing with a Council-controlled Organisation; managing Caccia Birch House within Council's operation; contracting the management to a commercial person or agency; or contracting a community agency to manage Caccia Birch House.

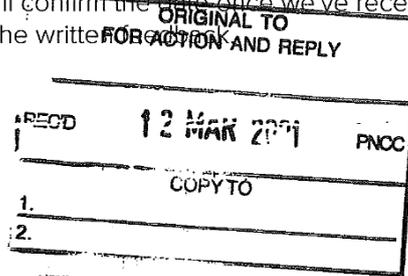
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SUBMISSION FORM

YOUR DETAILS

Full name: MARTIN LAURS
Postal Address:
Organisation (if applicable):
Phone:
Email:

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

COUNCIL HAVE NO UNDERSTANDING OF RUNNING A BUSINESS. THIS NEEDS TO BE RUN BY PEOPLE WHO HAVE A PASSION FOR CACCIA BIRCH NOT "VANILLA" COUNCIL OPERATIONS. IT WOULD ONLY DESTROY THE VALUES + ETHOS &

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House
Regular visitor/user of Caccia Birch House
Hired Caccia Birch House for an event
Neighbour/live nearby
Caccia Birch House Staff
Caccia Birch Trust Board Member
Other (please describe)

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

CURRENT QUALITY OF SERVICE

90

WHAT ARE THE OPTIONS?

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SUBMISSION FORM

YOUR DETAILS

Full name **PAUL W. RIEGER**

Postal Address **P.N.** Organisation (if applicable)

Phone

Email

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

I strongly support Option 4, with a series of short-term leases until the success of the option is established, since this would retain the skilled team of interested volunteers.

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hired Caccia Birch House for an event

Neighbour/live nearby

Caccia Birch House Staff

Caccia Birch Trust Board Member

Other (please describe) **Former P.N.C.C. councillor 1971 - 1998**

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

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WHAT ARE THE OPTIONS?

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HOW CAN I MAKE A SUBMISSION?

We want to hear your views about this proposal. You can use the feedback form on our website at pncc.govt.nz/cacciabirch to let us know what you think or fill in the form below. You can also email your feedback to submission@pncc.govt.nz. We're receiving written feedback until 12 March 2021. If you would like to speak to the Council about this proposal, please indicate this in your response.

We will hold hearings at the Arts, Culture and Heritage Committee in April 2021. We'll confirm the date once we've received all the written feedback.

SUBMISSION FORM

YOUR DETAILS

Full name *Patricia Keiller*

Postal Address *Ad* Organisation (if applicable)

Phone

Email

Do you support the proposal to bring the management of Caccia Birch House into the Council?

Yes No Not sure

Please provide any comments in support of your response

See attached Submission

What is your relationship with Caccia Birch House? Select all that apply

Visitor/attended an event at Caccia Birch House

Regular visitor/user of Caccia Birch House

Hired Caccia Birch House for an event

Neighbour/live nearby

Caccia Birch House Staff

Caccia Birch Trust Board Member

Other (please describe) *Ratepayer*

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

Yes No

REMEMBER: Submissions close on 12 March 2021

91-2

SUBMISSION TO PNCC ON THEIR 17A REVIEW TO TAKE THE MANAGEMENT OF CACCIA BIRCH HOUSE IN-HOUSE IN THE COUNCIL.

The 17A Review requires the PN City Council to consider the efficiency, effectiveness and appropriate management of Caccia Birch House, coach house and grounds. The Council is only using one of the criteria: effectiveness and has further reduced this to costs only.

The Board was established to manage the Caccia Birch property, House and grounds, including the coach house in 1988 and at the time the Council's lawyers who set up the Trust Deed commented that the Trust Board needed to act "prudently" at all times (Cooper Rapley lawyers) and this the Trustees have done in all their dealings with the Council and with event organisers, as they maybe liable and do not have the backing of the ratepayers money to cover any losses that may occur.

The Cooper Rapley lawyer also commented that by giving the Council "significant control" over the property by having the right to appoint Trustees, it "should not be a requirement" that the Trustees have to make a profit, and added "that the success of every venture depends upon the goodwill of both parties". Somehow that goodwill seems to have broken down.

The original philosophy of the Trust Board was to preserve the uniqueness of the Caccia Birch property in keeping with its traditional past. The initial Board envisaged the property as a "living dynamic treasure" with the opportunity for people to see and experience in a range of uses and to "balance the educational, commercial and recreational activities within the property". This has been the abiding philosophy of all successive Boards of Trustees since its inception.

I would hate to see the commercial use dominate the educational and general public use of the House and grounds and overshadow the Category One Historic Heritage of the House and property.

About 10 days ago I rang the PNCC for information on an unrelated matter and had to wait for about 4 – 5 minutes before I got a person on the line (not the first time I've experienced that). A business person planning a meeting, seminar or workshop just wants a quick response as to the availability of a room for hire, the electronic details come later, are not going to have the time or patience to wait for an answer, so will look elsewhere for a room, and the PNCC will lose that client's bookings and their hireage fee.

The funding information put out by the PNCC suggests that they will save \$23,000, but they are only going to employ 1.5 persons for 40 hours a week. What about the community and educational groups who use the Caccia Birch House in the evenings? The House is a heritage historical home and therefore is required to have a supervisor there at all times it is in use, in order to protect the property and ensure the building is correctly shut down at night, lights off, security alarm systems on and all doors and gates locked. Also a staff member is required during week-ends when there are functions, events or weddings for the same reasons and that supervisor will be on over-time or time and a half wages. So very quickly that \$23,000 will not be saved and in fact the House will cost the Council more money than the present operational grant and maintenance they now spend, especially if there is a drop in hireage income.

The Budget that the Council put out with their estimates of costs have failed to include the NZ Audit fees of about \$10,000. The Council will have to include that in their own Budget adding it to their audit fee, which again will remove any savings that in-house management is thought to make.

One of the original Caccia Birch Board's first duties was to apply for a Charitable Trust status to the Charitable Trust Commission, Internal Affairs in 1989. Much of the renovation, innovation and development of the House and coach house has been achieved through funding from applications for grants as a Charitable Trust. The Council will not be able to do this, so all further work and maintenance or innovations will be a cost to the Council, hence there will not be any savings, only costs.

91-3

As a non-profit Charitable Trust the Caccia Birch Board and, particularly, the Manager, Nicky Birch, have acted very prudently over the years and have managed to maintain the heritage atmosphere of a home (not just a hall for hire) and developed the property and coach house archive in keeping with its history.

Personally, I think it is this prudence and risk adverse financial dealings (not having the ratepayers money to prop up any event losses) that has prompted this second 17A Review and the fact that some in the Council and staff want to replace Nicky Birch, the Manager.

To my mind and Caccia Birch family, the property would not be at its present high standard of presentation without Nicky's dedication drive and initiatives. She has seen the development of the House, coach house and grounds grow from a very low basic standard to its present high presentation. She still has many new ideas of development to further enhance the property in keeping with its historical and heritage past. No-one in the Council has her knowledge or understanding of the business. Council staff come and go, even during the day, making bookings difficult, and do not know the House with its multiple rooms and which are the most suitable for different clients and their needs, so there will be dissatisfaction from clients without the present personal knowledge. This will mean a further loss of hireage fees.

To sum up this submission, which shows that the Council assertions, that they can save a little money by taking the management in-house, cannot be sustained.

Summary of costs to the Council:

- Overtime and time and a half wages and salaries required for after hours hire
- Not enough staff to maintain a clean and tidy venue during the day, evenings and week-ends with multiple use of rooms toilets, lavatories and kitchen
- Audit fees, plus some maintenance and property enhancements that is presently paid by the Trust Board through income or charitable grants
- The development of a client base which may disintegrate through dissatisfaction with Council management, hence a loss of hireage fees
- Without the personal knowledge and public relations with visitors the House and grounds may not appear conducive to future potential customers and hence loss of income.

Over the decades the continuity of the Board and Manager, Nicky Birch, have provided the Palmerston North ratepayers and people of New Zealand a House and property to be proud of and this has come through having an independent, stable, dedicated, on-site, knowledgeable, contactable and accessible Manager.

Instead of saving money the Council will be spending more than the present Board, as there is no argument that a part-voluntary, heritage-focussed group of people will run an organisation cheaper than the Council.

Patricia Keiller

Ratepayer

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Anne-Marie Langvad

Organisation
-

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
Caccia Birch should be managed by a Board of Trustees who have the property's best interests at heart, and the unique skills to manage a historic property and it's surroundings. Caccia Birch and the surrounding areas are significant cultural, historical and recreational treasures of Palmerston North. The latest upgrades, particularly the Stables area have given my young children and I an understanding of Palmerston North's past and how the city has been shaped.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Douglas Mohi

Organisation
Retired

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

The Trust from humble beginnings were entrusted with the restorative aspect of this fine building with the view of it becoming an icon, a place where the community, visitors, celebration,s meetings and receptions can be held. I strongly believe that the community of Palmerston North should remain as the beneficiary of Caccia Birch, and that the Trust also remain as the Kaitiaki o te taonga o Te Papaioea. Status Quo. (Guardian of the treasure of Palmerston North) No to the Council. Ngā mihi.

2. What is your relationship with Caccia Birch House?
Other

Please describe
in support of my wife Erana Mohi who was a Trustee when living in Palmerston North.

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
David Chapple

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I was one of the people who petitioned the Minister of Lands to sell/give the house to the people of Palmerston North. I was the Architect for the initial restoration work, and have been keenly interested in the house since Massey University used it. I support the Caccia Birch Trust Board's submission.

2. What is your relationship with Caccia Birch House?

Caccia Birch Trust Board member

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Diana Dixon

Organisation
n/a

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I have read, in it's entirety, all the information on the consultation documents, including the appendices. To change management to PNCC instead of maintaining the long standing Trustee Board management, which has worked well over a number of years makes no sense to save \$22,000 when the Trust Board wrote nearer \$6000. I am 100% opposed to any change and want to see the Status Quo chosen to remain as is. Reasons: 1. With fairly constant changes of Staff at PNCC, it would potentially create a loss of the ongoing relationship the Trust Board has maintained with contacts, background etc over the years. 2. Dissolving the Board would further exacerbate the current management situation. 3. Would the Council be open and transparent with the people of Palmerston North as to who they would - Contract the management of Caccia Birch House to a commercial person or agency - or the contracting of the management of Caccia Birch House to a community provider? I would not want to see this happen unless agreed with the voters of Palmerston North. 4. I would like to add that your actual submission options on this important issue do not fit with making the ability to submit accessible to the general public. CACCIA BIRCH HOUSE REVIEW CONSULTION - Submissions does not allow typed input. This link - Your Feedback - I am using does not open to provide comment unless you have ticked one of yes -no - unsure. For this reason I expect many who wanted to submit have not - I personally while 100% computer literate had to ring Council to query where the submission documents were - to discover this. If you are not going to

retain the Status Quo, I would ask that you repeat this exercise - with explanation for this requirement - so you and we can be sure that this has been clear and transparent to all potential submitters. Thankyou.

2. What is your relationship with Caccia Birch House?

Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
Yes

96-1

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Helen Dollery

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

I have carefully read all of the documentation provided for this review, and have come to the conclusion that to overturn the current kiatiaki arrangements of the CBTB is akin to using a sledgehammer to crack a nut. For the relatively small amount saved between Options 1 and 2, the PNCC will lose a significant body of expertise and goodwill in the trustees that I am not convinced could be assuaged through an at-arm's-length 'Friends of Caccia Birch' body. If the PNCC could perform some maintenance functions cheaper than the CBTB can arrange, then working together on providing economies of scale in that area would solve the problem better than devolving the whole governance/management operations to the PNCC. The PNCC's review documents refer repeatedly to the importance and value of the CBTB as a positive aspect of the status quo (heritage and governance expertise, goodwill, community) - please don't underestimate this less financially tangible resource in favour of a relatively small saving, when minor maintenance functions could be rejigged using the PNCC's existing resources. Work with the CBTB, rather than replacing it. I am unsure what extra functions/bookings the PNCC thinks it could develop for Caccia Birch to pay its way, given the tight residential restrictions that apply in this affluent area (compared with the much looser restrictions for the residential area surrounding the Arena, for example) - surely the existing range of relationships and functionality is preferable to the unnamed and nebulous pot of gold used to add weight to the PNCC's intention to draw Caccia Birch's operations into its fold? Again, if the PNCC has expertise in event management that the CBTB and the house's staff lack, being able to call upon it as a resource might be all that is needed here without overturning the CBTB's role completely. When we rightly laud the role of 'community' in relation to the PNCC's functions and the enjoyment of life in the city, we must take care to protect and nourish it as the valuable resource it is. I support the continuance of the current Caccia Birch House governance/management over wholly drawing it into the PNCC portfolio. It is an exceptional place and should be considered as such. Thank you, Helen Dollery

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House

96-2

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Zoe Erridge

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
Yes

Please provide any comments in support of your response

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Mary Matthew

Organisation
N/A

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response

The City Council was responsible for managing Caccia Birch House in the past and it fell into disrepair. The community must not allow this to happen again.

2. What is your relationship with Caccia Birch House?

Other

Please describe

I grew up near Caccia Birch House and loved it but now keep in touch only through friends. I feel a strong sense of community still

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?

No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Dawn Parkinson

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I feel Caccia Birch trust have done a remarkable job of looking after and enhancing the property and grounds. It was after all left for the people of Palmerston North and so they should continue looking after it. I feel if PNCC look after it, it will eventually be made into a money making scheme where the community will no longer have the access it currently has.

2. What is your relationship with Caccia Birch House?
Visitor/attended an event at Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

Merle Lavin

From: Submission
Subject: FW: Re Caccia Birch House Review

To the Arts, Culture & Heritage Committee members,

Re the Caccia Birch House Review,

I do not support bringing the management of Caccia Birch House into the Council

I have been involved with various things relating to Caccia Birch House throughout the last three decades, as a participant in events, as a historian, and as one of the people who worked on the archive/museum in the old coach house.

I wish to add my support to the view that the operational structure remains the same – this including being run by the Trust Board and thereby retaining its operations surrounding the preservation and enhancement of the building's unique features and heritage values.

I have been on the Kelvin Grove Progressive/Residents'/Community Association committee that runs the Kelvin Grove Community Centre since about 1986. I have very bad memories of what happened around 2003 when PNCC decided to take the hall off our group. The bright idea to let user groups run the hall (along with our former booking officer), soon fizzled into the booking officer having to run it all by herself (the users groups – of city-wide origin - quickly lost interest), and then one user group even banned her from the hall when they were there, as their people smashed up things that we had spent years obtaining for the hall. They even chucked the newly-restored Roll of Honour out of sight in a store-room, as they found it offensive.

I can still think of things we had struggled to purchase for the use of hirers that vanished from the hall during the five or so years before the (same) booking officer begged us to take charge again – with PNCC by then in full support again.

So I am saying to you, what will happen at and to Caccia Birch House where a group of operators based at PNCC – complete with the usual regular changes of staff, as we know happens all the time – when in a few years' time the dedicated fans of this heritage building are forced to come back to try to pick up the pieces again?

In my opinion, please save the structure and the enthusiasm associated with the dedicated people on the Trust Board, and find ways to work 'with them', and not just casually cast them aside based on some vague hope that a bunch of PNCC staff can do the job better. Whatever 'savings' might possibly be made, will be lost in other ways as the place begins to deteriorate – as it will given the age of the building and its various features. Caccia Birch House is more than 'just some random tarted-up community hall'.

I am happy not to speak to this submission as such, but may attend any hearings if their timings allow.

Yours faithfully,
Val Burr

Sent from [Outlook](#)

101

Anonymous.3

Subject: Caccia Birch submission

Caccia Birch is a beautiful and historic building which holds a special place in the hearts of many residents of Palmerston North. It is important to balance the protection of this historical building with the community access and use of the house and grounds. I think more could be done to encourage residents to feel connected to Caccia Birch House and for the house and grounds to be used for a wider range of events. Therefore I support the proposal to bring the Management of the Caccia Birch House into the Council.

It seems to me that the current organisational structure has resulted in an emphasis on the heritage aspect of the house. I can see that was likely a vital and relevant focus for the early years when the Trust was established, and I acknowledge the work done over the years by many people involved in bringing Caccia Birch 'back to life' for everyone to enjoy. Now I believe it is time for a new chapter, so that residents of PN feel ownership of this community asset. The location of Caccia Birch is 'tucked away', which is of course part of its charm. However, this does create a barrier for access and to people feeling this is a community asset. I think many PN residents understand Caccia Birch House to be privately-owned. PNCC management of the property could involve changes to signage and branding to make the ownership of this asset with PNCC - and therefore the people of PN - more obvious.

Through my work, I have hired Caccia Birch twice in the last 12 months for events. I was surprised to learn the Manager was also running a catering business and that the catering we had booked was to be provided by her business. To me this is an improper and unusual arrangement.

I note also that the Trustees (and possibly other supporters) appear to have arranged a 'campaign' against this review, which they apparently perceive to be a 'take over' bid. This included handing out material opposing the 'take over' and encouraging people to support their cause by submitting against this proposal. I was provided with the Trust's 'campaign' information while I was attending an event at Caccia Birch House, which I think showed poor judgement on the part of the Trust.

If this proposal is adopted, I am confident that Council would be mindful of the heritage of Caccia Birch House and would protect this special building for future generations, while also increasing community involvement and use of this special venue.

Kind regards

102

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Elaine McEwen

Organisation

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
It's a well run historic house in Palmerston North it does not need to change.

2. What is your relationship with Caccia Birch House?
Regular visitor/user of Caccia Birch House

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

103

Merle Lavin

From: Submission
Subject: FW: Caccia Birch House submission

Your Contact details

Name
Jan Lynds

Organisation
Caccia Birch Trust Board

Your feedback

1. Do you support the proposal to bring the management of Caccia Birch House into the Council?
No

Please provide any comments in support of your response
I am an employee of the Caccia Birch Trust Board and work in administration. a role I have undertaken for the past twelve months. Caccia Birch management provides a very personal experience to our clients. They have a familiar voice on the phone, someone to approach on the day they are visiting and an efficient system in place to give them a successful outcome to their function/meeting. The Manager, Nicky Birch has a passion for Caccia Birch House and property in the first instance. Her desire to protect the property ensures high standards are expected from staff and visitors alike. If she feels the property may be compromised Nicky will make it known and most importantly makes sure it is not. Caccia Birch House is unique. It is an historic homestead but is functional as a business. No other council venue is like this one. It needs protecting, it needs to function efficiently to cover costs, it needs to be there for the community. At present it meets these needs. Council's staff would be better utilised working alongside Caccia Birch Trust Board to provide the better financial outcome they are seeking. Council's core business is not running a function and event centre. Leave this to those who have a vested interest in Caccia Birch House and will uphold the conditions which were put in place when the property was gifted to the Council.

2. What is your relationship with Caccia Birch House?
Caccia Birch House staff

Hearing

Do you want to speak to the Arts, Culture and Heritage Committee in support of your response?
No

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Merle Lavin

From: Submission
Subject: FW: Caccia Birch House Review

To the Arts Culture and Heritage Committee undertaking the Review

Kia Ora koutou katoa

Our group has been a regular long-term user of Caccia Birch.
I know you will agree that this home is a taonga for us all to enjoy.
I do remember when this property was near derelict in the 80s.
It has been a pleasure and a privilege to enjoy the restored property for much of my life.
It is a delight at all times of the year.

I have spent some time trying to understand the Review options and the reasons for it.
I have also read the CBCT response.
If this review is about saving money then that should be made more clear.
The Trust Board could be charged with this as a goal and then given time (2 years?) to enact this
eg. in house caterer, dropping Board honoraria, increasing charges for groups such as ours.

If this is about other than money then that needs to be stated more clearly so that the community and users can understand this.
The Board has been caring for this boutique civic asset for several decades in a professional and competent manner.
There is a lot to be lost if the Council loses continuity of staff, management and Board to save a modest amount.
In our opinion the risks outweighs the potential savings so we support Option 1-retaining the status quo.

Ngā mihi
Lynn Garrick
representative
Central Districts Branch NZ Dental Association

Yes, I would be interested in attending the Review hearings.
Please let me know if you accept this late submission.



PROCEDURE SHEET

HEARING OF SUBMISSIONS

Presenting your submission

You have indicated a wish to present your submission in person before a committee of Councillors. You may speak to your submission yourself or, if you wish, arrange for some other person or persons to speak on your behalf.

We recommend that you speak to the main points of your submission and then answer any questions. It is not necessary to read your submission as Committee members have a copy and will have already read it.

Questions are for clarifying matters raised in submissions. Questions may only be asked by Committee members, unless the Chairperson gives permission.

Time allocation

10 minutes (including question time) will be allocated for the hearing of each submission. If more than one person speaks to a submission, the time that is allocated to that submission will be shared between the speakers.

Who will be there?

The Arts, Culture & Heritage Committee will hear the submissions. The Committee comprises of elected members as identified on the frontispiece of the Agenda.

There will also be other people there who are presenting their submission. The Hearing is open to the media and the public.

Agenda	An Agenda for the meeting at which you will be speaking will be forwarded to you once available. The Agenda lists the submissions in the order they will be considered by the Committee, although there may be some variation to this.
Venue	<p>The meeting will be held in the Council Chamber, First Floor, Civic Administration Building, 32 The Square, Palmerston North.</p> <p>The Council Chamber will be set out with tables arranged appropriately. You will be invited to sit at the table with the Councillors when called.</p>
Tikanga Maori	You may speak to your submission in Maori if you wish. If you intend to do so, please contact us no later than four days before the date of the meeting (refer to the 'Further information' section below). This is to enable arrangements to be made for a certified interpreter to attend the meeting. You may bring your own interpreter if you wish.
Visual aids	A whiteboard, and computer with PowerPoint will be available for your use.
Final consideration of submissions	Final consideration of submissions will be at the extraordinary meeting of the Arts, Culture & Heritage Committee on Wednesday 5 May 2021. The media and public can attend these meetings, but it will not be possible for you to speak further to your submission, or participate in the Committee or Council deliberations.
Changes to this procedure	The Committee may, in its sole discretion, vary the procedure set out above if circumstances indicate that some other procedure would be more appropriate.
Further information	If you have any questions about the procedure outlined above please contact Natalya Kushnirenko, Democracy & Governance Administrator, phone 06 356 8199 extension 7106 or email natalya.kushnirenko@pncc.govt.nz .

* * * * *

MEMORANDUM

TO: Arts, Culture & Heritage Committee

MEETING DATE: 13 April 2021

TITLE: Section 17a Review of Caccia Birch House - Summary of Submissions

PRESENTED BY: Julie Macdonald, Strategy and Policy Manager

APPROVED BY: David Murphy, Acting General Manager - Strategy and Planning

RECOMMENDATION TO ARTS, CULTURE & HERITAGE COMMITTEE

1. That the memorandum titled 'Section 17a Review of Caccia Birch House - Summary of Submissions' presented to the Arts, Culture and Heritage Committee on 13 April 2021 be received.
-

1. ISSUE

The Council carried out public consultation on the Section 17a Review of Caccia Birch House and is holding hearings for those people who indicated that they want to speak to their submissions. The purpose of this memo is to provide a summary of the consultation process and an analysis of the submissions received (see Attachment 1).

2. BACKGROUND

Caccia Birch House currently operates as a Council-Controlled Organisation (CCO), with a Trust Board that governs day-to-day operations in line with the Statement of Intent agreed with the Council. The Council is the primary funder of the Caccia Birch Trust Board.

Late last year Council undertook a review of Caccia Birch House under Section 17 of the Local Government Act 20032 (LGA). Section 17a reviews are to determine the most efficient, effective and appropriate means for delivering a Council service.

The service under review is defined as:

The day-to-day management of Caccia Birch House, grounds and Coach House as a venue for hire in a manner that preserves the property's heritage value, promotes public access, and is financially sustainable.

Council considered four options for delivery:

Option 1: Service delivery by a Council-Controlled Organisation (CCO) (status quo)

Option 2: Service delivery by the Council

Option 3: Service delivery by a commercial person or agency

Option 4: Service delivery by a community agency

In December 2020 the Council decided to consult with the public on Option 2, proposing to bring the management of Caccia Birch House into the Council. The Report to the November 2020 Arts, Culture and Heritage Committee meeting provides an analysis of each of these options.

3. CONSULTATION PROCESS

The purpose and scope of the consultation is the governance and management structure for Caccia Birch House. It does not include the nature or function of the property or services delivered there, the ownership of the property, or the details of how services are currently provided.

The consultation ran for a month and late submissions were accepted. All consultation materials noted that submissions were welcome from anyone by email, through the online submission form, or by filling in the paper form. Staff provided Caccia Birch Trust Board with an opportunity to comment on the draft consultation materials and made some amendments to accommodate the feedback made.

The following sections outline the specific efforts made to engage with interested people (in addition to the public notice and inclusion of material on the Council's website):

a) Heritage groups

The Palmerston North Heritage Trust, Heritage New Zealand and Historic Places Manawatū-Horowhenua, Te Manawa Trust, the Globe Theatre Trust, and the Regent Theatre Trust were all directly invited to participate in the consultation.

b) Caccia Birch users

The Caccia Birch Trust Board and Manager were asked to provide a list of users of Caccia Birch to Council so the consultation material could be circulated to them. Staff agreed that privacy concerns meant it would be most appropriate to seek the users' permission prior to these details being shared. However, the Trust declined to seek this permission, noting "the information is confidential to the Board's business ... [and] the Board considers it is the appropriate body to bring the matter of consultation to its customers' attention". Staff drafted an email to be sent to users and the Board undertook to send this to users and provide information about how many users were contacted.

On 18 February the Manager of Caccia Birch House noted by email that "we will be sending out both your information as provided, and ours once it has been agreed

upon by the Trust Board, to our regular client database and be sure to tell you how many go out.” A week before the consultation closed the Trust noted in an email that, due to a problem getting the information onto its website, it had instead created a Facebook group: PNCC Review of Caccia Birch House (now called ‘Friends of Caccia Birch House’). At the time of writing this group had 80 members and around ten comments (in addition to those made by the Trust). These comments are not reproduced here, but we note they were unanimously in support of the status quo. Those who commented were encouraged by the Trust to also make formal submissions.

Once consultation had closed the Manager provided the information that 29 clients and 17 past trustees were provided with consultation information. A copy of this communication has not been provided directly to staff, but the Manager’s office has confirmed that the information was the same as that posted to the Facebook page (which included a link to the Caccia Birch review page on Council’s website).

Caccia Birch House Trust also distributed a letter to attendees at the Manawatū TRC Toyota Family Day Out (a pay-for-entry event held in February), but staff are unable to confirm whether this letter was distributed more widely. The letter is Attachment 2. The Trust informed staff that “visitors in attendance at events onsite are also able to pick up copies of the flier information you provided and our letter”.

Staff are therefore unsure how widely the Council consultation materials were distributed to users of Caccia Birch House. Further, we note that some of the material that has been distributed (such as the letter in Attachment 2 and the commentary on the Facebook page) do not contain an accurate representation of either the status quo option or of the review.

c) Rangitāne o Manawatū

The review of Caccia Birch House was included on the agenda of the bi-monthly meeting between Council staff and iwi. Staff noted the opportunity for Rangitāne to make submission on the proposal. The response of the meeting was that Rangitāne were neutral on the matter and had no particular views to convey.

d) Social media communications

Material was posted on Council’s Facebook page on two occasions – once prior to consultation beginning and once at the beginning of the consultation period.

e) Distribution of flier to the Caccia Birch neighbourhood

Staff made special efforts to communicate with Caccia Birch House’s neighbours. An information flier about the consultation was delivered to all households in the vicinity of Caccia Birch House, bounded by Albert Street, Te Awe Awe Street, Fitzherbert Avenue and the Manawatū River. Even though the purpose of Caccia Birch House is not under debate, we considered that the local community may have a greater interest in the future of the property than the rest of the city.

f) Engagement with the Caccia Birch Trust Board

A Section 17a review is a unique set of circumstances for a consultation process. This is because there are people directly affected by the outcome of the consultation involved in the review (Board members). Staff invited the Trust Board to participate in the consultation and provided responses to several additional questions from the Trust throughout the consultation period. Caccia Birch Trust Board was also asked to forward the consultation material to staff and anyone else they thought might have views to share.

4. RESPONSES TO CONSULTATION

One hundred and four submissions were received in response to the call for community views. Of these, 19 (18%) were in support of the proposal, 81 (78%) were opposed, and a further 4 (4%) were unsure.

When asked to describe their relationship to Caccia Birch House, 35 submitters identified themselves as belonging to two or more categories. Submitters identified themselves as:

Relationship to Caccia Birch House	Number
Visitor/ attended an event at Caccia Birch	45
Regular visitor/ user of Caccia Birch House	30
Hired Caccia Birch for an event	21
Neighbour/ live nearby	4
Caccia Birch House staff	4
Caccia Birch Trust Board member	3
Other	24

Note: Some former Board members and staff identified as ‘Caccia Birch Trust Board member’ and ‘Caccia Birch House staff’, respectively. Submitters who noted they fitted the ‘Other’ category sometimes provided additional information about their relationship to Caccia Birch House; these included service providers, a former Councillor, Caccia-Birch family, a former Board member, and a heritage organisation.

Opposition to the proposal was higher for Caccia Birch Trust Board member submissions (100%) and lower for staff (25%) than for submissions overall. All other categories of submitter generally reflected a similar proportion of support and opposition as the submissions overall.

There was limited response or engagement with the Facebook posts made to promote the consultation process. The second post had a reach of 8,118 people, with 68 reactions of any kind. The posts with all comments are Attachment 3.

5. NEXT STEPS

Deliberations and recommendations on the Section 17a Review of Caccia Birch House will be presented to the May meeting of the Arts, Culture and Heritage Committee.

6. COMPLIANCE AND ADMINISTRATION

Does the Committee have delegated authority to decide?	Yes
Are the decisions significant?	No
If they are significant do they affect land or a body of water?	No
Can this decision only be made through a 10 Year Plan?	No
Does this decision require consultation through the Special Consultative procedure?	No
Is there funding in the current Annual Plan for these actions?	Yes
Are the recommendations inconsistent with any of Council’s policies or plans?	No
The recommendations contribute to Goal 2: A Creative and Exciting City	
The recommendations contribute to the outcomes of the Creative and Liveable Strategy	
The recommendations contribute to the achievement of action/actions in the Arts Plan	
The action is: Work with Council controlled organisations (CCOs) to implement the Council’s strategy.	
Contribution to strategic direction and to social, economic, environmental and cultural well-being	Hearing of submissions will contribute to Council’s decision-making on how best to support the delivery of Caccia Birch House.

ATTACHMENTS

1. Summary of submissions [!\[\]\(f2e00e44aa55671b9b72e0772efaf0ac_img.jpg\)](#) 
2. Caccia Birch House letter [!\[\]\(bd51d53a34366ff6ef6600c958e452b7_img.jpg\)](#) 
3. Social media feedback [!\[\]\(1e5c05d0b97e8927e12ab622f062ba6e_img.jpg\)](#) 

ITEM 6

Summary of Submissions – Caccia Birch House Review

Reason for opposition to proposal	Submission number
The loss of knowledge of the property will impact on preservation of heritage.	1, 6, 7, 15, 40, 58, 71, 85, 95, 100
The Board has the best interests of the heritage building as a focus.	9,39, 41, 54, 58, 65, 76, 81, 86, 91, 92
The Board provides independence from other Council functions.	52, 79, 85, 86
Caccia Birch House was gifted to the people of PN and not the Council.	62
The special character of Caccia Birch House would be lost amongst Council's other functions. A dedicated Board with one purpose can do a better job than Council would.	3, 6, 13, 22, 41, 49, 54, 63, 67, 74, 77, 85, 86
We benefit from the current situation (as a small catering business).	5
Council should focus on core activities.	20, 54, 59, 103
The proposal will decrease access for user groups.	7, 87
The level of service will decrease.	53, 66, 68, 70,
A Friends of Caccia Birch group may not have sufficient influence.	71, 86, 96
Savings are not a valid reason for the proposed change.	15, 40, 45, 59, 62, 66, 74, 76, 80, 95, 96, 104
The financial analysis is inaccurate.	22, 24, 45, 47, 59, 79, 82, 85, 91, 99, 100
Disagree with the analysis of options.	87, 91
The House works well at the moment, and is run efficiently: "Why fix it if it ain't broke".	24, 18, 68,71, 72, 75, 76, 84, 85, 91, 102, 104
The NGO sector provides value for money.	73
The Trust Board has the confidence of the community.	45
The House needs on-site staff.	47, 50, 83, 91
Elected members don't have sufficient information to make this decision.	47, 59
Council staff would not run the House well.	20, 59, 77, 79, 86, 89, 91, 98
A change to the delivery model is not needed to allow any improvements needed.	59, 77, 87, 104
UNESCO research found that community boards are vital to heritage status buildings.	63, 76

Reasons for support for proposal	Submission number
Issues with current management.	12, 36, 38, 44
Change will help the venue reach its potential.	12, 14, 38,44
Council has appropriate systems, resources and skills to run Caccia Birch House, where the Board may not.	61
It is in the interests of ratepayers and the community.	17
There is currently poor marketing.	38, 44

The House needs a fresh, new approach.	14
The heritage value of the property can be managed by the Council.	16, 51
There could be proper accountability processes in place for staff.	44, 46

Other comments	Submission number
Caccia Birch House is a unique historic property.	14, 16, 41, 46, 58, 66, 74, 81, 83, 85, 86, 103
The property is suitable to be run as a commercial model.	51, 85, 91, 96
The Board should be given support (for example for more late licences) so it can better support itself.	3
More use of Caccia Birch House would be positive.	6, 49
Council does not look after the property satisfactorily.	52
Caccia Birch House has untapped potential.	38, 49
The knowledge held by the Board should be acknowledged and incorporated into any future delivery model.	16, 46
The facility needs a complete overhaul if it is currently running at a loss.	19
Lease to a commercial entity to run – Council could make money rather than pay a Board.	21
Support more promotion of free public access regardless of delivery model.	25
Support for more promotion.	40, 80
Caccia Birch House must be retained as a heritage property.	46, 76
Friends of Caccia Birch needs to be open to interested volunteers.	46, 75
Friends of Caccia Birch would make a positive contribution to the property.	67, 75
CBH must continue to be open to the public.	46
Management is efficient and capable.	62, 91, 103
Management is difficult to deal with.	44, 49
Council could make other, less drastic, changes to address governance or management issues.	49, 66, 77,
Council could help the Board secure funding.	76
A more collaborative approach is needed.	81, 85, 96, 100, 103
This review has had a destabilising effect.	82
The compliance required by the Board is unreasonably onerous.	85
There has been no Conservation Plan commissioned.	86
Support option 4; short-term leases to retain skilled volunteers.	90
Goodwill seems to have broken down.	91
Query about quality of online submission form.	95



CACCIA BIRCH HOUSE ~ 1895

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Palmerston North 4410 Ph. 06-3575363

manager@caccia-birch.co.nz

www.caccia-birch.co.nz / www.facebook.com/cacciabirchhouse

Kia ora,

Caccia Birch Trust Board's Response to Council's Takeover Bid

The way Caccia Birch House is managed is being reviewed by the Palmerston North City Council (PNCC).

PNCC is proposing it takes over the day-to-day running of Caccia Birch House from Caccia Birch Trust Board. You, the community, are being asked what you think about this proposal.

Caccia Birch House was built in 1895 and is the only Category 1, Heritage-listed house in Palmerston North. Caccia Birch House was gifted to the people of Palmerston North in 1984 and has been managed by a small, dedicated Trust Board that drove the restoration of Caccia Birch from a derelict property in 1977 to being the pride of Palmerston North.

The Trust Board has a responsibility as kaitiaki or guardians of the House to make sure it and PNCC act in the best interests of this unique building. Trust Board activities are guided by a Trust Deed that was created in 1991 to make sure Caccia Birch House would be preserved for our mokopuna, our children, grandchildren and great grandchildren, for their use and enjoyment.

PNCC says it will cost less to run Caccia Birch House if Council takes it over. The Caccia Birch Trust Board and management understand the special nature of the property, and what it costs at a human and financial level to operate and maintain. The Trust Board has grave concerns as to whether the calculations of PNCC's savings are correct.

Caccia Birch House is more than an events centre. As Kaitiaki for this magnificent community asset, the Trust Board wants to carry on working with PNCC to make sure the people of Palmerston North get value for their rates dollars.

Councillors and Council staff come and go. The House and its grounds are enduring. Its Trust Board and management provide continuity. They are independent, stable, dedicated, on-site, knowledgeable, contactable, and accessible. They are accountable to the Council and you as the community.

- What is the actual cost of PNCC's proposal? We do not know, but the question is really one of value.
- What is the value that Caccia Birch House and its independent Trust Board and staff add to this community? Remember, the Trust Board is made up of people from the community, appointed by the City Council, who will hold PNCC to account if it strays from the Trust Deed goals.

The Board's full response to PNCC's review is available by contacting: manager@caccia-birch.co.nz.

Please have your say. www.pncc.govt.nz/cacciabirch.

Make it an informed say. Hold Council to account.

Please talk to us if you have any questions.

Contact:

Chairman: Grant O'Donnell - home@odonnell-law.co.nz

Trustee: Patricia Keiller - tkeiller@inspire.net.nz

Trustee: David Chapple - chapple@inspire.net.nz

POST DETAILS

Palmerston North City Council
Published by Sprout Social (P) · 2 March ·

Next week will be the last chance to have your say on the Caccia Birch House consultation. We want to know what you think about our proposal on changing how the Caccia Birch House is managed.

Currently, it operates as a Council-controlled Organisation, with a Trust Board governing day-to-day operations. Council is the primary funder.

What we're proposing:

- ★ To bring the management into the Council. We think this will be the most cost-effective approach, while still ensuring the House is available as a venue to hire, and its heritage value preserved.

For more details about our proposal, along with the other options we've considered, go to www.pncc.govt.nz/cacciabirch. Make sure you have your say by 12 March 2021. Please complete the form on our website or email us at submission@pncc.govt.nz.



Performance for your post

3,660 People Reached

21 Reactions, comments & shares

10 Like	10 On post	0 On shares
2 Love	2 On post	0 On shares
1 Angry	1 On post	0 On shares
6 Comments	6 On Post	0 On Shares
2 Shares	2 On Post	0 On Shares

97 Post Clicks

7 Photo views	12 Link clicks	78 Other Clicks
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NEGATIVE FEEDBACK

4 Hide post	0 Hide all posts
0 Report as spam	0 Unlike Page

Reported stats may be delayed from what appears on posts

3,660 People reached

117 Engagements

Boost Unavailable

Jordan Lacey, Joen Mason and 10 others

2 Comments 2 shares

Like
Comment
Share

Diana Dixon Totally opposed to this plan as it makes no sense. I have read all the paperwork and Appendixes which is what should be done before making a decision. With the constant change of staff that happens at the Council, it will lose it's History which goes back to the War years and it's function then until now. The savings are miniscule so what are Council not telling us is their intention going forward.

Like · Reply · Message · 1w

Palmerston North City Council Hey Diana, we're taking submissions until the 12th so feel free to share your thoughts here: <https://www.pncc.govt.nz/cacciabirch....> Thanks! Alicia 😊

Like · Reply · Commented on by Alicia Miller (P) · 1w

Diana Dixon Palmerston North City Council - I will be. In regards to my comment about Council Plans, it is "fascinating" to check out the names of those who have liked and loved this post. Perhaps you could explain to the people of Palmerston North why there are majority foreign names from offshore? I am a born cynic so make me happy and tell us what is really being planned in the background by Council.

Like · Reply · Message · 1w · Edited

Palmerston North City Council Diana, Palmy is a welcoming, diverse and inclusive city. We're lucky to have so many people choose to make Palmy their home. Everyone is entitled to their views, just like you. We welcome all views and look forward to your submission for Councillors to consider.

Like · Reply · Commented on by Sandra Crosbie (P) · 1w

Reply as Palmerston North City Council

Jean Hera I support the status quo where by a NGO board oversees the running of Caccia Birch. This is the model used for similar city taonga such as Te Manawa, the Regent Theatre and Square Edge. The NGO sector provides value for money as so much passion, commitment and many volunteer hours go in to the mahi. I think it would be a mistake for PNCC to take over the running of Caccia Birch.

Like · Reply · Message · 6d

1 Reply

Palmerston North City Council Verified
 Published by Sprout Social 191 · 10 February · Public

We're proposing to change the way Caccia Birch House is managed. We want to know what you think about our proposal.

Currently, it operates as a Council-controlled Organisation, with a Trust Board governing day-to-day operations. Council is the primary funder.

What we're proposing:... [See more](#)



8,118 People reached **796** Engagements **Boost Unavailable**

Adrienne Pierce, Toshikatsu Mizobuchi and 26 others 10 Comments 6 shares

[Like](#) [Comment](#) [Share](#) [More](#)

Performance for your post

8,118 People Reached

68 Reactions, comments & shares

43 Like	28 On post	15 On shares
1 Sad	0 On post	1 On shares
18 Comments	14 On Post	4 On Shares
6 Shares	6 On Post	0 On Shares

728 Post Clicks

19 Photo views	96 Link clicks	613 Other Clicks
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NEGATIVE FEEDBACK

1 Hide post	0 Hide all posts
0 Report as spam	0 Unlike Page

Reported stats may be delayed from what appears on posts

 **Kimberley Powell** Lovely spot in my former neighbourhood and on my cycling route to work at Massey U. Particularly loved the wysteria arch.

Like · Reply · Message · 4w

 **Tony Aspden** Why is PNCC proposing to change how Caccia Birch is managed? Is it purely to cut costs, or is the Trust Board not delivering on its KPIs?

Like · Reply · Message · 4w

 **Author**
Palmerston North City Council  **Tony Aspden** - you can read more including supporting reports on our website via the link in our post.

Like · Reply · Commented on by Sandra Crosbie (9) · 4w

 **Tania Kopytko** Tony Aspden Caccia Birch runs a very wide range of activities, concerts etc which I would seriously find difficult to believe a council could replicate. The not for profit sector internationally is known for delivering well in this area - hence why internationally there are National Trust organisations that run such historic venues. This is a strange turn

Like · Reply · Message · 3w

 Reply as Palmerston North City Council    

 **Dany Californiaa** Does this mean people would lose jobs!?

Like · Reply · Message · 4w

 **Jeremy Matthews** Perhaps the Globe Theatre should cease as a CCO?

Like · Reply · Message · 4w

 **Raymond Watchman** Leave be.

Like · Reply · Message · 4w

 **Janson Ferguson**



Like · Reply · Message · 4w

 **Teri Fellowes James**
Like · Reply · Message · 4w

 **Andrew Thomas** Just leave it. Don't fix what isn't broken. It sounds like council is doing a CEDA all over again.
Like · Reply · Message · 4w  4

 **Campbell Greig** Andrew Thomas Yup I would say less is more as far as council involvement is concerned
Like · Reply · Message · 4w

 **Jonathan Howard** Campbell Greig we all know that the council is the most efficient at running things! How could they go wrong by being more involved?!? 😊
Like · Reply · Message · 4w   4

 Reply as Palmerston North City Council     

 **Jos Calder Teresa Calder**
Like · Reply · Message · 4w

 **Michelle McEwen** Leave it alone, it's run fine as it is - the council will just ruin it if they try to directly manage it.
Like · Reply · Message · 4w · Edited  3