



Te Kaunihera o Te Tairāwhiti
GISBORNE
DISTRICT COUNCIL

Elevating Tairāwhiti Guidelines

Prepared for: Confirmed Category 2P property owners



MARCH 2024



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Message from the Mayor

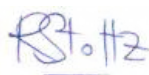


The adoption of the Elevating Tairāwhiti Policy by Council represents a critical milestone in our recovery programme of work. The Policy outlines how Council will administer the funding provided by Government to elevate and protect properties across the Tairāwhiti region that are most vulnerable to flooding in potential future severe weather events.

Cyclone Gabrielle saw many whānau displaced from their homes, our hope is that elevating homes by lifting or relocating them to higher ground will reduce flood-related risks, risk to life and potential damage to property and infrastructure. This will enable whānau to quickly return home following a severe weather event and lead to minimised financial losses for homeowners, insurance companies, and the government, resulting in a more resilient community.

To the Category 2P property owners eligible for this funding, I'd like to express my gratitude for your patience and resilience during the exceptionally challenging time you've faced since Cyclone Gabrielle. I am very aware of the hardships you are enduring, and I am hopeful that the implementation of the Elevating Tairāwhiti Policy will enable you to move forward with your recovery journey as well as give you a level of confidence that you are better placed should a severe weather event impact our region in the future.

Remember you are not alone in this. Our recovery team and Council case coordinators are here to help – please don't hesitate to reach out.



Rehette Stoltz
Mayor



What is the Elevating Tairāwhiti Policy?

\$15M of funding has been approved by the Government for Gisborne District Council and Te Aitanga-a-Māhaki to assist recovery and improve future resilience to natural hazards for eligible Category 2P properties that were flooded in Tairāwhiti during the North Island Severe Weather Events in 2023.

The funding will be used to raise a dwelling or relocate a dwelling in a new position on the property to a minimum of 500mm above Cyclone Gabrielle floodwaters.

The aim is to directly mitigate flood-related risks, reducing risk to life and potential future damage to property and infrastructure. This leads to minimised financial losses for homeowners, insurance companies, and the government, resulting in a more resilient community.

The Elevating Tairāwhiti Policy covers eligible Category 2P properties that will be administered by Council and outlines eligibility, application process, funding caps and what work is included and excluded. These guidelines provide additional explanation of the process.

Who can apply?

Owners with a residential Dwelling on a property that has been categorised as Category 2P and the Dwelling was impacted by flooding in the North Island Severe Weather Events. The identified mitigation for these Owners is to raise the dwelling or relocate the dwelling in a new position on their property to a minimum of 500mm above Cyclone Gabrielle floodwaters.

Please note that this is a voluntary process, and impacted Owners will be able to decide whether they wish to apply for funding and complete the identified mitigations.

What funding is available?

Capped funding will be made available to eligible Owners for the purpose of elevating a Dwelling by lifting or relocating on-site with a design that meets new minimum floor levels, appropriate engineering standards and consenting requirements.

The capped funding available is as follows:

1. Up to \$5,500 plus GST per Dwelling is available under Stage 1 for investigation and feasibility assessments; and
2. Up to \$74,214 plus GST per Dwelling is available under Stage 2 for necessary property level interventions (this amount includes a 3% fee for the Council to manage the programme).

Stage 1: Investigation and feasibility

If the Owner chooses to apply, then the first stage is to have an investigation undertaken to determine whether lifting or relocating the Dwelling is practical and feasible, and what level of complexity will be required for physical works. It may also identify any necessary work that needs to be completed but that sits outside of the scope of the policy and therefore will not be covered by the Policy.

01

APPLICATION TO COUNCIL FOR STAGE 1 FUNDING

Owners will be notified in writing by Council if they are able to apply for funding under the Policy and when the application process opens.

The Owner applies to Council for funding for an investigation and feasibility assessment using this application form participate.gdc.govt.nz/elevating-tairawhiti-fund

Applications must be lodged with Council within 6 months from notification of application process being opened.

02

APPLICATION ACCEPTED

Council assesses the application and confirms the Owner satisfies the eligibility criteria and accepts the application.

If the application is not accepted, the Owner will be advised in writing and provided with reasoning.

03

SERVICE PROVIDER APPOINTED

Council will appoint a Service Provider to undertake the investigation and feasibility assessment.

The Service Provider will ensure the Stage 1 report will be prepared by a suitably qualified person such as a Licensed Building Practitioner (LBP) and/or aCPEng or PEngGeol geotechnical professional.

The Service Provider will not be responsible for approval of any funding.

Council will pay Service Providers directly for works completed within the scope of the Policy.

If you wish to utilise your own Service Provider, you can do so via the application form. Council must be notified at Step 1: Application to council for Stage 1 funding.



04

INVESTIGATION & FEASIBILITY ASSESSMENT

The Service Provider conducts the investigation and provides a report on whether necessary physical works are practical and feasible.

The assessment will be completed by appropriate professionals and may include:

- Geotechnical assessment of the site;
- Preliminary assessment by house lifting experts;
- Preliminary design assessment; and
- An estimate of cost.

The assessment will take into account a number of relevant considerations and include the following factors:

- If safe egress is possible during flooding following lifting or relocation;
- Overall cost of the physical works and funding availability;
- Favourable cost/benefit analysis; and
- Any consenting issues that may arise from the physical works.

The assessment will follow a consistent methodology that considers the specific qualities of each property.

Determining feasibility

It is the report from the Service Provider that Council will use to assess whether the mitigations are practical and feasible.

- If the interventions are practical and feasible, Council will provide the Owner with funding to contribute toward completion of the works in accordance with the Policy.
- If the interventions are not practical and feasible because they will cost more than the maximum funding the Council will contribute, and the Owner does not want to pay the difference, the mitigation work will not be completed and the future risk at the property remains.
- If a practical and feasible intervention cannot be found during the Stage 1 investigation and feasibility assessment, Council will work with the Owner to find another mitigation pathway and to reassess the level of risk. Potential pathways include the following:
 - Other mitigating measures may be identified that were not contemplated by the Elevating Tairāwhiti Policy.
 - The property may remain in Category 2P and this will be recorded on the LIM and/or property file.

Stage 1: Investigation and feasibility cont.

05

ADDITIONAL WORKS REQUIRED

Where additional works not covered by this policy are required to make the Dwelling habitable based on requirements of New Zealand Building legislation, the Owner must provide assurance that these works will be personally funded and completed in line with the timeframes set out under this policy. The Owner will be requested to provide this assurance in a written form that will be provided by Council.

06

OUTCOME OF ASSESSMENT

The Dwelling will be given a complexity status to inform the Owner of options and next steps:

1. Low complexity – lifting the Dwelling is deemed a practical and feasible option and is reasonably simple. Costs will be within the agreed cap and there are no consenting issues identified.
2. Medium complexity – lifting the Dwelling is deemed a feasible and practical option. It is likely that costs will still be within the agreed cap, however there are complicating factors identified that could add time and cost to the physical works process; either additional works required to be completed by the Owner to meet compliance requirements, or non-standard work required to access the site and move the Dwelling.
3. High complexity – lifting the Dwelling is likely to be practical and feasible, but this will need to be confirmed as part of the detailed design assessment in Stage 2. Costs for works within the policy will potentially exceed the agreed cap, and there may be additional costs not covered by the policy that the Owner will be required to cover in order to meet consenting conditions. Access might be difficult, and physical works may have specialist requirements. The time to complete works is likely to be extended because of the complexity.
4. Not feasible – lifting the Dwelling is not deemed to be practical and/or feasible. At this stage, Council will discuss with the Owner next steps and available options.

The Owner will be advised of the outcome in writing and provided with reasoning.

If a practical and feasible solution is identified, the Owner may progress to Stage 2.



Stage 2: Physical works

If the Owner chooses to proceed with the physical works, then the second stage will include a detailed design and physical works undertaken.

01

APPLICATION TO COUNCIL FOR STAGE 2 FUNDING

The Owner applies to Council for Stage 2 funding under the Policy.

Applications must be lodged within 2 months from confirmation of feasibility under Stage 1. No new applications will be considered after 31 March 2025.

02

APPLICATION ACCEPTED

Council confirms the Owner satisfies the Stage 2 eligibility criteria and approves the application.

03

SERVICE PROVIDER APPOINTED

Council will appoint a Service Provider to undertake the physical works. The same Service Provider may manage both Stage 1 and Stage 2.

04

CONTRACT BETWEEN SERVICE PROVIDER AND OWNER

The Service Provider will work with the Owner to develop a detailed design. This detailed design will provide a confirmed cost, as well as confirm the solution. The Owner can decline or agree to proceed with the physical works.

The Owner enters into a contract with the Service Provider who will project manage the physical works.

The Owner will be responsible for funding any work outside of the Policy, including any work exceeding the payment cap under the Policy and work required under the resource consent. The Owner will be required to provide assurance to Council that they have the means to fund works over the capped amount to ensure the Dwelling is fully completed and is able to be safely lived in, as a condition of the contract.

The funding can be used to pay for the following:

1. Design and consenting:
 - Building consent application fees;
 - Design costs, resource consent fees and application costs - where necessary, e.g. if new height exceeds standards in the Tairāwhiti Resource Management Plan;
 - Geotechnical and structural engineering advice costs; and
 - Architect or Planner costs.

Stage 2: Physical works cont.

04 cont.

2. Labour and material:

- New and extended foundations (including earthworks);
- External stairs, landing and ramps necessary to enable access to the Dwelling;
- Connecting services: to the extent necessary to enable connection to the elevated Dwelling, specifically includes extension of power, telecommunications, stormwater, wastewater and freshwater services;
- Internal remediation (e.g. plastering and repainting work associated with any house lifting damage);
- Reinstatement of existing underfloor insulation;
- Safety fencing and scaffolding costs directly attributable to lifting;
- Demolition and associated building material removal costs directly attributable to lifting process (e.g., basement demolition, waste disposal costs, site preparation for house lifters); and
- Site remediation & asbestos removal where directly associated with the Dwelling.

Funding cannot be used to pay for:

- Costs covered by Insurance Proceeds;
- Costs not directly related to the property level interventions;
- Temporary alternative accommodation costs;
- New or replacement wastewater systems;
- New or replacement stormwater detention systems;
- New or replacement power systems (e.g. solar panels) and telecommunication systems;
- New building extensions, internal alterations, new decks (replacement only);
- New insulation (note EECA funding for free insulation may be available: <https://www.eeca.govt.nz/co-funding/insulation-and-heater-grants/warmer-kiwi-homes-programme/check-eligibility/>);
- External painting;
- Demolition costs;
- Silt removal; and Site drainage or flood protection works not directly associated with elevating the Dwelling

05

TIMING OF WORKS

Council will manage the programme of works and sequence the works across Tairāwhiti taking into consideration whether:

- The residents are currently unable to reside at the Dwelling;
- There are vulnerable people residing at the property such as elderly, families with young children, people with medical requirements or mental or physical disabilities;
- Any efficiencies can be achieved by sequencing certain properties at the same time based on factors such as geographical location, nature of works, allocated Service Provider and availability and capacity of Service Provider.



06

WORKS COMMENCE

The Service Provider will be the primary point of contact with the Owner and residents in regard to all aspects of undertaking physical works.

Council expects that physical works will be completed within 4-6 weeks of commencement of the physical works stage, including the necessary compliance steps.

07

COUNCIL MONITORS PROGRESS

Council will manage the programme of works and ensure the Service Providers are undertaking all requirements as outlined in their contract with Council.

08

SATISFACTORY COMPLETION

A condition of the funding from the Government to Council, is that physical works must be completed by March 2026.

Once the Dwelling has been elevated or relocated, code of compliance certificates will be issued to confirm satisfactory completion of the physical works stage.

Upon satisfactory completion of the works, the property will move from Category 2P to Category 1 and be removed from the FOSAL framework. The Owner will be notified by Council in writing.

Special Circumstances

All applications for Special Circumstances under the Policy must be received in writing and will be considered at the discretion of the Chief Executive of Council.

To initiate a Special Circumstances request, please indicate this on the Stage 1 Application Form or contact recovery@gdc.govt.nz

FAQ's

If my dwelling has already been elevated – can I get retrospective approval and payment?

If you are eligible for funding under the Policy but have already lifted your dwelling or relocated your dwelling on your property, you can apply for retrospective funding under the Special Circumstances clause in the Policy. Please contact recovery@gdc.govt.nz and we will step through this process with you.

Can I choose to not lift or relocate my house if I have already completed renovations?

Participation under the Policy is voluntary. The Policy states that impacted Owners will be able to decide whether they wish to apply for funding and complete necessary mitigations. However, should you decide not to elevate your dwelling, this means the mitigation work will not be completed and the future risk at the property remains. Accordingly, the property will remain in Category 2P and this will be recorded on the LIM and/or property file.

Who pays?

Council will pay the approved Service Providers directly for both Stage 1 and Stage 2 costs up to the specified funding caps.

If works are required that are outside the capped funding in the Policy, the Owner will be liable for these additional costs. You will be made aware of what these costs are as part of the Stage 2 design phase, and asked to confirm that you have the desire and means to cover these costs.

If you have chosen to engage your own Service Providers to complete the works, you will be responsible for payment and may apply for retrospective payment under the Special Circumstances clause.

If costs exceed what was outlined in the design phase, who is liable if it ends up over cap?

The Owner is liable for any costs that exceed the funding caps. However, Owners may apply for additional funding under the Policy.

Requests for additional funding will be assessed when received to determine eligibility under the Policy, however, additional funding will not be distributed until after 31 March 2025 and will be subject to funds remaining.

What happens if a solution cannot be found

for my property?

If a practical and feasible intervention cannot be found during the Stage 1 investigation and feasibility assessment, Council will work with the Owner to find another mitigation pathway and to reassess the level of risk. Potential pathways include the following:

- Other mitigating measures may be identified that were not contemplated by the Elevating Tairāwhiti Policy.
- The property may remain in Category 2P and this will be recorded on the LIM and/or property file.

Will my property be insurable after completion of the works?

The intention of the Future of Severely Affected Land (FOSAL) framework is to increase insurability of properties post Cyclone Gabrielle; however, insurance cover differs between insurers and there are many factors that will contribute to an individual insurer's ability to offer cover. Council cannot guarantee insurance for your property. You will need to contact your insurance provider to determine this.

Do I need to get special insurance for lifting my property?

We encourage you to discuss this with your designated Service Provider who will be able to provide advice on appropriate insurance cover. You may also wish to discuss this with your insurer.

How long will it take before the works are completed?

The focus will be ensuring we can get this work completed to a satisfactory standard and get people back into safe and compliant homes as quickly as possible. We anticipate that physical works will take 4-6 weeks from commencement of the works.

Will the surrounding property be accessible during the lift?

The accessibility of your property while the works are being undertaken will depend on several factors, including the specific details of the lift operation, the layout of the property, and safety considerations. We encourage you to talk with your designated Service Provider to address this specifically for your property.



Who will undertake the work?

Council will have approved Service Providers who will be assigned to Owners at Stage 1. The Service Provider appointed to your property may carry out both the investigation and feasibility assessment, and the physical works.

While property owners have the option to manage the work themselves, they must demonstrate adherence to legal and regulatory standards. In such cases, funding will only be allocated following a successful application under the Special Circumstances clause and contingent upon:

- Issuance of Code of Compliance certificates by Council.
- Submission of a closure report to Council, for which Council will supply the template.

Does this Policy apply if the Dwelling on my property is being lifted through funding received by Te Aitanga-a-Māhaki?

No – this policy only covers those properties being managed within Council's Policy. Te Aitanga-a-Māhaki have a separate policy and funding agreement with Government.

What if the property is unconsented or contains unconsented renovations/works?

If the property is unconsented or contains unconsented renovations and/or works, it may have implications for eligibility for funding under the policy.

During the Stage 1 assessment, the Service Provider will evaluate the Dwelling's compliance with building regulations, including the presence of any unconsented renovations or works. If significant non-compliance is identified, we encourage you to work with the Council and Service Provider to agree the best way forward.

What if I disagree with the design or cost?

At Stage 1, if the Owner disagrees with the assessment, they can request Council review the assessment. Please email recovery@gdc.govt.nz to lodge your review request.

At Stage 2, if the Owner disagrees with the detailed design, they will work directly with the Service Provider under the terms of the contract to address their concerns and reach a satisfactory resolution. Council will oversee any complaints and may offer support to the process if considered appropriate.

What if I disagree with the 2P categorisation of my property?

Details of the objection process were included in the categorisation letter you received from Council. If you would like another copy of this letter, please email recovery@gdc.govt.nz

What if I can't afford any costs above the cap?

- **Seek Additional Funding:** If your costs exceed the funding cap, you can apply for additional funding under the Special Circumstances clause of this policy. Requests for additional funding will be assessed when received to determine eligibility under this policy; however, additional funding will not be distributed until after 31 March 2025 and will be subject to funds remaining.
- **Explore Alternate Financing Options:** We encourage you to contact your preferred financial institution to see how they can help.
- **Discuss with Service Providers:** You can discuss with the Service Provider to see if there are any cost-saving measures that can be implemented without compromising the quality or effectiveness of the works. Service Providers may be willing to work within your budget constraints or offer flexible payment options.

If the interventions are not practical and feasible because they will cost more than the maximum funding the Council will contribute, and the Owner does not want to pay the difference, this means the mitigation work will not be completed and the future risk at the property remains. Accordingly, the property will remain in Category 2P and this will be recorded on the LIM and/or property file.

Where will I stay while the work is being completed?

You must vacate your property before works can commence. It is your responsibility to seek alternative accommodation during this process.

Can I leave my furniture in the house?

The Service Provider will discuss this with you based on your individual property.

FAQ's cont.

What happens once the work is finished?

Once the Dwelling has been elevated or relocated, code of compliance certificates will be issued to confirm satisfactory completion of the physical works stage. Upon satisfactory completion of the works, the property will move from Category 2P to Category 1 and be removed from the FOSAL framework. The Owner will be notified by Council in writing.

I would like to use the funding to build a new home on my property, can I do this?

This request can be submitted under the Policy's Special Circumstances clause.

Any new Dwelling must secure the necessary consents and adhere to a minimum freeboard height of 500mm above the floodwaters from Cyclone Gabrielle. You will only be able to build a new home on the property if the residential Dwelling categorised as 2P was removed or demolished following damage from the North Island Severe Weather Events.

To initiate a request under the Special Circumstances clause, please indicate on the Stage 1 application form or contact recovery@gdc.govt.nz.



Support and assistance

Council's recovery team has several case co-ordinators that are available to help guide you through the elevating process. If you have questions, please email recovery@gdc.govt.nz, we are here to help.

Once you have been appointed a Service Provider, they will be your main point of contact to discuss all questions regarding the works. The case co-ordinator assigned to your property will still be available for you to contact during that time.

We acknowledge that this is likely to be an extremely difficult time for you and your whānau. If you need wellbeing and/or other support such as temporary accommodation, there are several services available to you and we are happy to help refer you to available support, please reach out to our case-coordinators.

For direct wellbeing assistance you can contact the Takatu Wellness Hub 0800 825 288.

Apply now

To apply for Stage 1 of the Elevating Tairāwhiti fund please visit participate.gdc.govt.nz/elevating-tairawhiti-fund



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