

**Archived:** Thursday, 27 April 2023 10:39:37 am

**From:** [Rex and Anthea Keenan](#)

**Mail received time:** Wed, 26 Apr 2023 22:29:11

**Sent:** Thu, 27 Apr 2023 10:29:03

**Subject:** RE: Draft Annual Plan 2023/2024 now open for submissions - OBJECTION

**Sensitivity:** Normal

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

**OBJECTION:**

No it's a waste of time submitting – your Council: So this is not a submission it is an opposition to your planning.... See local government commission application : local government have created more costs unnecessary workloads for staff. Your draft Annual Plan being objected to as we Westland Ratepayers & Residents group called for a decrease when forming the Long Term Plan

- Is increasing rates over 26% and some – 13%
- Increasing UAGC near \$100
- Increasing targeted rates
- Continuing on major spending i.e. cycle trail, pakiwaitara building, swimming pool, staffing (65! Plus CCOs),
- Fails special consultation when changing Long Term Plan
- Has had workshops, allowed others to present at meetings while closing the door to long term people i.e. racecourse housing
- Not providing information within Annual Plan about CCOs workings & risks
- Failing to apologise to ratepayers for court cases, caused by Council misfeasance, trying to gag us long term people
- Is continuing with risks, high staffing levels, wasted rate monies, wasting tax paid monies, meddling with heritage.
- Failing for negligence in discrimination also with coercing experimental vaccines mandates.
- Council forming work for self interest jobs (it has become an employment scheme not to how normal business works)

Your Council have created more costs by allowing around nine staff to sit in on the meeting to present this draft Annual Plan (we see this time & time again STAFF causing overhead costs, STAFF causing inflation costs) = when we have had the Local Government Commission here, application re cost effective efficiency West Coast Councils i.e. four for a rating base of just 23,000. (See local government commission application – website).

Yours faithfully

:Anthea – Rose : Keenan

**From:** Westland District Council <westlandmatters@westlanddc.govt.nz>

**Sent:** Thursday, April 27, 2023 9:15 AM

**To:** [REDACTED]

**Subject:** Draft Annual Plan 2023/2024 now open for submissions

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 1 May 2023 12:22 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Peter Neale

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:**

Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.

**Comments**

The public toilets in Ōtira are a necessity. On times when the Ōtira hotel is closed there is nowhere for passing travellers to do their business. Since the existing toilets were put back again, there has been a noticeable decrease in the amount of discarded toilet paper and waste in carparks and track ends along SH 73 between Ōtira and Arthur's Pass. I'd be happy with either option 1 or option 2, but definitely not option 3.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 1 May 2023 4:47 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Alan Meredith

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

None

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 4: 20% UAGC and no funding of 3 Waters depreciation.

**Comments**

Agreed that no depreciation on the existing assets is the right decision as long as all assets are being transferred and there is no transfer payment and there is no penalty for retaining assets for transfer at an artificially high book value. (not clear if these risks are being addressed)

**Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

OK with either Option 1 or 2 (keep toilets).

The amount of rubbish on SH73 has reduced significantly since these were put in place, and I think they will have helped many travellers - especially truckers at night.

Please don't take the backward step of removing them.

Thankyou

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

No thoughts

Looks good, but worry that not enough tourist supporting infrastructure is being put in place - at the least more parkover spots with toilets to help keep the Coast clean. Thanks

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 1 May 2023 5:37 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Christine Hogg

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

As a traveller who needs public toilet facilities, I consider it essential there are public toilets at Otira

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**



**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 1 May 2023 6:52 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Aaron Prince

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Private

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

It funding depreciation means there is even less money to maintain these assets. If the reforms change renewal and maintenance will be even further behind if council does not allocate funding.

**Ōtira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

Public toilets in Ōtira are a necessity. People should not have to rely on the hotel. On times when the Ōtira hotel is closed there is nowhere for passing travellers to do their business. Since the existing toilets were put back again, there has been a noticeable decrease in the amount of discarded toilet paper and waste in carparks and track ends along SH 73 between Ōtira and Arthur's Pass. I'd be happy with either option 1 or option 2, but definitely not option 3.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Wednesday, 10 May 2023 1:43 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Jean Potter

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Creative Fibre Westland Area

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:****Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.**

I object most strongly to the new charges for using the Gallery in the Carnegie building. It is not a meeting room which might be hired for a couple of hours, it is a Gallery that usually holds an exhibition for more than a week. An hourly rate is ridiculous. Perhaps a commission on goods sold is reasonable, but the organisers of the exhibition also expect a commission which would over-price goods for sale. Perhaps the gallery should not be used for sale of goods but just display for the public if this is of concern.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 15 May 2023 7:42 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Brendan Canton

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

I'm also happy with option 2. I'm highly averse to removal of the toilets, as that will result in more crap on the road side and in public areas. People have to go to the toilet, it's best that we control where that is.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 15 May 2023 9:11 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Bruce Davey

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:**

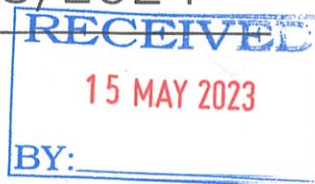
Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

I have selected option 1 which would be the best long term solution. Option 2 would be acceptable. But I have serious concerns about Option 3. Public toilets in Otira are a necessity. Having no place for travellers to stop for a rest break will be detrimental to the entire Arthurs Pass / Otira area. It has been noticed that since the toilet was reinstated there has been improvements in the levels of discarded toilet paper and waste in car parks along SH 73.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

# Share your Feedback – Annual Plan 2023/2024



**Submissions close: 4pm, 26 May 2023** (no late submissions will be accepted)

**Submissions hearing: 9am, 7 June & 8 June 2023** (Day two will only be used if necessary)

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** [Consult@westlanddc.govt.nz](mailto:Consult@westlanddc.govt.nz)

You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name JUDITH HEBBERD Organisation (if applicable) —  
 Email [REDACTED] Address & phone number [REDACTED]

I would like to speak to Council about my submission

- ☐ In the meeting in the Council Chambers
- ☐ Through a remote option (Zoom link or telephone)
- ☒ I do not need to speak to Council about my submission

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☒ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☐ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

Comments

We do not need a change to our water.

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\_\_\_\_\_

### Otira public toilets

Your preferred option

- ☒ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

### Comments

*This is a major tourist stop decent toilets are a must that is the duty of the council*

### Review of fees and charges

Please let us know what you think about our review of fees and charges.

*Carmichael Gallery - your fee charges are stupid. The C.D. is the only place in town where a local exhibition i.e. pottery, Creative Fibre, Floral Art can be held. Please go down to Station Quay - this is ratepayers money you are*

Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024

*asing - please make it available to the ratepayers NOT just the tourist.*

*RACECOURSE - Do not put retirement villages up there - there is no public transport in Hokitika. People unable to drive need to be able to get a mobility scooter to the grocery store, doctor etc.*

*Also we need to keep a green space in Hokitika - we only really have Cass Square a couple of small tree areas.*

*SWIMMING POOL - Stop wasting money. The pool is a valuable asset for the town - It needs to be kept clean & reliable - and the staff happy.*

More pages can be attached if necessary

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

and having the correct equipment to do the job  
Get a decent manager who can lead the staff and  
get some happiness back into the pool.



## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 16 May 2023 2:41 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Janet Gawn

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.

**Comments**

No toilets at all is not an option. I have recently had to visit Otira several times over the last few months and at no time that I was there have the toilets not been in use.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Hire fee for Carnegie Gallery. A fee jump to \$60 per hour will make the gallery unhirable for most of the people and groups that have previously used this facility. I myself have used the gallery several times in the past and at no time did the events or exhibitions bring in enough money in either sales or entry fees to have covered even one week of hire at \$60 an hour. A discussion with interested groups and people about what would be a realistic hire fee should happen rather than this one being set.



**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Wednesday, 17 May 2023 5:02 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Sheryl Evans

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 5: 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

**Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.**

To charge \$60 an hr for hire at the Carnegie is unobtainable for charities and local groups eg junk to funk , creative fibre, and other artisans, its there to be used and at this \$60 hr rate it will prohibit above groups from using it.

To charge \$25 entrance fee will turn people away .Public buildings should be free to use .

The racecourse gifted to the ratepayers of Westland.

The usage of it should be for the better of the community i.e. used in a way that promotes activities and well being ,not used as a quick commercial buck. Up until now the council should have a policy for housing for both the general public and pensioners.The gift of the racecourse is a bonus and should be utilised as a green space and public activity area.Perhaps freeing up other parks for proposed housing which in turn is closer to central ammenities especially for the elderly i.e. Cass Square could be reduced in size providing elderly accomodation and Allen Bryant could expand to cater for the elderly needing respite /dementia care.The town needs a proper plan to grow in an orderly manner,not a knee-jerk reaction currently proposed.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 18 May 2023 12:19 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Lez Morgan

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

In my humble opinion i believe the "Status Quo" is the current best option. With the 3 Waters being a contentious election issue in Election '23 i believe that Westland District Council needs to be more prudent in it's approach to funding any possible 3 Waters assets. I personally would rather over pay now and have a possible surplus than be faced with the consequences of fiscal under investment later.

**Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

Otira public toilets should be fully funded.

Otira is the gateway to Westland and creates the first impression for tourists entering our district. Not only that the residents are living in the only settlement in Westland without public toilets. Even Knights Point has toilets and how many residents live their!?

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

The fees and charges seem acceptable.

Please ensure the Haast-Jackson Bay road funding remains. The \$982,000 allocated will be ratepayer funds very well spent. The ratepayers and tourists who use that road would all agree that remediation is long over due.

Please ensure this project proceeds.

I feel that the "investment" in the Cass Square playground at \$1,007,907 and the Cass Square Skate park at \$460,800 should be revisited by Westland District Council (WDC). That combined sum could go along way to replacing the Better Off Funding that WDC had to reallocate to fund short falls elsewhere due to fiscal incompetence.

The combined sum of \$1,468,707 would be far better spent around the whole of Westland on footpath

upgrades for Wheelchair users and Low Vision users, along with all the village halls that need upgrading for their communities. Westland needs its communities to thrive and by reallocating this funding every community will benefit, every community, not just a minority in Hokitika.

I hope WDC carefully considers every project and reflects on its merit and societal impact. Westland is a community not just Hokitika, so please ensure your choices of projects to be funded reflect the region as a whole.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 18 May 2023 1:59 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Louise Morgan

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

I do not believe by paying smaller percentages and off setting the water assets will help Westland in the long term. We are awaiting a national election process within NZ in the next few months. We cannot fully know if the expectations for water entity take over will actually come to fruition by July 2024/26 as stated in your outlines. A change of Government may affect us positively or negatively but i feel water assets should still be included in our current and projected rates as somewhere down the line we will no doubt pay heavily if we do not keep contributing now. If we generate a surplus then WDC could provide a rate cut in the future after the election and when we actually know definitely what is happening with water entity process.

**Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

I feel the Otira residents and ratepayers of the Otira township definitely warrant acquisition of these permanent toilets and should be supported by WDC to having them placed as every other township in our district has this permanent facility and some have more than one e.g. Ross and some don't even have residents e.g. Knight's Point.

If WDC can provide monies towards a second unnecessary playground for children in the Hokitika township as well as provide monies for a skate park for children in the Hokitika township then what signal does this send when compared to the requirement for rate payers in Otira who work hard to provide services for all those visitors and travelers that enter and leave Otira daily 365 days a year on business, vacation, sight seeing or to visit family and friends? For me the opportunity to access a permanent built public toilet at Otira is a no brainer, will be used by many people including children.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

I do not agree with a \$25 charge to access all galleries at the museum. This is very expensive for average families to pay. A family of four with two teenagers will pay \$100 therefore. How is this fair? Somebody travelling from

Haast with two teenagers paying petrol costs and then buying lunch in town then has to stump up a hundred bucks to access the museum!

Senior citizens at the swimming pool having to pay a three monthly pass of \$65 or \$260 for a season ticket is very expensive and unfair on our seniors on small pensions. Make it free for those over 70.

The charges for hiring council premises of \$150 per hour seems quite steep for local residents. I do not think it helps our local clubs and societies to charge so much per hour. Possibly \$100 to \$120 would be fairer. We are heading into a recession and charity groups need a step up in our local region and our council should be supportive in their understanding that fund raising is probably harder in these harder fiscal times.

The bins for general rubbish are too small. We are already paying within our rates for rubbish transfer etc yet this does not include the extra containers for glass waste and food waste as per expectations of future waste and minimization standards nationally within NZ. Hokitika residents are being under supported with current waste collection services and ratepayers are not getting a fair deal in Westland. Effectively people are struggling to keep to one small bin of landfill waste per fortnight period and this is causing issue with most householders. We should be supporting better WDC strategies for waste control in our region and perhaps we should revisit a waste to energy plant build in the near future.

Why does the financial summary on page 9/56 show a borrowing of \$36,468,220 when reserve funds show nearly \$323 million available? Why is this 'borrowing' not being paid off in full to help avoid interest rates on borrowings?

Why do WDC need \$40,000 towards new vehicles? Is this because we keep spending money on vehicles to get them repaired or is this simply to upgrade to electric vehicles or to get nicer to have fleet vehicles for those in WDC who like a new shiny car to drive? I expect prudence with WDC fleet cars and regular maintenance to ensure longer term fleet car usage of existing stock.

I disagree with the digital interactive museum financial outline - this is way too expensive in today's fiscal outlook for Westland. We need a museum we just don't need interactive learning displays - we need people already employed at the museum to be the interactive educators to the people who visit and want to learn about Westland. If visitors want to learn they will - we did in my day and i didn't get interactive displays in my local Paisley museum in Scotland when i grew up but i still learned about the people, the industries, the fabrics, the weaving techniques as well as about the Romans, the Egyptians and everything else on display using all my five senses and brain power with awesome museum staff in supporting roles.

I agree with Ross and Hokitika Pools receiving funding as sport and recreation is highlighted as making money for WDC in the plan so this makes sense to provide funds for swimming pools. Give Otira their permanent toilets.

I do not agree with any money whatsoever being given to the Cass Square playground as we have a perfectly good playground already built at Lazar Park. Community groups fund raising \$75,000 will not cover maintenance costs to ratepayers in the future. I do not agree with any rate payer money being given to a skate board park as it will end up not being used and look ugly with graffiti. What will become of Pakiwaitara building if any money is spent on this ugly building that has been costing ratepayers money since the last elected council purchased it. I do not agree with 3 waters or any other entity under any other name taking over our water infrastructure and i request WDC to reject any entity taking it over.

I do not ever want to see any paid elected member of council ever again take part in poster campaigns for national health care reasons or requirements. Council staff and paid elected members of the WDC are here to support our local rate payer base but are not here to push personal health care narratives.

**Emma Rae**

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 19 May 2023 9:09 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Diane Gordon-Burns and John Burns

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

[REDACTED]

**Organisation**

Ōtira community residents

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Ōtira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

A toilet in Ōtira is crucial. We live in Ōtira and prior to the current toilets being installed, we encountered human excrement on the road near our home. We also witnessed people toileting themselves on the road and in the creek bed opposite our house. These types of situations have seen abusive comments come our way as we challenge those who toilet themselves in our 'backyard'.

This town is the first town on the west coast, the nearest west coast toilet is ¾ hour away at Kūmara. People with medical conditions, disabilities, pregnant women, children, an increasing aging community and anybody actually, need access to a toilet in this area especially (national park).

Over the winter months (snow) or through an accident the viaduct can be shut for hours, or days at a time. The people turned away from travelling over the hill, head back to Ōtira to wait out the time. This is a health issue when there is no way to toilet. There can never be a guarantee that the hotel will be open on any given day, nor should there be. The hotel is not there to toilet people. It is a private business serving customers only.

Ōtira is a major contributor to the tourism industry; it is a tourist destination in its own right. Promotion of tourism on the west coast is ongoing and therefore the preservation and enhancement of the natural landforms, heritage and other features should be carefully protected. Anybody thinking of traveling over the viaduct should expect that they will find a clean and open toilet should they need one. This is one-way WDC can encourage visitors to stay longer in Westland and spend more. Ōtira attracts tourists, a toilet here will contribute to a vibrant town centre, and will support other Westland towns to be buoyant and thriving. A toilet highlights manaakitanga, a caring and thoughtfulness towards visitors. It will support the initiatives in the LTP

2021 – 2031 of maintaining or/and increasing visitor numbers to the coast. In particular having public toilets accounts for the statement “Visitors and locals to Westland are welcomed, and businesses and experiences are recommended to visitors ensuring an economic benefit to the wider community” (p. 63). Having a toilet in Ōtira means “Increasing numbers of visitors [who] can put pressure on the fragile natural environment” (p. 65) need not do this. They can use a public toilet instead.

There are toilets on the many k's of bike trails for riders to use. Many more people pass through the township of Ōtira, the main route to Westland, than use the bike trails.

A toilet is not a nice to have, it is a must have. Everybody needs to go to the toilet. In the summer months it is not unusual to see 20 to 30 cars and campervans parked around the hotel, gallery, station subway. Visitors to this town deserve better than to have no toilet available to them.

The council needs to progress its reinforcing infrastructure in important historical towns such as Ōtira is. The aspirations of the Ōtira community are that WDC are seen to promote sustainable management of our beautiful natural and physical environment for those who currently live here and those to come in the future.

WDC has a statutory requirement to monitor health and safety in communities and uphold environmental standards including environmental health. Ōtira residents have brought the issue of the need for a purpose-built public toilet in Ōtira to the council's attention many times, we expect that the council will set aside sufficient resources to ensure that the WDC meets its legislative obligations.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

We are disappointed and angry that the issue of public toilets in Ōtira is a submission item. WDC are obligated to ensure clean and healthy environments. A public toilet is a health issue for the people of this town. When tourists can't find a toilet, they end up doing their business where they find a space! WDC know this is happening and have known for years. The installation of a public toilet will minimize the likelihood of human waste contamination (p.116 LTP)

## Emma Rae

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Sunday, 21 May 2023 12:46 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Anne Daniel

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

[REDACTED]

**Organisation**

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Hokitika Museum • The rate to hire the Carnegie Gallery is proposed to increase from \$60 per week to \$60 per hour

The Carnegie Gallery has been an important venue for exhibitions especially for local artists and community groups. We have been without a suitable exhibition space in town since the museum closed but these proposed charges will put the gallery, when open again, beyond the reach of local artists, including myself, and community groups for exhibitions.

The proposed charge would be appropriate for a one-off event of a few hours but not for an exhibition which runs continuously for at least a week and more often longer. I wonder if this was the intention as I read a comment in the Hokitika Guardian that inferred the charging was so that the gallery was not competing with other venues in town. This may be so for one-off events of a few hours duration but there are no other suitable venues for exhibitions.

For an exhibition, assuming the charging would be for when the museum is open, this could be \$360 per day (if



say open 6 hours from 10am-2pm).

Weekly this would be  $5 \times \$360 = \$1800$  or  $6 \times \$360 = \$2160$  or  $7 \times \$360 = \$2520$  depending on how many days a week the museum is open.

Then if open for two weeks  $\$3600/\$4320/\$5040$ . And so on.

Then there are more proposed costs on top of this for staff requirements and packing in and out and cleaning.

These costs are unrealistic and prohibitive for exhibitions. They would preclude the gallery being used by local artists and community groups.

To give some context to the proposed charges, here are exhibition charges for some similar spaces:

- The Left Bank Gallery in Greymouth, owned by Grey District Council and run by the West Coast Society of Arts, now has no charge for exhibitions. Previously it was \$160 per week. They charge 38% commission on sales and \$200 for an opening night event.

- Pūmanawa community exhibition space in the Christchurch Arts Centre,
  - o 1 week (Mon-Sun inclusive) \$300 + gst
  - o 2 weeks (Mon-Sun inclusive) \$550 + gst

- Lake House Arts (Takapuna) Beecroft Gallery

- o Tuesday - Friday: 9:30am - 3pm

- o Saturday and Sunday 11am - 1pm

- o Mondays are closed.

- o Exhibitions - \$50 per day inc gst

- o Meetings, presentations, sophisticated celebrations, the gallery is available for up to 60 people from 3.30pm Tuesday-Sunday, or all day on Mondays. \$57.50 incl gst per hour

I strongly urge Council to reconsider the proposed charges if these are intended to apply to exhibitions as well as one-off events.

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023**

**Submissions hearing: 9am, 7 June & 8 June 2023 (Day two will only be used if necessary)**

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** [Consult@westlanddc.govt.nz](mailto:Consult@westlanddc.govt.nz)

You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Obedient Ben-Canaan Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_ Address \_\_\_\_\_

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☐ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

## Otira public toilets

Your preferred option

- ☒ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

## Emma Rae

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**From:** [REDACTED]  
**Sent:** Thursday, 25 May 2023 11:26 am  
**To:** Emma Rae  
**Subject:** Re: Form

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

So a lot of our people are travelling over there all the time and have to use a bathroom especially pregnant ladies and children. The facilities that are there are apparently not marked very well and are hard to find also not very good facilities and not looked after very well and a number of our people end up asking local people to use there ones. The locals there have complained to us about this happening so we would like not to have to use there [ones. So](#) maybe this means marking them better, or better upkeeping or putting in a new facility. I hope this helps if, someone could come in and talk at the submission hearing if needed but hopefully what I have written helps.

Thankyou very much.  
Regards Obedient Ben Canaan

---





**From:** Emma Rae <emma.rae@westlanddc.govt.nz>  
**Sent:** 22 May 2023 14:55:18  
[REDACTED]  
**Subject:** RE: Form

Good afternoon Obedient,

Would anyone from your community like to speak to your submission?

Kind regards,  
Emma

**Emma Rae** | Strategy and Communications Advisor  
**Te Kahui o Poutini | Westland District Council**

36 Weld Street, Private Bag 704, Hokitika 7842 |     
 +64 3 756 9082 |  +64 27 235 8917 |  emma.rae@westlanddc.govt.nz

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**Emma Rae**

**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 23 May 2023 11:34 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Gerard Michael O'Malley

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Ratepayer

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Ōtira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

The reason for this submission is to show that Ōtira needs some permanent public toilets.

Ōtira is a small community and running through it is a main route between the East and West. It is a destination for tourists international and national. There are two places of accommodation that host thousands of guests each year. There is also an art gallery, a unique café a train station, numerous walks, amazing birdlife, rivers, fantastic mountain views and a spectacular show of Rata blooming. These things bring many visitors to Ōtira even for a day. They need public toilets.

The Ōtira Highway is the main thoroughfare and figures supplied from Waka Kotahi NZ Transport show in the last 12 months 610.285 vehicles have travelled that road. If there were just two people in each vehicle that would be over 1 million people driving through Ōtira. They need public toilets.

We wonder how often people who live in other towns have travelers knocking on their door asking to use a toilet or worse having people stop in their driveway or walking around their property sometimes with a roll of toilet paper looking for somewhere to relieve themselves!! To hazard a guess, probably not often, if at all. It happens with regularity in Ōtira. The travelers need public toilets.

We suppose a lot of people may be perplexed about the price for permanent toilets that was put forward by Westland District Council, we certainly were. After doing our own pricing we have come up with a price that is near half than what was first proposed after all we don't want a 5-bedroom 3-bathroom house, we just need public toilets.

We believe it is time that Ōtira was recognized for its contribution to tourism and its welcoming manner presented to its visitors. We have had virtually no council support for years here and we will not be neglected anymore. We are prepared to take this if needed to a higher government office.

WE NEED PUBLIC TOILETS

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 23 May 2023 11:41 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Natalie Buckton

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

There must always be public toilets in any town big or small.

It is not just Ōtira's problem-it's everyone's problem. Biologically speaking it's the way our bodies work.

To decide whether or not Ōtira should have public toilets is not for councilors to decide on- it should be automatically a right for us humans in this day and age.

I think it is indecent that for something so basic- councilors can turn their backs on our problem and cause so much anguish with their inconsiderate decisions affecting all of us – not just the peace-loving citizens of Ōtira.

We as travelers throughout New Zealand need comfort stopover points we can rely on and Ōtira is one of them.

I've been following Ōtira's plight now for some time through reading the "Hokitika Guardian" newspaper and

I've always thought that the way Ōtira has been treated by councilors on the Westcoast is all wrong and unfair.

As I said earlier this is a national problem not just Ōtira's.

You councilors were voted in by trusting peoples of the communities. Don't just sit there.

Do something positive NOW!! Show us that you CARE!

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 23 May 2023 7:22 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Mary Avery

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

[REDACTED]

**Organisation**

Otira Responsible Community Association

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

I join other Otira community members in voicing our concerns that the council are considering not providing public toilets in Otira, as per the Annual Plan.

Being relatively new to the area I didn't appreciate just how much traffic flows through Otira as the gateway to the West Coast. I have seen numerous times where the parking areas outside the Hotel and surrounding area have had at least 20-30 cars parked there. Given that the nearest public toilet heading West is Kumara which is ¾ hour away what are these visitors supposed to do? Hold on? If they are heading East, are they supposed to wait till Arthurs Pass?

That leaves only two options, try to use the Hotel toilets, which are rightly meant for their customers, or find somewhere to relieve themselves within the environment. This has been the case in the past and will become the case going forward if toilets are not provided. This is an unacceptable option for Health and Safety reasons.

It is not just our visitors that we fight for. I know that the toilets are used by ambulance teams and when travellers are stuck due to road closures over the pass, plus contractors and trades people working in and around the local area.

Other community members are in a better position to contribute with facts and figures and anecdotes on what

it is like to not have toilets, and what it is like when the temporary toilets have been there. One undisputable fact is that the temporary toilets are emptied about every nine days which shows how much they are used, so there is no question of the need.

In regards to the costing indicated in the plan for putting in new permanent toilets it was good to hear the council reduce the cost to a more realistic figure. Given that an application for TIF funding has been put in by council, if approved the final cost to the council will be significantly less than put forward in the plan.

The issue of toilets here in Otira, is so much wider and bigger than just the Otira community wanting them. It reflects on the reputation of the West Coast and its welcome and farewell to our visitors as they pass through the gateway to and from the Coast and all it has to offer. What does it say to our numerous visitors that the first town they come to doesn't offer them toilets! Given how much tourism contributes to the West Coast economy, it is shocking that this can be seen as an acceptable option.

We hope that those from the council, who came to our special meeting where the toilets were discussed, have a greater appreciation and understanding of our community and its needs. We hope that our submissions be considered with that understanding in mind and do what is right for Otira and the West Coast.

I thank you for your consideration of our submissions.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023** (no late submissions will be accepted)

**Submissions hearing: 9am, 7 June & 8 June 2023** (Day two will only be used if necessary)

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** [Consult@westlanddc.govt.nz](mailto:Consult@westlanddc.govt.nz)

You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Paul Elwell-Sutton Organisation (if applicable) \_\_\_\_\_

Email [REDACTED] Address & phone number [REDACTED]

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Through a remote option (Zoom link or telephone)

☒ I do not need to speak to Council about my submission

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☒ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

## Comments

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### Otira public toilets

Your preferred option

- ☐ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

### Comments

  No preference  

\_\_\_\_\_

### Review of fees and charges

Please let us know what you think about our review of fees and charges.

Positive, but car body disposal charge at Haast tip too high, so may encourage illegal dumping of dead vehicles.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

*More pages can be attached if necessary*

### Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024

  The Plan fails to mention the Territorial Authority function specified in s.31(1)(b)(iii) which concerns the maintenance  

  of biodiversity while developing, using or protecting land. This should be remedied.  

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*More pages can be attached if necessary*

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Wednesday, 24 May 2023 11:46 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Inger Perkins

**Email**

inger.perkins@herengaanuku.govt.nz

**Address & phone number**

[REDACTED]

**Organisation**

Herenga ā Nuku Aotearoa, Outdoor Access Commission

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:****Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Herenga ā Nuku Aotearoa is the Crown agency responsible for providing leadership on outdoor access issues.

Our role is to advise on and advocate for free, certain, enduring and practical access to the outdoors.

We support more public access and particularly walking, cycling and other means of active transport. These connect communities and reduce the need to use vehicles.

We support the statements and recommendations made by Active West Coast in their submission on the Annual Plan 2023/2024 headed 'Cycling' and 'Walking', around improved public access for walking and cycling. We encourage positive actions across all aspects of the Council's operation to achieve more connectivity for our communities, as well as tourism opportunities, through safe active transport.

Draft Annual Plan 2022/2023.  
Consult@westlanddc.govt.nz

Name: **Don Neale**

Organisation: N/A (personal submission)

Email: [REDACTED]

Address: [REDACTED]

I would like to speak to Council about my submission, at the Council Chambers.

**CASS SQUARE CHARGES – oppose. These should be increased further.** to better reflect the actual costs of field provision and maintenance (including the pavilion replacement in the approved LTP).

The very low charge for sports users of Cass Square continues to astound me (\$240 for touch, softball & cricket, \$1250 for rugby & soccer). Especially considering that these sports the WDC subsidises at Cass Square – rugby, cricket and soccer - are among the richest in NZ, and they also remain very heavily male-dominated. As a comparison, our Hokitika Hockey Club (just one of the five clubs in the West Coast Hockey Association's competition) pays about \$3000 per year for use of the Westurf Stadium in Greymouth.

I do support WDC providing some support for sport and recreation because it's good for our health and wellbeing, but how about supporting a wider range of sports, and more non-male sports, with some of the Council's funds?

**WASTE MANAGEMENT CHARGES - support.** Please resist any pressure to increase the size of domestic rubbish bins or make waste disposal cheaper. I do not want my rates paying for an ever-increasing waste stream. WDC should continue to redirect its waste management efforts towards a reduction of waste. Encouragement of home composting and glass disposal would be worthwhile.

**MUSEUM FUNDING – support.** I support the proposed funding for the Museum refurbishment, which is an important asset for the district and for NZ.

**MUSEUM CHARGES – oppose.** I oppose the proposed Carnegie Galley hire rates (\$60/hr plus costs), which would put the venue beyond reach of most local artists. Exhibitions add a net value to the museum, not a cost. I also suspect that A/H staff supervision does not cost the Council the full \$60/hr extra fee.

Council should also defer final decisions on Museum entry fees until the refurbishment is completed. The museum should remain accessible to all.

**RATES INCREASE – qualified support:** The Council has done well to reduce the overall rates increase. However, I qualify that support with concern that this may be a false saving led by the removal of 'Three Waters depreciation', and/or by a risk of a much larger increase in future years.

**COASTAL HAZARDS AND RACECOURSE.** WDC should continue to run open public processes for these important issues. Both issues require long-term vision and well-informed decisions for the benefit of the town and district.

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 25 May 2023 11:25 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Zandra Pirie

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Local Artist

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:****Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.**

I am gobsmacked that the Council is considering charging the local community fees of \$60 per hour for the hire of the Carnegie Museum exhibition space! How can you possibly expect the community/local groups to be able to afford to use local amenities when charges are this outrageous. On behalf of all art and community groups I seriously ask you to reconsider these charges and make them more friendly so we can all get to use our "local" venues.

### Submission on the 2023/2024 Annual Plan

I am Fiona Thomson [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

I am writing with the support of a group of property owners on Cement Lead Road who are also putting their names to this submission as listed at the end of the submission.

**I would like to be heard** at the submission hearing.

I am writing to submit on the 2023/2024 Annual Plan to request that the budget includes the sealing of Cement Lead Road. The section of road to be sealed is only about 1km long and is now a very busy road. There has been a long history of promises made by WDC to seal the road followed by failure to deliver.

#### Background

When I was undertaking due diligence to purchase my property at Cement Lead Road, I asked all of the right questions. Having worked with property files and understanding Council processes, it was confirmed to me that there was money in the (previous to now) LTP to seal Cement Lead Road within the following two years. I proceeded with my purchase on this basis. I questioned the lack of action when it didn't eventuate and was told that the budget was used elsewhere but not to worry it can be reconsidered in the next annual plan because it is still in the LTP. Then the LTP was revised, a new Transportation Manager had started and he decided that it wouldn't be considered in the LTP amendment because it is cheap to maintain. By this Stage [REDACTED] had moved his boundary fence, being lead to believe that the road wasn't being sealed because it was too narrow. To be clear the fact that it is cheap to maintain is because it is severely under-maintained. As I write the road has 1 visit to top up pot holes in about 12 weeks and only after having no attention for close to 9 weeks and in that time has gone through having horrendous corrugations to now being absolutely littered with potholes that grow by the hour with the wet weather. With regard to being told that the road was going to be sealed nearly 10 years ago and making my investment decisions based on that, I found out afterwards that Jamie and Rachel Smith at the end of the road had gone through the exact same thing about 5 years prior. Their daughter who is now 21 even wrote a letter to the mayor (Maureen Pugh) as a primary school student asking when the Council would keep their promise and seal the road. She received a response saying it would be sealed between 2012 and 2015. So while it is easy for one staff member to stand at a Council meeting and say Cement Lead Road is fine and should be left as is, he hasn't had a background of investing his savings after clearly seeing the road sealing planned for in WDC budgets. He has not had to live with the constant wheel alignments, flat tires, bent rims, worn suspension that us residents deal with when we were promised a sealed road.

#### Dust

The amount of dust produced by Cement Lead Road is worse than an industrial site and exceeds World Health Organisation standards for a large part of summer. If this was an industrial site there would be a requirement for the dust to be suppressed. If we were workers we would be expected to wear respiration masks. The staff member advising Council previously stated 'it is just what happens when houses are down wind of a prevailing wind' and 'people shouldn't drive fast down there, that is what is causing the dust'. So yes the downward side will get the dust, that does not make it acceptable or suggest that Council shouldn't do anything to remedy the situation and yes people do drive quickly down this road but through the last speed review that same staff member decided that it was appropriate to leave the road as an 80km/h road.

As the manager of an Environmental Science Team I have an extensive understanding of air pollution and the dangers of airborne particulates. I believe that during summer, the dust created by the unsealed road would exceed World Health Organisation standards.

World Health Organisation (WHO) with regard to air quality states:

*'Clean air is a basic human right. Yet, air pollution continues to pose a significant threat to people worldwide – it is the greatest environmental threat to health and a leading cause of non-communicable diseases (NCDs) such as heart attacks or stroke. According to the World Health Organization, there are 7 million premature deaths every year due to the combined effects of outdoor and household air pollution– with millions more people falling ill from breathing polluted air'*

WHO classes sources of air pollution as including the following examples:

*' an urban city near to the sea can have particulate matter consisting of sea salt, **road dust** and smoke from diesel engines. In contrast, a rural area near to a forest may have particulate matter consisting of soil, smoke from cookstoves and forest fires.'*

*Air pollutants measured include PM<sub>2.5</sub> and PM<sub>10</sub> (particles with an aerodynamic diameter of equal or less than 2.5, also called fine, and 10 micrometre respectively), ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), carbon monoxide (CO) and sulfur dioxide (SO<sub>2</sub>).*

#### **What is the effects of air pollution on human health?**

*Fine particulate matter (PM<sub>2.5</sub>) can penetrate through the lungs and further enter the body through the blood stream, affecting all major organs.*

*Exposure to PM<sub>2.5</sub> can cause diseases both to our cardiovascular and respiratory system, provoking, for example stroke, lung cancer and chronic obstructive pulmonary disease (COPD).*

*New research has also shown an association between prenatal exposure to high levels of air pollution and developmental delay at age three, as well as psychological and behavioural problems later on, including symptoms of attention deficit hyperactivity disorder (ADHD), anxiety and depression'.*

If the problem is not remedied by next Summer I will be installing a device to measure the particulate's in the air caused by the road. I will note that my once very sporadic asthma and sinus issues definitely increase when my house and property are filling with dust.

It was so bad last Summer that on certain winds it was blowing up to the houses at Ballarat Terrace and a friend of mine had a yard full of dust from Cement Lead Road on their wedding day. This is of serious concern when you consider that the dust will also be carrying petrochemicals.

My neighbour has just built their home which had a problem with the spouting. It was installed for about four weeks and then needed replaced. Within that time his spouting had gathered approximately 6 inches of dust in the bottom. In this day and age I find that pretty unacceptable.

#### Water

While my paddock next door to my house is on town supply, I was not allowed to run an easement to my adjoining section for my house as there is already an illegal take from my water toby. When the original owners set up Blue Spur Lodge (which is now individual properties and houses) they were approved Resource Consent and Building Consent for a rainwater tank to provide their potable water. However they took their water from the toby which is now for my supply and the Resource Consent was considered effective and Building Consent Granted. It is possible the they did the works after sign off. However where it got really messy was Council decided to meter the water to Blue Spur Lodge and charge them a Commercial Rate for the use. So even though it was completely against their Resource Consent requirements and possibly Building Consent requirements, Council effectively

formalised the illegal connection by acknowledging its existence and charging for the water use. I found all of this out when I turned my toby off one day to put a tap in my paddock and had back lash from my neighbours for cutting their water off. Consequently when that piece of land is built on and the water which rightfully belongs to that property is used, the neighbours will have no pressure when the new house runs any water. So that was a long introduction to the fact that my house (due to not being allowed to use my own water due to demand from illegal connections) is on a rainwater system. I have a huge house roof catchment and a huge shed roof catchment and the amount of dust that ends up in my already low water supply during dry months is disgusting. Furthermore there are concerns about the road dust carrying petrochemicals which are proven to build up in the road corridor from vehicle exhaust. Petrochemicals are a known carcinogen and here we are being forced to ingest them through our water supply.


### Maintenance

When I first purchased the first property at Cement Lead Road the road was exceptional. The level of maintenance was brilliant from the quick response to maintenance to a beautifully maintained width of road which was graded perfectly every time. The grade of gold fines that were used in the potholes would pack down like concrete and the road looked like a lovely little English lane. Since then there was a change in grader driver who at one stage let the grass grow in more and more until the driving area was narrowed right down and his style of grading would go really deep and pull up large rocks from the base of the road leaving us all struggling with normal cars for a couple of weeks afterwards. After previous complaints and consideration of and decision not to seal the road, the Transportation Department decided that the increase in complaints about potholes and maintenance could be solved by digging out the side of the road and getting rid of the grass at the edge which may have been trapping water. It sounds good in theory but the result was an ugly mess that now has standing water at the side of the road the majority of the time. The time periods between maintenance has got longer and longer and the coarse material that is dumped in the potholes often jumps out again with the next few days.

I have included the log of my complaints showing that it took from May 4<sup>th</sup> when the road was already in terrible conditions through to the last complaint which was finally actioned on the 18<sup>th</sup> May with no communication in between times.

## Reports


Active (0)
Closed (3)



✓ Solved

Damaged Road


5:31PM • 11 May 2023



✓ Solved

Damaged Road

3:36PM • 10 May 2023



✓ Solved

Roads - General

2:20PM • 4 May 2023

### Surrounding area and increase in housing

Cement Lead Road has had a continuous building boom with very few properties not built on now. There are around 20 houses and still approximately 6 more to be built. Cement Lead Road is the only Rural/Residential Road to be unsealed in the area. Brickfield, Shallow Rush Road, Reg Cox Drive,

Ballarat Terrace, are all sealed yet I believe our rates are calculated the same as theirs. The Transportation staff member who said Cement Lead Road should remain metalled, (because maintenance is cheap with the grader already being used on Hau Hau Road) is not considering the fact that there are no houses on the gravel section of Hau Hau Road. That there are no other residential roads around here subject to these roading conditions and just because it is cheap does not mean that the wishes of the ratepayers should be ignored. We are literally 5 minutes from the town boundary. Closer than most of Kaniere all of which is sealed.

### Summary

In summary I understand the point of view from WDC staff, that myself and my neighbours new it was a gravel road and gravel roads cause issues. However, in this case we did not believe that it was going to continue to be a gravel road. We were lead to believe that this would be a short term inconvenience. We feel like we have been continually brushed off with mediocre attempts at actually understanding all of the issues and inconveniences we face.

We are talking about approximately 1km of road most of which is surrounded by WDC owned land as below. In the scheme of things it would be a small cost to Council for a huge gain to at least a dozen households and makes it easier for more infill building in future.



Thanks for taking the time to read this submission.

Regards

A handwritten signature in black ink, appearing to read 'Fiona Thomson'.

Fiona Thomson  
and Cement Lead Road residents

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| - Michael Topp and Stephany Walker | - George and Pania Anderson       |
| - Greg and Veronika Maitland       | - Andy Ruskin                     |
| - Rachel and Jamie Smith           | - Robert Warman and Amanda Taylor |





## Lions Club of Hokitika Charitable Trust

147 Hall Street, HOKITIKA  
 HokitikaLions@HokitikaLions.org.nz  
 President: Latham Martin

25 May 2023

Mayor and Councillors  
 Westland District Council

Dear Mayor and Councillors,

### **RE: Lions Club of Hokitika - DRAFT Annual Plan 2023-24 Submission**

We, the Lions Club of Hokitika, are submitting our requests for consideration in the Draft Annual Plan for 2023-24. As an active community organisation, we have identified some important areas that we believe require attention for the betterment of our community. In the last Financial Year, The Lions Club of Hokitika raised over \$175,000 and invested or donated over \$205,000 to our local community. Our requests are made in good faith and in areas where we believe we can add value as an organisation to the benefit of our community, the one that - *We Serve*.

Our requests are summarised below, with a detailed explanation of each request provided within this submission.

- 1. Fencing around Lazar Park (0% Rates Increase)**
- 2. Drinking Fountain at Lazar Park (0% Rates Increase)**
- 3. Increased Maintenance Grant Lazar Park - Grounds Maintenance and Public Toilet Cleaning Costs (\$11,862.50+GST or 0.09% - Average of \$1.86 per ratepayer per year or \$0.04 per week funded from General Rates)**
- 4. Annual Grant of \$10,000+GST for Westland Puanga-Matariki Festival (\$11,500.00 inc GST or 0.09% - Average of \$1.89 per ratepayer, per year or \$0.04 per week funded from General Rates)**
- 5. Reinstatement of Funding for Maintenance of Hokitika CBD and Grant to Lions Club of Hokitika (\$115,000 inc GST - Average of \$34.22 per ratepayer per year or \$0.66 per week funded from the Hokitika Community Rate)**

In this submission, we have assumed, based on the DRAFT Annual Plan Rates Models, that 1% of the Hokitika Community Rate is \$24,251.60 inc GST and 1% of General Rates is \$131,520.88 inc GST. We are confident that if our requests can be funded from General Rates, the percentage increases proposed by us would be considerably less.

## 1. Fencing around Lazar Park

Firstly, we request that a fence be erected around Lazar Park Hall in Hokitika. The Hall, Playground and Community Garden is a valuable community asset, used for a variety of events and activities. Unfortunately, the two negative aspects of feedback received from users are the lack of fencing and toilet facilities. We believe that a fence is a necessary safety measure to prevent accidents and injuries that could occur if people, especially children, accidentally run onto the road from the park.

The Lions Club of Hokitika is willing to assist with the costs of the fence installation, and we are committed to ongoing maintenance and upkeep of the fence to ensure its long-term effectiveness.

***We respectfully request that the Westland District Council allocate \$20,000+GST for installing a Fence at Lazar Park, Hokitika funded from Reserve Development Contribution Funds in the Annual Plan 2023-24 collected from developments imposed by RMA/District Plan (DRAFT Annual Plan page 35 - The fund is budgeted to have \$565,000 in it by the end of June 2024).***

We believe funding this project from this Reserve Development Fund (which can only be spent on Reserves) is a prudent way to achieve this project without any cost to the ratepayers through rates.

## 2. Drinking Fountain at Lazar Park

We are writing to request funding to install a drinking water fountain at Lazar Park Hall, Playground, and Community Garden in Hokitika. The installation of this fountain will benefit the community by providing a reliable source of drinking water, promoting healthy hydration, and reducing the environmental impact of bottled water consumption at Lazar Park. The health benefits of drinking water are well known, and access to clean drinking water is essential for a healthy and thriving community.

The total cost of the drinking water fountain including installation is \$5,000+GST. The main cost associated with the installation is the connection to the Council water supply, which will ensure a continuous and reliable supply of fresh drinking water.

In addition to providing a source of drinking water for the community, the installation of a drinking water fountain will also benefit the Community Garden. Currently, no water supply is available for use in the garden, and water is being bucketed around to maintain the garden. The installation of the fountain will provide a reliable and accessible water source, making it easier to maintain the garden and promote healthy plant growth.

We believe that the installation of a drinking water fountain at Lazar Park Hall, Playground, and Community Garden will have a positive impact on the health

and well-being of the community. ***We respectfully request that the Westland District Council allocate \$5,000+GST for installing a Drinking Water Fountain at Lazar Park, Hokitika funded from Reserve Development Contribution Funds in the Annual Plan 2023-24 collected from developments imposed by RMA/District Plan (DRAFT Annual Plan page 35 - The fund is budgeted to have \$565,000 in it by the end of June 2024).***

### **3. Increased Maintenance Grant Lazar Park - Grounds Maintenance and Public Toilet Cleaning Costs**

The Lions Club of Hokitika is proud of its achievements at Lazar Park Hall, Playground and Community Garden that have been achieved through partnerships with our community, including an ongoing partnership with Westland District Council. Lazar Park is a Council Reserve. On 26th July 2019 Westland District Council and The Lions Club of Hokitika entered into a Memorandum of Understanding regarding Lazar Park Hall, Playground and Community Gardens.

The Memorandum of Understanding stipulates that the annual maintenance fee paid by Westland District Council of \$2,000+GST is to be reviewed 3 yearly. This review should have taken place before 26th July 2022. In February 2022 we wrote to you requesting a review of the MOU. We again wrote in July 2022 and we received a response requesting the Lions Club of Hokitika formally write to Westland District Council in regards to the MOU and any proposed changes and have this agreed by our membership and recorded in our Meeting Minutes.

Attached is an extract from the Lions Club of Hokitika Charitable Trust Meeting held on 23rd November 2022. *Moved S. Knighton, seconded J. Gardner and resolved that The Lions Club of Hokitika Charitable Trust request Westland District Council amend the Annual Maintenance Fee from \$2,000 per annum and increase it to \$11,862.50+GST per annum for a period of three years to cover:*

- *Increased costs related to grounds maintenance, rubbish disposal and equipment renewal.*
- *The addition of opening, closing and cleaning of a public toilet at Lazar Park to be available to the public from 9am-5pm 7 Days per week.*

*The requested amounts are broken down below:*

<b>MOU Tasks</b>	<b>Description</b>	<b>Cost</b>	<b>Total</b>
Grounds Maintenance	Daily maintenance of the gardens, keeping the grounds litter-free, mowing the lawns and keeping them at an acceptable length, disposal of rubbish (Glass, Recycling and	\$7.50+GST Per Day	\$2,737.50+GST

	Waste) excluding Council Provided Bin x 1.		
Public Toilet	Opening, closing and cleaning of a public toilet at Lazar Park to be available to the public from 9am-5pm 7 Days per week	\$25.00+GST Per Day	\$9,125.00+GST
Total			\$11,862.50+GST

In our correspondence with Council staff we were directed to raise this matter through the Annual Plan Submission Process. We have done as we were requested.

Council in its Long Term Plan 2021-31, page 115 states “Council wants to continue, in partnership with community groups, to provide and maintain public toilets. Due to the number of tourists that visit our District every year the provision of public toilet facilities is important for the purpose of protecting our valued natural environment and the image of our towns. Extra funding has been included in the operational budgets for increasing cleaning throughout the district. We have identified that further new facilities need to be built in the next three years, particularly in Hokitika. This will increase the operational and maintenance costs around the district to continue to provide the same level of service”.

**We respectfully request that the Westland District Council allocate \$11,862.50+GST for an Increased Maintenance Grant for the Grounds Maintenance and Public Toilet Cleaning Costs at Lazar Park, Hokitika funded for a period of three years (inflation-adjusted) to The Lions Club of Hokitika in the Annual Plan 2023-24.**

**This would result in a rate increase of \$11,341.87 inc GST (Average of \$1.86 per ratepayer, per year), funded from General Rates.**

#### **4. Annual Grant of \$10,000+GST for Westland Puanga-Matariki Festival**

The Lions Club of Hokitika has for the past three years coordinated in partnership with Westland District Council, Hokitika Museum, Ngāti Waewae and Ngāti Māhaki ki Makaawhio the Westland Puanga-Matariki Festival. Ngāti Waewae and Ngāti Māhaki ki Makaawhio acknowledge Puanga as the dawning of the new year. This coincides with the Matariki constellation that appears in the month following Puanga. This series of events aims to promote Puanga, and consequently Matariki. The intent is that this festival will begin to normalise and positively reinforce the importance of celebrating our significant annual event/s. The Westland Puanga-Matariki Festival is a compilation of community and

Council led events and initiatives from 1st June to 31st July each year and is intended to drive interregional travel and increase visitation to Westland.

Within the Westland Puanga-Matariki Festival, it is intended to light up Westland - with professional lighting shows, and history and cultural storytelling sharing the importance of Puanga-Matariki from the perspective of Poutini Ngai Tahu. The Westland Puanga-Matariki Festival is designed to be driven by Poutini Ngai Tahu ensuring authenticity in the kaupapa and local mātauranga, but with strong engagement and support from the wider Westland hapori.

We have included all of the expenses from 2022 to transparently show the true cost of running the Westland Puanga-Matariki Festival:

Bidfood	\$835.00
Blackball Salami Company	\$392.37
Farmlands Ltd	\$271.22
Fix it Flow	\$747.50
Glowsticks Ltd	\$993.69
Grey Star	\$400.20
Hoki Hire	\$840.00
Hokitika Colour Centre	\$541.70
Joe Mason	\$600.00
M10 Griffin & Smiths	\$101.40
Member Reimbursement	\$658.00
New World	\$1,199.18
NZME	\$2,328.75
Photo Corner	\$401.00
Precision Helicopters Limited	\$1,500.00
Signlink Graphics	\$8,076.66
Stella Cafe	\$200.00
SuperBrain ProductionNZ	\$7,327.17
Technical Event Solutions	\$12,717.85
The Little Kai Company	\$465.75
The Production Company	\$7,299.64
Traffic Management Matters Ltd	\$368.00
<b>Total Expenses</b>	<b>\$48,265.08</b>

The expenses do not include the generous sponsorships of goods and services that were received in 2022.

***We respectfully request that the Westland District Council allocate a grant of \$10,000+GST per annum for a period of three years (inflation-adjusted) to The Lions Club of Hokitika in the Annual Plan 2023-24 to cover the costs associated with The Westland Puanga-Matariki Festival.***

***This would result in a rate increase of \$11,500.00 inc GST (Average of \$1.89 per ratepayer, per year), funded from General Rates.***

## **5. Reinstatement of Funding for Maintenance of Hokitika CBD and Grant to Lions Club of Hokitika for Maintenance**

We request that the Council reinstate full funding for the Hokitika CBD that is proposed to be cut and we offer our services to become responsible for the Maintenance of Hokitika CBD - Including Gardens, Footpaths, Minor Assets, Monuments, Memorials, and Artworks etc.

One of the most significant benefits of this proposal would be the efficiency and cost-effectiveness of utilising passionate volunteers. As our members are not paid staff, the funding that would otherwise be used to pay staff would be redirected into the delivery of the maintenance agreement and other activities that directly benefit our community. The impact is estimated to be 10 times that of having one paid staff member. We believe this is a considerable benefit and will ensure more is achieved, for less Council spend.

### **Gardens, Footpaths, and Minor Assets**

As a community service organization, we are committed to serving our town and its people. We believe that by taking over the maintenance of the Hokitika CBD, we can ensure that the area remains clean, well-maintained and attractive to locals and visitors alike.

As you are aware, the Hokitika CBD is a vital economic and social hub for our town. It serves as the primary destination for shopping, dining, and entertainment, and is also home to many local businesses, historical landmarks, and cultural attractions. However, the area's upkeep and maintenance have been neglected in recent years, resulting in an unappealing and poorly maintained environment. Our members are committed to serving our community and would be proud to take on this responsibility.

The area that we are proposing to maintain would include all of the areas of the CBD as identified in the map below:



Our proposal includes the following tasks, which is not an exhaustive list but rather indicative:

Footpaths:

- Regular sweeping and cleaning of footpaths, including removing chewing gum and litter
- Removing weeds or other obstructions
- Twice yearly clean with a pressure washer
- Twice yearly application of moss and mould killer

Gardens and Lawns:

- Removing litter and debris from garden areas
- Ensuring all gardens are kept weed free at all times
- All lawns are mowed weekly in Summer and fortnightly in Winter
- Regular watering and maintenance of plants and trees
- Pruning and trimming of bushes and trees
- Removing dead or diseased plants
- Planting new flowers or plants as required
- Applying fertilisers and other nutrients to soil
- Topping up bark and soil regularly

Signage:

- Regular cleaning and maintenance of signage
- Replacing damaged or worn-out signs
- Updating information on signs as needed
- Removal of graffiti
- Yearly painting of all signposts

Rubbish bins:

- Cleaning and sanitising rubbish bins
- Ensuring artwork is updated on Rubbish Bins

Bollards:

- Regular cleaning and maintenance of bollards
- Repairing or replacing damaged or worn-out bollards
- Yearly painting of all bollards

Gutters and Carparks:

- Regular cleaning and maintenance of gutters
- Sweeping of public car parks
- Removing debris and leaves that can cause blockages (daily in Autumn)
- Reporting any damage to gutters or drainage systems

#### Lighting:

- Regular maintenance of decorative lights
- Replacing broken bulbs or damaged lighting fixtures
- Ensuring the area is well lit and safe for pedestrians and motorists with street light issues reported to Council

#### Picnic Tables, Seats and Bike Racks:

- Regular cleaning and maintenance of picnic tables and seats
- Repairing or replacing damaged or worn-out tables and seats
- Ensuring there are enough seating areas in the area to accommodate visitors and shoppers
- Maintaining public bike racks, including annual painting

#### Maintain the exterior grounds of:

- Hokitika Museum (Carnegie Building)
- Westland Library
- Westland District Council Civic Building
- Pakiwaitara Building

The maintenance schedule would be flexible and can be adjusted based on seasonal changes, weather conditions, and other factors that may impact maintenance. We would also ensure that our maintenance activities are in line with the Council's policies and regulations.

#### **Monuments, Memorials, and Artworks etc**

Hokitika is full of historical landmarks that are a vital part of our town's identity and serve as a reminder of our rich cultural heritage. However, they require regular upkeep to ensure they remain in good condition for future generations. The current state of many of these monuments and memorials in our town is concerning. Neglect and lack of maintenance have resulted in their deterioration, and some have even been vandalized. It is essential that the Council recognizes the importance of these landmarks and provides adequate funding to ensure their upkeep and preservation.

The allocation of grant funding for the maintenance of monuments and memorials in Hokitika would ensure that these landmarks receive the necessary attention and care they deserve. This funding would cover the costs of regular maintenance, such as cleaning, repairs, and restoration work. It would also ensure that these landmarks are protected against damage from weather, natural elements, and vandalism.

Our proposal includes maintaining Monuments, Memorials, and Artworks. Some are listed below:

- Hokitika Town Clock



- Pioneer Statue
- Beachfront Sculpture includes engraving and plaque
- 12 x Schist rock seats
- Lifebuoy x2
- Colin Adam's Memorial
- Mort Seat
- A Tribute to Lions Past, Present and Future.
- Whitebait Walk Panels
- Pierson Esplanade Sign
- Pumping Station Steel Artwork (Exterior Maintenance)
- Custom House (Gardens and Steps)
- Gibson Quay Seats
- Cannon
- Tambo Shipwreck Memorial
- Hudson and Price Memorial
- Nudibranch Recliner - Take A Seat
- Sue Asplin - Take A Seat
- Pillbox
- Winston Reynolds Memorial Steps
- Awe Rongomau - Take A Seat

We are open to talking to other community groups that have placed Memorials in the CBD in the past and encourage them to either maintain them or hand the maintenance over to Lions.

***We respectfully request that the Westland District Council enter into a Memorandum of Understanding with the Lions Club of Hokitika for the Maintenance of the Hokitika CBD and allocate a grant of \$100,000+GST per annum for a period of three years (inflation-adjusted) to The Lions Club of Hokitika in the Annual Plan 2023-24 to cover the costs associated with maintaining the Hokitika CBD. This funding would be used to cover the costs of equipment, supplies, and specialist labour required to carry out the maintenance tasks.***

***Although we are requesting the budget that is proposed to be cut (DRAFT Annual Plan 2023-24, page 8) be reinstated, this has been offset by other increases in Council's Budget and would result in a rates increase of \$115,000 inc GST - Average of \$34.22 per ratepayer per year or \$0.66 per week funded from the Hokitika Community Rate. Commercial ratepayers will pay a higher amount with residential, rural residential and residential paying less respectively. These amounts are subject to the Council setting the differentials within the rating model.***

We believe that this funding will provide us with the necessary resources to ensure that the CBD is kept clean and well-maintained for the benefit of our town, its people and visitors.

## Conclusion

We would welcome the opportunity to present and talk to our submission in person at the Hearing of Submissions and welcome any dialogue and questions from Councillors and Staff prior.

We would like to express our appreciation to the Mayor, Councillors, Poutini Ngāi Tahu Chairs, and Staff for their unwavering commitment to our community. We applaud their efforts and look forward to working together towards building a better future for Hokitika and Westland. Thank you for your attention to our submission, and we hope that our requests will be given due consideration in the final Annual Plan for 2023-24. We are committed to serving our community and look forward to working with the Council to achieve our shared goals.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized capital 'L' followed by a horizontal line that extends to the right and then curves back down to the left, ending under the 'L'.

Latham Martin

President

Lions Club of Hokitika Charitable Trust

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023**

**Submissions hearing: 9am, 7 June & 8 June 2023 (Day two will only be used if necessary)**

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

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You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name PSALM HOPEFUL Organisation (if applicable) \_\_\_\_\_

Email [REDACTED] Address [REDACTED]

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☐ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

## Otira public toilets

Your preferred option

- ☒ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
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Name

Mark [Signature]

Organisation (if applicable)

Email

[Redacted]

Address

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name **PRUDENT STEDFAST**

Organisation (if applicable)

Email

Address

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Ezekiel Stedfast

Organisation (if applicable)

Email

Address

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You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name HOPE STANDTROE Organisation (if applicable)

Email

Address

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

## 3 waters depreciation and differentials – rates model

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Name Victorious Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_ Address \_\_\_\_\_

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Freephone: 0800 474 834

Name Joshua Disciple Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_ Address \_\_\_\_\_

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Can a sign be put up  
To direct people to  
use Arthurs Pass

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Name **Judah Christian**

Organisation (if applicable)

Email

Address

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Name

Fervent Sted fast

Organisation (if applicable)

Email

[Redacted]

Address

[Redacted]

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name

Howard ~~Frank~~ Temple

Organisation (if applicable)

Email

Address

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**Phone:** 03 756 901

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Name Peter Righteous

Organisation (if applicable)

Email

Address

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Name	<u>Elmer</u>	Organisation (if applicable)	_____
Email		Address	
I would like to speak to Council about my submission		<input type="radio"/> In the meeting in the Council Chambers	
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Name Integrity Benjamin Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_ Address \_\_\_\_\_

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**Freephone:** 0800 474 834

Name Nathanael Constant Organisation (if applicable) Gloriavale Christian Community  
Email [REDACTED] Address [REDACTED]  
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Name Caleb Standtrue

Organisation (if applicable)

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**Freephone:** 0800 474 834

Name Temperance Hopeful Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_ Address \_\_\_\_\_

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*at the very least, bold + appropriate signage should be placed at Otira, directing traffic to Arthur's Pass Rest Rooms 15-20 minutes away.*

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Name Hydia Christian

Organisation (if applicable)

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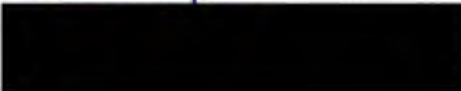

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Name	<u>Silas Helpful</u>	Organisation (if applicable)	_____
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Name Joy Temple Organisation (if applicable) \_\_\_\_\_

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Name	<u>Trust Stedfast</u>	Organisation (if applicable)	_____
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- ☒ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023**

**Submissions hearing: 9am, 7 June & 8 June 2023 (Day two will only be used if necessary)**

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

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You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Welcome Steadfast

Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name

Victory Trust

Organisation (if applicable)

Email

[Redacted]

Address

[Redacted]

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Willing Stedfast

Organisation (if applicable)

Email

Address

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Dove Stedfast Organisation (if applicable) \_\_\_\_\_

Email \_\_\_\_\_

Address \_\_\_\_\_

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name	<u>Faith Stedfast</u>	Organisation (if applicable)	
Email		Address	
I would like to speak to Council about my submission		<input type="radio"/> In the meeting in the Council Chambers	
		<input type="radio"/> Using a remote option (Zoom link or telephone)	

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name	<u>Watchful StedCast</u>	Organisation (if applicable)	_____
Email	[REDACTED]	Address	[REDACTED]
I would like to speak to Council about my submission		<input type="radio"/> In the meeting in the Council Chambers	
		<input type="radio"/> Using a remote option (Zoom link or telephone)	

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Gladness Stedfast Organisation (if applicable)

Email Address

I would like to speak to Council about my submission

☐ In the meeting in the Council Chambers

☐ Using a remote option (Zoom link or telephone)

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## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 9:04 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Lindy Roberts

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Westland Arts Inc (WAI)

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Submission to WDC's Draft Annual Plan 2023/2024

RE: Proposed changes to Carnegie Gallery charges

Hokitika has an active arts sector which has used the Carnegie Gallery for exhibitions over decades. Community art groups such as Westland Arts Inc, Westland Creative Fibre, Hokitika Art Group, Art4Me and individual artists locally have missed having a space to exhibit during the protracted earthquake strengthening period. There is no other space in town which is suitably equipped and available for 2-4 week art exhibitions.

Being without a public gallery has been a loss for the community; an exhibition of the work of renowned local landscape painter, the late Catherine Brough, for instance, had to happen in Greymouth instead. An art 'notice board' in the library has been a limited stop-gap measure meeting an ongoing need and interest in seeing and exhibiting art, locally.

The plans for the Hokitika Museum's new fitout propose a reduced gallery space - the previous reception room. This is much smaller than the previous gallery, with limited wall space and much less flexibility.

The proposed charge of \$60 per hour for this space is ill-conceived- this is an art gallery not a meeting room.

The proposed hire fee is completely out of scale with market prices for galleries in New Zealand- it would make the space too expensive for use by local artists and community groups.

By comparison:

1. The Aigantighe Gallery, Timaru (Council owned)

Gallery Rental Fees-

Main Gallery

Private hire \$42 per day

Community Groups \$37 per day

Corporate Hire \$84 per day

After hours: \$80 per hour plus \$30 for staffing.

The gallery charges 25% commission on the sale of works over and above hire rates.

<https://www.timaru.govt.nz/council/publications/fees-and-charges/art-gallery>

2. Thistle Hall, Community Venue, Cuba St, Wellington

Thistle Hall is owned and partially funded by the Wellington City Council and is run by a board of trustees.

Gallery Rental Fee

\$160 for 7 days (Maximum)

\$150 refundable bond.

The gallery charges 10% commission and supplies EFTPOS for sales.

<https://www.thistlehall.org.nz/>

### Competition and Income

The Hokitika Guardian reported that council discussion, in setting the hire charge for the gallery, included the rationale that fees should be set high so as not to compete with community hall rates. The Carnegie Building belongs to the community, as ratepayers, and should serve its interests. The Carnegie Gallery fulfils a particular function not provided by other spaces in town. It should not be used as an income stream irrespective of its purpose as an art gallery. There are other ways of making the gallery pay for itself. For example, the Left Bank Art Gallery in Greymouth charges no hire fee but takes 38% commission on sales. They have Friends of the Gallery whose subscribers are invited to openings and events and volunteer their services in different ways. The gallery is run by a committee of volunteers. The sale of art and craft supplements gallery income.

### Recommendations:

- That the hire fee for the gallery be set according to its standard as a gallery (in terms of wall space, lighting, hanging methods, flexibility, aesthetics etc.) and in line with market prices for gallery hire in New Zealand.
- That the hire of the gallery for meetings or short events (with a separate scale of fees per hour) fit into a larger programme of art exhibitions in the gallery.
- That these charges be set bearing in mind any commission on sales by the gallery, which is between 10% and 40% (exc. GST) depending on whether or not the gallery covers the costs of openings and publicity for exhibitions.
- That WDC consider having representation from the local arts community in developing policy and procedure for the Carnegie Building and not let this be swept up (and lost) under Museum business.

Lindy Roberts (Chairperson)

Westland Arts Inc (WAI)

26 May 2023

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**



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You can also **call** us with your submission and use the form to help you.

**Phone:** [REDACTED]

**Freephone:** [REDACTED]

Name GRAHAM BERRY Organisation (if applicable) \_\_\_\_\_

[REDACTED] [REDACTED]

I would like to speak to Council about my submission

- ☐ In the meeting in the Council Chambers
- ☐ Through a remote option (Zoom link or telephone)
- ☐ I do not need to speak to Council about my submission

## 3 waters depreciation and differentials – rates model

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## Comments

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## Otira public toilets

Your preferred option

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## Comments

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## Review of fees and charges

Please let us know what you think about our review of fees and charges.

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**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

*More pages can be attached if necessary*

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

## Emma Rae

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 9:45 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Melanie Crossman

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

Option 3: Do not build a new public toilet block and remove the temporary structure.

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

How can you increase the rural rates 28% - we get no services like Water, Lights, Septic, we have to pay extra for phone as fibre is not installed in rural areas either

We have paid alot of money to get Septic systems and water tanks to our properties!

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 10:48 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Shaun Olson

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Tuilus Portable Toilet & Shower Hire

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments****Otira public toilets. Your preferred option:**

Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.

**Comments**

Handle design in-house. Built by locals to a basic design without the extravagance of needing full on design from architects / engineers plus inputs from project managers.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Changes to Fees and Charges - District Assets Sewage Supply and Dumping into the Sewage System

Tui-Lu's Portable Toilet & Shower Hire has been successfully operating on the West Coast for over 30 years. It is an essential business supporting a range of customers from individuals, volunteer organisations, small to medium sized businesses and major events by supplying portable toilets where no other sanitation system is available. As part of our hire service, Tui-Lu's regularly clean and remove sewage waste from our, and other on-site toilets, which is then emptied at the Hokitika sewage ponds directly.

Supplying an adequate sanitation system to staff is a legal requirement for employers. Our largest customers are local builders and tradespeople followed by the mining industry both of whom support our economy and community in countless ways. Events that attract thousands of people to our district could not be held without the supply of portable toilets.

Tui-Lu's have only one servicing vehicle that has a maximum holding capacity of 700 litres. At our busiest, we

empty at the sewage ponds no more than 3 times per week making a total of 2,100 litres of waste per week. Events we cater for do not exceed this amount either.

In comparison, the septic tank waste removers operating in the Hokitika area presently will empty 3000 litres for every 1 of the many septic tanks they service each week. Furthermore, these contractors along with other drainage contractors dump debris such as grease, fat, gravel, mud etc that is far more challenging to the sewage system to process than sewage waste.

At present we pay an annual fee of \$550 for the emptying of waste at the Hokitika sewage ponds. The WDC Draft Annual Plan proposes this rate is increased to \$2,500 annually (we are advised by council that the current wording of \$2,500 per event is a misprint). We feel this is an excessive and disproportionate cost increase. Firstly, even in the current climate of increasing costs, a 350% increase in fees is unprecedented. Secondly, when compared to other contractors who dump at the same sewage ponds, our waste deposited is, and will continue to be, only a fraction of what they do.

It is our view that the cost should be 'user pays', calculated on the amount emptied into the system. This is a fairer system and one adopted by other councils in NZ. If this is impracticable for the council to oversee, then a set annual fee for portable toilet businesses should be calculated separately to septic tank and/or drainage contractors. The current fee is an accurate fee for our usage. If an increase is required then that should be measured in line with inflation. Any increase in fees of more than 50% should be staggered over a period of, say, 4 years with incremental increases each year.

Tui-Lu's have worked hard to absorb as many cost increases as we can of late. However, extortionate increases in fees such as this will inevitably have to be met by the customer, a further blow to the already strained building industry and the local families that these businesses support.

As committed ratepayers of this community, we urge you to reconsider the annual fee increase for sewage dumping fees to one that is fairer and proportionate to use, or alternatively a more reasonable and staggered fee increase.

We look forward to hearing from you in due course.

Yours sincerely

Shaun Olson & Natasha Sinclair  
Tui-Lu's Portable Toilet & Shower Hire  
Freephone: 0800 17 17 17  
[www.tuilus.co.nz](http://www.tuilus.co.nz)

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 11:06 am  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Rajnikant Patel

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I would like to speak to Council about my submission through a remote option (Zoom link or telephone)

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments****Otira public toilets. Your preferred option:**

Option 3: Do not build a new public toilet block and remove the temporary structure.

**Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Rates should be even lower for those who has single income only and depend on IRD family income. I have single income and struggling to pay the rates and groceries and other cost for living.

I would be grateful, if rates goes lower.

Really Appreciate it

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

26<sup>th</sup> May 2023

To Westland District Council.

Private bag 704

Hokitika.

To: Submissions Dept – Annual plan

Hari Hari Community Civil Defence group

[REDACTED]

[REDACTED]

The planning department of Hari Hari Community Civil Defence group would like to make the following submission to the Westland District Council Annual Plan.

We would like to submit an application for a generator, security cage and wiring required to enable the Hari Hari Community Hall to operate during major power outages.

As the designated Civil Defence Welfare Centre, this facility is the gathering point for locals and tourists in the event of a major weather event or environmental disaster.

Having a backup power source at this facility would mean an operational kitchen, heating and lighting for anyone requiring meals and/or accommodation.

Both the local hotel and store/café close during major power outages, leaving this facility as the only safe shelter.

We have had this investigated by Laser Electrical in Greymouth and a cost for this would be \$50,000.00 including G.S.T.

The local Hari Hari Community Civil Defence group is not funded for any equipment at all by the Emergency Management Group in Hokitika and we have had to fundraise for everything for our emergency container, which to date is over \$30,000 worth of goods.

Regards,

Francina Glass, John and Judy Cardno.

[REDACTED]

[REDACTED]

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You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name Jack O'Connor Organisation (if applicable) Spot Canterbury  
Email jack.oconnor@spotcanterbury.org.nz Address & phone number [REDACTED]

I would like to speak to Council about my submission

- ☐ In the meeting in the Council Chambers  
☐ Through a remote option (Zoom link or telephone)  
☒ I do not need to speak to Council about my submission

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Comments

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### Otira public toilets

Your preferred option

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- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

Comments

No opinion

### Review of fees and charges

Please let us know what you think about our review of fees and charges.

We support the increases to sporting facilities to help provide fit for purpose facilities for the community to play and recreate

Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024

Please refer attached pages

More pages can be attached if necessary

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

## Westland District Council

### 2023/24 Annual Plan

### Sport Canterbury Submission

#### About Sport Canterbury / Hakinakina Waitaha

Sport Canterbury is one of 14 Regional Sports Trusts operating throughout New Zealand.

We are an independent, Charitable Trust governed by a Board. We have been operating since 1989 with a presence in Christchurch, Ashburton, Timaru and Greymouth.

Our vision is 'Kia Nui Ake, Kia Kaha Ake, Te Tokomaha Ake (More People, More Active, More Often) and everything we do is about getting and keeping people engaged in sport, physical activity and play. We connect community leadership to make healthy choices more accessible to families /whānau where they live, learn, work and play, so, our communities thrive.

We achieve our outcomes through partnerships, initiatives and programmes that align to the strategic priorities set out within our strategic plan.

#### The Value of Sport and Recreation

Sport NZ undertook a study that explored the value of sport and recreation to New Zealanders, their communities, and our country. The Value of Sport is based on extensive research, including a survey of around 2,000 New Zealanders and a review of previous studies from here and around the world.

People consulted saw real value in participating in sport and recreation. Findings included:

- 92% believe being active keeps them physically fit and healthy and helps relieve stress.
- 88% believe that sport and other physical activities provide them with opportunities to achieve and help build confidence.
- 84% believe sport brings people together and create a sense of belonging.
- 74% say sport help builds vibrant and stimulating communities.

The research also showed the ability of sport and recreation to create connected young adults and improve the health and wellbeing of New Zealanders.

Wellbeing is more important than ever in the aftermath the COVID pandemic and the highly uncertain economic outlook both having an impact on all aspects of our wellbeing.

#### The importance of councils to the sector

Sport Canterbury covers an area that includes 10 Territorial Local Authority areas. Councils are an important partner for Sport Canterbury.

We see councils playing a key role in our goal to ensuring everyone has access to quality physical activity options.

Councils have a key role in facility planning, development and operation that enables play, active recreation and sport but are increasingly involved in running or supporting local programmes which drive physical activity and wellbeing as well.

Sport Canterbury will always aim to maintain its independence while working with councils to achieve the best outcome for the sport, active recreation and play sector.

#### **A regional approach to facility planning and delivery.**

2017, Sport Canterbury has led the development of three Spaces and Places Plans covering the Greater Christchurch, South Canterbury, and West Coast areas. These plans aimed to provide a cross-boundary approach to facility planning and prioritisation to ensure needs were met on a regional basis avoiding duplication. Sport Canterbury is now reviewing these plans and bringing them all together into one overall plan for the whole of the Sport Canterbury Region. We see these plans as being beneficial to councils when considering investment in sport, active recreation and play facilities. These plans are available on our website and have been integral in forming the basis of this submission.

#### **Caveat**

Sport Canterbury works with many sporting and community organisations across the region and often advocates on behalf of sport and physical activity. However, the comments presented within this submission are those of Sport Canterbury only and do not necessarily represent any individual or other sporting, or other group. Using this feedback This written feedback is to be considered and reported in its entirety. No partial use, excerpts or subjective interpretation of this document is permit.

#### **Submission Points**

##### **General**

Thank you for maintaining your investment in sport and recreation across many areas during some extremely tough economic times. Sport and Recreation supports a thriving community where benefits are real, human, and long lasting for the people of the Westland District.

- **West Coast Wilderness Trail**

We support continued investment and resources to this is wonderful trail which brings a sense of pride to our community along with economic benefits through visitors and events. It helps profile the district as a cycling destination and creates opportunities for healthy recreational activity that improves wellbeing.

- **Sports Fields**

We support the increase of fees to sport facilities.

While cost is a barrier to participation, we believe the increases are necessary to continue to provide fit for purpose places and spaces to play and meet the community expectations.

- **Westland Race Course**

We encourage Council to continue investigating options for this space.

[www.sportcanterbury.org.nz](http://www.sportcanterbury.org.nz)

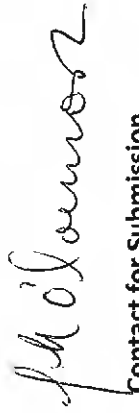
Sport Canterbury - West Coast **E** [westcoast@sportcanterbury.org.nz](mailto:westcoast@sportcanterbury.org.nz)

**Greymouth** Ground Floor, Civic Centre, Puketahi Street, Greymouth 7805 **Postal Address** PO Box 382, Greymouth 7840

**P** 03 768 0775 **F** 03 768 5735 **Hokitika** c/- Westland District Council, 36 Weld Street, Hokitika 7810

**Postal Address** Private Bag 704, Hokitika 7842 **P** 03 756 9037 **F** 03 755 7326

This space has potential to provide an accessible hub for play and active recreation in a centralised location. We see the compromise of dividing the site into housing and recreation space as a win/win situation with profits from the housing development being invested back into play, active recreation and sport which will benefit the wider community potentially including the playground upgrade at Cass Square.



**Contact for Submission**

The contact for this submission is:

Name: Jack O'Connor

Role: Regional Manager

Phone: 

Email: [Jack.OConnor@sportcanterbury.org.nz](mailto:Jack.OConnor@sportcanterbury.org.nz)

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 1:35 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Damon Subritzky

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

**Otira public toilets. Your preferred option:**

Option 3: Do not build a new public toilet block and remove the temporary structure.

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

Damon SUBRITZKY

[REDACTED]

I can't see how it is justified that both rural and rural residential rate payers are expecting significant increases to their rates in all options outlined whereas in four of the five options it appears residential and commercial rates get to enjoy either a decrease or minor increase. I believed it was suggested rates smoothing was done and dusted? It doesn't seem so for some.

If we are saved by reduced investment into our three water systems because the tax payer (still us) is going to pick up the bill in the coming years, why is it that the two rate payer groups, rural and rural residential, are the ones hit hardest regardless? Surely those who use the systems should be the ones to wear the majority of the cost. What services are the rural rate payers gaining from a 39.11% rate increase?

Speaking only for our household, we have our own rainwater collection and wastewater worm farm. Significant

outlay costs and ongoing maintenance that requires no input from the council other than clipping the ticket for consents. Why then, if we run with option one of the magical plan, do we see an 18.94% and 2.12% variation above the change for residential rates? Rates are not a means for wealth redistribution, they are merely a way for roads to be sealed, pools to be maintained and rubbish to be collected.

As far as the Otira public toilets, why waste more money on infrastructure for the handful who can't on for 15 minute to the existing toilets and cafes in Arthurs Pass? Hard no from me.

Even the structure of the draft plan shows how poorly this council and its staff prioritise its responsibilities. There's not much point in writing up grand ideas for spending rate payer money on Facilities, and Leisure Services when Drinking Water and Land transport should be where the capital is invested first.

To quote the Mayor and Chief Executive's message "with the Official Cash Rate forecast to peak at 5.5% by the end of 2023 and inflation over 7%. We recognize that the impact of this economic situation on our communities is great."

So why are we spending;

\$2,103,534 on Museum upgrades and changes

\$460,800 on Otira Public toilets

\$512,000 on the Racecourse development event zone

\$896,000 for the Racecourse development – residential master plan

\$110,000 on Strategic land purchases? Care to elaborate.

\$90,000 for the Ross land and shed development

\$1,007,907 and \$443,865 on the Cass Square playground and skatepark.

\$41,303, \$320,000, \$400,000 and \$170,000 on the cycle trail.

A whopping \$6,555,409 on the nice to haves alone!

Surely that money would be better left in rate payers pockets, kept in the coffers for a rainy day or spent on infrastructure. Especially considering the annual budget for roading is \$3,741,538. We could nearly triple the roading budget by merely sticking to a council's core roles.

I know of a stretch of 1200 meters of unsealed road with 14 rate paying households relying on it for access. At a rough rate of \$190 per square meter, and a width of 7 meters, the cost would be approximately \$1,596,000. But I'm sure the council owned Westroads could cut us a better deal than that. Even if they can't, thank goodness for Fulton Hogan, Higgins and the like who could offer competitive prices. If that fails, we can always up the DVD rental price at the library to pick up the difference.

In summary, if times are tough and the worst is yet to come let's focus spending on the necessities; roads and water. Share the burden fairly across rate payers and not hammer rural farmers for doing the hard yards. Stop funding the wants of a few; cycle trails, signs and museums, from the pockets of the many.

Regards,  
Damon

Contact Name: Rosie McGrath  
 Organisation: Active West Coast  
 Email: activewestcoastnetwork@gmail.com  
 Phone: 03 768 1176  
 Postal Address: C/- PO Box 443 Greymouth  
 7805



Westland District Council  
 Weld Street  
 HOKITIKA

re: Submission to the Westland District Council's Annual Plan 2023-2024.

### **Active West Coast**

Active West Coast (AWC) is a network of agencies and groups committed to improving the health and wellbeing of West Coasters through the promotion of healthy lifestyles and the creation of healthy social and physical environments. While member organisations were involved in preparing this submission, the recommendations in their entirety, do not necessarily reflect the views of each individual agency.

The World Health Organisation, as part of its Healthy Communities initiative, has stated that:

People in a healthy community enjoy a clean, safe physical environment, including:

- adequate housing
- a responsible use of resources sustainable for the long term
- strong, mutually supportive networks
- high levels of participation and control over decisions affecting health and wellbeing
- adequate access to food, water, shelter, income, safety, and recreation
- programmes for promoting health, preventing disease, and limiting the ill effects of disability
- a chance for a wide variety of contact, interaction and communication, including educational experiences
- a diverse, vital and innovative local economy
- a strong local cultural and spiritual heritage, and
- access to quality health services.

We acknowledge the importance of Council's huge role in creating a healthy environment in which its residents can live, grow, learn, thrive, play and work.



### **Vision and Community Outcomes**

We applaud Council's Strategic Vision 'to work with the people of Westland to grow and protect our communities, our economy and our unique environment' and for your 'commitment to working with Mana Whenua' as this implies the district residents will reside in safe, inclusive, and well designed and connected communities that support health and well-being.

Provision of clean water, efficient roading and safe pedestrian/cycle networks, and effective sewerage and solid waste systems all benefit health. Additionally, Council can further enhance the well-being of its residents by creating effective regulatory policies, for example around alcohol, gambling, smokefree and vape-free environments, and by providing more opportunities for communities to participate in the development and/or review of these. Health and/or social impact assessment is an inclusive process designed to capture community voice in the development of policies. Members of AWC have previously partnered with Council to review its Class 4 Gambling Venue Policy using a Social Impact Assessment approach, and we are keen to continue this work with Council to develop and/or review relevant policies.

**We encourage Council to utilise a Health and/or Social Impact Assessment process in developing or reviewing policies and offer our assistance with this.**

We are aware Council is now an active member of the new Takiwā Poutini Locality structure. This provides an innovative opportunity for health, government departments, iwi and Councils etc to work together to build environments, policies and services that support health and wellbeing. Members of AWC look forward to working more closely with Council under this structure.

### **Physical activity opportunities**

Lack of physical activity is now a major cause of illness and death, both nationally and globally. Creating environments that encourage and support people to be active is therefore an investment in community wellbeing.

### **Cycling**

We support the intention to continue improving the West Coast Wilderness Trail and Council's commitment to making it accessible. The West Coast is building a cycling profile and the continued development of high standard trails across the region will benefit both locals and boost economic development.

However, in order to strengthen our cycle-trail connectivity, the local road network needs to be more cycle friendly. Many short trips taken in vehicles could be

undertaken by cycle if the road environment and community culture were more cycle-friendly.

**We encourage Council to provide cycle lanes and other relevant cycle infrastructure when undertaking road renewals or town development projects.**

### **Walking**

Accessible and well-maintained footpaths provide opportunities for people of all ages to be active and connect with their community. We are therefore pleased to see Council has increased funding for footpaths within this annual plan. Creating pedestrian-friendly spaces has a range of community benefits, from increased road safety to better health and economic outcomes.

We acknowledge Council's decision to take advantage of Dr Rod Tolley's expertise in creating pedestrian friendly spaces. One area of focus for Rod's visit concerned making environments around our schools safer and more walking and biking friendly. His evidence-based message highlighted that a speed limit of 30km/hour in the streets surrounding schools is safer than the 40km/hour (or higher) limit we currently have within our district. This aligns with the Road to Zero strategy and Waka Kotahi's target to have safe speed limits in place for 40% of our schools by June 2024 and all schools by 2027. We encourage Council to work with Waka Kotahi, schools and school communities to meet or exceed the June 2024 target.

Dr Tolley was instrumental in developing the Walk 21 Charter, the International Charter for Walking, to help authorities create policies, activities and relationships to develop a culture where people choose to walk. We encourage Council to become a signatory to this Charter to show its commitment to walking as a key indicator of healthy, efficient, socially inclusive and sustainable communities. For more information and an outline of how each of the principles can be enacted please see [www.walk21.com](http://www.walk21.com).

**We encourage Council to become a signatory to the Walk 21 Charter.**

**We also encourage Council to work with its stakeholders and communities to develop an Active Transport plan for the district.**

### **Parks, swimming pools and facilities**

We support the continued development of Cass Square through the upgrade of the Children's Playground and the Skate Park, and the upgrades to both the Hokitika and Ross swimming pools.

We are concerned that the casual use charge for Cass Square is proposed to rise from \$64 to \$240 per day. We are concerned that this rise may mean a reduction the number of physical activity or social events in Hokitika.

### **Carnegie Gallery**

We congratulate Council on the restoration of the Carnegie building and look forward to its opening, as facilities such as this give people an opportunity to learn, exhibit and celebrate creativity. However, we are concerned to see the proposed charge for the use of the gallery space is increasing from \$60 per week to \$60 per hour.

Local galleries are where creative people often first formally 'share their creations'. We are concerned that this charge will be a barrier to this opportunity and that the number of local exhibits may decline.

### **3 Waters**

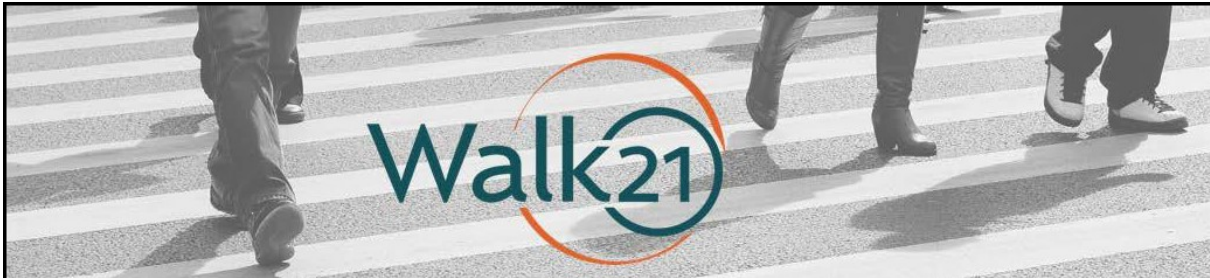
We support the activities within the drinking water, wastewater and storm water service as all three are vital to community wellbeing. While we understand Council's proposal to keep rate rises down by not funding depreciation on this service, the community will at some stage have to fund these assets, even under the new national and regional 3 Waters structure.

### **Public toilet at Otira**

AWC has previously supported the installation of public toilets in Otira as access to public toilets protects personal, community and environmental wellbeing. We continue to support having public toilets at Otira and encourage Council to retain the temporary structure there until external funding opportunities for a more permanent facility has been identified and secured.

Thank you for the opportunity to submit on the draft Annual Plan. We do not wish to speak to this submission, however, we may be contacted by phone on 03 768 1176 or by emailing [activewestcoastnetwork@gmail.com](mailto:activewestcoastnetwork@gmail.com) if required.

Rosie McGrath  
Coordinator  
Active West Coast



# ***International Charter for Walking***

***Creating healthy, efficient and sustainable communities where people choose to walk***

*I/We, the undersigned recognise the benefits of walking as a key indicator of healthy, efficient, socially inclusive and sustainable communities and acknowledge the universal rights of people to be able to walk safely and to enjoy high quality public spaces anywhere and at anytime. We are committed to reducing the physical, social and institutional barriers that limit walking activity. We will work with others to help create a culture where people choose to walk through our commitment to this charter and its strategic principles:*

- 1. Increased inclusive mobility***
- 2. Well designed and managed spaces and places for people***
- 3. Improved integration of networks***
- 4. Supportive land-use and spatial planning***
- 5. Reduced road danger***
- 6. Less crime and fear of crime***
- 7. More supportive authorities***
- 8. A culture of walking***

***Signed.....***

***Name.....***

***Position.....***

***Date.....***

[www.walk21.com](http://www.walk21.com)

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 1:49 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Fox Glacier Community Development Society Incorporated

**Email**

cdo@foxglacier.org.nz

**Address & phone number****Organisation**

Fox Glacier Community Development Society Incorporated

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:****Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.****Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

26th May 2023

Mayor and Councillors

Westland District Council

% CE Simon Bastion

Dear Helen and Councillors,

The Fox Glacier Community Development Incorporated Society (Fox Inc) submission for the 2023-2024 Westland District Council Draft Annual plan is that our submission put forward for the 2022-2023 Westland District Council Annual Plan become a permanent change.

The in- brief 2022/ 2023 submission.

Since the role of the Community Development Officer's inception in the early 2000's, the allocated funding had never been increased until Westland District Council accepted the submission from Fox Glacier Community Development Society Incorporated and an amendment was made to the 2022/2023 Westland District Draft Annual Plan.

The Fox Glacier Community Development Incorporated Society (Fox Inc) is writing to you with a request, regarding the funding for the Fox & Franz Josef CDO and the Glacier Country Promotions Officer.

What Fox Inc would like to propose is the Glacier Country Promotions Officer funding comes from the Tourism Promotions Rate (under Community Development and Assistance) rather than the Fox/Franz Josef community rate -the current contribution from this targeted rate to the Country promotions group is \$13,000.00. This would then leave \$6,500.00 that each community contributes via the Fox/ Franz targeted rate to come back to these communities and enable them to employ staff at slightly higher rate than the living wage.

Reviewed 2024 Westland District Council Draft Annual plan for the Target Tourism Promotional Rate

The 2022/2023 Target Tourism Promotional Rate was \$615,045. Is going to increase to on the 2023/2024 to \$702,363. =an increase of 87,318.

An Approx amount of this revenue coming from the Glaciers.

392 not commercial @ \$12.53 = 4,912.

The bulk of Commercial for Fox and Franz would fall into the \$1 to\$ 3 million or \$3 to \$10 million.

115 commercial properties out of the 485 rated are in the Glaciers, 235 are in Hokitika.

This is only an Approx amount for commercial \$164,157. plus, the \$4912. = 169,068.00

Given that the Target Tourism Promotional Rate is increasing it does not seem unreasonable that last years accepted submission becomes permanent.

Update on the Community Development Officer (CDO) in Fox Glacier, Fox Inc has been unable to fill this position permanently, so this role is still being contracted out to a local accommodation businessperson to be the Acting CDO who in January of 2023 accepted an increase from\$ 22.50 per hour to \$25.00 per hour plus GST 8% Holiday Pay and 3% Kiwi Save=\$27.75.

CDO targeted rate of \$26,000. Per year @\$27.75 employs someone for 3.2 hours per day

CDO targeted rate of \$26,000. + the 6,500. =\$32,500., employs someone for 4.1 hours per day

With the borders reopening to International Tourists. There is a flow on effect of more staff in the village so that the Acting CDO now has added demands on her time, resulting in the CDO being strategic in managing an increased workload and stress.

It also means that a lot of roles that are on the CDO job description are unrealistic, one of those being looking at how to source outside funding to cover soaring costs like insurance and compliancy costs. (Insurance \$18,000.00, Fire Alarm monitoring & Levies \$3271.00)

The Fox Glacier Community Centre is running at a slight deficit which is been propped up with Town Development Funds to help cover the above cost.

Average hours that the CDO works is 44 hours per month with an-other nine allocated to Postal work plus five or more hours donated for the organising, attendance and setting up of meetings.

With the village coming back to life there is now a demand that the Community Centre /Post Office extend its opening hours, which Fox Inc will need to review before the 2023/2024 tourist season starts.

Pre-Covid and with a much-reduced hourly rate, the Community Centre was open for five and a half hours, but still extra funds were needed to do this, sourced from the Town Development Fund.

To help, Fox Inc has been able to employ two part- time persons, one being a contractor to be financial/ promotion administrator @\$30.00 per hour, the other being a casual CDO who when available (about approximately 4 days per month @\$27.00 per hour) comes and helps the Acting CDO catch up.

Fox Inc currently is seeking a person to take this role on before the 2023/2024 tourist season begins, it would be a comfort to know that last year's funding would continue, plus it would allow Fox Inc to be able to offer a permanent position at a realistic rate.

Fox Inc has been advised by Employment NZ and an independent HR consultant that we need to be offering an Individual Employment Agreement, to do this we need secure funding.

Fox Inc has discussed this proposal and sought agreement from Glacier Country Tourism Group and Franz Josef Community Council.

Submission made by

Ann Scott  
Fox Glacier Community Development Officer  
[REDACTED] | P.O. Box 154, Fox Glacier 7859  
cdo@foxglacier.org.nz  
[www.glaciercommunity.org.nz](http://www.glaciercommunity.org.nz)

Signed Documents sent to Helen Lash , Ashley Cassin , Brian Manera , and Simon Bastion





26<sup>th</sup> May 2023

Mayor and Councillors

Westland District Council

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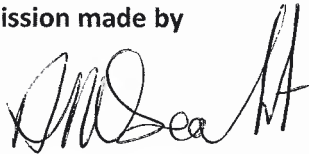
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Franz Josef Community Council.

Submission made by



**Ann Scott**

Fox Glacier Community Development Officer


Moblie: [REDACTED] | P.O. Box 154, Fox Glacier 7859

[cdo@foxglacier.org.nz](mailto:cdo@foxglacier.org.nz)

[www.glaciercommunity.org.nz](http://www.glaciercommunity.org.nz)

Approved on behalf.

Fox Glacier Community Development Incorporated Society Management Committee.

Date	26/5/23
Name	Lisa Bron
Title	Fox Inc Management Committee
Signature	

Fox Inc,  
PO BOX 154,  
Fox Glacier 7859

26 May 2023

Dear Helen, Ashley, Brian, and Simon,

On behalf of Fox Glacier Community Development Society Inc. (Fox Inc), Franz Josef Community Council Inc. (FJCC) and the Glacier Country Tourism Group (GCTG), we would like to thank you for the opportunity to have input into the upcoming plan.

We did submit a request on Fox Inc letter head earlier today. We ask that this request be set aside for now. That document will form part of an overdue discussion on what "better looks like" in the future.

After further discussion between the three groups, we request for the 'top up' solution that was offered and accepted by Fox Inc. and FJCC, last year, be repeated in the coming period.

We understand that the 'top up' last year came from the Tourism Promotions levy.

We also request that this funding opportunity be extended to GCTG using the present % split formular.

The reason for re requesting this top up is that the existing funding structure, now over 15 years old, is no longer fit for purpose.

This "Top Up" funding will allow us to maintain the administration operations of our groups and allow us to support our communities and tourism industry as we rebuild.

This request is made on the basis that we set a time before we get busy next summer, to work together with you to openly look at how the income from the existing Tourism Promotions Rate and the Franz /Fox Communities rate are collected and options for how this rate is invested in the future.

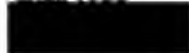
Regards




Anna Scott  
Fox Glacier CDO



Adam Haugh  
Chair FJCC



Mike Nolan  
Co Chair GCTG



## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 2:31 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

veronika maser

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

I am not in support of 3 waters

**Otira public toilets. Your preferred option:**

**Comments**

I agree with a toilet option in Otira, but the level of use does not justify a large expense for a permanent public toilet block that will require a septic tank with ongoing maintenance costs, which includes pumping sludge and sediment, safety inspections, and blockage removal. A simple compost toilet which would cost a fraction of the proposed amount, surely would be most adequate for this situation. Also the placement of a donation box could be an added option to help cover costs. Overseas in most countries public toilets are not free, a minimum amount of 50cent or similar are usually expected to be paid.

Of course its nice to have such free things in life, but is it sustainable ?

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

Who are the artists who going to pay \$60 an hour to exhibit their work ?????

Surely that must be a mistake ???

We used to have a beautiful and affordable option for the creative art and craft makers to show their work, sad if this will no longer be an option. Surely there has to be a supportive option to foster the creative community in this town. Creativity is the backbone of many historical and current events.

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

Sadly seeing most services increase in cost, understandable with current inflation. Therefore more vigilant we have to become on projects across the board, paring back to simple ideas and creative solutions, voluntary community working bees on Saturday or Sunday mornings a few time a year. I understand some community groups already contributing lots of voluntary work, but maybe the council could promote this kind of input from the community as we work together on common goals.

## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 2:32 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Bruce Watson and Don Neale

**Email**

secretary@hokitikaregent.com

**Address & phone number**

Hokitika's Regent Theatre

23 Weld St

Hokitika 7810



**Organisation**

Westland Community Centre. Hokitika's Regent Theatre

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

We are submitting in support of the on-going LTP provision for an annual grant for Hokitika's Regent Theatre and the annual application each year of an inflation adjustment.

The purpose of this is so we can maintain our present level of services to the community. Many of our costs have been rising annually by more than the CPI or national average rate of inflation so our inflation adjusted grant is crucial in our operational budget.

We greatly appreciate our grant being "built in" to the LTP as it gives us surety from year to year and enables us to focus on serving the community, rather than spending what had previously been significant time and effort on major submissions each year.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 2:37 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Stuart Paul

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

N/A

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 1: Status Quo

**Comments**

Three Water Depreciation Funding

I don't agree to not fund Three Waters depreciation. I believe that we still own the assets and although there is legislation to transfer these to a new owner, that has not happened yet and the legislation could be overturned by a new government. I also don't agree how taking the Three Water depreciation out and spreading this across the rate payers is fair at all. Some rate payers are facing up to 30% rate rises while others are dropping by as much as 10% and there is no reason to justify this. This is just not fair and all ratepayers should have the same saving. In order to do that, I see that the UAG has to be changed to try and smooth the variations between each ratepayer. The UAG was changed in the LTP so I don't believe that it can be changed without a change to the LTP. Finally, this is been used to hide the fact that the true rates are actually increasing to a proposed 16%

**Otira public toilets. Your preferred option:**

Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.

**Comments**

They are functioning and better than a lot of others in the district.

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

User Pays is Fine

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

Rates Rise of 16%

I can't see anywhere in the draft and consultation documents justification for exactly 16% if Three Waters depreciation is rated for. There's mention of inflation and not rating enough in the past but how is the 16% figure supported by what information council has provided in the draft plan and consultation document? I believe that not enough work has been done to rework budgets especially as with the new council big projects such as racecourse, Pakiwaitara and playground are either on hold or been reworked with lower budgets. I believe council needs to go through each expense line by line and justify to ratepayers what increase it needs as ratepayers are hurting with cost of living crisis and cannot afford to pay more on rates.



# Federated Farmers of New Zealand

## Submission to Westland District Council on the draft Annual Plan 2023/24

18 May 2023



# SUBMISSION TO WESTLAND DISTRICT COUNCIL ON THE DRAFT ANNUAL PLAN 2023/24

To: Westland District Council  
Via email: [consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

Submission on: **Proposed Annual Plan 2023/24**

Date: 26 May 2023

Submission by: West Coast Federated Farmers of New Zealand  
**BEDE O'CONNOR**  
WEST COAST PROVINCIAL PRESIDENT  
Federated Farmers of New Zealand  
E [jsutherland@fedfarm.org.nz](mailto:jsutherland@fedfarm.org.nz)

Address for service: **JAMES SUTHERLAND**  
GRADUATE POLICY ADVISOR REGIONAL  
Federated Farmers of New Zealand  
M 027 387 8909  
E [jsutherland@fedfarm.org.nz](mailto:jsutherland@fedfarm.org.nz)

**We do wish to be heard in support of our submission.**

## ABOUT FEDERATED FARMERS

Federated Farmers of New Zealand is a membership organisation, which is mandated by its members to advocate on their behalf and ensure representation of their views. Federated Farmers does not collect a compulsory levy under the commodities levy act and is funded from voluntary membership.

Federated Farmers represents rural and farming businesses throughout New Zealand. We have a long and proud history of representing the needs and interests of New Zealand's farmers.

Federated Farmers aims to empower farmers to excel in farming. Our key strategic outcomes include provision for an economic and social environment within which:

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

## 1.1 INTRODUCTION

- 1.2 Federated Farmers welcomes the opportunity to submit on the Westland District Council's draft Annual Plan 2023/24.
- 1.3 Federated Farmers takes every opportunity to engage and maintain a positive constructive relationship developed with the Council, and we appreciate the consultative approach Council has taken to this year's Annual Plan. We thank Council for providing the opportunity for ratepayers and interest groups to 'have a say'.
- 1.4 Federated Farmers is strongly concerned about the rates increase proposed in this Draft Annual Plan. Council has proudly stated that there is 0.07% rates increase compared to the 10.5% increase that was proposed in the Long Term Plan. However, this is not the case. Some rural ratepayers (see table below) are paying well more than the 0.07% increase in rates, while urban ratepayers are having a decrease in their rates. We are concerned with the approach taken and urge Council to keep rates at their previous level. To change the whole rating system to place burden on the rural ratepayers is outrageous and the biggest shift by any Council in the 2023/24 Annual Plan season. Federated Farmers is usually supportive of an increase in the Uniform Annual General Charge as it creates a more equitable rating environment, however the significant increase of this rate has led to us being not able to support this proposed plan.
- 1.5 We are also concerned in the approach Council has taken in this Draft Annual Plan with how they have presented the facts to the public. Council presented an impressive 0.07% rates rise. Council did not state anywhere in the media releases that there would be in fact over 20% rate rises in some areas, especially rural. We urge Council with future rate rises to communicate these more effectively with ratepayers.
- 1.6 We continue to be significantly concerned about the Council's approach to depreciation. Yes, it is appropriate for Council to use their reserves in funding continued work programs. But it is not appropriate for rural ratepayers to subsidise this for urban ratepayers. Rural ratepayers who will not gain any benefit from this system. Many of these farmers have their own water reticulation systems in place. We are cautiously asking Council to not put themselves in a difficult position by not funding depreciation. Many Councils around the South Island are still funding at least 80% of depreciation for their water systems in a bid to ensure they are not cut short by the Three Waters reforms if they are extended. We have already seen an extension of these reforms, and with a possible change in government in October we could see further changes to the Three Waters legislation. We are concerned Council has prematurely not funded depreciation, where other Councils continue to do. Council under the current rating system has room to increase the targeted rates to fund depreciation levels required to get through the early stages of the reform.
- 1.7 We do not support any of the options for the 3 Waters depreciation funded through a Uniform Annual General Charge. The increase to the UAGC from a targeted rating system is a manipulation of the Council balance sheet. Council is passing the burden onto the rural ratepayers who do not benefit from the 3 Waters network. These ratepayers are most likely on a private water scheme and deal with their own wastewater and drinking water. It is unfair for Council to pass the buck to ratepayers who will not benefit from water infrastructure, and mismanagement of Council assets. We strongly urge Council to continue rating ratepayers under the current targeted rating scheme until 3 Waters has

commenced. The largest area of society affected by change from targeted rates to UAGC are the rural communities. Federated Farmers of West Coast is hugely disappointed by the Council taking this approach in the middle of a cost-of-living crisis with record high inflation, and feel that the UAGC has been incorrectly used for this situation.

- 1.8 We support the erection of a permanent structure for the Otira Public Toilets for public sanitation and health and safety. However, we urge the Council that this should not be fully rates funded. The toilets are on a main state highway in an historic township that is a tourist attraction. There is argument for a case to made to Heritage New Zealand, The Provincial Growth Fund, and Waka Kotahi to put capital towards the project. It is going to have wider reaching benefits to that of the community in terms of the road users and tourists that visit the township. We believe the council should pay for the upkeep of the new toilets, if successful in the business case which is justifiable to rate under the UAGC. However, if Council is unable to secure capital from Central Agencies to build the toilets, the temporary structure should stay as is. It is not fair on small ratepayer bases to put capital towards programs that will not have a direct net benefit to ratepayers' wellbeing's.
- 1.9 We are in general support most increases in the Fees and Charges, as the increases are justifiable with inflationary pressures. However, there are exceptions to certain fees that we feel Council has increased at unjustifiable rates. We are against the increase of the Resource Management fees, which has an increase of 8%. That is arbitrary and well above what other West Coast Councils have proposed of between 7%-7.7%. Federated Farmers strongly argues that Councils should only increase the costs of these in line with inflation. Inflation is certainly not 8%, in fact according to Stats NZ is at 6.7% and falling<sup>1</sup>. We urge the Council to take into consideration the cost-of-living crisis that the country is currently experiencing. An 8% increase in Resource Management Fees only furthers that financial impact on families and business who require these consents and activities to operate. Furthermore, this is concerning for the rural community especially farmers as farms have a with a fixed farm gate price for the season, which is determined by the international markets. They are unable to charge the meat processors, or the dairy factory more for their product. Any increase in fees and charges that affect the rural community comes from farmers bottom lines.
- 1.10 We strongly oppose the reduction in charge of Metered Water Rates. It should be a user pay system and should not be subsidised by the ratepayers who do not benefit from this service. A reduction in the charge to Metered Water Rates which is being subsidised through an increase to the UAGC for the service. These should be funded through targeted rates, as it only benefits a portion of the community who are connected to the mains. We agree that the charge per cubic metre should be maintained at the \$2.30 instead of being reduced to \$1.15. It is not fair for Council to reduce this charge by 50% and pass this cost onto ratepayers who will not benefit from this service daily
- 1.11 We are cautious about the Council engaging in the carbon credit trade. It is not appropriate for Councils to be engaging in the trade to offset future costs. Council does have a claim to use the credits to offset the emissions coming from the landfill. We understand the premise of that argument, however there is not an argument to hold these credits as a 'intangible asset'. Council should never have the role to engage in the trade of

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<sup>1</sup> [Annual inflation 6.7 percent | Stats NZ](#)

these credits beyond use on the landfill. We argue that this goes beyond what Councils role prescribed in the 'Local Government Act 2002' defines that Councils role and function is the following:

*'The purpose of local government is—*

*to enable democratic local decision-making and action by, and on behalf of, communities; and*

*to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future'.* We argue that the 'gambling' on 'assets' of that nature particularly when your role is to regulate the land use changes/adaptation falls well outside the brief of acquiring these 'assets'. There are no rules to prevent Councils from engaging in this trade but does bring Council regulatory decision making into question where it could have a negative impact on your 'assets' value.

- 1.12 We do understand that Council has deferred or significantly reduced the budget on some projects. We acknowledge that economically it is tough, and we understand some of the approaches Council have taken. Inflationary pressures, contractor shortages, and supply chain issues are all problems that every Territorial Authority is currently facing.
- 1.13 Primary Industries continue to be a significant industry which supports the health and wellbeing of the district. According to infometrics data, in 2022 Primary Industries made up 18% of the GDP from the whole district<sup>2</sup>. This is in comparison to GDP of the whole country where Agriculture makes up 5.8%<sup>3</sup>. This further shows that regionally Agriculture is a huge industry which helps to support the success of others such as the electricity, retail and accommodation and food services. It is not uncommon for many farmers in the Westland District to have two to three business they run alongside the farm. It's the West Coast way!

## 2.1 GENERAL COMMENTS

- 2.2 We are disappointed with the approach that Council has taken in this draft Annual Plan. It is confusing and shows that Council has not fully considered the inflationary concerns that many ratepayers are currently facing in district.
- 2.3 From a rural perspective, rates are contentious as rural landowners pay a far greater amount per capita than their urban counterparts already, and the council is proposing to increase this further. Council spending is focused on urban needs with very little support to the rural needs.
- 2.4 In the Draft Annual Plan, the Westland District Council is proposing a rates impact as follows:

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<sup>2</sup> <https://ecoprofile.infometrics.co.nz/Westland%20District/Gdp>

<sup>3</sup> <https://ecoprofile.infometrics.co.nz/new%20zealand/PDFProfile>

Proposed Rates increased in Long Term Plan for 2021-2031	10.5%
Average Proposed rates increased in the Draft Annual Plan	0.07%
Proposed Rates increased in Residential Whataroa	-10.35%
Proposed Rates increase in Rural Whataroa	26.19%
Proposed Rates increase in Residential Ross	-4.87%
Proposed Rates increase in Rural Ross	11.34%
Proposed Rates increase in Residential Kumara	-5.57%
Proposed Rates increase in Rural Kumara	10.21%
Proposed Rates increase in Residential Hokitika	-6.61%
Proposed Rates increase in Rural Hokitika	28.67%
Proposed Rates increase in Residential Hari Hari	-2.38%
Proposed Rates increase in Rural Hari Hari	23.95%
Proposed Rates increase in Residential Haast	-13.02%
Proposed Rates increase in Rural Haast	14.26%
Proposed Rates increase in Residential Franz Josef	-4.16%
Proposed Rates increase in Rural Franz Josef	18.13%
Proposed Rates increase in Residential Fox Glacier	1.60%
Proposed Rates increase in Rural Fox Glacier	4.34%
Proposed Rates increase in Rural Bruce Bay	26.15%

- 2.5 Federated Farmers opposes the decision to increase the rates from the proposed rates increase in the LTP of 10.5%<sup>4</sup>, to between 28.67% on primary industry properties. We are disappointed that there has been little to no explanation proved as to why the rural community now must pay significantly more in rates in comparison to that of the urban rate payer. This has created a proportionately unfair rating system for what material gain for those ratepayers.
- 2.6 Council has tried changing the rating of their 3 Waters system as justification from shifting funding for this system from a Targeted Rate to a Uniform Annual General Charge, through the changes in depreciation. A Targeted Rate is generally known as a rate that is specifically targeted towards a project or service that targets certain ratepayers in an area. These can specifically be targeted to them, or all rate payers can pay the same cost. Historically these 3 Waters infrastructure would have been charged through a Targeted rate which meant that everyone across the district paid the same. Even though some rural

<sup>4</sup> <https://www.westlanddc.govt.nz/have-your-say/consultations-engagement/draft-annual-plan-2023-2024/>

ratepayers paid the Targeted rate, they paid significantly less than what they will be paying under the draft AP. Council has taken the approach to reduce rates on those that benefit from the system and penalising those that do not directly benefit from the system.

2.7 Section 101 (3) of the Local Government Act 2002 states that the funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, following consideration of,

- a. In relation to each activity to be funded,
  - i. The **community outcomes** to which the activity primary contributes; and
  - ii. The **distribution of benefit** between the community as a whole, and identifiable part of the community, and individuals; and
  - iii. The period in or over which those benefits are expected to occur; and
  - iv. The extend to which the actions or inaction of particular individuals or a group contribute to the need to undertake the activity; and
  - v. The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

2.8 This places at the heart of the rating system a 'benefits principle' where the rates are collected relative to the benefits received by the ratepayer. We understand that it can often be a difficult task to accurately calculate the financial situation that the individual rate classes are in, and the proportional benefit of the Council's spending to each class. However, we ask that Council gives great consideration to how the rating differential impacts rural landowners.

2.9 We are expecting that Council will not charge the rural ratepayers for services they do not get, such as public water supply, treatment, connection, wastewater disposal, stormwater treatment (except in parts where there is clear benefit to the rural communities such as forming part of a roading network) or kerbside collections. In certain situations where ratepayers in rural areas do not get the benefit of these services, we do recommend that they use targeted rates and/or user pay charges for such properties that are net gaining from the addition of these services.

2.10 Under this Draft Annual Plan there is an estimated capital works program of \$9.2 million being spent. On review of those projects, they are for the benefit of urban residents as the large ticket items are wastewater, carbon credits for the landfill, strategic land purchases inside urban areas for council to name a few. In general, these do not benefit those who live on rural properties as those properties have their own wastewater treatment and rubbish disposal. These are not always funded by the council in the first instance.

2.11 Historically the Westland District has treated its rural ratepayers with more fairness, with a rating system that reflected the benefits principle. We consider this timely to review the rural differentials as the 3 Waters legalisation is coming into force. Council has done so but failed to acknowledge that rural landowners do not benefit from this policy. In the past 20-30 years there has been a push towards more of a tourism industry and the beautification of the town (especially Hokitika) to attract and hold tourists. This may further justify a greater rural rates differential as those who receive the benefit of the tourist spending is weighted towards those who live in urban areas.

2.12 We would ask that specific consideration is given to:

- a. Whether that the Targeted Rates are used towards their legislative maximum

- b. The introduction of a Rural Rates Cap that is embedded to sit alongside the self-imposed rates cap.

## **Land management for conservation values**

- 2.13 We recommend a specific remission policy to be implemented under s.109 of the Local Government Act 2002 for land that is managed for conservation values. Local authorities have the power to remit some rates in situations where it is through to serve the great good or to iron out anomalies in their rating system.
- 2.14 We encourage the Westland District Council to consider whether a specific remission policy can be adopted in relation to land that has conservation value, including.
  - a. Land that is designated a significant natural area.
  - b. Land where pests are actively managed (given the strong correlation between pest control and maintaining indigenous biodiversity).
  - c. Land where there is a natural wetland.
- 2.15 Where land is managed for conservation as opposed to productive values, there are equitable reasons to provide for rates remission. Additionally, many of the primary sector properties in the Westland region have been meeting the costs associated with protecting, maintaining, and enhancing indigenous biodiversity through pest management. We encourage the Westland District Council to recognise the regional benefit of such work.

## **Current Economic climate of the primary industry**

- 2.16 In terms of affordability of rates for the rural sector and the economic outlook for agriculture, Beef + Lamb NZ recently announced farm profit before tax for sheep and beef farmers is expected to fall by a third in the 2023 financial year as a result of falling exports. For dairy, Westland Milk although has surpassed the billion-dollar in Annual Revenue<sup>5</sup>, continues to find itself in a position for a short-time of having to pay out higher than Fonterra, which has announced another fall in farmgate price /kg of milk solids. It has steadily declined over the past 12 months.
- 2.17 Farmers are not an infinite source of revenue for Council rate increases. Incomes for rural ratepayers are highly unlikely to increase to the same extent as proposed increases in rates. Any increase that council is imposing, will squeeze out other areas of expenditure.
- 2.18 West Coast Federated Farmers acknowledges the realistic approach taken by Council to divert or postpone work programs for this Annual Plan. New Zealand is currently experiencing a cost-of-living crisis and the West Coast is not exempt from this. Historically costs have always been high on the Coast due to the relative isolation from rest of the country, this has only been exacerbated with high inflation, increasing prices as a result.
- 2.19 This feedback addresses aspects of the Council's draft Annual Plan that relate to our members' concerns.

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<sup>5</sup> [https://www.westland.co.nz/news/westland-milk-products-stages-120m-profit-turnaround/#:~:text=Revenue%20for%202022%20for%20Westland,\(KgMS\)%20during%20the%20year.](https://www.westland.co.nz/news/westland-milk-products-stages-120m-profit-turnaround/#:~:text=Revenue%20for%202022%20for%20Westland,(KgMS)%20during%20the%20year.)

2.20 We cannot support the Draft Annual Plan as it stands. Council needs to re-write and change large portions of the draft Plan to take into consideration the effects on the primary sector and rural communities that make up a large portion of your ratepayers.

2.21 The Council will be engaging in the Long-Term Planning process shortly, we would like to engage with Council earlier outside the legislative framework to ensure that our members and ratepayers are better represented in the draft Long-Term Plan through a meaningful transparent engagement.

2.22 We wish to be heard on this submission.

ENDS



**Emma Rae**

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**From:** [REDACTED]  
**Sent:** Friday, 26 May 2023 2:54 pm  
**To:** Consultation Submissions  
**Subject:** Greg Maitland / Submission / Annual Plan.  
**Attachments:** Carbon Credits.pdf

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

Submission To

## Te Kahui o Poutini Westland District Council Draft Annual 2022/2023

Greg Maitland



There maybe some details of this submission on the Racecourse development that may not be fully correct as I have been unable to receive information asked for under an Official information request to council , due to time frames under the Act. I have instead had to rely on news paper articles that will be referred to in this submission.

As I understand from a report in the Otago Daily Times Press reader article 6/12/2022 the government funding of 3.5 million was under an agreement with Kainga Ora for council and dependant on the delivery of 55 new houses being built.

I was invited and attended a Racecourse discussion meeting hosted by consultants Joseph and Associates ,where attendees were shown a proposal layout plan for underground services, roading and housing subdivision areas. There was no mention during the meeting as to what the proposal would cost to the completion stage, however it was painfully obvious that the 3.5 million would be a tiny fraction of the total cost. This 3.5 million funding is clearly another "Honey Trap" by central government to bandaid previous failed policies that they would like the rate payers of Hokitika to solve. It was also not mentioned at the meeting the cost of the recently installed 1.2 metre drainage pipes that go from the top of the Boys Brigade Hall road to the Hokitika river . I can understand the wisdom of installing pipes under the now Westland Milk land to the river. But to extend the pipes from Kaniere rd to the top of the hill indicated to me that the Racecourse proposal was being considered a goer by some who are working for Council without the agreement and authority from our elected Councillors .

The cost of that further extension would in it's self not been without excessive cost , that could have been used elsewhere on much needed basic infrastructure

In short and to put it as bluntly as I can I would like the whole proposal as described by Joseph and Associates to be Bin filed Immediately.

It is the most riskiest Council scheme I have ever been witness to in my entire life in Hokitika . Even the Plastics factory scam was a cake decorators tea party compared to what is being proposed

## Reasons for opposition:

1. There are already as I understand 4 housing subdivision sites available around Hokitika. Two at Seaview, one at Kanieri rd and one at South Side.

These subdivisions should not have to compete with publicly funded subdivisions, they have worked hard and put their own money at risk, should be respected for it and they should not be subject to a diluted market should this proposal proceed.

2. Evidence of the demand for so many extra houses was not on display at the meeting. In my opinion the level of housing depends on employment opportunities in any community.

I ask that Council consider Govts indication through the media that to achieve future climate emission goals agriculture will have to reduce by 25%. How will that impact the Hokitika economy and WMP. Hokitika's biggest employer? In fact the Govts climate policy will have a huge impact on NZ's economy which will also affect our tourist \$

3. Where is any evidence at all that the Ratepayers of Westland will reap any benefit from this proposal? What is the risk benefit ratio? who really is the benefactor if it does proceed?

4. The main point in all of this, is will this proposal as presented to date continue, put any pressure or risk on those already struggling to survive in our community. It is quite clear from media reports from food banks that they are stretched and I don't care what anyone says, handouts can be very demoralising creating huge stress among families. Food banks shouldn't have to exist. No Council should ever have the legal right to evict anyone from their home through their inability to pay rates caused by inept Council decisions.

It is clear through observing the meteoric rise in rates over the last 15 years that if it continues we are definitely on a road to nowhere that will destroy our community as we know it

## Solution Proposal

I would suggest that the wonderfully gifted 19.5 Ha site be considered for a mixed species long term forest park arboretum or something similar to Bottle Lake near New Brighton in Christchurch.

An article (The Press 25/5/2023) by Stuff reporter Debbie Jamieson stated that Commercial forest cycling contributed almost \$300 million to regional economies last year. Economist Benje Patterson stated "spending associated with bike tourists to plantation forests has grown two-thirds since before Covid-19" with a projected growth of 9.5% over five years. It has become a drawcard for Nelson, Christchurch, Queenstown and Dunedin and biking in the Ernslaw forest has now put Naseby on the map

The forest could have different skill level tracks for mountain bikers giving MTB riders a stepping stone to the more advanced tracks at Blue Spur plus tracks for horses and casual walkers, providing quality stress relief and health benefits for our youth and others can not be over estimated, with slavery to devices demonstrating tragic outcomes of depression for many of the youth in our community such a site would produce many benefits. There could be a barbecue clearing which could also function as a performance site for drama or small musical events Built infrastructure would not be required simply a power supply.

It would also be a beneficial training for horses and riders to interact with other users of the park

The Hau Hau dump site could easily be compressed and the rest of the site could be developed and utilised for grazing by the RDA. At present a lot of that site is an eyesore that has a lot of potential in this regard. The land is well drained and would be an excellent site for grazing horses close to the present RDA.

The Racecourse site could be developed by a logging contractor under the guidance of members of RDA, Farm forestry and our local Mountain bike club. There could be minimal expense to develop such a proposal with all the gear and skill sets available in our community.

#### Carbon Credits.

There is the ability for the site to be part of the Climate Change Commissions ( CCC) Emissions Trading Scheme ( ETS ) . Ministers Nash and Shaw announced late last year that permanent exotic forests are now accepted into the scheme since 1st Jan 2023. which now allows for a permanent carbon sink

Here is part an article written by Professor Keith Woodward on 3rd August 2023 in INTEREST .CO. NZ that describes some of the financial side to the ETS which I believe could substantially financially benefit ratepayers

{Given the current situation, the CCC thinks that the price of carbon needs to rise more quickly, thereby encouraging fossil-fuel users to change their behaviour more quickly and also supposedly encouraging unit holders to cash in their credits earned from forestry. However, the effect of these carbon price rises on afforestation rates does not seem to have been addressed directly in the report.

The measures that the CCC is suggesting will, if Government accepts the Commission's advice, certainly raise the price of carbon rather quickly. Not accepting the advice would have big political implications. But whether or not the CCC proposal will encourage unitholders to cash in their existing units, is another matter. In isolation from any other measures, it certainly has potential to drive even more afforestation. Taking 2023 as an example, the proposed plan is to limit the four 2023 auctions to a combined total of 16.3 million tonnes compared to the previous plan to auction 18.6 million tonnes. Also, the minimum auction reserve price is proposed to be \$60 instead of \$32.10. Further, the initial trigger price at which the 2023 cost containment reserve comes into play is recommended to be \$171 instead of \$78.40, with a further trigger being pulled if the price rises to \$214.

To put that in perspective, the 2022 trigger price is \$70 and the market price prior to this CCC announcement was \$72. The price then jumped to just over \$82 within hours of the announcement, but then came back over the next 24 hours to around \$80.

Explaining this in different terms, the Government has tried in 2022 to hold the price to \$70 but has failed to do so, having pulled the trigger and already expended all of its 2022 cost containment ammunition in the first two auctions, with two more auctions still to go. The law does not allow any more cost containment carbon to be added to the auctions this year. But the CCC is now saying that no new ammo should be loaded into the 2023 cost containment gun unless the carbon price rises above \$171. And then, if that first firing fails to hold the price at that level, then the Government can load more ammo and pull the trigger again if the price reaches \$214.

These prices are just for 2023, with the limits rising further thereafter. The CCC is explicit that these are not target prices, but they are certainly indicative of where the price might head.}

The price per ton of carbon sequestered fluctuates but as I understand is around \$80 per ton . and expected to rise into the \$200 bracket as pressure comes on companies world wide to offset emissions . I believe this is a great opportunity for Council to position themselves and our rate payers to look towards a brighter future.

MPI ( ministry of Primary Industry) have produced tables which define carbon sequestration for both Radiata and Mixed species Hard and soft wood forests . on a per Ha basis for forests in Canterbury / Westcoast.

For radiata tonnage per Ha at \$80 per ton @ 5 years = 15 ton = \$1200

25 years = 435 ton = \$34,800

50 years = 1028 ton = \$82,240

At \$200 per ton over a 19Ha site \$ figures per year would be as follows 5 years \$57,000 . 25 years \$1,653,000. 46 years \$3,906,400.

A Pdf showing tables for other species is below

I can't see why since the Government failed also on their promise to plant one billion trees , That the offered 3.5 million for their failed Kiwi Build program, can't be transferred to setting up a forest park at the Racecourse

#### Otira Toilets

If it wasn't for the expense of lipstick on our already beautiful town i.e the new rusting toilets at Sunset point and the Revell st eyesore I'm sure there would be money for the Otira toilets . There is no denial that Otira residents have a strong argument after watching Hokitika's head in the trough pigging out on " must haves" for the last 7 years . The previous councils habit of placing a cloak over puddles for tourist above ratepayers needs was unacceptable.

In the business end of town there are the following number of toilets that the public are able to use

Grey power rooms

Super Market

Stumpers

Weld lane beach

Regent theatre

Tancred st

Library

Swimming Pool

Cass square

BP service station

Challenge service station

Sunset point

Mountain Jade

This doesn't include many of the restaurant that have no objection to their use.

I can't see why a DOC style toilet can't be installed at Otira . Who ever suggested that it would cost over \$400,000, should produce an itemised costing of all processes and materials . because quite frankly a really top quality house could be built for that price with two bathrooms.

in summary I would like to congratulate our new Mayor and Councillors for their efforts to date to return to core services and be prepared to change direction in the interests of ratepayers

Sincerely

Greg Maitland



# LOOK-UP TABLES FOR POST-1989 FOREST LAND IN THE EMISSIONS TRADING SCHEME

Look-up tables are used when calculating carbon stock for an emissions return form. To complete emissions returns, participants with **less than 100 hectares of post-1989 forest** must use the default look-up tables to determine the carbon stock changes in their registered forest. The default look-up tables are available at the back of this guide and Schedule 6 of the Climate Change (Forestry Sector) Regulations 2008<sup>1</sup>.

Participants with **100 hectares or more registered post-1989 forest** must use participant-specific look-up tables produced through the Field Measurement Approach.<sup>2</sup>

## WHAT ARE LOOK-UP TABLES?

Look-up tables are pre-calculated average values of carbon stock in forests, categorised by forest type, age and, for *Pinus radiata*, region. The values express the amount of the carbon dioxide removed from the atmosphere and stored in the forest, as well as the carbon that would be released back into the atmosphere due to harvesting. The values are expressed in tonnes of carbon dioxide per hectare.

To use the look-up tables, you need to know:

- forest type;
- region (for *Pinus radiata*);
- forest age;
- if the area is a second or subsequent rotation (i.e. the forest is on land that has previously been harvested and replanted), the **previous** forest type and age at harvest (and region if for *Pinus radiata*).

## THERE ARE FIVE DIFFERENT FOREST TYPES IN RELATION TO THE LOOK-UP TABLES

These forest types are:

- *Pinus radiata*;
- Douglas-fir;
- exotic softwoods;
- exotic hardwoods;
- indigenous forest.

<sup>1</sup> This information is accurate at the date of publication but is subject to change if regulations are amended.

<sup>2</sup> See **Guide to the Field Measurement Approach**.

The look-up tables are supplied in Appendix 2 of this factsheet. There are two types of tables, one for the carbon stored in a forest before harvest and the other for the carbon stored in the above-ground residual wood and below-ground roots after the clearing or harvesting of a forest.

Because good quality data exists for modelling the growth of *Pinus radiata* and Douglas-fir in New Zealand, these species have their own tables. Indigenous forest covers all indigenous species in New Zealand, and exotic softwoods cover all other exotic softwoods except for *Pinus radiata* and Douglas-fir. Examples of exotic softwoods and hardwoods are listed in Table 1.

**Table 1: examples of exotic softwoods and hardwoods**

Softwoods	Hardwoods
Pines <i>Pinus</i> species (other than <i>Pinus radiata</i> )	Oak <i>Quercus</i> species
Firs <i>Abies</i> species	Ash <i>Fraxinus</i> species
Spruces <i>Picea</i> species	Elm <i>Alnus</i> species
Cypresses <i>Cupressus</i> species	Eucalypts <i>Eucalyptus</i> species
Leyland cypress X <i>Cupressocyparis leylandii</i>	Tasmanian blackwood <i>Acacia melanoxylon</i>
Redwood <i>Sequoia</i> species	Acacia species
	Poplar <i>Populus</i> species

Where species from different forest types occur, you must identify the **predominant forest species** (the species with the greatest total basal area<sup>3</sup>) when calculating carbon stock.

## HOW TO DETERMINE THE AGE OF YOUR FOREST

- Tree age is the number of years since the forest was planted, regardless of when in that year the planting occurred (see example 1). The age of your trees at the start and end of an emissions return period is needed.
- For mixed-age or mixed-species forests, age is determined either by the basal area-weighted average age of the trees or according to the predominant species respectively (see examples 2 and 3).

<sup>3</sup> Basal area is the cross-sectional area of the stem of a tree, measured over bark at 1.4 metres above ground, usually expressed in square metres per hectare.

- For regenerated indigenous forest species, age is determined as the year regeneration began following the change in land management that initiated the conversion of the land to forest land.

#### Example 1: Tree age at the start and end of an emissions return period

A Douglas-fir forest was planted in June 1993. The owner joins the ETS in 2015 and files an emissions return between 1 January and 30 June 2018. This return covers the period 1 January 2013 to 31 December 2017.

Age of trees at the start:  $2013 - 1993 = 20$  years.

Age of trees at the end (as the period ends 31 December 2017, calculate the age from the year after):  $2018 - 1993 = 25$  years.

#### Example 2: Same forest species with mixed ages

A mixed-age sub-area has 15-year-old and 30-year-old *Pinus radiata* in the same region. The 30-year-old trees comprise 80 percent of the total basal area, and the 15-year-old trees comprise 20 percent of the total basal area.

The weighted-average age for the sub-area is:  $(30 \times 0.8) + (15 \times 0.2) = 27$  years.

#### Example 3: Mixed forest species with mixed ages

A mixed-age sub-area has mixed *Pinus muricata* and redwood. Fifteen-year-old *Pinus muricata* comprises 40 percent of the total basal area, and 30-year-old redwood comprises 60 percent of the total basal area. Redwood is the predominant species by basal area, so the sub-area age is the age of this species. The forest type is exotic softwoods.

Calculated ages must be rounded to the nearest whole number (that is, rounded up for a decimal of 0.5 or greater and rounded down otherwise).

If there are ages greater than those given in the tables, the last age stated in the tables must be used.

### HOW TO IDENTIFY SUB-AREAS

A **sub-area** is the total area of post-1989 forest land within a single CAA that is the same forest type and age (and region for *Pinus radiata* only); and, for cleared areas, was the same forest type and same age when cleared, and was cleared in the same year (and in the same region for *Pinus radiata* only). Not all CAAs will have more than one sub-area.

A step-by step procedure for identifying and determining the area of a sub-area is as follows:

- Determine the area of forest land (without rounding) in a CAA that belongs to one of the five forest types listed on page 1.
- If the forest type is *Pinus radiata* and the area spans more than one region, the area in each region must

be determined separately (without rounding).

- If there is more than one age, the area of forest for each age must be determined separately (without rounding).
- Add up all the separate (unrounded) areas that form each sub-area in a CAA.

### ROUNDING RULES

- Rounding only occurs in two places: when determining the final area of a sub-area, and when calculating the change in carbon stocks (emissions or removals) for an entire CAA. Rounding does not occur at any other step in the calculation process.
- For each sub-area, calculate the total area that makes up that sub-area in hectares, truncate<sup>4</sup> to two decimal places and round to one decimal place (0.05 rounded up).
- When calculating carbon stock changes for a **rounded** sub-area, do not round the carbon stock value you arrive at (see examples 4 and 5 below).
- To calculate carbon stock changes for a CAA, add together the **unrounded** carbon stock values for each sub-area in a CAA. Truncate this number to two decimal places and round to a whole number.
- The total change in carbon stocks across all CAAs is the number of units that will either be issued to the participant or will need to be paid back to the Crown.

#### Example 4: Rounding areas and carbon stocks

A CAA consisting of two ages of *Pinus radiata* in the Gisborne region has 2 sub areas. According to the regional look-up table, sub area 1 has sequestered 28 tonnes of carbon per hectare during the reporting period, and sub area 2 has sequestered 73 tonnes of carbon per hectare.

Sub area 1 = 10.5732159 ha, truncated to 10.57, rounded to 1 decimal place = 10.6

Sub area 2 = 20.2149856 ha, truncated to 20.21, rounded to 1 decimal place = 20.2

Carbon stock for sub area 1 =  $10.6 \times 28 = 296.80$

Carbon stock for sub area 2 =  $20.2 \times 73 = 1474.60$

Total Carbon stock for CAA =  $296.80 + 1474.60 = 1771.40$ , rounded = 1771

<sup>4</sup> "Truncate" in this instance means to shorten a number, for example 78.364582 would become 78.36.



## CALCULATE CHANGES IN YOUR CARBON STOCK

For participants with less than 100 hectares of forest, if the forest is **first** rotation (i.e. is on land that was not previously used in plantation forest), use the applicable default Look-Up table as per Schedule 6 of the Climate Change (Forestry Sector) Regulations 2008. Copies of the Look-Up tables are found in pages 8 to 12 of this factsheet; Look-Up tables are subject to change so always check to make sure you are using the most current version. Participants with more than 100 hectares of forest should use their participant-specific look-up tables.

**Remember:** for first rotation forest (or second or subsequent rotation where at least 10 years have passed since clearing or harvesting), the carbon stock change for an emissions return is calculated as the table value for the age of the trees at the end of the period **minus** the table value for the age of the trees at the beginning of the period. For Mandatory Emissions Returns, the period is 5 years (see example 5).

### Example 5: Carbon stock change for the 2013–17 mandatory emissions return period. CAA contains 75 hectares of Douglas-fir planted in 1993

Age of trees at the start:	2013 – 1993 = 20 years
Age of trees at the end:	2018 – 1993 = 25 years
Carbon stock at the end (25 years):	409 (Table A2.2, column 2)
Carbon stock at the beginning (20 years):	286 (Table A2.2, column 2)
Carbon stock sequestered per hectare during the five-year period:	409 – 286 = 123
Carbon entitlement:	123 x 75.0 (hectares) = 9225.00 = 9225 tonnes

If the forest is on its **second** (or later) rotation and less than 10 years have passed since the previous forest was cleared or harvested, calculate carbon stock changes in any given year by:

- calculating the carbon stock changes during the reporting period of the new forest as in example 4;
- calculating the carbon stock remaining in the harvest residues of the previous rotation using the residuals table of the appropriate look-up table (Tables A2.3 or A2.4 of this factsheet, or participant-specific look-up table) at the time of clearing of the previous forest;
- reducing the value for carbon stocks of the **residue** by 10 percent for every year after harvest, including the year of harvest (i.e. reduce by 20 percent for

two years after harvest, 30 percent for three years after harvest and so on). At 10 years after harvest the residue is 100 percent reduced and no longer needs to be calculated;

- adding the number for the carbon stock in the new forest and the number for the remaining residue from the previous forest (see example 5 that calculates closing carbon stocks for an emissions return).

### Example 6: Carbon stock two years after harvesting 75 hectares of 1993 Douglas-fir harvested at 25 years old and replanted in the same year

Age when harvested:	2018 – 1993 = 25
Previous rotation – residual carbon:	216 units per hectare (from Table A2.4)
Total residual:	216 x 75 (hectares) = 16 200
After two years' decay (2018 and 2019):	16 200 x 0.8 = 12 960
Replanted forest age:	2020 – 2018 = 2
Carbon at two years:	0.1 units per hectare (from Table A2.2)
Total second rotation trees:	7.5
Closing carbon stock at 31 December 2019:	12 960 + 7.5 = 12 967.5 tonnes

When harvesting and replanting has occurred during an **emissions return** period, use Look-up tables A2.1 or A2.2 (or participant-specific look-up tables) of this factsheet to calculate the carbon stock of the first rotation at the beginning of the period. Then use example 6 to work out the carbon stock at the end of an emissions return. See example 7 below.

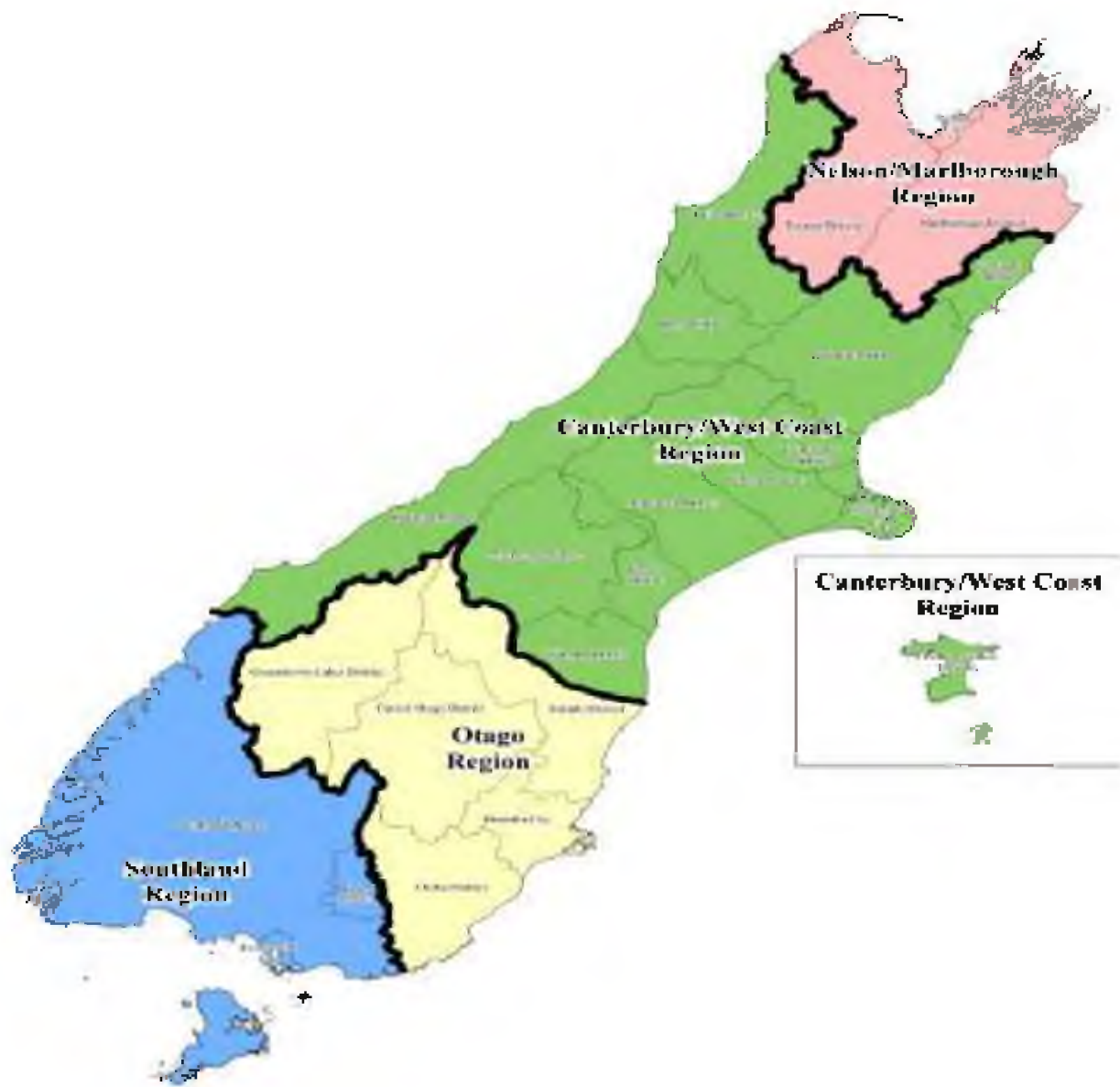
### Example 7: Change in carbon stock over a period involving harvesting and replanting 75 hectares of Douglas-fir

Age at start of emissions return period:	2013 – 1990 = 23 years
Carbon stock at the start of the emissions return period:	355 x 75 (hectares) = 26 625 (Table A2.2, column 2)
Harvested and replanted in 2015	
Figure from example 6:	12 967.5 tonnes (at two years after replanting)
Carbon stock contained during the emissions return period:	12 968 – 26 625 = –13 657 tonnes

## APPENDIX 1: EMISSIONS RETURN REGIONS (SCHEDULE 1 OF THE CLIMATE CHANGE (FORESTRY SECTOR) REGULATIONS 2008)







## Schedule 6: Tables of Carbon Stock per Hectare for Post-1989 Forest Land

**TABLE 1: CARBON STOCK PER HECTARE FOR *PINUS RADIATA* BY REGION** (EXPRESSED AS TONNES OF CARBON DIOXIDE PER HECTARE)

Age (yrs)	Ak	W/T	BOP	Gis	H/SNI	N/M	C/W	O	S
0	0	0	0	0	0	0	0	0	0
1	0.5	0.4	0.4	0.6	0.5	0.2	0.2	0.3	0.2
2	3	3	2	4	3	1	1	2	1
3	8	7	6	10	9	3	2	5	3
4	29	25	24	37	34	12	5	9	14
5	59	50	51	77	71	28	15	26	35
6	98	84	84	121	113	48	31	49	65
7	131	111	118	162	155	73	53	72	99
8	153	130	143	190	185	100	76	94	134
9	166	142	155	201	197	117	101	124	160
10	188	163	169	219	210	132	125	141	174
11	217	188	188	242	233	144	139	146	181
12	249	218	212	270	260	161	150	156	198
13	283	249	239	302	291	182	158	172	219
14	320	283	269	336	325	206	170	192	244
15	357	318	300	372	361	232	186	214	272
16	396	354	333	410	398	260	205	240	302
17	435	391	367	447	436	290	226	268	334
18	473	428	401	485	473	322	249	298	367
19	511	464	435	522	510	353	274	329	401
20	549	500	468	558	547	386	300	361	435
21	585	536	501	594	582	418	326	394	470
22	620	570	533	628	617	450	353	426	504
23	653	603	564	661	650	482	380	458	538
24	685	636	593	692	681	513	408	490	571
25	715	666	622	722	712	543	435	521	604
26	745	696	650	751	741	573	461	552	635
27	773	726	677	779	769	603	488	583	667
28	801	755	704	807	797	632	515	613	698
29	828	783	730	834	825	661	542	644	729
30	855	811	755	861	852	690	569	674	760
31	880	838	780	886	878	718	595	703	790
32	905	865	804	912	903	745	621	732	820
33	930	891	828	937	929	772	647	761	849
34	954	916	851	961	953	799	672	789	878
35	977	941	873	985	978	825	697	817	906
36	1 000	965	896	1 009	1 002	850	722	845	934
37	1 022	990	917	1 032	1 026	875	746	872	962
38	1 044	1 013	938	1 055	1 050	900	770	899	989
39	1 066	1 037	959	1 079	1 073	924	793	925	1 016
40	1 088	1 060	980	1 102	1 097	947	816	951	1 043
41	1 110	1 083	1 001	1 125	1 121	971	839	978	1 070
42	1 132	1 106	1 021	1 148	1 144	994	861	1 003	1 097
43	1 154	1 130	1 042	1 172	1 168	1 016	883	1 029	1 123
44	1 176	1 153	1 062	1 196	1 192	1 039	905	1 054	1 149
45	1 198	1 176	1 082	1 220	1 217	1 061	926	1 080	1 176
46	1 220	1 199	1 103	1 244	1 242	1 083	947	1 105	1 202
47	1 243	1 223	1 123	1 269	1 267	1 105	967	1 130	1 229
48	1 266	1 247	1 144	1 295	1 292	1 126	988	1 155	1 255
49	1 289	1 272	1 165	1 321	1 319	1 148	1 008	1 181	1 282
50	1 313	1 296	1 187	1 347	1 345	1 170	1 028	1 206	1 309

**Key:**

**Ak** means Auckland  
**BOP** means Bay of Plenty  
**C/W** means Canterbury/  
West Coast  
**Gis** means Gisborne  
**H/SNI** means Hawkes  
Bay/Southern North  
Island  
**N/M** means Nelson/  
Marlborough  
**O** means Otago  
**S** means Southland  
**W/T** means Waikato/  
Taupo

**TABLE 2: CARBON STOCK PER HECTARE FOR DOUGLAS-FIR, EXOTIC SOFTWOODS, EXOTIC HARDWOODS AND INDIGENOUS FOREST (EXPRESSED AS TONNES OF CARBON DIOXIDE PER HECTARE)**

Age (yrs)	Douglas-fir	Exotic softwoods	Exotic hardwoods	Indigenous forest
0	0	0	0	0
1	0.1	0.2	0.1	0.6
2	0.1	1	3	1.2
3	0.4	3	13	2.5
4	1	12	34	4.6
5	2	26	63	7.8
6	4	45	98	12.1
7	7	63	137	17.5
8	20	77	176	24.0
9	33	87	214	31.6
10	50	95	251	40.2
11	69	106	286	49.8
12	90	118	320	60.3
13	113	132	351	71.5
14	138	147	381	83.3
15	165	163	409	95.5
16	193	180	435	108.1
17	222	197	459	120.8
18	253	214	483	133.6
19	268	232	505	146.3
20	286	249	526	158.7
21	307	266	546	170.9
22	331	283	565	182.6
23	355	299	584	193.9
24	382	315	601	204.7
25	409	330	618	215.0
26	436	344	633	224.6
27	445	359	648	233.7
28	468	373	661	242.2
29	493	387	674	250.1
30	518	400	685	257.5
31	545	414	696	264.3
32	572	427	706	270.6
33	597	440	714	276.3
34	625	452	722	281.6
35	650	465	729	286.5
36	679	477		290.9
37	704	489		295.0
38	730	501		298.7
39	730	512		302.0
40	751	524		305.1
41	772	536		307.8
42	794	547		310.4
43	815	559		312.6
44	836	570		314.7
45	857	582		316.5
46	878	593		318.2
47	898	605		319.7
48	918	617		321.1
49	938	629		322.3
50	957	641		323.4

**TABLE 3: CARBON STOCK PER HECTARE IN ABOVE-GROUND RESIDUAL WOOD AND BELOW-GROUND ROOTS FROM CLEARED *PINUS RADIATA* BY REGION** (EXPRESSED AS TONNES OF CARBON DIOXIDE PER HECTARE)

Age (yrs)	Ak	W/T	BOP	Gis	H/SNI	N/M	C/W	O	S
1	0.5	0.4	0.4	0.6	0.5	0.2	0.2	0.3	0.2
2	3	3	2	4	3	1	1	2	1
3	8	7	6	10	9	3	2	5	3
4	29	25	24	37	34	12	5	9	14
5	48	44	43	55	52	28	15	26	35
6	69	61	61	81	77	43	31	43	50
7	92	82	82	108	104	57	44	57	68
8	113	99	103	134	130	71	56	72	88
9	128	112	121	155	150	89	71	84	111
10	133	117	131	165	160	100	85	105	130
11	140	124	134	167	163	112	101	119	141
12	150	133	139	173	168	115	112	124	142
13	161	143	146	180	175	120	123	124	145
14	173	155	155	190	185	126	122	128	151
15	186	167	164	201	195	134	125	133	158
16	199	180	175	212	207	143	128	141	167
17	213	193	186	224	219	153	134	149	177
18	227	206	198	237	232	164	140	159	187
19	241	220	210	249	244	175	147	169	199
20	254	233	222	262	257	187	156	180	211
21	268	246	233	274	269	199	164	191	223
22	281	259	245	287	282	210	174	202	235
23	293	272	257	298	293	222	183	214	248
24	305	284	268	310	305	234	193	226	260
25	317	296	278	321	316	245	203	237	272
26	328	308	289	331	327	257	213	249	284
27	339	319	299	342	337	268	223	260	296
28	350	331	310	352	348	280	233	272	308
29	360	342	320	363	358	291	243	283	319
30	371	353	330	373	369	302	253	295	331
31	382	365	340	384	379	314	264	307	344
32	392	376	351	394	390	326	276	319	356
33	403	387	361	405	401	338	287	332	369
34	413	398	371	415	411	349	298	343	381
35	423	409	380	425	421	361	308	355	393
36	433	420	390	435	431	372	319	367	405
37	443	430	399	445	441	383	330	379	417
38	452	441	409	455	452	393	340	390	429
39	462	451	418	465	462	404	351	402	440
40	471	461	427	475	472	414	361	413	452
41	481	472	436	485	482	425	371	424	464
42	491	482	445	495	492	435	381	436	475
43	500	492	454	505	503	445	391	447	487
44	510	502	463	516	513	455	401	458	498
45	520	513	472	526	524	465	410	469	510
46	530	523	481	537	535	475	420	480	521
47	540	534	491	548	546	485	429	491	533
48	550	545	500	559	557	495	438	502	545
49	561	556	510	571	568	504	447	513	557
50	571	567	519	583	580	514	457	525	569

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 Marlborough  
**O** means Otago  
**S** means Southland  
**W/T** means Waikato/  
 Taupo

**TABLE 4: CARBON STOCK PER HECTARE IN ABOVE-GROUND RESIDUAL WOOD AND BELOW-GROUND ROOTS FROM CLEARED DOUGLAS-FIR, EXOTIC SOFTWOODS, EXOTIC HARDWOODS, AND INDIGENOUS FOREST**

(EXPRESSED AS TONNES OF CARBON DIOXIDE PER HECTARE)

Age (yrs)	Douglas-fir	Exotic softwoods	Exotic hardwoods	Indigenous forest
0	0	0	0	0.0
1	0.1	0.2	0.1	0.6
2	0.1	1	3	1.2
3	0.4	3	13	2.5
4	1	12	34	4.6
5	2	26	48	8
6	4	41	64	12
7	7	52	83	18
8	20	64	101	24
9	31	73	119	30
10	39	80	136	31
11	48	83	152	35
12	57	86	166	38
13	67	90	178	42
14	77	94	190	46
15	89	99	200	52
16	100	104	210	56
17	112	110	219	61
18	125	116	227	66
19	159	122	234	87
20	169	128	242	94
21	187	134	248	104
22	194	140	255	107
23	200	146	262	109
24	208	152	268	111
25	216	157	274	114
26	225	163	280	116
27	233	168	285	122
28	239	174	290	124
29	247	179	295	125
30	255	184	299	127
31	265	190	303	129
32	274	196	307	130
33	283	202	311	131
34	294	208	314	132
35	303	213	317	134
36	315	219		135
37	324	224		136
38	335	230		137
39	342	235		141
40	350	240		142
41	357	246		142
42	365	251		143
43	373	256		143
44	381	262		143
45	389	267		144
46	397	273		144
47	405	278		144
48	413	284		144
49	421	289		145
50	429	295		145

## DISCLAIMER

The information in this publication has no statutory or regulatory effect and is of a guidance nature only. The information should not be relied on as a substitute for the wording of the Climate Change Response Act 2002.

While every effort has been made to ensure the information in this publication is accurate, the Ministry for Primary Industries does not accept any responsibility or liability for error of fact, omission, interpretation or opinion that may be present, nor for the consequences of any decisions based on this information. Any view or opinion expressed does not necessarily represent the view of Ministry for Primary Industries.

Created: December 2014

Updated: May 2020

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**0800 CLIMATE (0800 25 46 28)**  
[www.mpi.govt.nz](http://www.mpi.govt.nz)  
**May 2020**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 2:57 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Ange Murtha

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation****Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:****Comments****Otira public toilets. Your preferred option:****Comments****Review of fees and charges. Please let us know what you think about our review of fees and charges.****Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

I strongly oppose the councils plans on our racecourse and our rate payer money that has already been spent on consultants.

It was gifted to the people for the people years ago, and now in the people's hands again, in which it should stay as a much needed green space and recreation area.

The loss of the Westland a and p show would be huge, also the area loss for the wood choopers, RDA, horses, dog walkers etc will be unseemingly.

Our heritage listed tote is in disrepair.

If this housing project were to go ahead what promises will be given to the neighbour's that we will not be affected in terms of flooding, sewage and water pressure problems, noise pollution, safety of residents and residents animals.

Pensioners need to be close to town, and councils need to stick to core council functions.

If rates rise over this, as 3.6 million doesn't sound half of much as what would be needed, it won't be coming out of our pockets.

Leave our racecourse alone.

**Emma Rae**

---

**From:** [REDACTED]  
**Sent:** Friday, 26 May 2023 3:11 pm  
**To:** Consultation Submissions  
**Subject:** Fwd: Cement Lead rd / Seal / Submission

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Greg Maitland

Residents of Cement Lead rd  
 Blue Spur Hokitika  
 25 / 5 / 2023

Submission on Westland District Council Annual Plan 2022/ 2023

To Her Worship the Mayor and Councillors.

I am writing a request on behalf of all other residents of Cement Lead road Blue Spur and myself, in regard to the on going tribulations suffered due to the general condition of our road.

Cement Lead rd is a No Exit road off Hau Hau rd. The first 265 meters of the road is sealed up to the council Pipe Line rd. the rest of the road including access ways is approximately 1260.3m which is unsealed. The point that the seal finishes and changes to metal is at the start of a sweeping bend. Often there are large potholes at this junction. Subsequently there have been two instances recently, where unwary motorists have slid off the road with one vehicle written off due to encountering loose metal and potholes. There is no signage warning of a change in surface. The speed limit is at present 80km per hour.

There are 20 properties on the road with several being subdivided. This equates to 160 movements per day. As compared to Reg Cox drive which has 7 properties and Brickfield around 38. Both Reg Cox Drive and Brickfield are sealed, leaving Cement Lead Rd as an anomaly. Recently, Reg Cox drive and part of the first part of CLR in front of Stations Inn, received a fresh top coat of seal much to the ire of some CLR residents. Our properties are rated as residential not rural residential and probably the only road in the Hokitika residential area not to be sealed. Some residents are dismayed that we are in the same rating scale as Brickfield and wondering why we don't have similar service.

Of late the road condition has been particularly bad with extreme potholing that even those with large 4 wheel drive vehicles have to carefully negotiate.

A common theme expressed by residents is the wear and tear on vehicles. Speaking of my own experience one of our vehicles last year needed 3 wheel alignments and one tyre replaced due to chopping out, also shock absorbers and air filters needed replacing, and punctures are not uncommon. There is a danger of being unaware of oncoming traffic when trying to negotiate the potholes. Such faults were a common theme expressed by all resident vehicle owners. The road is also



very popular with weekend cruisers and Moto cross riders who enjoy giving it heaps on the metaled surface.

Only 5 properties are on town water supply which is, as I recall a 50mm pipe running down the eastern boundary of the road. That was primarily used to service the old Blue Spur Lodge, the rest are on tank water. During the dry summer months the dust can become so bad that it is impossible to follow behind another car as it is too dangerous should one encounter oncoming traffic. The wind direction is predominately south west and results in copious amounts of dust settling on roofs. This is a recognised health concern for those on tank supply and will in the future become a Council issue in order to comply with the possible Three Waters Standards.

At the time the Blue Spur Lodge was subdivided Council failed to require that the road be developed adequately by the subdivider to be fit for future use.

A fence which was erected close to the road, I recently moved back and Westroads widened the road for the entire length which has been great.

The consensus of residents is that we like that the general feel of the road as "lane like" with its gradual curves which also helps to slow the traffic. There are quite a number of young children also living in the neighbourhood that use the road.

The Smith's were told by Council District assets, when doing their due diligence before they bought their property in I think 2005 that it was in the work program to seal the road. This informed their decision to go ahead with the purchase which they may not have proceeded with had they known that they would be living with the dust and inconvenience of a gravel road for 14 or so years. The Scadden's also were told by Council Districts Assets Department in 2015/16 while undertaking due diligence that CLR was in the work plan to be sealed. As such the decision was made to purchase the additional property.

The proposed general direction of the Te Tai o Poutini Plan, seems to also suggest that areas such as Blue Spur could well in the future become residential as opposed to solely Lifestyle which could result in increased traffic.

Both myself and supporting signatories would like Council to consider our situation with a view to having Cement Lead Rd included in the Annual Plan 2022-2023 Plan to be sealed. It would not only benefit present residents but also a possible equal number of other users that don't live here and future residents.

Sincerely yours,

Greg Maitland

Veronika Maser

[REDACTED]

The following Cement lead Rd residents have asked that it be noted that they support this submission

Andy Ruskin

Lindy Roberts and William Styn

Arthur Freeman

Michael Top and Stephany Walker

Pannia and George

Pete and Noel Stet

Brian Wood

Jamie and Racheal Smith

Fiona Thomson

Amanda Taylor and Robert Vorman

Fergus Bryant.

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 3:51 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

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The following feedback has been received:

**Name**

Pete McDonnell

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not need to speak to Council about my submission

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 2: 17.5% UAGC, no 3 waters depreciation funding.

**Comments**

The funding, or non-funding of the three waters depreciation should lie solely with those that utilise these services. I assume that is how it works at present. It will make it an easier pill to swallow should depreciation be required to be re-introduced for those that do not utilise these services if they are kept right out of it. I'm not sure the future of 3 Waters is set in stone. As it stands our rates are going down on the basis that depreciation is not being funded even though we do not use these services or contributing towards them.

**Otira public toilets. Your preferred option:**

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 3:52 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Fiona Anderson

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

Pony Club

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:**

**Comments**

**Otira public toilets. Your preferred option:**

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

I disagree with the planned spending on Hokitika Racecourse Development. I feel there needs to be more consultation and discussion before committing to any significant spending. There is a significant amount of funding tagged for the 23/24 year for a “racecourse development - residential master plan” and “racecourse development – event/recreational zone”. This sums to \$1.408 Million dollars. How can this be when community “consultation” on what development might look like has only just started. More dialogue with the community needs to occur before any money is spent. Particularly with relevant equestrian groups, including the RDA, Pony Clubs, Riding Clubs, and the Equestrian Advocacy Group.

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023** (no late submissions will be accepted)

**Submissions hearing: 9am, 7 June & 8 June 2023** (Day two will only be used if necessary)

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** [Consult@westlanddc.govt.nz](mailto:Consult@westlanddc.govt.nz)

You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name Melanie Anderson Organisation (if applicable) Destination Westland Limited

Email ceo@destinationwestland.co.nz Address & phone number 25 Hamilton St, 027 259 7571

I would like to speak to Council about my submission

- ☒ In the meeting in the Council Chambers
- ☐ Through a remote option (Zoom link or telephone)
- ☐ I do not need to speak to Council about my submission

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☐ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

## Comments

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## Otira public toilets

Your preferred option

- ☐ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

### Comments

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## Review of fees and charges

Please let us know what you think about our review of fees and charges.

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**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

Please see the following pages

[illegible]

*More pages can be attached if necessary*

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

This submission to Westland District Council Annual Plan is to request that Councillors install a new, fit-for-purpose boat ramp at Jacksons Bay, some boat trailer parking, and the implementation of a fee system for recreational boat users.

As you are aware, Jacksons Bay is a popular destination for boaters, fishermen, and other water enthusiasts. However, the lack of a proper boat ramp makes it difficult and dangerous for many to launch their boats and access the water safely.

Currently, recreational boats are launched in the area marked below in Gold

By installing a proper fit-for-purpose boat ramp, we would not only improve the safety of the area, but also increase the accessibility and appeal of Jacksons Bay to visitors. If there is a safer/better area along this area to install a new ramp, then that should be considered.

With this a user pays system could be put in place for recreational boat users. This would not only help cover the cost of the installation and maintenance of the boat ramp, but also ensure that those who use the facility contribute to its upkeep and sustainability. This is a fair and reasonable approach, as boat owners already pay fees for their boats and other related expenses. Options for fee system could also include a season pass along with a casual user system.



Also, in the interests of removing congestion and increasing safety measures, Westland District Council should create a boat trailer carpark. This was looked at a couple of years ago, and a successful bid for Tourism Infrastructure Funding was successfully obtained however it did not go ahead.

The proposed area of this park is marked Grey above. This new, safer boat trailer parking could be set up in the same manner as up the road at Lake Moana. The Grey District Council fees and charges pages lists the 2022/23 charges as have the costs listed at \$10 for up to 24 hours of parking and an annual concession of \$150.00 per below.

Parking		2021/2022 fee including GST	2022/2023 fee including GST
Private carpark rental	per quarter (13 weeks)	\$208.00	\$217.50
Moana boat trailer park	per 24 hours	\$10.00	\$10.00
	annual concession	\$150.00	\$150.00

In conclusion, I strongly urge the council to move forward with the installation of a fit-for-purpose boat ramp at Jacksons Bay and boat trailer park and the implementation of a fee system for recreational boat users. This would greatly benefit the community and ensure the safety and accessibility of this popular recreational area for generations to come.

Melanie Anderson  
Chief Executive Officer  
Destination Westland Ltd



## Emma Rae

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 26 May 2023 3:58 pm  
**To:** Consultation Submissions  
**Subject:** AP 2023/2024 feedback

This email is from an external sender. Be careful when opening any links or attachments. If you are unsure, please contact IT for assistance.

The following feedback has been received:

**Name**

Sonja Barker

**Email**

[REDACTED]

**Address & phone number**

[REDACTED]

**Organisation**

**Please select one of the following:**

I would like to speak to Council about my submission in the meeting in the Council Chambers

**3 waters depreciation and differentials – rates model. Your preferred model:**

Option 4: 20% UAGC and no funding of 3 Waters depreciation.

**Comments**

**Otira public toilets. Your preferred option:**

Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.

**Comments**

**Review of fees and charges. Please let us know what you think about our review of fees and charges.**

It depends what fees and charges?

**Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024**

I would like to speak about the race course development

Also the spend on the elephant opposite council chambers

# Share your Feedback – Annual Plan 2023/2024

**Submissions close: 4pm, 26 May 2023** (no late submissions will be accepted)

**Submissions hearing: 9am, 7 June & 8 June 2023** (Day two will only be used if necessary)

We would like to know your thoughts about what we are proposing in our Draft Annual Plan 2023/2024.

Please **scan and email** this form to the Council. **Email:** [Consult@westlanddc.govt.nz](mailto:Consult@westlanddc.govt.nz)

You can also **call** us with your submission and use the form to help you.

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name Jose Watson

Organisation (if applicable)

Email

Address & phone number

I would like to speak to Council about my submission

- ☒ In the meeting in the Council Chambers
- ☐ Through a remote option (Zoom link or telephone)
- ☐ I do not need to speak to Council about my submission

## 3 waters depreciation and differentials – rates model

Your preferred model:

- ☐ Option 1: Status Quo
- ☐ Option 2: 17.5% UAGC, no 3 waters depreciation funding.
- ☐ Option 3: 17.5% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7.
- ☐ Option 4: 20% UAGC and no funding of 3 Waters depreciation.
- ☐ Option 5 20% UAGC with the Rural differential reduced from 1 to 0.95, and Rural Residential differential reduced from 0.75 to 0.7

Comments

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### Otira public toilets

Your preferred option

- ☐ Option 1: Build a permanent public toilet block and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 2: Retain the temporary structure and fund ongoing caretaking, cleaning and maintenance.
- ☐ Option 3: Do not build a new public toilet block and remove the temporary structure.

Comments

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### Review of fees and charges

Please let us know what you think about our review of fees and charges.

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Please let us know your other thoughts about what we are proposing in our Annual Plan 2023/2024

I object to funds being spent on a residential masterplan for the Hokitika Racecourse when issues regarding use of the land by the equestrian community & other interested parties have not been adequately resolved.

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More pages can be attached if necessary

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 1993 or by request.

**Emma Rae**

**From:** Council  
**Sent:** Monday, 29 May 2023 8:12 am  
**To:** Emma Rae  
**Subject:** FW: Submission on draft annual plan

Sorry,

Here is the submission email referred to in my previous email.

Regards Jenny

**Jenny Kirk** | Team Leader Customer Service  
**Te Kahui o Poutini | Westland District Council**

36 Weld Street, Private Bag 704, Hokitika 7842 |   

 +64 3 756 9010 EXT. 778 |  +64 27 224 1984 |  Jenny.Kirk@westlanddc.govt.nz

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[www.westlanddc.govt.nz/AP23-24](http://www.westlanddc.govt.nz/AP23-24)

## What do you think?

Tell us what you think of our proposed Draft Annual Plan 2023/2024

Submissions open: 9am, Thursday 27 April  
 Submissions close: 4pm, Friday 26 May



**From:** Adam Breeze [REDACTED]  
**Sent:** Friday, 26 May 2023 11:32 pm  
**To:** Council <Council.Inbox@westlanddc.govt.nz>  
**Subject:** Submission on draft annual plan

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Adam Desmond Breeze



Westland District Council

Subject: Concerns Regarding Commitment to Major Housing Development in Hokitika and its Implications on Health and Social Services

Dear Members of the Westland District Council,

I am writing to you today as a concerned citizen and representative of health and social services in Hokitika. I would like to raise serious concerns regarding the Council's commitment to a major housing development in our town without thoroughly examining the potential wider implications on our already strained health and social services, particularly in what could be an unresourced environment.

While the development of new housing projects is undoubtedly beneficial for addressing the ongoing housing shortage in our region, it is essential that we consider the potential impact on the health and well-being of our residents. Housing is a fundamental social determinant of health, and any major development must be accompanied by a comprehensive assessment of the associated health and social service requirements.

Firstly, I would like to emphasize the importance of adequately resourcing our health infrastructure to meet the needs of an increased population. Housing developments often result in an influx of new residents, which can lead to a surge in demand for healthcare services. It is crucial to assess the capacity of our existing health facilities, including hospitals, clinics, and community health centers, to accommodate the anticipated growth. Insufficient capacity can lead to longer waiting times, decreased quality of care, and an overall strain on our healthcare system.

Furthermore, the impact on our social services should not be overlooked. An increase in population necessitates an expanded range of social support systems, including mental health services, childcare facilities, education resources, and community outreach programs. It is imperative that these services are adequately funded and accessible to all residents, ensuring that the well-being of our community is not compromised during this period of growth.

To mitigate these potential challenges, I urge the Westland District Council to undertake a comprehensive assessment of the wider implications on health and social services before committing to the major housing development in Hokitika. This assessment should involve collaboration with relevant stakeholders, including health professionals, social service providers, and community organizations, to ensure a holistic approach to planning and implementation.

Moreover, I strongly recommend that the Council allocates appropriate resources to support the development and enhancement of our health and social service infrastructure. This includes provisions for increasing healthcare capacity, expanding social support systems.

By proactively addressing the potential health and social service implications of the proposed housing development, Westland District Council can ensure the long-term well-being of our community and create a sustainable and inclusive environment for all residents.

Thank you for your attention to this matter. I trust that the Westland District Council will take these concerns seriously and act in the best interest of our community's health and social service needs. I am available to further discuss these matters and look forward to having an opportunity to korero kanohi ki te kanohi.

Ngā mihi

Adam Desmond Breeze  
Hokitika

Patrick Sean Phelps



**Friday 26<sup>th</sup> May 2023**

Westland District Council  
36 Weld Street, Hokitika  
Westland District  
7811

To Whom It May Concern,

My name is Patrick Phelps. I write to this council in a personal capacity, not in my capacity as a councillor representing the Northern Ward of Westland District.

Please find below my submission on this council's proposed budget for the 2023/24 period, otherwise known as the annual plan.

Yours faithfully,  
Patrick Phelps

### **Summary of submission on the draft 2023/24 annual plan**

This annual plan outlines the proposed expenditure of the district council for the coming financial year.

The total forecast capital expenditure outlined in this plan is about \$20,000,000.00<sup>1</sup>, some of which is financed by ratepayers and residents through the mechanism of rates, and in part by taxpayer funding through grants and subsidies, along with other income sources.

I have identified a total of about \$6,000,000.00 (with some caveats) of this expenditure which in my view places an unnecessary burden on the savings and earnings of the approximately 9,000 people who choose to make a home and a life in Westland District – approximately \$670.00 per man, woman, and child between Otira and Jackson's Bay, or more than \$2,500.00 per household of four.

This is a crude approximation of the distribution of the rating burden, but nevertheless presents a yardstick of the extent to which the council can avoid biting (any more than necessary) the hand that feeds.

This spending is outlined in the table below, with further rationale given item by item as an explanation for why it should be removed from this year's annual plan.

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<sup>1</sup> [Westland District Council Draft Annual Plan](#), page 9.

### Capital cost items which could be removed from the budget with savings for the people of Westland

The table below (compiled from various spending items found on pages 10-13 of the annual plan<sup>2</sup>) outlines these items.

Spending item	Dollar cost as outlined in annual plan
Carnegie Museum Fitout	\$1,485,000.00
Digital Interactive Museum	\$255,010.00
Heritage Park	\$88,160.00
New Otira public toilets	\$460,800.00
Racecourse development – event/recreational zone	\$512,000.00
Racecourse development – residential masterplan	\$896,000.00
Cass Square playground upgrade	\$1,007,907.00
Cass Square Skatepark	\$443,865.00
West Coast Wilderness Trail Upgrades (Lake Kaniere Stage 1; Wainihinihi wet weather route; Totara Bridge stage 2 & 3; Mahinipua boardwalk and bridges)	\$931,303.00 (\$41,303.00; \$320,000.00; \$400,000.00; \$170,000.00)
Westland Tourism Marketing Infrastructure	\$100,000.00
<b>Total</b>	<b>\$6,180,045.00</b>

I appreciate some of these cost items are either not finalised (e.g. Otira public toilets) or have some external funding associated (e.g. Cass Square playground upgrade) but nonetheless an indicative figure of six million dollars represents a substantial cost to every ratepayer and resident of Westland District but on the other hand failing to demonstrate substantial benefit to every ratepayer and resident of Westland District.

In so far as these costs are met through the Westland District Council, the ratepayer carries the can. In so far as these costs are met through some form of central government funding, the taxpayer carries the can.

<sup>2</sup> [Westland District Council Draft Annual Plan](#), pages 10-13.

Average residential rates in Westland are reported to be \$2,585.57<sup>3</sup>. On this basis It would take an individual on Westland's mean per capita income of \$43,646.00<sup>4</sup> three weeks of pre-tax income to pay their dues to Westland District Council each year. On the average household income of \$84,682.00<sup>5</sup> it would take a week and a half to do the same.

This unnecessary expenditure represents either rates upon the people of Westland which are higher than they need to be, or a lack of expenditure in more legitimate areas of council function.

The figure of six million dollars listed above (acknowledging aforementioned caveats) compares with 3.7 million dollars earmarked in the annual plan for land transport, 1.4 million dollars earmarked for drinking water, \$191,989 earmarked for stormwater, 1.4 million dollars earmarked for wastewater, and \$685,300 earmarked for solid waste.

Each dollar spent outside of the council's core competencies of infrastructure represents some form of pothole in a road or a pothole in the income and savings of the people of Westland.

Further explanation of why the items I have described as unnecessary in the table above is broken down below.

#### **Carnegie Museum Fitout and Digital Interactive Museum**

The Carnegie Library Building which houses Hokitika's museum is often described as an "asset", but in any financial sense it is a liability which has, particularly of late, proven a steady and effective drain on the pockets of Westland's people.

Spending is earmarked for upgrading archives and for earthquake strengthening. For as long as the Westland District Council as an entity holds ownership and custody of these archives and this building, then ensuring the building and its contents are safe and sound is understandable.

What one fails to comprehend is what justifies a combined cost of \$1,740,010.00 on superficial upgrades to the interior and whatever a digital interactive museum happens to be.

At a cost of close to \$200.00 per man, woman, and child in the district, irrespective of their ability or inclination to use the museum, is unnecessary and unjustifiable.

These spending items should be removed from the annual plan.

#### **Heritage Park spending**

The Heritage Park work on industrial buildings 6 and 9, and infrastructure works, noted in the draft annual plan, is for a group of people who enjoy industrial heritage. The cost may seem trifling but nonetheless represents a cost of about \$10.00 per man, woman, and child from Otira through to Jackson's Bay.

The people who stand to benefit from this expenditure should be the ones who pay, not the entire rating base.

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<sup>3</sup> Based on figures Westland District Council released in response to a request for information under LGOIMA, [available here](#).

<sup>4</sup> Based on data sourced from Infometrics.

<sup>5</sup> Based on data sourced from Infometrics.



As with the Carnegie expenditure, it is admirable some people in the district are enthusiasts of history. Others have other hobbies and interests (stamp collecting, botany, geology, ad infinitum) and none of these people expect to benefit at the expense of others and to solicit the mechanisms of the council and the rating officer to do so.

This spending item should be removed from the annual plan.

### **Otira public toilets**

I appreciate this discussion is ongoing, but simply wish to note what observations I can make from Google Maps.

Public toilets are available in Arthur's Pass. Anyone enduring undesired pressure in the bladder or colon has to make it to Kumara if heading West, or Cave Stream heading east if they fail to utilise the amenities available at Arthur's Pass.

The journey to Kumara will take about 56 minutes. The journey to Cave Stream about 38 minutes.

In essence, is addressing this gap to the benefit of the ill-prepared and incontinent worth \$460,800.00 of capital expenditure to the ratepayer, to say nothing of the ongoing costs of cleaning and maintenance?

Granted there are many toilets throughout Westland District, albeit in areas with a larger rating base, and residents of Otira have expressed concern about visitors urinating and defecating in public places making a mess around the township.

I think this needs to be viewed in the context of how the overall burden of visitors is managed. Farmers pay for their own effluent ponds and water treatment and have to comply with standards to ensure effluent is not discharged into waterways that exist as a public common. Owners and operators of mines and factories are expected to operate in the same manner. Residents pay for their own effluent to be handled either privately in rural areas, or through rates if their homes are hooked up to municipal sewerage infrastructure.

Visitors and the people who derive an income from them produce a waste product, but do not bear the cost of doing so, and this issue needs to be considered in the district's long term planning.

This spending item should be removed from the annual plan, and a better funding model determined for ongoing capital and public costs for public toilets.

### **Racecourse expenditure**

In my view not a dollar should be spent on the racecourse beyond putting it up for sale. Recent projects carried out at the ratepayer's expense have turned out to be more complex and costly than anticipated, and there is no reason to suspect the same would not be true with whatever is cooked up through current plans and workshops.

Please remove the earmarked cost items of Racecourse development – event/recreational zone (\$512,000.00) and Racecourse development – residential master plan (\$896,000.00) from this year's annual budget.

These spending items should be removed from the annual plan.

### **Cass Square playground upgrade and Cass Square skate park**

These two cost items are unnecessary. There should be a standard and budgeted maintenance schedule for all playgrounds to prevent them descending into disrepair, but the current budgeted items are unnecessary.

Cass Square has a playground, all of a 750 metre walk from Lazar Park, where Lions Hokitika recently built a new one. Within 850 metres is also St Mary's school, which has a playground open to the public outside of school hours. This is also the case for Hokitika Primary School, 1.3 kilometres from

Cass Square. A town of several thousand people only needs so many playgrounds and so much amenity.

As for the skate park, one already exists, to the benefit of skateboarders, and at the expense of anyone else who either lacks the ability or the desire to engage in that pursuit.

These spending items should be removed from the annual plan.

### **West Coast Wilderness Trail**

This expenditure, as with all expenditure on the West Coast Wilderness Trail, cannot justifiably be funded by the ratepayer and should be removed from the annual plan.

The West Coast Wilderness Trail, again, often erroneously described as an asset for the ratepayer, is in fact a liability.

The costs (both capital and operational) are borne by every ratepayer and resident of the district, and as such are widespread, but the benefits on the other hand, are highly concentrated.

A recent report to the council titled "West Coast Wilderness Trail, Monthly Report for Trail Managers" published in March 2023, gives numbers that bear this out.

The figures in this report indicate about 97% of all trail users are on some form of bike (the remaining 3% are pedestrians using the trail to run or walk along), that about 94.2% of trail users are not from the West Coast, that about 81.1% of trail users are aged 50 and above, and that 91.4% of trail users are aged 40 and above.

What can be deduced from these numbers is that cyclists benefit at the expense of those who choose to do other things with their time and money, that the visitor benefits at the resident's expense, that those in the business of servicing visitors benefit at the general ratepayer's expense, and that the old benefit at the expense of the young.

Given wealthier individuals tend to be more likely to have the means to make luxury purchases for e-bikes, mountain bikes, etc, it would be fair to infer that those on low incomes with minimal savings are paying for a cycle trail they have neither the time nor the ability to utilise, to the benefit of those with the leisure time, money, and inclination to use the trail.

This annual plan and all future annual plans should recognise this and put no further funding into this trail.

These spending items should be removed from the annual plan.

### **Tourism Marketing Infrastructure**

Euphemistically named as 'Westland Tourism Marketing Infrastructure', this \$100,000.00 represents spending on signage. All townships and villages have an unassuming green and white sign informing visitors they have not inadvertently entered Gore or Wairoa.

Beyond this, elaborate signage at any extra expense to the ratepayer is not justifiable or necessary. People who draw an income from every sector in the district pay for their own marketing, and any other good or service necessary for their income as a business owner or employee.

This is simply more profligacy from a council that needs to rediscover the forgotten virtue of frugality.

This spending item should be removed from the annual plan.

### **Conclusion**

In a time when a growing number of people are struggling to make ends meet and facing rising costs in most places they turn, and a time when many people are finding their incomes and savings lack the purchasing power they previously had, this council has a responsibility to ensure the cost burden of local government saps as little of the incomes and savings of the people who must pay the costs of its undertakings, while still adequately fulfilling its vital roles as a local law maker, enforcer, and infrastructure deliverer.

I urge the councilors and staff of Westland District Council to acknowledge this. You cannot spend a single dollar in this district without first taking it from your family, friends, passers-by in the street, and those people in the district whose names and faces you may not recognise who nonetheless have independent wants and needs of their own that they struggle to meet just that little bit more when you spend money that isn't yours on something you deem to be desirable or essential.

I wish to speak to this submission in the hearings process.

**-ENDS-**