

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Thursday, 5 May 2016 2:21 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Thursday, May 5, 2016 - 14:21 Submitted by user: Anonymous Submitted values are:

Name: Mark

Organisation (if applicable):

Postal address: PO Box 145

Email: marknn@gmail.com

Phone Number: 021486664

Submission: I oppose the proposal

Type submission here:

I totally oppose:

1) Council has not provided enough information to support the proposed rating structure of the new waste water plant.

2) Council already collect contributions, i oppose to having to pay twice

3) Council should be seeking 100% subsidy

4) A district wide rating scheme ought to be assessed.

5) According to working figures by the consultation department, then with the proposed subsidy would double current rates. Totally ridiculous... and triple without any subsidy.

6) Consideration be made to fund the capex over a longer period of time

7) For council to attend a consultation meeting with the township with no information about the proposed plant, a very poor financial presentation (to which we are expected to pay 50% of), along with no indication of whether ongoing maintenance costs will also be added to the rates is totally unacceptable. NO business would take a business proposal to their bank with such inadequate information and expect to receive a green light.

8 We ask council to provide all essential information regarding the proposed new Waste Water Plan to this community so that other financial and management scenarios can be assessed and considered.

9 We also ask council to demonstrate what other alternative solutions have been considered.

10 Franz Josef is a current 'affordable' travel and touristic mecca of the south island. Increased rates would have to be recouped one way or another ultimately being passed onto the traveling tourists. The Franz Josef township doesn't need to be priced out of the market for tepid travelers. The easy option should FJ become too expensive would be for travelers to drive straight through.

11 Staff accommodation in FJ is a 'well known' major problem. Landlords need to keep rental costs down to attract staff into their business. Doubling the rates for staff accommodation isn't sustainable to retain the caliber of staff.

12 The fact that local residents have to foot part of the bill for the travel mecca of the south island that adds millions of dollars to the tourism sector is absurd.

Do you wish to be heard in support of your submission?: No If yes, do you want to make a joint case with another party?: No Do you require a language interpretor in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Thursday, 5 May 2016 2:23 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Thursday, May 5, 2016 - 14:22 Submitted by user: Anonymous Submitted values are:

Name: Eugenia  
 Organisation (if applicable):  
 Postal address: PO Box 145  
 Email: eugeniapuntillo@gmail.com  
 Phone Number: 0211503821  
 Submission: I oppose the proposal  
 Type submission here:

I totally oppose:

1) Council has not provided enough information to support the proposed rating structure of the new waste water plant.

2) Council already collect contributions, i oppose to having to pay twice

3) Council should be seeking 100% subsidy

4) A district wide rating scheme ought to be assessed.

5) According to working figures by the consultation department, then with the proposed subsidy would double current rates. Totally ridiculous... and triple without any subsidy.

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12 The fact that local residents have to foot part of the bill for the travel mecca of the south island that adds millions of dollars to the tourism sector is absurd.

Do you wish to be heard in support of your submission?: No If yes, do you want to make a joint case with another party?: No Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

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**From:** Ben Morris <bj\_morris@hotmail.com>  
**Sent:** Thursday, 5 May 2016 3:44 p.m.  
**To:** consult  
**Subject:** Submission on the Draft Annual Plan

To whom it may concern

*I oppose the proposed funding model for the Franz Josef water treatment plan, I support a district wide rate to fund the works.*

*The proposal to fund the works only from the Franz Josef community is likely to lead to higher costs for tourists and risk further reducing the likelihood of tourists visiting the district and town. Franz Josef is the tourism capital of the district and the entire district benefits from Franz Josef remaining attractive and affordable to Tourists who pass through the entire district when staying in Franz Josef.*

*I live and work in Franz Josef, this proposal will drive up rents and put off developers of staff accommodation which is already in short supply, the significant waste water costs are likely to negatively impact businesses and also lead to less investment in the town and fewer employment opportunities.*

Regards  
Ben & Tiana Morris

Sent from my iPhone

**Rachel Reid**

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**From:** Lisa De Rooy  
**Sent:** Thursday, 5 May 2016 3:39 p.m.  
**To:** Rachel Reid  
**Subject:** FW: Submission on 2016/17 Annual Plan  
**Attachments:** Submission to Westland District Council Annual Plan 050516.pdf

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**From:** Tim Onnes [mailto:Timothy.Onnes@parliament.govt.nz]  
**Sent:** Thursday, 5 May 2016 3:37 p.m.  
**To:** Lisa De Rooy <Lisa.DeRooy@thelastbestplace.co.nz>  
**Subject:** Submission on 2016/17 Annual Plan

Kia Ora,

I am contacting you on behalf of Green MP Steffan Browning. Attached is his submission to your 2016-2017 Annual Plan

It would be good if we could have an E-mail to acknowledge receipt of this submission.

My contact details are below. Feel free to contact me if you need any further information.

Ngā mihi nui,

**Tim Onnes**, Senior Executive Assistant  
**Office of Steffan Browning MP**  
 Spokesperson for Organics, Pesticides, GE, Food Safety and Biosecurity  
**Green Party of Aotearoa New Zealand**



15.05 Bowen House, 70/84 Lambton Quay, Wellington 6011  
 (04) 817 6717 | [timothy.onnes@parliament.govt.nz](mailto:timothy.onnes@parliament.govt.nz) | [greens.org.nz](http://greens.org.nz)  
 I whakamanahia e Steffan Browning, Whare Pāremata, Te Whanganui-ā-Tara 6011, Aotearoa  
 Authorised by Steffan Browning MP, Parliament Buildings, Wellington

## Submission to the Westland District Council Annual Plan

Steffan Browning MP – Green Party

This submission requests that the Westland District Council phase out the use of glyphosate and similar based herbicides from its streets, playgrounds and parks.

Glyphosate was listed by the World Health Organisation last year as a probable carcinogen, and glyphosate based herbicides have been shown to have other negative health and environmental effects, raising concern for community and worker health, and possible liability issues. Effective non-toxic alternatives to glyphosate based herbicides are increasingly being used by councils.

Consideration of the negative effects of herbicides in the environment must be a clear part of the council's Long Term Plan, especially at a time when science validating community concerns is increasingly available. The Annual Plan process is an appropriate and quick way of ensuring urgent changes needed for improved community wellbeing.

Tourism – Clean green 100% Pure Aotearoa New Zealand branding is an important component of the success of tourism to your region and New Zealand generally. However roadside, playground and park spraying is contrary to that image, with many tourists surprised to see what appears to be a cavalier attitude to agrichemical use here, especially in urban areas. Many countries have already severely restricted use of glyphosate based herbicides in urban areas, with some banning all uses. In fact, this April, the European Parliament called for a ban on all uses of glyphosate-based herbicides in private and public green areas, including spraying in and around public parks, playgrounds and gardens.

Christchurch City Council also recently voted to stop the use of glyphosate based herbicides in all areas open to the public. While that doesn't go as far as many overseas jurisdictions, or ensure full community safety from the herbicide, it is an appropriate move for a local authority to take when a threat to community, worker, and environmental health is recognised.

Continued use of glyphosate and similar based herbicides in your region, especially in urban areas, is a potential risk for the community, workers and for the tourism brand.

Significant scientific evidence has shown that:

1. Glyphosate affects bacteria's response to antibiotics
2. Glyphosate damages hormones and is a probable carcinogen
3. Glyphosate is often combined in weed killers with other active ingredients that are more toxic to animals and people than glyphosate by itself
4. When it enters waterways, glyphosate harms fish and other aquatic animals
5. Glyphosate negatively affects the natural behaviour of bees, causing them to forget where their hives are
6. Glyphosate leaches into groundwater
7. We don't know what a safe level of glyphosate is, as it has never been assessed by regulators at sub-lethal levels.

Supportive evidence can be found in my commissioned 44 page heavily referenced report; ***Glyphosate: No Safe Level 2016 report***

[https://d3n8a8pro7vnmx.cloudfront.net/beachheroes/pages/1997/attachments/original/1455059707/Glyphosate\\_Report\\_10-02.pdf](https://d3n8a8pro7vnmx.cloudfront.net/beachheroes/pages/1997/attachments/original/1455059707/Glyphosate_Report_10-02.pdf)

and summarised in an unreferenced; ***Two-page overview of glyphosate***

<https://d3n8a8pro7vhm.cloudfront.net/beachheroes/pages/1997/attachments/original/1453085529/Spray-free-2pager-formatted.pdf>

Although an alternative strategy need not be more expensive, a full proposition on why Councils and contractors should consider more than purely immediate economic measures in deciding on weed management measures is in my document; ***Paradigm Shift: The Rationale for Chemical Free Weed Control*** found at

[https://d3n8a8pro7vhm.cloudfront.net/beachheroes/pages/1997/attachments/original/1456438338/Paradigm\\_Shift\\_v5.pdf](https://d3n8a8pro7vhm.cloudfront.net/beachheroes/pages/1997/attachments/original/1456438338/Paradigm_Shift_v5.pdf)

Usefully some ***Alternatives to glyphosate for councils*** covers options effectively available now.

[https://d3n8a8pro7vhm.cloudfront.net/beachheroes/pages/1997/attachments/original/1453071596/Alternatives\\_for\\_Councils.pdf](https://d3n8a8pro7vhm.cloudfront.net/beachheroes/pages/1997/attachments/original/1453071596/Alternatives_for_Councils.pdf)

I wish to appear before the Council to present further on this submission.

**Steffan Browning MP** | Green Party of Aotearoa New Zealand  
Spokesperson for Organics, GE, Pesticides, Safe Food, Biosecurity

Room 15.06 | Bowen House | Parliament Buildings | Wellington  
Whare Paremata | Te Whanganui-a-Tara | 6160 | Wellington  
P: +64 (0)4 817 6717 | M: 021 804 223 | F: +64 (0)4 472 6003  
E: [steffan.browning@parliament.govt.nz](mailto:steffan.browning@parliament.govt.nz)  
W: [www.greens.org.nz](http://www.greens.org.nz)

*Authorised by Steffan Browning, Parliament Buildings, Wellington.*

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Please consider the environment before printing this e-mail



Council's Draft  
Annual Plan 2016/17.

FRANZ JOSEF  
5-5-2016.

Dear Sir/Madam.

Consultation is asked for. But consultation I have not seen just being told what you get, and you work out how you go and pay for it.

The Council's attitude leaves a lot to be desired because of the lack of maintenance on almost everything they have to maintain.

1. Sewage pond road. Neglected for a long time, once it is busted, with the result we have seen, there is now money to fix it. Why?

Sewage pond could have been fixed before now, and when do we see the plans for the new plant?

Because there are plenty of overseas plants so fix it, either by filtration, and get up to 70% clean water, by using pellets, or using lime and crushed green glass.

So where is the plant, come from, because what ever happens, there has to be a even flow of waste going in to make it work. I power supply has to be consistent. That we do not have in SW land so do we also pay for a person to make sure it works properly. We have seen it with the water supply, I would like to know.

Noise levels in rural areas is 54 dBA not 84 or 96 with Helicopters take off. Where there is a consent for 2 Helicopters, but 5 are there.

West road has to be made to account, and stop telling its staff they can't talk to Locals. Locals would not know what they do anyway, except mowing grass in winter time.

To thank you.

## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

**This submission is a public document and the details provided will be displayed to members of the public.**

### **Description of Proposal**

On 4 April 2016 Council provided public notice that a Consultation Document and the draft Annual Plan is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.

**The closing date for submissions is 6 May 2016, 5pm.**

*Send or deliver to:*

The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.

*Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

*Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name: DES ROUTHAN.

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

Preferred contact details i.e. your postal address, or your email:

50 Rolleston St.

Phone Number: 755 7444.

Signature

NB: Your signature is not required if submitting by electronic means

1. **Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
2. **Indicate your attitude to the proposal**  
i.e. I support oppose / am neutral to the proposal.
3. **Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
4. **State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
5. **State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**

Use separate paper if necessary.

I support / oppose / am neutral to the proposal (Circle one)

My submission is:

THE TOURISM RATE SHOULD NOT BE INCLUDED AT ALL THIS YEAR.

TOURISM IS SUPPOSED TO BE THE BRIGHT STAR IN WESTLANDS ECONOMY AND SHOULD FUND ITSELF.

I DON'T BELIEVE THE RATEPAYERS SHOULD FUND ANY ONE BUSINESS.

FARMING, MINING, FORESTRY, AND ANY BUSINESS THAT RELY ON THESE ARE ALSO STRUGGLING. IT IS WRONG AND UNFAIR THAT ANY OF THESE BUSINESSES SHOULD BE EXPECTED TO CONTRIBUTE TO ANYTHING TO DO WITH TOURISM OR ANY OTHER ORGANIZATION THAT CAN DERIVE ITS OWN INCOME.

I NOTE THAT THE CYLWAY IS INCLUDED IN THE TOURISM RATE. I WAS TOLD BY THE PREVIOUS COUNCIL AND THE CEO. THAT NO RATEPAYER MONEY WOULD BE USED FOR IT. LOOKS AS THOUGH I HAVE BEEN MISLED. I HAVE MANY ISSUES WITH THE PLAN

Submissions will be heard in May 2016

Do you wish to be heard in support of your submission? Yes / No (Circle one)

If yes, do you want to make a joint case with another party? Yes / No (Circle one)

Specify the party: AS COUNCIL AND SOME OF ITS STAFF

Do you require a language interpreter in order to present at the hearing? Yes / No (Circle one)

If yes, please specify your requirements: DONT LISTEN.

Would you prefer to present via an audio or audio-visual link? Yes / No (Circle one)

If yes, you will be contacted to discuss arrangements.

TOURISM SHOULD BE LIKE EVERYTHING ELSE

USER PAYS !! ENCLOSED SOMETHING TO CONSIDER.

Thank you for providing your input.

THERE IS NOTHING IN THE PLAN THAT SERIOUSLY ADDRESSES WESTLAND DEBT, STAFF LEVELS CONTINUE TO RISE, MANAGEMENT DON'T HAVE A CONTROL ON COST OR PRODUCTIVITY, COMMON SENSE IS NOT THERE.

ITS TIME WESTLAND GET SERIOUS ABOUT HOW ITS RUN AND MAKE POSITIVE MOVES TOWARDS ITS DEBT REDUCTION.

THE SPEND AND BORROW CULTURE HAS TO STOP IF THE REGION IS TO PROGRESS, BECAUSE IF IT DOESN'T THE RATEPAYERS FUTURE IS LOOKING BLOODY BLEAK.



SEAVIEW PROPERTY.

INCOME : — 10 HEAD CATTLE PURCHASE PRICE \$750.  
 KRPT FOR 12 MONTHS SOLD FOR \$1010.00.  
 GROSS PROFIT \$260 P/H.  
 TOTAL \$2600.00.

EXPENSES.

RATES \$1800  
 FERT 1½ MT @ \$704.66 MT = \$1056.00  
 100 BALE LUCERNE HAY @ \$17.50 = 1750.00  
 TOPPING 10 HRS @ \$40 HR = 400.00  
 VEHICLE TO FERT OUT 400 Km = 400.00.  
 \$3606.00.

LOSS

\$1006.00

I SPEND MANY HOURS FENCING APPLYING FERT AND MANAGING STOCK.

MAYBE COUNCIL COULD TELL ME WHAT I AM DOING WRONG (THEY HAVE ALL THE CONSULTANTS) THE WAY I SEE IT IS COUNCIL ARE THE ONLY WINNER. THEY DON'T DO A BLOODY THING FOR THEIR MONEY. THEY HAVE NO INVESTMENT GIVE ABSOLUTELY NO CONSIDERATION TO ITS RATEPAYER WHEN SETTING RATES OR HOW THEY RUN COUNCIL.

I HAVE THREE FARMING OPERATION ALL PRODUCING LOSSES AND I AM NOT THE ONLY ONE IN THIS SITUATION. THIS IS WHY I OBJECT TO TOURISM RATES. COME ON COUNCILLORS & STAFF GET YOUR ACT TOGETHER AND START CONSIDERING YOUR RATEPAYERS.

DES ROUGHAN  
 50 ROLLESTON ST

FORGOT THE WCRC RATES. \$107-34c  
TELL ME WHY I SHOULD BE PAYING A TOURISM  
RATE WHEN I CANT AFFORD IT.

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Thursday, 5 May 2016 5:23 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Thursday, May 5, 2016 - 17:22 Submitted by user: Anonymous Submitted values are:

Name: Tom Skinner

Organisation (if applicable): TL & RA Skinner Trust Postal address:

57A Cox Street

Geraldine

Email: tlaskinner@gmail.com

Phone Number: 03 693 8492

Submission: I oppose the proposal

Type submission here:

Franz Josef Waste water plant.

I do not support the proposed local funding model for the Franz Josef waste water ponds. I support a district wide rate.

The proposed funding approach is:

- not equitable
- inconsistent with councils other funding policies
- the proposed rating method does not reflect benefit /use
- not all users are captured by the rate
- councils approach will damage tourism district wide.

Inequitable

The funding of the ponds replacement from a rate only on the connected Franz Josef rating units is inequitable for the following reasons:

- The Franz Josef community has paid a significant amount into the general fund for waste water over the last 20 plus years, these funds have been spent elsewhere in the district and now the community has been left with no reserves to contribute to this works despite the past significant contributions.
- Most years Council has funded depreciation, the depreciation funds should be made available to the Franz Josef community to part fund the works.
- The LTP issued only last year did not propose that the treatment ponds would be funded only from local residents. Given the size of the project this is a significant departure from the 10 year plan only in year 2.
- There has been no past discussion or consultation on this funding approach, this should have occurred as part of the LTP.
- As council has stated in the past the Franz Josef community has contributed more to the council funds to WDC than the value of works it has received. If the community needs to self fund the treatment ponds with no support from the wider district then all rate payments from the community need to be ring fenced for investment only in Franz Josef when that investment is needed.

Inconsistent with other funding approaches If the Franz Josef treatment plant is only to be funded by the Franz Josef community why is the council not taking this approach with all of its facilities in the District. If the proposed funding approach is taken for Franz Josef other communities have the right to expect they will have to fund all capital works and so all payments for water, waste water and other council services need to be ring fenced for each community so they have some funds in reserve (or accumulated depreciation) when significant capital contributions are required. If the proposed funding approach is taken, I request all Franz Josef rates are ring fenced for only Franz Josef projects. If the proposed funding approach is taken, what will happen to Franz Josef rates when the loan has been repaid, will residents then be entirely exempt from contributions to any district wide waste water fund and only need to contribute to costs specifically related to Franz Josef?

How is this funding approach consistent with the councils past statements and policy of a district wide contribution to a vibrant community and not paying for services?

#### Rating mechanism

The proposed rating mechanism does not represent use or benefit of the ponds.

If there is to be a local rating system the most equitable approach would be water consumption, a restaurant will use more water a day than a motel with its small number of toilets in constant use and a kitchen consuming a significant amount of water. A motel will pay significantly more than a restaurant towards the cost as it has more toilets, most of whom will go unused days at a time over the Autumn, Winter and Spring and even when in use will only be only flushed a few times a day. Accommodation providers are particularly negatively affected by the proposed rating method as they have a large number of low use toilets. Some Accommodation room types have less than 30% occupancy and normally only have 2 people in the room, the cost will be the same for this connection as a house with 5 people doing washing, cooking and flushing one toilet and occupied year round. The council had funds for water metres in Franz Josef and miss spent this on a water system that was not commissioned for the season, never went to tender and does not address the stated problem of limited water at the intake during dry spells. Given the significant money that is involved it is unacceptable for council not to rate on an equitable basis.

#### Rates allocation

The proposed loan is to replace the treatment facility and not the pipes to the treatment facility however council has not proosed to rate all pans in the community, who ultimately use the treatment facility.

There is no clear justification for why a 20 room motel in the town should pay \$11,780 (2018 est. of \$589 x 20) for the capital works on the treatment plant where a motel out of the town which will cart its waste to the same plant to be treated will pay nothing or a small token dumping charge. The capital works is for the treatment plant, not the pipe to it. Only charging those directly connected for a facility the entire district uses is not equitable and encourages development outside the main township – a planning principal that the council has opposed in the past.

#### Damage to Westland Tourism

As stated numerous times by various coast wide and district wide organisations Tourism is an important industry in the district and “may”

be a future driver of employment and growth. Based on visitor numbers the Glaciers and Franz Josef are the key attractions in the district, encouraging tourists to spend 2-4 days of their limited holiday time on the West Coast. The Glaciers are disappearing, foot access onto the ice has been lost, the current viewing access is getting further back from the Glaciers and the general tourist experience is significantly worst than 10 years ago. If Franz Josef is not to end up a ghost town, like many in the district who relied on logging, we need to insure the town remains an attractive place to visit for Tourists and the cost of visiting is competitive. This proposal will both damage the towns competitiveness as an international destination and encourage more ribbon development further to the North of the town. This proposal will make it less likely we can build a compact town easy for visitors to walk around and enjoy. This proposal will put off development in general, making it less likely the town can build the critical mass to survive as a destination as the Glacier retreats. If Franz Josef and the Glaciers do not remain key tourist attractions the entire district wide tourism will suffer.

There appears to be a misconception from those not in the Tourism industry that costs can be passed to tourists due the mistaken assumption their demand is elastic, that tourists need to come down the West Coast and that there will always be more tourists. There are many world wide examples of areas rapidly falling out of favour with international tourists and abandoned and half built hotels and restaurants. The Tourist trade is not well distributed around NZ with many other areas fighting to attract the limited time and money of the Tourists we are lucky to have visit us.

I hope in 5 years time we don't look back as say this was the third and final nail WDC put in the coffin of West Coast Tourism, the other two nails being the failure to adopt the town plan and half implemented Fault Rupture Avoidance Zone. These council actions has left high profile parts of the town with boarded up shops and derelict buses along with unsightly houses as maintenance has been stopped. The best case is WDC is putting off investment and damaging small businesses and lowering the long term growth potential of the district, the worst case is that Tourism will go the way of logging on the West Coast with more ghost towns being created and the population declining.

#### Lack of consultation

As reported in past council documentation, there was a known flood risk to the ponds and yet council staff with no community consultation decided to under insure the treatment facility.



There has been no past discussion with the community that the ponds would be funded from a local rate and not the general rate. Had the under insurance and the funding approach been known to the community the LTP would have received significant submissions on these facts.

Council has not provided the community with essential information requested about the treatment ponds and costs. For the above reasons I support the continuation of the district wide funding model for waste water treatment that the community has been paying into.

Regards

T L Skinner

Do you wish to be heard in support of your submission?: Yes If yes, do you want to make a joint case with another party?: No Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Thursday, 5 May 2016 5:31 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Thursday, May 5, 2016 - 17:31 Submitted by user: Anonymous Submitted values are:

Name: Logan J Skinner

Organisation (if applicable): Terrace Motel, 10 Cottages, 64 Cron Street Postal address:

P O Box 44

Franz Josef Glacier

South Westland

Email: skinnerlogan@yahoo.co.nz

Phone Number: 03 7520130

Submission: I oppose the proposal

Type submission here:

Franz Josef Waste water plant.

I do not support the proposed local funding model for the Franz Josef waste water ponds. I support a district wide rate.

The proposed funding approach is:

- not equitable
- inconsistent with councils other funding policies
- the proposed rating method does not reflect benefit /use
- not all users are captured by the rate
- councils approach will damage tourism district wide.

Inequitable

The funding of the ponds replacement from a rate only on the connected Franz Josef rating units is inequitable for the following reasons:

- The Franz Josef community has paid a significant amount into the general fund for waste water over the last 20 plus years, these funds have been spent elsewhere in the district and now the community has been left with no reserves to contribute to this works despite the past significant contributions.
- Most years Council has funded depreciation, the depreciation funds should be made available to the Franz Josef community to part fund the works.
- The LTP issued only last year did not propose that the treatment ponds would be funded only from local residents. Given the size of the project this is a significant departure from the 10 year plan only in year 2.
- There has been no past discussion or consultation on this funding approach, this should have occurred as part of the LTP.
- As council has stated in the past the Franz Josef community has contributed more to the council funds to WDC than the value of works it has received. If the community needs to self fund the treatment ponds with no support from the wider district then all rate payments from the community need to be ring fenced for investment only in Franz Josef when that investment is needed.

Inconsistent with other funding approaches If the Franz Josef treatment plant is only to be funded by the Franz Josef community why is the council not taking this approach with all of its facilities in the District. If the proposed funding approach is taken for Franz Josef other communities have the right to expect they will have to fund all capital works and so all payments for water, waste water and other council services need to be ring fenced for each community so they have some funds in reserve (or accumulated depreciation) when significant capital contributions are required. If the proposed funding approach is taken, I request all Franz Josef rates are ring fenced for only Franz Josef projects.

If the proposed funding approach is taken, what will happen to Franz Josef rates when the loan has been repaid, will residents then be entirely exempt from contributions to any district wide waste water fund and only need to contribute to costs specifically related to Franz Josef?

How is this funding approach consistent with the councils past statements and policy of a district wide contribution to a vibrant community and not paying for services?

Rating mechanism

The proposed rating mechanism does not represent use or benefit of the ponds.

If there is to be a local rating system the most equitable approach would be water consumption, a restaurant will use more water a day than a motel with its small number of toilets in constant use and a kitchen consuming a significant amount of water. A motel will pay significantly more than a restaurant towards the cost as it has more toilets, most of whom will go unused days at a time over the Autumn, Winter and Spring and even when in use will only be only flushed a few times a day. Accommodation providers are particularly negatively affected by the proposed rating method as they have a large number of low use toilets. Some Accommodation room types have less than 30% occupancy and normally only have 2 people in the room, the cost will be the same for this connection as a house with 5 people doing washing, cooking and flushing one toilet and occupied year round. The council had funds for water metres in Franz Josef and miss spent this on a water system that was not commissioned for the season, never went to tender and does not address the stated problem of limited water at the intake during dry spells. Given the significant money that is involved it is unacceptable for council not to rate on an equitable basis.

Rates allocation

The proposed loan is to replace the treatment facility and not the pipes to the treatment facility however council has not proosed to rate all pans in the community, who ultimately use the treatment facility.

There is no clear justification for why a 20 room motel in the town should pay \$11,780 (2018 est. of \$589 x 20) for the capital works on the treatment plant where a motel out of the town which will cart its waste to the same plant to be treated will pay nothing or a small token dumping charge. The capital works is for the treatment plant, not the pipe to it. Only charging those directly connected for a facility the entire district uses is not equitable and encourages development outside the main township – a planning principal that the council has opposed in the past.

Damage to Westland Tourism

As stated numerous times by various coast wide and district wide organisations Tourism is an important industry in the district and “may”

be a future driver of employment and growth. Based on visitor numbers the Glaciers and Franz Josef are the key attractions in the district, encouraging tourists to spend 2-4 days of their limited holiday time on the West Coast. The Glaciers are disappearing, foot access onto the ice has been lost, the current viewing access is getting further back from the Glaciers and the general tourist experience is significantly worst than 10 years ago. If Franz Josef is not to end up a ghost town, like many in the district who relied on logging, we need to insure the town remains an attractive place to visit for Tourists and the cost of visiting is competitive. This proposal will both damage the towns competitiveness as an international destination and encourage more ribbon development further to the North of the town. This proposal will make it less likely we can build a compact town easy for visitors to walk around and enjoy. This proposal will put off development in general, making it less likely the town can build the critical mass to survive as a destination as the Glacier retreats. If Franz Josef and the Glaciers do not remain key tourist attractions the entire district wide tourism will suffer.

There appears to be a misconception from those not in the Tourism industry that costs can be passed to tourists due the mistaken assumption their demand is elastic, that tourists need to come down the West Coast and that there will always be more tourists. There are many world wide examples of areas rapidly falling out of favour with international tourists and abandoned and half built hotels and restaurants. The Tourist trade is not well distributed around NZ with many other areas fighting to attract the limited time and money of the Tourists we are lucky to have visit us.

I hope in 5 years time we don't look back as say this was the third and final nail WDC put in the coffin of West Coast Tourism, the other two nails being the failure to adopt the town plan and half implemented Fault Rupture Avoidance Zone. These council actions has left high profile parts of the town with boarded up shops and derelict buses along with unsightly houses as maintenance has been stopped. The best case is WDC is putting off investment and damaging small businesses and lowering the long term growth potential of the district, the worst case is that Tourism will go the way of logging on the West Coast with more ghost towns being created and the population declining.

Lack of consultation

As reported in past council documentation, there was a known flood risk to the ponds and yet council staff with no community consultation decided to under insure the treatment facility.

There has been no past discussion with the community that the ponds would be funded from a local rate and not the general rate. Had the under insurance and the funding approach been known to the community the LTP would have received significant submissions on these facts.

Council has not provided the community with essential information requested about the treatment ponds and costs. For the above reasons I support the continuation of the district wide funding model for waste water treatment that the community has been paying into.

Regards

Logan Skinner

Do you wish to be heard in support of your submission?: Yes If yes, do you want to make a joint case with another

party?: Yes Specify the party: Tom Skinner Do you require a language interpreter in order to present at the hearing?:

No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Thursday, 5 May 2016 5:38 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Thursday, May 5, 2016 - 17:38 Submitted by user: Anonymous Submitted values are:

Name: Carol Scott  
 Organisation (if applicable): Bruce Bay Hall Board Postal address:  
 PO Box 26  
 Fox Glacier  
 Email: pine\_grove@xtra.co.nz  
 Phone Number: 037510890  
 Submission: I oppose the proposal  
 Type submission here:

I am Carol Scott the Secretary of the Bruce Bay Hall Board.

Some members of the Community met with Derek Blight last September as many were unhappy with the Township Development rate being paid towards Fox Glacier. As a result of this meeting Derek suggested the Bruce Bay Community approach Fox Glacier and ask them for some of the \$35000 they were granted.

We were not happy with this suggestion as we felt this would cause ill feeling between the two communities and also we didn't even have any idea of how much was being collected from the area between the Ohinetamatea and Whakapohai which we considered the Bruce Bay area.

After a meeting of the hall Board in February I was asked to pursue the matter on behalf of the community. We felt we needed the answer to the following questions:

1. How much is rated for our area
2. How much has already been allocated and to who for what projects.
3. If the total amount of the fund has not already been allocated what has happened to the remainder.
4. How do we access the funds that have been rated from our area.

After almost two months of e mails backwards and forwards to council members I am yet to personally receive an answer to any one of these questions. Our local council member Greg Hope when asked to pursue the answers to the above questions on our behalf responded by saying "I believe that given the challenges we have as a small district that we can only support certain key infrastructure. This is a budget driven opinion..... As a result we need to encourage development around small infrastructural nodes e.g Haast, Fox, etc.

If people choose to settle outside of those nodes, then they are very welcome, but it is not the preferred outcome to grow the district. McGloin Road is a good example.

A reply that was neither helpful nor encouraging to those members of the Westland District Community who live outside the "nodes" involved in farming and tourist ventures amongst other activities while continuing to contribute to the Westland District. Westland Milk Products would not exist if it wasn't for the farmers who have chosen to settle outside the nodes even though apparently this is not "growing the district".

Warner and Kaye Adamson did get a reply from Tanya Winter with the following information "The rating Units in the area specified contribute approximately 34.64% of the Fox Glacier Community Rate which equates to about \$12122.60 towards the Township Development Fund" However the amount Fox

Glacier receives for it's actual Township Development Fund has not changed with the extension of the boundary. I wouldn't imagine they would be very willing to donate a third of the funding they receive back to the Bruce Bay Community when there has been no change to the amount they get.

In as much as we don't consider ourselves part of the Fox Glacier Community they also recognize they we are a separate area. I have lived at Jacobs River for 27 years and other residents a lot longer and although we support each other in many ways it has always been recognized that that we two different communities. Members of the Fox community have been as surprised as us that the boundary was extended beyond the Ohinetamatea. When the

Jacobs River School closed the Ministry of Education initially offered the school bus and funds to the Fox Glacier School to transport the children of our area to school. They declined and this local community via the Bruce Bay Hall board took this on to set up a fund to ensure future children from this area would be able to get to School without financial hardship for families.

The Fox Glacier Community don't consult with the Bruce Bay residents about how they are going to spend their Township Development money and we don't expect them too. That is their money for their community which hasn't increased one cent with the inclusion of the ratepayers from Bruce Bay.

Two years ago (before we were rated for the fund) the transfer station for rubbish was removed from Bruce Bay with the council citing "financial reasons". The council agreed not to remove it until after discussion with the community and another form of collection was in place. This never happened and it is a bitter pill to swallow to find one of the few council funded facilities in this area removed and then to find we are contributing \$12122.60 towards Fox Glacier.

We are requesting that the council reconsider our inclusion in the Fox Glacier Community and recognize we are a separate area with different aspirations for our community.

We have never asked for money for "Township Development" and have always been very self-sufficient in raising funds to maintain and provide for our community and it's assets. We all see the bigger picture in that we are also members of the Westland District and as such do need to contribute to facilities and infrastructure that benefit the whole area. We feel we do this through our general rates and if a targeted rate is to be struck we would like to be direct beneficiaries.

Following a meeting with the council at Hari Hari on the 28th of April we were disappointed to find out that even though some members agreed with our position it was too late to remedy it before the Annual Plan was adopted. We had been asking for a meeting earlier this year and one was arranged at the Bruce Bay Hall for the 25th of February. We were notified on the 23rd of February that the visit had been cancelled and continued to ask for another date. Finally we were asked to meet with council on the 28th of April – a date too late to ensure a resolution but hopefully the council will be able to make some progress towards this community getting some return on their contribution.

Do you wish to be heard in support of your submission?: Yes If yes, do you want to make a joint case with another party?: No Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

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**From:** Don Neale & Sue Asplin <redmoki1@gmail.com>  
**Sent:** Thursday, 5 May 2016 5:56 p.m.  
**To:** consult  
**Cc:** Bruce Watson; Debbie Forbes  
**Subject:** WDC 2016 Annual Plan submission from Westland Community Centre Inc (Hokitika's Regent Theatre)  
**Attachments:** WDC 2016 Annual Plan submission from WCCI.pdf

Please find our submission attached, on behalf of Westland Community Centre Inc.

Regards

Don Neale  
Secretary

The Chief Executive  
Westland District Council  
Private Bag 704  
Hokitika 7842

5 May 2016

**DRAFT WESTLAND DISTRICT 2016-17 ANNUAL PLAN**

**- SUBMISSION IN SUPPORT OF HOKITIKA'S REGENT THEATRE -**



Hokitika's Regent Theatre is a vital community asset in the heart of the town, serving as the wider Hokitika community's 'town hall' and major entertainment venue, within reach of most of the district's population. It is essential that the Council continues to support the theatre's sustainability as a 'core service' to the District in line with the LTP, in accordance with the business plan for the theatre that has been previously approved by Council.

The theatre is owned by Westland Community Centre Inc, on behalf of the Westland community. Our society's submission to the Westland District Council's draft 2016/17 Annual Plan is as follows:

[p1 of 2]



**Funding grant for theatre - support**

We support the proposed continued funding of \$30,000 per year from targeted general rates for the Westland Community Centre Inc, to contribute to the sustainability of Hokitika's Regent Theatre. The basis for this is explained in our business plan, and in previous plan submissions over the past five years. The proposed amount has been provided for in the Council's Long Term Plan. While our preference has been expressed in previous years for an annual grant of \$50,000, we accept that the Council is unlikely to be able to provide that amount in the coming year, and we appreciate the Council's continued support and cooperation.

**Tancred St flood mitigation upgrade – support, but bring it forward.**

We support the proposed upgrade to the Tancred Street pump station and flood mitigation. The June 2015 flood badly affected the theatre, and set us back to the extent that it took several months to restore the affected areas (especially the basement) back to their proper condition. While we have taken steps to reduce the potential damage by future flooding, we still depend on the Council's proposals for Tancred St. We seek that the proposed works be hastened by bringing forward all works to be completed in the 2016/17 year. While that might add some short term financial strain on affected ratepayers, we consider it a better option in terms of financial cost and asset security.

We would like to reserve the right to be heard in support of our submission. We will decide on whether we wish to be heard once we have reviewed any relevant comments from other submitters.

Yours sincerely,



Don Neale  
Secretary  
Westland Community Centre Inc.

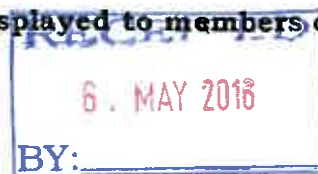


## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

**This submission is a public document and the details provided will be displayed to members of the public.**

### **Description of Proposal**

On 4 April 2016 Council provided public notice that a Consultation Document and the draft Annual Plan is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.



**The closing date for submissions is 6 May 2016, 5pm.**

#### *Send or deliver to:*

The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.

#### *Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

#### *Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name: E. WALKER.

Organisation (if applicable): N/A.

Preferred contact details i.e. your postal address, or your email:

141 JOLLIE ST  
HOKITIKA.

Phone Number: 03-7555158

Signature

E. Walker

NB: Your signature is not required if submitting by electronic means

1. **Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
2. **Indicate your attitude to the proposal**  
i.e. I support/oppose/ am neutral to the proposal.
3. **Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
4. **State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
5. **State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**

Use separate paper if necessary.

I support / oppose / am neutral to the proposal (Circle one) MORE INVESTIGATIONS NEEDED

My submission is: THE DRAFT PLAN ON PAGE 29 GIVES A RATING INCREASE OF 10%/11% FOR RESIDENTIAL AND 18% FOR A HOTEL IN THE WESTLAND TOWNSHIP DISTRICTS. THESE INCREASES ARE UNACCEPTABLE TO OUR RATEPAYERS. IN THE TEN YEAR PLAN IT STATES THAT THE YEAR 2013/14 12% AND YEAR 2014/15 12.67% INCREASES ARE EQUALLY UNSUSTAINABLE AND HAS IMPOSED A CEILING OF 5% ON ANNUAL RATE INCREASE FOR THE LIFE OF THIS PLAN. MY READING THIS 5% INCREASE REFERS TO EACH RATEPAYER AND EVEN THIS IS HIGH WHEN C.O.L. AND C.P.I. IS AT A LOW PERCENTAGE.

THE WATER RATE AT \$129-30 INCREASE IS UNWARRANTED, AS THE ENGINEER STATED THAT THE SUPPLY CAN PRODUCE 14,000,000 LITRES A DAY 8,000,000 FOR THE DAIRY AND 6,000,000 FOR OUR USERS. MY UNDERSTANDING IS THAT 450 LITRES PER DAY IS NECESSARY FOR EACH HOUSEHOLD OF AN AVERAGE OF 4 PERSONS SO THAT LEAVES OUR SUPPLY OF WATER CAN SUPPLY 13333 PERSONS, (A FAIRLY LARGE TOWNSHIP). THE INCREASE SEEMS TO UP AND DOWN FOR THE LAST THREE YEARS.

THE COMMUNITY RATE INCREASE IS UNNECESSARY AT \$50-80, AS THE ADMINISTRATION AND LEADERSHIP COSTS OUT OF ALL PROPORTION TO OUR STATIC AND SMALL POPULATION.

I WOULD LIKE THE COUNCIL TO GIVE THE BUDGET A GOOD AND THOROUGH INSPECTION WITH A NIT COMB TO BRING OUR RATES DOWN TO A ZERO FIGURE LIKE THE TOURIST RATE DROP OF \$10.

I ENCLOSE A PRESS CUTTING OF THE CATCH. DRAFT PLAN CUTS.

Submissions will be heard in May 2016

Do you wish to be heard in support of your submission? Yes / No (Circle one)

If yes, do you want to make a joint case with another party? Yes / No (Circle one)  
Specify the party:

Do you require a language interpreter in order to present at the hearing? Yes / No (Circle one)  
If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? Yes / No (Circle one)  
If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.

**Rachel Reid**

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**From:** hughcameron <hughcameron@slingshot.co.nz>  
**Sent:** Friday, 6 May 2016 9:56 a.m.  
**To:** consult  
**Cc:** Max Dowell  
**Subject:** Submission on the Draft Annual Plan

Dear Councillors,

You may be aware that Westland Ratepayers & Residents Association made an appeal to the public last week for more submissions to be made in response to this year's draft plan, with particular reference to the unsustainable rates rises again proposed.

Unfortunately the overwhelming response, both from Association members and members of the public, is that there is no point engaging with this council. The public have not forgotten the way they were treated over last year's rates review.

Last year this council elected to ignore the overwhelming opinion of the vast majority of ratepayers who took the time to attend your meetings and who prepared hundreds of constructive arguments against your rates review proposals, and most specifically against capital value rating. That decision by council was a slap in the face of every Westland ratepayer. You can only do this to the public once - they will not bother to engage with you a second time.

It was beyond our comprehension why any democratically elected authority would choose to ignore the wishes of the people in such a blatant and arrogant way. It seems the loss of trust generated by that inexplicable decision continues undiminished.

We have no desire to speak to this submission,  
Max Dowell QSM, Chairman  
Westland Ratepayers & Residents Association Inc.  
208 Revell Street  
Hokitika

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Friday, 6 May 2016 10:58 a.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Friday, May 6, 2016 - 10:57 Submitted by user: Anonymous Submitted values are:

Name: Cushla Jones & Chris Roy  
 Organisation (if applicable): CMR Jones LTD T/a Franz Josef Four Square Supermarket Postal address:  
 PO Box 65  
 Franz Josef  
 7856  
 Email: Cushla.Jones@foursquare-si.co.nz  
 Phone Number: 03-7520177

Submission: I oppose the proposal

Type submission here:

Council did not provide enough information to us to support the proposed rating structure of the new Waste Water Plant for Franz Josef.

- Council have been collecting a capital contribution from Franz Josef for waste water - currently around \$70,000pa - therefore we are being expected to pay twice.

- With limited funds in councils reserves, council should have gone for a higher government subsidy - 75% - particularly in the light of increasing tourism numbers and the need to grow accommodation and services for these extra visitors.

- Not just those connected to the WW scheme benefit from it - a district rating scheme needs to be assessed as an option for funding (a set fee is proposed for unconnected properties in the area) • Working from the figures provided in the Consultation Document: Franz township With the subsidy (preferred council option) will double current rates

Franz township Without the subsidy will triple the current rates

eg 24 unit motel - currently pays \$6,000pa

wastewater rate: with the subsidy will pay \$12,000pa wastewater rate (on average)

without subsidy will pay \$18,000pa wastewater rate (on average)

PLUS all other existing rates for the 9 year period of the new plant - this is not sustainable for existing businesses and will potentially discourage growth and investment • Should this plant be funded over a longer period? The lifetime of the plant will be around 20 - 30 years potentially.

- For council to attend a consultation meeting with the township with no information about the proposed plant, a very poor financial presentation (to which we are expected to pay 50% of), along with no indication of whether ongoing maintenance costs will also be added to the rates is totally unacceptable. NO business would take a business proposal to their bank with such inadequate information and expect to receive a green light.

- We ask council to provide all essential information regarding the proposed new Waste Water Plan to this community so that other financial and management scenarios can be assessed and considered.

Do you wish to be heard in support of your submission?: Yes If yes, do you want to make a joint case with another party?: Yes Specify the party: Franz Josef Community Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Friday, 6 May 2016 11:00 a.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Friday, May 6, 2016 - 10:59 Submitted by user: Anonymous Submitted values are:

Name: Cushla Jones & Chris Roy  
Organisation (if applicable): CMR Jones TRUST -Rata Grove Motels & 3 Residential Properties Postal address:  
PO Box 25  
Franz Josef  
7856  
Email: Cushla.Jones@foursquare-si.co.nz  
Phone Number: 03-7520177  
Submission: I oppose the proposal

Type submission here:

Council did not provide enough information to us to support the proposed rating structure of the new Waste Water Plant for Franz Josef.

- Council have been collecting a capital contribution from Franz Josef for waste water - currently around \$70,000pa - therefore we are being expected to pay twice.

- With limited funds in councils reserves, council should have gone for a higher government subsidy - 75% - particularly in the light of increasing tourism numbers and the need to grow accommodation and services for these extra visitors.

- Not just those connected to the WW scheme benefit from it - a district rating scheme needs to be assessed as an option for funding (a set fee is proposed for unconnected properties in the area) •Working from the figures provided in the Consultation Document: Franz township With the subsidy (preferred council option) will double current rates

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- We ask council to provide all essential information regarding the proposed new Waste Water Plan to this community so that other financial and management scenarios can be assessed and considered.

Do you wish to be heard in support of your submission?: Yes If yes, do you want to make a joint case with another party?: Yes Specify the party: Franz Josef Community Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Friday, 6 May 2016 11:18 a.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Friday, May 6, 2016 - 11:17 Submitted by user: Anonymous Submitted values are:

Name: Mike and Julie Charles

Organisation (if applicable): Glacier Valley Eco Tours Postal address:

PO Box 62

Franz Josef

Email: mike@glaciervalley.co.nz

Phone Number: 037520699

Submission: I oppose the proposal

Type submission here:

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Council have been collecting a capital contribution from Franz Josef for waste water - currently around \$70,000pa - therefore we are being expected to pay twice.

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Not just those connected to the WW scheme benefit from it - a district rating scheme needs to be assessed as an option for funding (a set fee is proposed for unconnected properties in the area) Working from the figures provided in the Consultation Document: Franz township With the subsidy (preferred council option) will double current rates

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PLUS all other existing rates for the 9 year period of the new plant - this is not sustainable for existing businesses and will potentially discourage growth and investment Should this plant be funded over a longer period? The lifetime of the plant will be around 20 - 30 years potentially.

For council to attend a consultation meeting with the township with no information about the proposed plant, a very poor financial presentation (to which we are expected to pay 50% of), along with no indication of whether ongoing maintenance costs will also be added to the rates is totally unacceptable. NO business would take a business proposal to their bank with such inadequate information and expect to receive a green light.

We ask council to provide all essential information regarding the proposed new Waste Water Plan to this community so that other financial and management scenarios can be assessed and considered.

Do you wish to be heard in support of your submission?: No If yes, do you want to make a joint case with another party?: No Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No

## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

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The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.

#### *Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

#### *Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name:

*macR 6odfrey*

Organisation (if applicable):

Preferred contact details i.e. your postal address, or your email:

*35 Rolleston St*

*HOKITIKA 7810*

Phone Number:

*03 7557797*

Signature

*macR 6*

NB: Your signature is not required if submitting by electronic means

- 1. Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
- 2. Indicate your attitude to the proposal**  
i.e. I support/oppose/ am neutral to the proposal.
- 3. Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
- 4. State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
- 5. State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**



Use separate paper if necessary.

☒ I support / ☐ oppose / ☐ am neutral to the proposal (Circle one)

My submission is:

I WANT my STREET  
FIXED SO WE  
DONT  
FLOOD

Mack Godfrey  
age 6

Submissions will be heard in May 2016

Do you wish to be heard in support of your submission? Yes / ☒ No (Circle one)

If yes, do you want to make a joint case with another party? Yes / ☒ No (Circle one)

Specify the party:

Do you require a language interpreter in order to present at the hearing? Yes / ☒ No (Circle one)

If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? Yes / ☒ No (Circle one)

If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.

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#### *Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name:

Samuel Godfrey

Organisation (if applicable):

Preferred contact details i.e. your postal address, or your email:

35 Rolleston St

HOKITIKA 7810

Phone Number:

03 755 7797

Signature

Samuel Godfrey

NB: Your signature is not required if submitting by electronic means

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Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
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i.e. I support/oppose/ am neutral to the proposal.
3. **Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
4. **State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
5. **State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**

Use separate paper if necessary.

☒ I support / ☐ oppose / ☐ am neutral to the proposal (Circle one)

My submission is: I want my street fixed so we don't flood

Samuel Godfrey  
Age 7.

*Submissions will be heard in May 2016*

Do you wish to be heard in support of your submission? Yes / ☒ No (Circle one)

If yes, do you want to make a joint case with another party? Yes / ☒ No (Circle one)

Specify the party:

Do you require a language interpreter in order to present at the hearing? Yes / ☒ No (Circle one)

If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? Yes / ☒ No (Circle one)

If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.

## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

**This submission is a public document and the details provided will be displayed to members of the public.**

### **Description of Proposal**

On 4 April 2016 Council provided public notice that a Consultation Document and the draft Annual Plan is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.

**The closing date for submissions is 6 May 2016, 5pm.**

#### *Send or deliver to:*

The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.

#### *Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

#### *Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name:

Ross Godfrey

Organisation (if applicable):

Preferred contact details i.e. your postal address, or your email:

35 Rolleston St  
HOKITIKA 7810

Phone Number:

05 755 7797

Signature

RF Godfrey

NB: Your signature is not required if submitting by electronic means

- 1. Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
- 2. Indicate your attitude to the proposal**  
i.e. I support/oppose/ am neutral to the proposal.
- 3. Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
- 4. State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
- 5. State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**

Use separate paper if necessary.

☒ I support / ☐ oppose / ☐ am neutral to the proposal (Circle one)

My submission is:

The fixing of the Rolleston  
St Stormwater System. The sooner  
the better! We constantly flood at  
any rain fall and we have had enough

*Submissions will be heard in May 2016*

Do you wish to be heard in support of your submission? ☒ Yes / ☐ No (Circle one)

If yes, do you want to make a joint case with another party? ☒ Yes / ☐ No (Circle one)

Specify the party: Megan Wilson (same address)

Do you require a language interpreter in order to present at the hearing? ☒ Yes / ☐ No (Circle one)

If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? ☒ Yes / ☐ No (Circle one)

If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.



## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

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### **Description of Proposal**

On 4 April 2016 Council provided public notice that a Consultation Document and the draft Annual Plan is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.

**The closing date for submissions is 6 May 2016, 5pm.**

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Private Bag 704  
36 Weld Street  
HOKITIKA.

#### *Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

#### *Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name:

*Megan Wilson*

Organisation (if applicable):

Preferred contact details i.e. your postal address, or your email:

*35 Rolleston St  
HOKITIKA 7810*

Phone Number:

*03 755 7797*

Signature

*[Handwritten signature]*

NB: Your signature is not required if submitting by electronic means

- 1. Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
- 2. Indicate your attitude to the proposal**  
i.e. I support/oppose/ am neutral to the proposal.
- 3. Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
- 4. State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
- 5. State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**



Use separate paper if necessary.

**I support** / oppose / am neutral to the proposal (Circle one)

**My submission is:**

for the planned upgrade to  
Rolleston St Stormwater to go ahead  
as we are still recovering from flooding  
last year and are sick of constant  
bank to bank flooding on our street  
everytime there is rain

**Submissions will be heard in May 2016**

**Do you wish to be heard in support of your submission?** Yes / No (Circle one)

**If yes, do you want to make a joint case with another party?** Yes / No (Circle one)

**Specify the party:**

Poss Cindy Hay (same address)

**Do you require a language interpreter in order to present at the hearing?** Yes / No (Circle one)

**If yes, please specify your requirements:**

**Would you prefer to present via an audio or audio-visual link?** Yes / No (Circle one)

**If yes, you will be contacted to discuss arrangements.**

**Thank you for providing your input.**

## **SUBMISSION on the DRAFT ANNUAL PLAN 2016/17**

**This submission is a public document and the details provided will be displayed to members of the public.**

### **Description of Proposal**

On 4 April 2016 Council provided public notice that a Consultation Document and the draft Annual Plan is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.

**The closing date for submissions is 6 May 2016, 5pm.**

*Send or deliver to:*

The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.



*Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

*Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name: Ange Murtha

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

Preferred contact details i.e. your postal address, or your email:

11 Dutton St Hokitika

Phone Number: 021 02596757

Signature [Signature]

NB: Your signature is not required if submitting by electronic means

**1. Please use one form for each submission**

Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)

**2. Indicate your attitude to the proposal**

i.e. I support/oppose/ am neutral to the proposal.

**3. Make your submission**

State clearly and in summary the nature of your submission. Give reasons.

**4. State whether or not you wish to be heard by the Council at a hearing**

Please note: If you do not want to speak, your written submission will still be equally taken into account.

**5. State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**



Use separate paper if necessary.

I support / oppose / am neutral to the proposal (Circle one)

My submission is:

I oppose the increase in rates.  
 The pensions & wages do not  
 go up, many people will not be able  
 to soon afford to pay an 11%  
 increase.

*Submissions will be heard in May 2016*

Do you wish to be heard in support of your submission? Yes / No (Circle one)

If yes, do you want to make a joint case with another party? Yes / No (Circle one)

Specify the party:

Do you require a language interpreter in order to present at the hearing? Yes / No (Circle one)

If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? Yes / No (Circle one)

If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.

## **SUBMISSION on COUNCIL'S DOG POLICY**

**This submission is a public document and the details provided will be displayed to members of the public.**

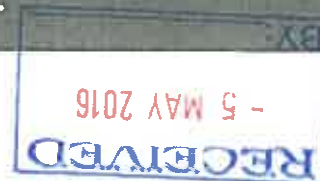
### **Description of Proposal** -

On 4 April 2016 Council provided public notice that a Statement of Proposal to review the current Dog Policy is available. The public notice provides information about how the public can acquire information about the proposal and make a submission.

**The closing date for submissions is 6 May 2016, 5pm.**

*Send or deliver to:*

The Westland District Council  
Private Bag 704  
36 Weld Street  
HOKITIKA.



*Email to:*

[consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)

*Complete a submission online:*

[www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)

Name:

Angie Murthe

Organisation (if applicable):

Preferred contact details i.e. your postal address, or your email:

11 Dalton St  
Hokitika

Phone Number:

021 02596757

Signature

[Signature]

NB: Your signature is not required if submitting by electronic means

- 1. Please use one form for each submission**  
Extra forms are available from the Council Office and online [www.westland.govt.nz](http://www.westland.govt.nz)
- 2. Indicate your attitude to the proposal**  
i.e. I support/oppose/ am neutral to the proposal.
- 3. Make your submission**  
State clearly and in summary the nature of your submission. Give reasons.
- 4. State whether or not you wish to be heard by the Council at a hearing**  
Please note: If you do not want to speak, your written submission will still be equally taken into account.
- 5. State if you wish to present a joint submission, if you require a language interpreter, or if you would like the Council to consider audio or audio-visual presentation options.**

**Use separate paper if necessary.**

Use separate paper if necessary.

I support / oppose / am neutral to the proposal (Circle one)

My submission is:

to support B adopt the proposed new classes of working dog B selected dog owner.

I also think a dog park is needed in the area. This will help to minimise problems. B also have a good impact on dog control in the area.

More rubbish bins are also needed. This may encourage more people to pick up their dog poo. Hokitika is covered with it at the moment B is not a good look.

Submissions will be heard in May 2016

Do you wish to be heard in support of your submission? Yes / No (Circle one)If yes, do you want to make a joint case with another party? Yes / No (Circle one)

Specify the party:

Do you require a language interpreter in order to present at the hearing? Yes / No (Circle one)

If yes, please specify your requirements:

Would you prefer to present via an audio or audio-visual link? Yes / No (Circle one)

If yes, you will be contacted to discuss arrangements.

Thank you for providing your input.

**Rachel Reid**

**From:** Tanith Robb <TRobb@fedfarm.org.nz>  
**Sent:** Friday, 6 May 2016 1:01 p.m.  
**To:** consult  
**Subject:** FFNZ submission on Westland District Council Annual Plan  
**Attachments:** Submission on Westland DC Draft Annual Plan final.pdf

Hi there,

Please find attached FFNZ's submission on the draft Westland Annual Plan.

Regards,  
 Tanith.

**TANITH ROBB**  
 SENIOR POLICY ADVISOR

Federated Farmers of New Zealand  
 PO Box 176, Invercargill 9840, New Zealand

P 03 218 4078  
 F 03 218 2868  
 M 021 242 0177  
 \* [trobb@fedfarm.org.nz](mailto:trobb@fedfarm.org.nz)



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

Follow  
 us



Keep up to date on the farming week by [signing up to the Friday Flash](#), our weekly E-Newsletter.

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# Federated Farmers of New Zealand

## Submission on Westland District Council's Draft Annual Plan 2016-2017

**6 May 2016**

0800  
327  
646 | **FED  
FARM**  
.ORG.NZ

SUBMISSION TO WESTLAND DISTRICT COUNCIL ON THE DRAFT  
ANNUAL PLAN 2016-2017

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

Submission on: Draft Annual Plan 2016-2017

Date: 6 May 2016

From: **Federated Farmers of New Zealand (West Coast Province)**

Contact: **TANITH ROBB**  
SENIOR POLICY ADVISOR

Federated Farmers of New Zealand  
PO Box 176, Invercargill 9840, New Zealand

P 03 218 4078

F 03 218 2868

M 021 242 0177

\* [trobb@fedfarm.org.nz](mailto:trobb@fedfarm.org.nz)

## **SUBMISSION TO WESTLAND DISTRICT COUNCIL ON THE DRAFT ANNUAL PLAN 2016-2017**

### **1. INTRODUCTION**

- 1.1 Federated Farmers welcomes the opportunity to comment on the Westland District Council's Draft Annual Plan 2016-17. We acknowledge and support any submissions from individual members of Federated Farmers.
- 1.2 Our feedback does not represent the views of an individual organisation, but reflects the perspectives of farmers across the region. As ratepayers, our members have a strong interest in ensuring Council's collection of rates is equitable and the use of rates revenue is appropriate.

### **2. THE NEW FRANZ JOSEF WASTEWATER TREATMENT PLANT**

- 2.1 Federated Farmers does not have a view on Council's proposal to bring the new Franz Josef Wastewater Treatment Plant project forward to 2016/17 for the "well-being of the community and the environment". We note that the current location of the plant has resulted in unregulated discharges into the Waiho River, and that the recent flood event has exacerbated the compliance problems.
- 2.2 We do not have a view on the proposed funding options for the proposal. However, we support Council's rating system for water and sewerage which uses targeted rates on those properties where a service is provided (or available for provision) by Council.
- 2.3 Federated Farmers considers that ratepayers who create a need for, or directly benefit from, Council activities and services should pay for them.

### **3. HOKITIKA STORMWATER SYSTEM UPGRADE**

- 3.1 Federated Farmers does not have a view on the proposed upgrade to Hokitika's stormwater system.
- 3.2 However, we oppose the project being funded via the Hokitika Community Rates. Rates for stormwater should be funded the same way as water and sewerage; targeted on those properties directly benefiting from the service.
- 3.3 We consider it is inappropriate for rural property owners to contribute to these costs. If Council decides to proceed with the project, it should be funded through a targeted rate on properties within the township of Hokitika.

#### **Decision sought**

- 3.4 That Hokitika Community Rates are not used to fund the upgrade to the Hokitika stormwater system.

- 3.5 If the upgrade goes ahead, that Council utilises targeted rates on properties within the Hokitika township to fund the upgrade.

#### **4. THE HOKITIKA WATERFRONT**

- 4.1 Federated Farmers notes that \$30,000 was allocated from the Reserve Development Fund towards work on the Hokitika Waterfront Development Concept Plan. The Reserve Development Fund is funded by financial contributions for recreation purposes from new subdivisions.
- 4.2 Council proposes to allocate a further \$100,000 from the same fund to progress the project.
- 4.3 Federated Farmers supports the use of Reserve Development funding for the project, given the Fund is set up to improve recreational facilities in the District.
- 4.4 We would not support the use of general rates for this project.

#### **5. FEES AND CHARGES**

##### **Planning and Regulatory Services**

- 5.1 Federated Farmers notes the proposed drop in hourly rates for planning and regulatory services, from \$200/hr to \$150/hr, and \$100/hr for administrative staff. We congratulate Council on this outcome which stems from the review of Council's resource management function and comparison with other Councils' regulatory rates.

##### **The Food Act**

- 5.2 Federated Farmers notes that Council is introducing new food safety fees as a result of changes to food safety legislation.
- 5.3 Overall, we support a 'user-pays' system, and support the introduction of new food safety fees, provided these are a reasonable reflection of the underlying costs of the activity. We note that Council expects these fees to cover costs only, and that no additional revenue is expected.
- 5.4 We consider it would inappropriate to use rates to subsidise business licencing fees.

##### **Dog Control**

- 5.5 Federated Farmers supports the proposed fee structure, particularly the recognition of working dogs. Federated Farmers believes that rural working dogs are low demand users of Council dog control services, creating significantly lower relative costs for Council. Subsequently we support lower registration fees for working dogs.
- 5.6 We also consider discounts for multiple working dogs are appropriate. The nature of farm work means that farmers will often keep teams of dogs, and some for different



purposes (e.g. heading dogs, eye dogs, huntaways, lambing dogs etc). These are kept as a necessity, and regardless on the number of working dogs on a property, they are unlikely to generate additional work for the Council.

5.7 We also support Council's 'rural dog' classification for registration purposes. The current clause relevant to farm dogs in the definition of working dog does not adequately capture the suite of roles dogs can have in rural areas, "any dog kept solely or principally for the purposes of herding or driving stock". Dogs on farms can be used for a variety of work, for example, pest control, hunting, training younger dogs, stock minding/guarding. In addition, the definition does not include a retired working dog.

5.8 Dogs (whether 'working dogs' or not) kept on a farming property are unlikely to require dog control intervention.

5.9 We are concerned that owners of rural dogs may not be able to become 'Selected Dog Owners'. The criteria includes:

*(c) The property where the dog resides is either fully fenced or has a fenced portion of the property within which the dog can be secured.*

5.10 We appreciate that this criterion is critical for a responsible dog owner in an urban property, but it is unrealistic and unnecessary on a farm. We consider that rural dog owners should be able to achieve Selected Dog Owner status without having a secure fenced area for their dog.

#### **Decision sought**

5.11 Amend the Select Dog Owner criteria so that (c) does not apply to rural dogs.

## **6. ABOUT FEDERATED FARMERS**

1.1 Federated Farmers of New Zealand is a voluntary, member-based organisation that represents farming and other rural businesses. Federated Farmers has a long and proud history of representing the needs and interests of New Zealand farmers.

1.2 The Federation aims to add value to its members' farming businesses. Our key strategic outcomes include the need for New Zealand to provide 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 the rural community; and
- Our members adopt responsible management and environmental practices.

**Rachel Reid**

---

**From:** Heritage Park Lodge <heritageparklodge@xtra.co.nz>  
**Sent:** Friday, 6 May 2016 1:20 p.m.  
**To:** consult  
**Subject:** Submission Draft Annual Plan 2016/2017

Rural Business use of Sewerage Ponds & Pipe System

Commercial Businesses rated Rural Commercial.

Businesses that run on septic tanks have their septic tanks emptied and disposed of by a commercial operator or emptied by the business themselves into the sewerage ponds or the township dump station. The rate the council charges for this disposal does not take into account the true cost of supplying this service to include running costs, infrastructure, depreciation and debt servicing.

For example: Commercial business & township residential ratepayers pay \$266+GST per pan yet Commercial Sewerage Disposal Operators and Rural Commercial pay from \$500+GST pa to empty their sewerage waste into the town dump station on a regular & unlimited basis. Commercial Business and town ratepayers pay the full cost to use the sewerage infrastructure whilst the Rural Commercial use exactly the same pipes and ponds. This sewerage travels the same distance yet they pay a fraction of the cost. How does an annual charge for this septic tank sewerage disposal allow for the increased costs that per pan ratepayers pay and for example the repairs and upgrade of Franz Josef wastewater that is harmonised over per pan ratepayers.

I suggest that Rural Commercial pay an annual .5 per pan rate for pans and the licensed number of self contained motor homes/vans allocated to that site. The same as unimproved township sections. Council Policy encourages businesses to setup outside Commercial Business zones. It allows you to use the services but not pay the full operating costs.

JH Farmer  
 Haast

**Rachel Reid**

---

**From:** Kim Smith <Kim.Smith@scenicgroup.co.nz>  
**Sent:** Friday, 6 May 2016 1:35 p.m.  
**To:** consult  
**Subject:** Submission on the Draft Annual Plan  
**Attachments:** WDC Submission Draft Annual Plan 2016-17 FJ WWTP.pdf

To Whom it May Concern

Please find attached copy of our submission regarding the;  
 Draft Annual Plan 2016/17 - Franz Josef Waste Water Treatment Plan

Please acknowledge receipt of this email.

Thank you & regards,  
 Kim.

**Kim Smith**  
 Property Manager

SCENIC HOTEL GROUP  
 9 Sheffield Crescent, PO Box 31328, Christchurch 8444, New Zealand  
 D +64 3 357 1909 T +64 3 357 1900 M +64 27 471 9265  
[www.scenichotelgroup.co.nz](http://www.scenichotelgroup.co.nz)



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## SCENIC HOTEL GROUP

HEARTLAND HOTELS & SCENIC HOTELS  
NEW ZEALAND OWNED & OPERATED

## SUBMISSION ON THE DRAFT ANNUAL PLAN 2016 / 2017

RE: CONSULTATION DOCUMENT – DRAFT ANNUAL PLAN 2016 / 2017FRANZ JOSEF WASTE WATER TREATMENT PLAN

The closing for submission is 5:00PM on Friday 6 May 2016.

Chief Executive Officer  
 Ms Tania Winters  
 Westland District Council  
 36 Weld Street  
 Hokitika

NAME: SCENIC CIRCLE HOTELS LIMITED

 ADDRESS FOR SERVICE: c/- Meares Williams, Solicitors  
 P.O. Box 660, Christchurch 8140

PHONE NUMBER: (03) 357 1909

EMAIL: [kim.smith@scenicgroup.co.nz](mailto:kim.smith@scenicgroup.co.nz)

SIGNATURE:

Kim Smith, Property Manager and Authorised Agent)

This submission is a public document and the details provided will be displayed to members of the public. By providing your details on this form you agree to this information being available publicly.

SUBMISSION: We oppose the proposal.

We wish to be heard in support of our submission.

We do not require making a joint case with another party.

We do not require a language interpreter.

We will not require an audio or audio visual link.

**The specific provisions that our submission relates to are:**

The Westland District Council Draft Annual Plan 2016 / 2017 proposal of the new Franz Josef Waste Water Treatment, in particular the plant site location, design, construction, management and funding rating plan proposed by the Westland District Council.

**We oppose the provision****Our submission is:**

(1) It is submitted that:

- (a) The Franz Josef waste water treatment plant plans be withdrawn pending a combined community, Local and Central Government review and robust public consultation process of its site location, design, construction, management and funding rating plan be entered into and completed.
- (b) In the event the Franz Josef waste water treatment plant plans are not withdrawn, any and all proposed plans be removed from the Draft Annual Plan 2016 / 2017 pending the same review and consultation process described in (a) above.

(2) It is further submitted that:

The Westland District Council representatives provided insufficient information during the Public Consultation Meeting held in Franz Josef on Wednesday 13 April 2016 for rate payers to consider and make an informed decision.

- (a) Insufficient information was provided in regard to the proposed site location.
- (b) Insufficient information was provided in regards to the Capital cost for the purchase of the land.
- (c) Insufficient information was provided in regards to the Capital cost of Construction.
- (d) Insufficient information was provided in regards to the design and function of the waste water treatment plant.
- (e) Insufficient information was provided in regards to the on-going management of the waste water treatment plant.
- (f) Insufficient and limited information was provided in regards to the funding options to pay for the waste water treatment plant development.
- (g) Insufficient and limited information was provided in regards to private/public investment opportunities.

## (3) It is further submitted that:

The Westland District Council have not demonstrated that it has considered and explored alternative funding options to provide a waste water treatment plant that is its responsibility to provide at a cost the community and rate payers can afford.

## (4) It is further submitted that:

The Westland District Council should consider making application to Central Government for funding at a higher percentage than the 50% indicated as Franz Josef Glacier is considered to be one of the top tourist sites visited in New Zealand. It is a national issue to protect the reputation of New Zealand's Tourism brand.

## (5) It is further submitted that:

That adopting the Westland District Council waste water treatment plant Draft Annual Plan 2016 / 17 without implanting the review and consultation process described in this submission is to go against the council's policy objective to advise and liaise with owners and rate payers affected.

## (6) It is further submitted that:

The Westland District Council should properly investigate expanding the size of its existing oxidation pond complex and report back to the Franz Josef community with its options and costs.

**We seek the following decision from the Westland District Council:**

- (A) That the Franz Josef waste water treatment plant plans be withdrawn pending a combined community, Local and Central Government review and robust public consultation process of its site location, design, construction, management and funding rating plan be entered into and completed.
- (B) In the event the Franz Josef waste water treatment plant plans are not withdrawn, any and all proposed plans be removed from the Draft Annual Plan 2016 / 2017 pending the same review and consultation process described in (a) above.
- (C) That the Westland District Council provides its utmost support, in principle to participate in a formal and collaborative process to be prepared and conducted with the Westland District Council, Central Government, representatives of the Franz Josef community and relevant stakeholders – to review the site location, design, construction, management and funding rating plan for the Franz Josef waste water treatment plan.

**Rachel Reid**

---

**From:** Heritage Park Lodge <heritageparklodge@xtra.co.nz>  
**Sent:** Friday, 6 May 2016 1:46 p.m.  
**To:** consult  
**Subject:** Submission on the Draft Annual Plan

B & B's and Holiday Homes Rated Residential but Advertise as a Business

B & B's and Holiday homes who advertise on Book a Bach & Holiday Homes websites etc and are run as a commercial business but do not pay commercial rates. They do not pay a commercial rate for Tourism Promotion, Waste Management or General Rate.

Holiday homes that do not have a council waste collection state that guests must remove their own rubbish. This is reflected in the price they pay. This rubbish is not always taken to the local dump where they may have to pay - it is taken to the town rubbish bins that are for passing traffic use only. If the rubbish does not fit into the bins it is left on the ground. These bins have a sign that states 'No Domestic or Commercial Waste' It should be the holiday home owners responsibility to remove/dispose of the waste that their guests create and not send them along to the local free rubbish bins. This is at the expense of commercial ratepayers. A one off domestic waste rate charge does not cover these costs.

B & B's and Holiday homes are benefitting from the tourism promotion but only pay the non-commercial rate of \$11.70pa.

Commercial rated accommodation business with the same capital valuation as the B&B's and Holiday Homes pay \$742.10 to \$1484.40 pa.

JH Farmer  
 Haast

**Rachel Reid**

**From:** council@westlanddc.govt.nz on behalf of Westland District Council  
<consult@westlanddc.govt.nz>  
**Sent:** Friday, 6 May 2016 1:49 p.m.  
**To:** consult  
**Subject:** Form submission from: Submission on the draft Annual Plan 2016/17

Submitted on Friday, May 6, 2016 - 13:48 Submitted by user: Anonymous Submitted values are:

Name: Andrea Meldrum  
 Organisation (if applicable):  
 Postal address: Box 57, Franz Josef Glacier  
 Email: andreameldrum555@yahoo.co.nz  
 Phone Number:

Submission: I oppose the proposal

Type submission here:

Council did not provide enough information to us to support the proposed rating structure of the new Waste Water Plant for Franz Josef.

Council have been collecting a capital contribution from Franz Josef for waste water - currently around \$70,000pa - therefore we are being expected to pay twice.

With limited funds in councils reserves, council should have gone for a higher government subsidy - 75% - particularly in the light of increasing tourism numbers and the need to grow accommodation and services for these extra visitors.

Not just those connected to the WW scheme benefit from it - a district rating scheme needs to be assessed as an option for funding (a set fee is proposed for unconnected properties in the area) Working from the figures provided in the Consultation Document: Franz township With the subsidy (preferred council option) will double current rates

Franz township Without the subsidy will triple the current rates

eg 24 unit motel - currently pays \$6,000pa

wastewater rate: with the subsidy will pay \$12,000pa wastewater rate (on average)

without subsidy will pay \$18,000pa wastewater rate (on average)

PLUS all other existing rates for the 9 year period of the new plant - this is not sustainable for existing businesses and will potentially discourage growth and investment Should this plant be funded over a longer period? The lifetime of the plant will be around 20 - 30 years potentially.

For council to attend a consultation meeting with the township with no information about the proposed plant, a very poor financial presentation (to which we are expected to pay 50% of), along with no indication of whether ongoing maintenance costs will also be added to the rates is totally unacceptable. NO business would take a business proposal to their bank with such inadequate information and expect to receive a green light.

We ask council to provide all essential information regarding the proposed new Waste Water Plan to this community so that other financial and management scenarios can be assessed and considered.

Do you wish to be heard in support of your submission?: No If yes, do you want to make a joint case with another party?: No Do you require a language interpreter in order to present at the hearing?: No Would you prefer to present via an audio or audio-visual link?: No



**Rachel Reid**

**From:** Dianne <yorkfarm@xtra.co.nz>  
**Sent:** Friday, 6 May 2016 1:58 p.m.  
**To:** consult  
**Subject:** Submission on the Draft Annual Plan  
**Attachments:** waste water.docx

Submission attached from:

Name: *	Dianne Ferguson
Organisation (if applicable)	Alpine Glacier Motel Ltd
Postal address: *	PO Box 248 HOKITIKA
Email *	yorkfarm@xtra.co.nz
Phone Number	
Submission *	<input type="radio"/> I support the proposal <input checked="" type="radio"/> I oppose the proposal <input type="radio"/> I am neutral to the proposal

Do you wish to be heard in support of your submission?: \*

☒ Yes ☐ No

If yes, do you want to make a joint case with another party?: \*

☐ Yes ☒ No

Do you require a language interpreter in order to present at the hearing?: \*

☐ Yes ☒ No

Would you prefer to present via an audio or audio-visual link?: \*

☐ Yes ☒ No

If yes, you will be contacted to discuss arrangements.

### **Submission – proposed waste water plant, Franz Josef.**

Franz Josef is not an easy place to run a business. Unlike Queenstown and Wanaka which have a summer and winter season, Franz has to cope with 5 to 7 months of far less trade than the 5 months of Summer – it's already a challenge to keep on track. The added freight/transport/mileage costs mean there is a higher cost of living, building and operating a business in Franz Josef. Employing and retaining staff is a challenge and many businesses have to provide staff housing which is another added cost. On the back of the GFC and the Christchurch earthquakes, Franz is only just back to 2008 visitor numbers. The ability to recoup these extra costs is limited by the danger of pricing Franz Josef off the market.

Despite this, Westland District cannot afford to have potential investors thinking it's too hard here, the Council has to keep it simple and encourage growth. Tourist numbers are predicted to rise and Council needs to devise a strategy to support and promote that growth. The current rating/government subsidy proposal for the Waste Water plant in Franz Josef is not that.

On behalf of Alpine Glacier Motel Ltd, I submit that:

- We support the approach to government to assist with funding the new plant although at a level of subsidy greater than 50%.
- We do not support the current timing and funding proposals. While we understand there is urgency in the situation, council has not provided sufficient information to the community to support bringing the project forward or to support any of the proposed rating structures for the new Waste Water Plant for Franz Josef.

Our reasons for this submission are:

- The community has not been consulted adequately on:
  - Where the plant will be
  - Does the \$6.1 million price tag include purchase of land
  - What alternatives have been considered eg:
    - around the possibility of using stewardship land from DoC
    - Type of plant
    - Size of plant – e.g. with its modular design, can the plant be built in stages over time rather than a one off cost
  - Other possible rating scenarios
  - How the proposed fee for non-connected properties in the catchment area will be set and collected.
  - How long the plant will take to be paid for
  - What the ongoing running/maintenance costs will be

<http://www.infrastructure.govt.nz/plan/2015/nip-aug15.pdf>

### **THE THIRTY YEAR NEW ZEALAND INFRASTRUCTURE PLAN 2015**

**Have a clear and detailed vision:** Dropping down from the national vision that the Plan establishes, infrastructure decision-makers at all levels need to have a clear

vision to guide investment decisions. This vision needs to balance specificity with enough flexibility to respond to changing external factors. It needs to be worked through with communities and needs to set expectations and levels of service to enable cohesive national, regional and local plans to be developed to deliver these.

**Consider whole-of-life infrastructure costs:** Decision-makers need to take into account the whole-of-life costs of infrastructure and ensure that the overall level of these costs, and timing of them, is consistent with likely demand scenarios. It is likely that in some instances this will result in the need to explore other options and technologies for delivery, or for further engagement with communities to clarify what is affordable.

- The costs as shown on the Consultation Document are unaffordable for existing businesses, particularly accommodation, and will stifle growth and investment at a time when there is urgent need for investment in tourism in the light of predicted increases in tourism numbers.

E.g. A 24 unit motel currently pays \$15,000 pa rates :

**Franz Alone scenario** (council's preferred option):

	Current	With subsidy (Avg pa)	Without subsidy (Avg pa)
waste water rates (PA)	6000	12000	18000
Plus other rates currently (PA)	9000	9000	9000
<b>Total</b>	15000	21000	27000
Water rates	3000	3000	3000
<b>Total rates to WDC (pa)</b>	18,000	24,000	30,000

*N.B. rubbish removal not included in WDC rates - currently \$6000 pa*

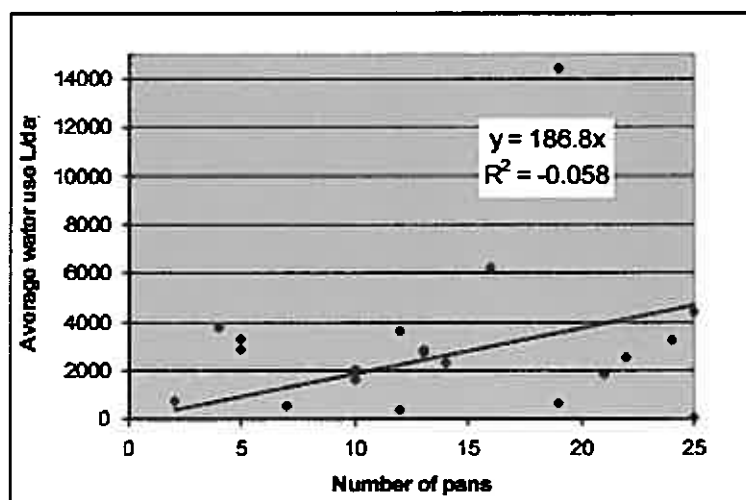
- Lincoln University research shows that for accommodation providers there is no significant correlation between the number of toilet pans and water usage. This makes the rating proposals unfair to the accommodation sector as the sector is being asked to carry more than its share of the load:

<http://www.ecoeng.co.nz/wp-content/uploads/2010/11/tourismimpacts.pdf>

The water consumption data for accommodation providers in Kaikoura were analysed to determine whether there was any significant correlation between water

quantities and the number of toilet pans. For both the winter and the summer period there was no significant correlation. It can be assumed that winter water consumption would closely equate to wastewater production from the metered property. Figure 2 shows that pan numbers are not correlated with winter water consumption. Since there is also no correlation with summer water consumption pan numbers are inadequate for allocating wastewater charges to these businesses.

*Figure 2. Pan correlation with winter water consumption for Kaikoura*



The accommodation sector has a limited ability to gain extra income from increased visitor numbers in peak season. A motel can only be full, it cannot be fuller than full. Accommodation is currently at capacity in peak season. While it needs to be acknowledged householders also have a limited ability to increase the contribution without hardship, the load needs to be spread more evenly, particularly through the commercial sector.

- Council should approach government for more than a 50% subsidy. Franz Josef is an international tourist destination. The town has also suffered a natural disaster and does not have the rating base to finance the infrastructure required to service the summer tourist population without greater assistance.
- Franz Josef ratepayers have been contributing to the capital cost of these works over past years, however owing to the previous councils' appalling financial management there is only a minimal contribution available as the Council's contribution. Franz ratepayers are now expected to pay twice for this plant. There has been no financial accountability for the mess we now face cleaning up. The government auditing process failed us and this should bear weight with the government for a greater than 50% subsidy.
- Kim Smith, on behalf of Scenic Circle, offered assistance with formulating a proposal and the funding approach to government based on their previous recent experience. To ignore this offer and not take advantage of Scenic's corporate profile to add weight to the case seems short sighted and not in the best interests of ratepayers who are expected to support council's proposal and fund this infrastructure.

We submit that:

Council provide all essential information regarding the proposed new Waste Water Plant to this community so that all viable options around the type and location of the plant and the financial and ongoing cost scenarios can be properly investigated and assessed. Currently, insufficient information has been supplied to enable the community to support the timing and funding options put forward by council.

Once the information has been properly assessed and well informed decisions made, Council approach central Government for a greater than 50% subsidy to fund the new plant.