

## **WESTLAND INDUSTRIAL HERITAGE PARK – LONG TERM PLAN SUBMISSION**

### **Introduction**

Westland Industrial Heritage Park Inc. (WIHP) was formed in 1999 by a group of enthusiasts collecting and restoring industrial machinery and vehicles mainly from the Westland District.

In recent years the local, national and international public interest in what we are doing has grown. The construction of the miniature railway is expected to increase this interest and generate some revenue to assist park operations. In addition, the Park is including many more activities than the main focus of industrial machinery e.g. bush walks, gardens etc., that create a real “park” atmosphere. 2021 will be a big year for the Park as we will be opening 3 major attractions/initiatives that demonstrate the Park’s high level of achievement. The Mudfish Railway, the Museum of Fire and the Big Engine experience are expected to be major draw cards for the Park.

From its inception WIHP has collected, stored and, where possible, restored and displayed many industrial artefacts, mainly from Westland, It has become an important community facility preserving and sharing the history of the district. WIHP is a registered museum, a charitable trust and an incorporated society, working closely with the Hokitika Museum and Heritage Hokitika on collecting, restoring and interpreting an eclectic mix of historic artefacts. This is the purpose that brought the founding group together, but more recently the Park has taken on the additional role of developing new activities for the community to enjoy.

### **Submission**

WIHP requests that WDC includes the following items in its Long Term Plan:

1. A longer term lease of the land occupied by WIHP than the current 10 plus 10 year arrangement with Destination Westland. This could be achieved, in order of preference, by:
  - A. a change to the land status of the WIHP site from Airport Reserve to Recreation Reserve and appointing WIHP to “control and manage” this new reserve , or
  - B. Destination Westland granting a lease of the maximum term available to WIHP.
2. Inclusion of all the permanent buildings within the Park in the Council’s Asset Register and Maintenance Programme to ensure all buildings are up to standard and well maintained.
3. Inclusion of the following infrastructure improvements in the 2021 and 2022 Annual Plans:
  - Connection of the Park to the reticulated sewerage system 2021
  - Provision of public parking on Brian Waugh Lane adjacent to the Park entrance 2021
  - Provision of public toilets next to public parking area 2022
4. Investigate changing the status of the leased areas of Airport land between the Park and Airport Drive. This could provide the parking required and allow for possible expansion of the park towards the road to provide a better “shop front” in the long term.
5. Provide for the long term display of the Fox Moth replica (currently in temporary storage at WIHP).

### **Supporting Information**

WIHP would like to clarify, simplify and confirm the agreements it has with WDC to occupy the land and buildings at the park. Note that the Constitution of WIHP states that, in the event that WIHP is wound up, all of its assets excluding donated items that, by agreement, still belong to the donors will become the property of WDC.

At present, the land is part of the airport reserve owned by Destination Westland through the Airport Company. WIHP has a 10 year lease with one right of renewal that expires in 2036. As noted in (1) above we would suggest that the Park has developed to become an essential part of the community (a Council asset), and deserves a longer and more secure tenure.

All permanent buildings and fixed assets at the park are the property of WDC. The current MOU with WDC that provides a \$5000 budget for maintaining the buildings. Ideally all buildings should be brought up to an approved standard and then the budget reviewed and adjusted annually for inflation and to take account of any capital improvements.

WIHP acknowledges and appreciates the support from WDC in providing and promoting the site for the Park and its facilities (including Council's collection). That support is repaid with many thousands of hours of volunteer labour annually to provide a valuable and popular community asset for the general public and a place for members to experience the companionship of spending time doing things they enjoy.

Over the last 20 years the leased area within the Park has tripled in size and the visitor numbers have increased markedly with the consequent need for increased parking and toilet facilities. WIHP is in the process of developing a 5 year Strategic Plan assisted by Jackie Gurden. The process of developing this plan has identified the need for parking off site. Particularly on Open Days or special events parking on-site is crowded and quite dangerous for members and public alike walking around the park. Our toilet facilities are also woefully inadequate for these occasions. These additional facilities are a priority for the Park and some assistance may be required.

WIHP therefore requests that WDC investigate making provision in the Long Term Plan and if possible within the next Annual Plan to provide:

- A connection to the reticulated sewerage system in anticipation of improved toilet facilities
- Adequate off-site parking that could be shared by Destination Westland and also used in an emergency involving Airport assets.

WIHP would also welcome WDC/Destination Westland consideration that the area between the Park and Airport Drive be used for parking. This could also be used for overflow parking for the airport and be a useful in Civil Defence emergencies. It also presents an opportunity for future expansion of the Park to give it more visibility to the visiting public.

WIHP's Strategic Plan has identified that a controlled public entrance is a priority and presents an opportunity to enhance the visitor experience. A transport and /or aviation display is a likely inclusion in such a facility and so we request that WDC consider making the Fox Moth replica available to WIHP for such a display.

## **Finance**

Over the last 20 years the Park has relied heavily on community funding and especially grants from gaming trusts and lotto. Council, as part of our agreement have supported the Park with a MOU that clearly states that in return for managing Council's collections, they will cover the cost of rental and power.

As a result of the current economic climate including Covid, it is likely that the Park will have some difficulty in attracting the necessary finance to achieve the developments identified in our Strategic Plan.

We would therefore request that wherever there is an opportunity for Council to assist by attracting financial support, e.g. TIF Funding, that such assistance be provided.

Some estimated costs for possible TIF funded projects include:

Car parking – \$120k

Sewage Connection – \$30k

Heritage & Learning Centre (Lotto Shed) internal displays - \$500k

New Entrance (possible Fox Moth display) – \$250k

Toilet Block - \$100k



Westland Community Centre Inc  
23 Weld St, HOKITIKA

17 March 2021

Dear Chairman and Councillors

Westland District Council, Community Development Committee

## **REQUEST FOR ANNUAL OPERATIONAL GRANT AND MAJOR MAINTENANCE AND EQUIPMENT REPLACEMENT GRANTS IN DRAFT 2021-2031 LONG TERM PLAN**

### **Introduction**

Last week we met with the Committee and presented our six monthly report.

#### **1. Operational Grant.**

Our report and discussion made it clear how crucial, for the sustainability of Hokitika's Regent Theatre, is the continuation of the present annual Operational Grant, adjusted for inflation. It was agreed by Council last year that this would be included in the draft 2021-2031 LTP.

**This letter is our formal request that this be done, with the starting rate for this year being \$57,500 plus one year's inflation adjustment.** We would like to ask that this inflation adjustment be higher than the CPI as our base costs, especially wages (about 40% of our costs), have risen by well over the CPI. In 2020 the minimum wage rose 6.8% and this April 2021 it goes up a further 5.8%. Our staffing structure means these increases have an immediate flow through to our budget. **Accordingly we ask Council to make the annual inflation adjustment 2.5%, rather than the CPI directly.** We note that this can be adjusted at the first three year review of the LTP if needed.

We also suggest a KPI for the Theatre be the submission of our Annual Budget to Council, rather than the Business Plan. We can then report against this at our six monthly meetings with the Community Development Committee.

#### **2. Major Maintenance and Equipment Replacement Grant.**

At our meeting we also reported as requested on our planning for maintenance and equipment replacement.

This falls into two categories, the first of which is work and equipment that can be handled by our present combination of volunteers, small grants and within our annual budget. We maintain a list of this work and pick items off in priority order. We also have a small contingency reserve, added to where possible at \$1000 a month, to help deal with any sort of contingency, not just maintenance

and equipment. If it had not been for the Government's Covid-19 Wage Subsidies we would have likely exhausted this contingency fund in our 2020 financial year.

The second category is major maintenance and equipment replacement. This would include such things as repainting of the Theatre where scaffolding is required, possible replacement of our 50 year old roof; replacement of major items on our ventilation and air conditioning plant; (capital cost over \$200,000); replacement of a projector or other major sound and lighting gear (capital cost of a projector plus installation could be \$100,000 plus); sprinkler and fire alarm system major maintenance as required by our regulatory regime (could easily be \$50,000 plus).

We try to keep our contingency risks to a minimum. We carry full insurance, maintain plant well, plus have other safeguards like our fire alarm and sprinkler system, security alarm, emergency basement sump pump and so on. But these things do not protect us against eventually having to carry out major maintenance and equipment replacement. In some cases grants may be able to cover part costs but many of the scenarios will involve an unexpected breakdown of items which it is compulsory to have going to operate the Theatre - for example our fire and ventilation systems.

We have worked out we need to be putting aside \$25,000 per annum into a major maintenance and plant replacement reserve for these eventualities but our budget has never allowed this (in addition, we have no debt and do not borrow money).

**Accordingly we are asking Council to provide for \$25,000 annually in the draft Long Term Plan for a Major Maintenance and Equipment Replacement Reserve Account.** We are quite happy to be closely accountable to Council on spending from this account. And the amount could be reviewed at the first three yearly review of the LTP.

Yours sincerely



Don Neale [REDACTED], [REDACTED]

Secretary, Westland Community Centre Inc., Hokitika's Regent Theatre.

## Emma Rae

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**From:** Simon Bastion  
**Sent:** Monday, 26 April 2021 9:59 am  
**To:** [REDACTED]  
**Cc:** Fiona Scadden; Emma Rae  
**Subject:** RE: Dog group

Good afternoon Wendy,

Thanks you for your input in regards to the racecourse land. We are about to go out for consultation for the Long Term Plan and the racecourse land is one of the consultation points. We can use this email as a submission

Thanks

Simon Bastion | Chief Executive  
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | <https://www.westlanddc.govt.nz>  
DDI +64 3 756 9033 | M +64 27 838 5268 | <mailto:simon.bastion@westlanddc.govt.nz>

-----Original Message-----

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Thursday, 22 April 2021 2:33 pm  
**To:** Simon Bastion <[simon.bastion@westlanddc.govt.nz](mailto:simon.bastion@westlanddc.govt.nz)>  
**Subject:** Dog group

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

Dear Simon

I'm emailing you on behalf of our dog group, For the past 3 plus years the Racing Committee have kindly allowed us use of the Birdcage at the racecourse to have Fun/play days with our dogs. It has been great to be able to socialise our dogs in A safe and fenced in area and we would desperately hate to lose it. It would be appreciated if in the planning of what is going to happen to the Racecourse if Council would consider an area set aside for our dogs ( at least 3 times the size of the present Birdcage) would be perfect but we would be happy with any fenced in area that council would be prepared to give us, As at the moment we have no where else in town Our dogs can safely play. Please feel free to contact me if you need any more information.

Kind regards  
Wendy Roberts

Sent from my iPad

## LTP Submission - Paul Madgwick

### p45 - Significance and Engagement Policy

#### 2.2 "Poutini Ngai Tahu" (remove Te Runanga o Ngai Tahu)



## Submission to Westland District Council

### Executive Summary

1. Preventable drowning fatalities costs the NZ economy around \$320 million per year. WSNZ wants to reduce the number of preventable drownings in the Westland District Council and believes this can be achieved by ensuring more drowning prevention activity is undertaken, and there is better coordination and direction of the water safety effort. Ultimately, WSNZ wants residents of the Westland District Council to be safe in, on and around water.
2. The focus of the first part of this submission is to draw to the Westland District Council's attention the need for drowning prevention and water safety and highlight the relevant legislation and strategy.
3. This submission then comments on some of the key issues relevant to the 10-year Consultation Document including the:
  - relevance of water safety and drowning prevention to the Westland District Council community's well-being – social, economic, cultural, and environmental;
  - need to invest in the on-going maintenance of waste and storm water infrastructure to ensure water quality (swimmability and manoeuvrability) in the Westland District Council aquatic environments;
  - need to adapt and mitigate the impacts of climate change on aquatic environments in the Westland District Council; and
  - possibility of working with Westland District Council (and other stakeholders) to expand the awareness of Māori water safety issues, and potential ways to reduce the Māori drowning toll in the Westland District Council.
4. What WSNZ wants to achieve from this submission is:
  - to work with the Westland District Council to help broaden and deepen council's approach for reducing drowning fatalities and improving water safety awareness – a broader and deeper approach that is focused on community well-being;
  - Westland District Council to consider water safety and drowning prevention a key component of maintaining the community well-being of its residents;
  - Westland District Council to continue to invest in water safety and drowning prevention activities;
  - Westland District Council to continue to work with WSNZ (and the broader water safety sector) on water safety and drowning prevention issues, including expanding awareness of Māori water safety issues, and potential ways to reduce the Māori drowning toll in the Westland District Council

## Introduction

5. Thank you for the opportunity to comment on the Westland District Council Long-Term Plan Consultation Document 2021-31.
6. Water Safety New Zealand (WSNZ) is the leadership agency for the water safety sector and wants to reduce the number of preventable drownings in the Westland District Council. We believe this can be achieved by ensuring more drowning prevention activity is undertaken, and better coordination and direction of the water safety effort by all responsible parties.
7. It is towards these objectives that the following submission is made. Further information about WSNZ can be found in *attachment 1*.

## Context

8. The World Health Organisation characterises drowning as a serious and neglected public health threat and a highly preventable public health challenge.
9. Drowning is a growing public health and well-being problem with drowning being the number one cause of recreational death and the third highest cause of accidental death (behind road accidents and falls) in New Zealand. <sup>1</sup> From 2010 to 2019 there were 965 preventable drowning fatalities in New Zealand and injuries are increasing sharply; in 2018 alone there were over 36,000 claims for water related injuries (an average of around 100 a day).<sup>2</sup>
10. It has been estimated that preventable drowning costs the NZ economy around \$320 million per year. (Based on an average of 80 fatalities per year at \$4.0 million per fatality). In 2016 the economic cost of water related hospitalisations was \$83.6 million. In addition, a drowning incident may require a response from several agencies including: Police, NZ Search and Rescue responders or ambulance and medical service. Intervening early, or preventing the need to respond to a drowning, will provide cost savings to the New Zealand economy.
11. In 2019 the Government-appointed Water Safety Working Group concluded the responsibility for water safety, drowning prevention and frontline rescue services is shared between central and local government, the community, and water safety NGOs. In essence, their message was that central government has a partial responsibility for water safety and further effort is required to ensure all responsible parties are actively involved in the prevention of drowning.
12. In response, through Budget 2020 the Government provided multi-year funding for frontline rescue services, and to grow WSNZ's capability to lead and support the wider water safety sector. The Government is now looking to other parties responsible for water safety, such as local government, to see what role they can play. To this end WSNZ recently briefed the Minister of Local Government on the state of the water safety sector, Wai Ora Aotearoa (our new Water Safety Sector Strategy 2025), and our intentions to work with local government to improve water safety and prevent drownings.

## Wai Ora Aotearoa – Water Safety Sector Strategy 2025

13. WSNZ recently launched [Wai Ora Aotearoa](#) which is the result of a year's collaborative work by water safety sector leaders. The strategy represents a consensual view of the best way forward for drowning prevention in New Zealand. Moreover, the strategy reflects the need for a step

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<sup>1</sup> WSNZ Drowning Report, 2018.

<sup>2</sup> ACC, 2020

change in the way the sector operates. This change will enable the sector to meet the major challenges it is facing over the next few years.

14. Key actions for the sector to implement over the term of the strategy include:

*Develop a water safety sector local government engagement strategy that focuses on relationship building and engaging with local government planning.*

*Complete the Implementation of the Regional Strategy pilots and develop a Freshwater Strategy for the sector.*

15. Both these actions are relevant to WSNZ's relationship with Westland District Council and are reflected in the content of this submission.

## **Community well-being**

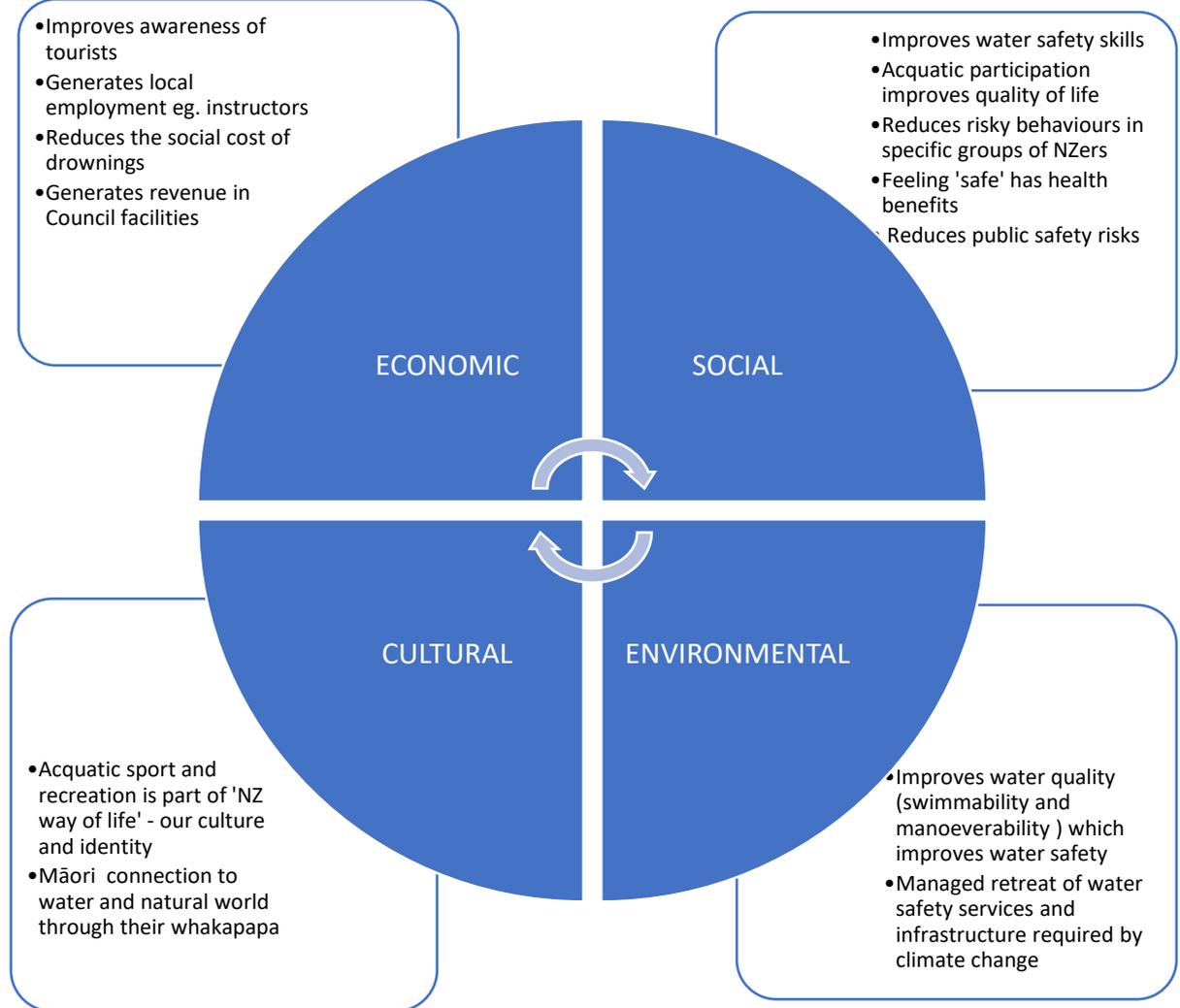
16. The Local Government (Community Well-being) Amendment Act 2019 restored the promotion of social, economic, environmental, and cultural well-being to the purpose of local government.
17. The amendments to the Act are intended to enable local authorities, and ensure local authorities are responsible for, playing a broad role in promoting and improving the social, economic, environmental, and cultural well-being of their communities-the four aspects of well-being.<sup>3</sup>
18. The Minister for local Government, Nanaia Mahuta, stated that this emphasis on well-being will engage councils and communities in an intergenerational approach to improving quality of life outcomes in towns and cities.<sup>4</sup>
19. As shown in figure 1 below, water safety and drowning prevention connects with all four components of community well-being – economic, social, cultural and environment.
20. A fuller discussion of the connections between well-being and water safety, that is consistent with the SOLGM Community Well-being indicator framework, is included in *attachment 1*.
21. What this means is to fully contribute to the well-being of their community, local authorities must place greater importance on, and dedicate resources to, a wider range of initiatives relating to water safety and drowning prevention in all aquatic environments (pools, beaches, rivers, lakes, and the sea).
22. Local government needs to broaden its approach of providing community facilities and infrastructure, such as swimming pools, to a focus on community well-being. For example, focusing on providing and supporting water safety services to help reduce the social cost of drowning and allow New Zealanders to develop skills to feel safe in, on, and around the water. Other examples include a focus on managing the retreat of water safety services and infrastructure from the foreshore (required by climate change), and reducing public safety risks, particularly for high-risk groups and environments (under-fives; underwater activities; males aged 15-35 Years; Asians and male boaties aged 50+).
23. WSNZ wants to work with the Westland District Council (and its partners and stakeholders) to help broaden their approach and reduce drowning fatalities and improve water safety awareness in the region.

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<sup>3</sup> SOLGM, 2020

<sup>4</sup> Mahuta, 2018

Figure 1: Water safety and community well-being



### Key issues and opportunities WSNZ would like Westland District Council to address in their 2021-2031 Long-Term Plan

24. Reducing preventable drownings, and improving water safety, will improve the well-being of Westland District Council residents. WSNZ wants Council to consider the following points in the development of its long-term plan.

#### *Water safety and drowning prevention - ensuring your communities well-being*

25. The Westland District Council aquatic environment is diverse with an abundance of pool, rivers, swimming holes, streams, lakes and coastline for residents and visitors to enjoy for sport and recreation purposes. This means Council's water safety risk profile is also variable as users carry out activities with different risk profiles (such as swimming, kayaking, boating, fishing, diving, or surfing).

26. To ensure your communities well-being (which as shown in figure 1 includes the concept of water safety and drowning prevention) a broader and deeper approach to water safety and drowning prevention is required.

27. A broader approach is one beyond the provision of aquatic facilities such as swimming pools and the enforcement of swimming pool bylaws. Council now needs to address water safety and drowning prevention in freshwater (pools, lakes, rivers, and streams) and in, on and around

vessels (boats, kayaks etc). A deeper approach involves more people, of many cultures, taking advantage of Council's water safety and drowning prevention activities in the above aquatic environments. This broader and deeper approach needs to reflect the needs of your local community and provide local solutions for local needs.

28. In addition to a broader and deeper approach, WSNZ wants Council's approach to compliment the investment we make into water safety sector partner organisations (like Surf Life Saving NZ), or the funding we give to other providers through our contestable funding process.
29. WSNZ supports Council's existing investment in water safety and drowning prevention and wants Council to continue to work with WSNZ (and the broader water safety sector) on the broader and deeper approach needed to ensure the community well-being of the Westland District Council residents.

*Water safety and drowning prevention, a correlation of water quality*

30. Water quality, whether it be in pools, rivers, lakes, or the sea has a direct relationship with recreation and sport activities. This is because contaminated water, or water filled with weed or floating objects impacts on both the 'swimmability' and 'manoeuvrability' of people and vessels in various aquatic environments.
31. Poor water quality may cause or impact on water safety risks and/or drownings.
32. To maintain water quality Council must advocate for (in partnership with others) and carry out a number of activities, including maintaining and improving waste and storm water infrastructure.
33. WSNZ wants to see Council's continued investment in these activities as this investment is essential to help maintain the quality of water for recreation and sport users.

*Adapting and mitigating climate change*

34. Climate change may result in rising temperatures and sea levels, changes in wind patterns, storm tracks, and droughts and the frequent heavy rainfall events. These changes may require:
  - an increasing demand on water safety services (rescues, medical support) from higher temperatures;
  - a requirement to replace, move or protect the water safety sector's physical assets located along rivers (because of flooding);
  - a need for better monitoring of river conditions to identify changes in water safety risks attributable to climate change-related phenomenon; and
  - an increasing requirement for the effective communication of the risks to the public from the changing conditions.
35. WSNZ believes preparing for climate change requires a collaborative effort and we (and the broader water safety sector) would like to be kept informed about (and participate as appropriate) in relevant climate change initiatives.

*Māori Water Safety strategy*

36. Drowning rates for Māori are high and reducing and preventing Māori drownings are one of WSNZ's strategic priorities.
37. Working with a group of key Māori stakeholders, we recently refreshed our [Kia-Maanu-Kia-Ora](#) strategy. Our new sector strategy (Wai Ora Aotearoa) also includes a focus on improving the connection to water for Māori as well as supporting greater use of a Kaupapa Māori approach to water safety for tangata whenua.

38. WSNZ wants to work with Council, and your other stakeholders to expand the awareness of Māori water safety issues, and potential ways to reduce the Māori drowning toll in the Westland District Council.

*Long-term plan 2021-2031 consultation process*

39. WSNZ does not want to be heard at Council's long-term planning hearing.

**Paul Verić**

A handwritten signature in blue ink that reads "P. Verić". The signature is stylized with a large initial 'P' and a cursive 'Verić'.

Interim Chief Executive  
Water Safety New Zealand

## **Attachment 1: About Water Safety New Zealand**

Water Safety New Zealand (WSNZ) is the water safety sector leadership organisation for Aotearoa, New Zealand. We work with water safety sector organisations, individuals, and the public to reduce the incidence of drowning and injury. Our work contributes to the reduction in drownings by ensuring evidence-based water safety policies, investment funding, initiatives and aquatic education are delivered throughout the country.

WSNZ is an incorporated society with charitable status that was established in 1949. Our membership structure comprises 37 general members, 3 core members (Surf Life Saving New Zealand, Coastguard New Zealand, and Swimming New Zealand), and a partially elected board. The WSNZ Board includes delegates from each of our core members.

The WSNZ annual operating budget is funded by Sport New Zealand and ACC. We provide both agencies with accountability reports half-yearly. Thus, while we are an incorporated society, Sport New Zealand is the 'government home' for water safety policy and our reporting agency. Sport New Zealand oversees our governance appointments.

The New Zealand Lotteries Grants Board, via Sport New Zealand, provides WSNZ with funds to distribute to water safety providers through our annual funding round. We also provide funds received from charitable trusts and foundations, commercial sponsorship, and other funding partnerships.

In 2020/21 we distributed \$2.5 million across New Zealand to water safety providers. These providers included: drowning prevention and rescue NGOs, professional and national sport and recreation organisations, child and youth support organisations, Māori organisations, swim schools, local authorities, and regional sports trusts.

This partnership funding is focused on two main areas - water survival skills training and water safety awareness raising and behaviour change. Water Skills for Life (WSFL) is WSNZ's flagship water survival skills program and it reaches over 200,000 primary school children each year. A range of water safety behaviour change initiatives are funded by WSNZ with emphasis placed on reaching demographic groups with high drowning risk (eg. males aged 15-34).

## Attachment 2: Community well-being and water safety and drowning prevention

### WSNZ community well-being statement

*WSNZ has, at the heart of its operations, a commitment to enabling the community well-being of all New Zealanders participating in aquatic sport and recreation or living near bodies of water. Our leadership, advocacy, policies, initiatives, and funding of programmes work to reduce the incidence of preventable drowning and injury in Aotearoa, New Zealand. Our work strives to contribute to a thriving society for individuals, families, and communities. A society where local communities inter-connecting economic, social, cultural, and environmental well-being needs are all met.*

### The Four Well-beings in the Local Government Act

Most definitions of well-being focus on the quality of life, a healthy human condition as well as happiness and prosperity. Social science research suggests that well integrated individuals with shared community goals have better health and well-being outcomes. Research also indicates the four domains of well-being are all interconnected, and all connect in some way with water safety.



The following outlines how water safety and drowning prevention infrastructure, services and activities provide local government with several opportunities to improve the community well-being of their community.

### **Cultural Well-being and Water Safety**

Cultural well-being is defined by the Ministry for Culture and Heritage as:

*'The vitality that communities and individuals enjoy through:*

- *Participation in recreation, creative and cultural activities; and*
- *The freedom to retain, interpret and express their arts, history, heritage, and traditions<sup>5</sup>.*

*Water is at the heart of our culture and identity as New Zealanders. New Zealanders have important connections to water through their history, experiences and practices that are important to them. Whether it is a connection to places that people swim, or swam as children, regular camping spots or mountain streams that people have encountered on tramps or hikes, many people have particular bodies of water that are important to them. These bodies of water can be important to a person's sense of identity, and from a Māori perspective, people are connected to water and to the natural world through their whakapapa. Aquatic recreation is a large part of the kiwi culture with many*

<sup>5</sup> Te Manatu Taonga Ministry for Culture and Heritage (date unknown)

*families and individuals enjoying spending time at their local beach, river, or lake and being able to safely enjoy taking part in aquatic activities such as, swimming, fishing, jet skiing, or boating is hugely important to New Zealanders.<sup>6</sup>*

Water safety knowledge and skills, gained from WSNZ's aquatic education programs, promote New Zealanders cultural well-being by allowing individuals to participate in aquatic recreation in a safe, enjoyable, and culturally sensitive way. This sense of feeling 'safe' is also relevant to New Zealanders social well-being in that it benefits our physical and mental health.

### **Environmental Well-being and Water safety**

*Environmental well-being promotes interactions with nature; for New Zealanders to be able to enjoy and maintain their connections with water throughout New Zealand it is important that the quality of the water is maintained. The benefits of improving water quality of lakes and rivers throughout New Zealand benefit many activities from swimming to kayaking to mahinga kai. Environmental wellness can inspire individuals to live a lifestyle that is respectful of their surroundings and this in turn results in them assisting in maintaining and caring for waterway.<sup>7</sup>*

*Protection of mauri (life force or essence) is a principal issue for freshwater management, Māori throughout New Zealand are increasingly concerned with the integrity of waterways. A healthy body of water that has healthy mauri sustains healthy eco systems and supports a range of cultural environmental activities (mahinga kai or waka ama for example) and reinforces the cultural identity of the people.<sup>8</sup>*

Aquatic water, free from hazards such as bacteria, weeds, and floating objects, benefits New Zealanders well-being as it allows them to safely swim, dive, boat and gather food. Environmental well-being and water safety are interrelated, one does not exist in isolation of the other. Environmental well-being also re-enforces New Zealanders cultural identity.

### **Economic Well-being and Water Safety**

Over the past ten years preventable drownings and injuries have incurred social and economic costs of over \$5 Billion. However, this financial figure does not illustrate the real cost in pain and suffering and disruption to families and work.

*Social costs of fatal preventable drownings and water related injuries can be difficult to isolate and measure. The individual victim is usually the person most directly affected; however, accidents can potentially impact on family members, coworkers, medical care providers and a host of other individuals. Socio demographic differences potentially modify the type and extent of a fatal preventable drowning or injury's social costs. An individual's age, gender, race, ethnicity, nationality, education, and their socioeconomic status all can influence the responses of the individual as well as others in their social circle. Multifarious impacts are possible and may include vocational, psychological, behavioral, social, economic, and functional effects. These costs and their impacts are varied, wide reaching and include both direct and indirect costs, costs at the micro and macro levels.<sup>9</sup>*

Water safety and drowning prevention services, activities and infrastructure reduce the social cost of drowning. Preventable drownings save the economy costs in terms of reduced hospitalisations, ongoing medical attention, and the attendance of police, ambulance etc. at events. Preventable

<sup>6</sup> Ministry for the Environment, Manatu Mo Te Taiao, 2020

<sup>7</sup> U C Davis, 2020

<sup>8</sup> Tipa and Tierney, 2006

<sup>9</sup> Dembe, 2001

drownings also reduce family and whanau economic, social, and cultural costs resulting from loss of household income, a primary care giver, and that person's broader contribution to their community. Reduced social costs benefit the economic well-being of local communities.

WSNZ's awareness and behavioral change programs also provide economic well-being benefits to international visitors, who unaware of the risks in some of our popular aquatic environments, are often included in New Zealand's drowning statistics.

Water safety and drowning prevention services, activities and infrastructure also benefit the economic well-being of local communities. These benefits can be seen in the revenue generated through fees and local employment (which has an economic multiplier effect).

### **Social Well-being and Water Safety**

*Social connections play an important role across many aspects of people's lives, from employment opportunities and advice on important life decisions, to receiving support during hard times and having someone to enjoy life and relax with. There is a growing body of evidence supporting the notion that healthy social networks are important for health and well-being.*<sup>10</sup>

*Aquatic activities are often undertaken as social activities and allow for social connections to be formed and maintained. Aquatic recreation is both a means to an end (contributes to health and fitness) and an end in itself (enjoyment and satisfaction). Recreation is a useful tool for social connection and social well-being.*<sup>11</sup>

WSNZ's awareness and behavioral change programs allow individuals (and their families) to be able to safely partake in aquatic recreation activities. These programs equip them with water safety skills to ensure they can keep themselves and their families safe in, on, and around the water. Community education, and the use of safety/warning signage, also promotes awareness of the risks and dangers inherent at popular aquatic recreation spots.

Social well-being can also be enabled through the concept of safe communities. Safe communities are a World Health Organisation (WHO) concept that recognises safety as a universal concern and a responsibility for all. A safe community is a livable community where people can go about their activities in an environment that is without fear, risk of harm, or injury. Twenty-two communities in New Zealand are accredited as Safe Communities by the Safe Communities Foundation New Zealand (SCFNZ). A further five are currently working towards accreditation which is based on the WHO endorsed Safe Communities model. The safe community's website states:

*Community safety is not only about reducing and preventing injury and violence. It is about well-being, building strong, cohesive, vibrant, participatory communities. Homes, the roads, public spaces and the workplace are safe for everyone to enjoy. This is exactly what the Safe Communities Foundation New Zealand (SCFNZ) does for community development, through leadership and collaboration, to create safer communities to work, play and live. The majority of community-based injuries and accidents are preventable and predictable – it is this premise that forms the basis for everyone's safety. Each community or local area is different - each safety approach meets the unique needs of the people, their goals, and the community values, working together for better outcomes. SCFNZ specifically supports communities to adopt the Safe Community model to increase well-being and become effective advocates and enablers of injury and violence prevention*<sup>12</sup>.

<sup>10</sup> Frieling, Krasso, & Cording, 2018

<sup>11</sup> Recreation Aotearoa, 2019

<sup>12</sup> Safe Communities Foundation NZ, 2020

This approach to community safety encourages greater co-operation and collaboration between non-government organisations, the business sector, and local and central government agencies. It increases community well-being by creating an infrastructure in local communities to increase action by building local partnerships and collaborative relationships. Currently, some Councils in New Zealand incorporate water safety and injury prevention into ensuring the well-being of the community. WSNZ encourages all councils to consider the benefits to the well-being of their communities of becoming an accredited safe community. WSNZ also encourages all existing accredited communities to place greater emphasis on water safety in their regions.

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## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Friday, 14 May 2021 2:10 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Friday, May 14, 2021 - 14:10 Submitted values are:

Full name: Dr John Milligan

Organisation & Position Foodbank Aotearoa New Zealand / Foodbank Canterbury

Email: [REDACTED]

Postal address: PO Box 167

Christchurch

8140

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

This submission is in respect of the current dialog regarding food relief services for the West Coast.

Refer: Sarah Brown / Safer Westland

Discussions are current with Buller DC and Grey DC; and the Food Insecurity Group sponsored through the WC CDHB as well as other agencies.

**Any other comments?**

Please provide any comments:

West Coast District Councils Submission 2021

## FOODBANK AOTEAROA NEW ZEALAND

### Executive Overview

Hunger is often not a food problem; it's a logistics problem. Approximately 15-30% of food in NZ is wasted and yet thousands of Kiwis – including our kids are food insecure. At least once a week, 3 in 10 of those New Zealanders go a whole day without eating.

Foodbank Canterbury is the South Island's largest food relief organization.

Foodbank Canterbury captures surplus food and through the agencies we serve in the communities, get it to the people who need it most.

Last year, we sourced 922 thousand kilograms of food and related product via both donations from the food and grocery sector and the purchase of key staple items, all thanks to funding from our generous funders, corporate partners, local government, and individuals. This record volume equates to 2.63 million meals in the communities we serve – an increase of nearly 69 percent on 2019, enabling FBC to generate a social return on its activities worth \$21.2 million!

Rural and remote communities are more likely vulnerable to the impact of Covid-19. This is why we are reaching out to the people of the West Coast.

Food banking through FBC is a proven solution for nourishing communities through dedicated and unified action. We are asking you as leaders on the West Coast to join us in creating a local network that empowers our region to defeat hunger – and support the environment!

### Building forward with confidence

2020 proved that we can never be prepared for what's to come.

But 2020 also proved how resilient, agile, and adaptable non-profit organizations such as FBC and our collaborators are in the face of adversity.

As the non-profit sector continues to face the lingering effects of an ongoing pandemic and economic uncertainty, even more challenges await non-profits in 2021. Innovation will continue to be at the forefront of our strategic plans, but so will engagement, connectivity, and collaboration.

In 2020, we experienced a disruption like never before. Every region, organization and person was impacted — but not all in the same way. Food banks were deemed essential and adapted to accommodate an unprecedented volume of need (and generosity).

On the ground here at FBC we witnessed an inspiring level of ingenuity and resilience. It forced us to replace our business-as-usual with a new approach grounded in curiosity, innovation, possibility and kindness.

We all know it was the toughest year most of us have ever faced.

As reported in the NZ Index of socioeconomic deprivation in New Zealand, “people who live in more deprived

areas (for example, NZDep2018 decile 9 and 10) are more susceptible to environmental risks.”

Unfortunately, the index does not encompass food insecurity.

Food insecurity can be found in just about every Kiwi neighbourhood. The inhabitants all have the same thing in common: they are unaware of where or when they will have their next meal.

People across our communities are confronted with the difficult decisions of paying for rent or heat instead of buying food. In the current pandemic crisis this is happening right here not just ‘on the street’ but on our street and it affects our neighbours, our colleagues, our friends and families – many for the first time – and it’s tough. Asking for food help is a loss of dignity.

People are hungry not because there isn’t enough food, but because they do not have the resources to access and afford enough food.

Food Insecurity is worse for rural and more remote communities especially during the Pandemic. People who live in rural/remote areas often face hunger at higher rates than metropolitan areas, in part because of the unique challenges living remotely presents. During the Covid-19 crisis, this has intensified rural food insecurity - many have become unemployed, others who have kept their jobs have seen their earnings decrease due to reduced hours, and others are expecting to lose earnings in the next months. The economic shocks they have experienced have pushed many into hunger — potentially for the first time.

“... .. we have been holding off hoping that I would find more work. There have been days when I and the wife have gone with just a peanut butter sandwich between us so that the kids could have some meat and veg ... .. I have never asked for help before but today I broke and reached out - got some of your food. I am a tradie of 42 years but I cried. Thank you”

Rural and remote communities will be more vulnerable to the impact of Covid-19. This is because the residents of rural towns are on average older, many have a lower socioeconomic status, are more likely to have poorer health status, and less access to health services, than urban dwellers.

When it comes to our children, the picture is even more alarming. Today it’s more likely for a child to have experienced food insecurity than an adult. The latest Government figures are stating that 1 in 5 NZ children are in poverty - and from that we can extrapolate, food insecure. (2018 NZ Child Poverty Monitor)

The Foodbank goal in collaboration with local Whānau and other organisation partnerships is to provide the potential to empower those affected by unemployment, social deprivation including food insecurity, through the provision of sustainable food supply and a more wrap around support. It is not just crisis intervention, rather a holistic approach.

Since March this year Foodbank Canterbury has been in dialog – in loco meetings and Zoom meetings with interested parties on the West Coast including the CDHB Food Insecurity Group (Community and Public Health West Coast), Te Ha o Kawatiri, Rotary International, Safer Westland Coalition etc.

Having resourced food on an informal basis mainly into Westport it has become apparent that we need to formalise our operations in collaboration with existing agencies, groups and other interested parties.

Foodbank Canterbury was founded as a non-faith based, not politically aligned or activist controlled organisation to effectively collect and redistribute food and food related products to those at risk and in need in our communities. As such we are a 100% Not for Profit organisation and need to raise our funding each and every year. Support from Central Government has, unfortunately been minimal.

It takes little effort from our supporters – yet the ‘return’ is massive in terms of wellbeing and life.

During 2020 Foodbank sourced through our main facility in Christchurch and our Hub in Timaru a record amount of food and groceries to meet the increased demand for food relief due to COVID-19. Last year, Foodbank sourced 922,000 kilograms of food and related product via both donations from the food and grocery sector and the purchase of key staple items, all thanks to funding from our generous funders, corporate partners, and individuals. This record volume equates to 2.63 million meals in the communities we serve – an increase of nearly 69 percent on 2019, enabling FBC to generate a social return on its activities worth \$21.2 million! FBC is today the largest food relief organisation in the South Island – and possibly even further!

A further consideration is that of waste minimisation – the Climate Change effect! Hunger is often not only a food problem; it's a logistics problem. Through rescuing food that would end up in ever-growing landfills, FBC and its operation reduces the effect of landfill on our environment. Landfills do not need to grow to today's levels; infrastructure costs to Councils do not escalate; Rates and taxes may escape increases; and as a result Councils look considerate in the eyes of their communities. Last year in Christchurch alone FBC reduced landfill emissions by 718,000kgs to the benefit of all citizens! Supporting FBC, supports the environment and this is something for all to celebrate!

We have some funding from Te Pūtahitanga o Te Waipounamu specifically designated to this initiative however we are asking the District Councils to commit to a multi-year funding to supplement the operation. Current budgets approved by the FBC Board of Trustees are for around \$200,000 pa operation. We anticipate supplanting locally obtained food with resources from our Christchurch facility. We were fortunate this year to obtain funding through the Lottery COVID-19 Community Wellbeing Fund for a new truck and will have a suitable vehicle to support the proposed WC operation. We are requesting that each of the three District Councils consider including FBC funding into the respective Long Term Plans - \$45,000 each on a multi-year basis. FBC will accept the responsibility to raise the balance of funding required annually. Once an actual hub location decision has been made – anticipated third quarter 2021, FBC would appreciate Council support for this as well as the distribution points in the other 2 centres.

We are so grateful to all our National donors and partners and our Funders, without their support and the support of the local and central Government – albeit limited, we simply couldn't have responded in the way we did to ensure no one was left behind. Thank you for hearing this submission and for your hopefully, ongoing support.

As the world evolves, we have to evolve along with it. The events of 2020 have put a spotlight on what is most essential to our work: collaboration, transformation, and trust. By following these guideposts, it is our goal to create an organization that is built to last. Embracing the change ahead requires us to transform processes, build a scalable and flexible infrastructure, and improve efficiency. We need your help.

Building a foundation for future success and the wellbeing of our communities means

- Collaboration – empower talent to be productive
- Transformation – reimagine collaborations
- Trust – provide a safe and secure environment for collaboration

Hunger relief now. Resilience tomorrow. Let's help our people!

Our sincere appreciation for your consideration in listening to this submission.  
Should you wish FBC to present in person, this can easily be arranged.

John Milligan  
Dr John Milligan CEO  
Foodbank Aotearoa New Zealand / Canterbury  
PO Box 167 Christchurch 8140  
29 Kilmarnock Street, Riccarton  
Christchurch 8011  
New Zealand  
[www.foodbankanz.org.nz](http://www.foodbankanz.org.nz)

[REDACTED]  
[REDACTED]  
Reg Charity CC53888

Fighting Hunger ... .. Feeding Hope

Would you like to speak to your submission at a Council hearing in Hokitika?: 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

**Emma Rae**

---

**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Sunday, 16 May 2021 10:28 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Sunday, May 16, 2021 - 10:27 Submitted values are:

Full name: [REDACTED]

Organisation & Position

Email: [REDACTED]

Postal address: [REDACTED]

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 2:** I do not support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

The \$9.8m Places and Spaces spend is Hokitika-centric that doesn't support wider-Westland. It was suggested that the Hokitika facilities/upgrades would "draw people to the Coast and they'd then want to go further South" This is a tenuous proposition at best as a) it assumes that the purpose of facility upgrades is to generate tourism and b) that a swimming pool and sports field would bring tourists in the first place. The primary purposes of Places and Spaces I would have through was to first serve local communities (plural) not a community (singular). Please consider a greater geographic spread of this spend.

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

---

**From:** Simon Bastion  
**Sent:** Monday, 17 May 2021 8:32 am  
**To:** Emma Rae  
**Subject:** FW: Okarito Planning Meeting. 13th May

Good morning Emma

Can we take this feedback as a submission to the LTP

regards

**Simon Bastion** | Chief Executive  
**Westland District Council**

36 Weld Street, Private Bag 704, Hokitika 7842 | [www.westlanddc.govt.nz](http://www.westlanddc.govt.nz)  
DDI +64 3 756 9033 | M +64 27 838 5268 | [simon.bastion@westlanddc.govt.nz](mailto:simon.bastion@westlanddc.govt.nz)  
[Facebook](#) | [Westland Matters Newsletter](#) | "Westland - The Last Best Place"

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**From:** Ian James <[REDACTED]>  
**Sent:** Thursday, 13 May 2021 7:41 pm  
**To:** Simon Bastion <[simon.bastion@westlanddc.govt.nz](mailto:simon.bastion@westlanddc.govt.nz)>  
**Subject:** Okarito Planning Meeting. 13th May

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

Hi Simon

Thanks to you and your staff for the Okarito visit.

My input was around the how Westland Council could help NZ's housing crisis showing leadership in solutions at the local level:

1 I encourage Council to expand substantially its role in community housing for senior citizens and people with physical and mental health issues. What I am suggesting is using central government financing to build and manage a range of housing options on Council owned land.

2. I encourage Council to ensure that your planning processes and administration of the Building Act do not hinder the growth of the tiny house movement in Westland district.

In addition, as a South Westland resident I ask Council to ensure that our local water, sewage, roading, telecommunications and power network have better resilience to withstand severe weather events and an AF8 earthquake.

It was a worthwhile opportunity to meet and discuss these planning issues.

Cheers

Ian James

--

Ian James

Okarito

[REDACTED]

P O Box 79, Franz Josef Glacier, 7856

[REDACTED]



To whom it may concern

Recently the old Department of Conservation centre in Franz Josef was tendered for removal. There has been discussion in town on turning this area into a park for community and visitor use. Our business is opposite this building and we would like to offer our support to see the area revamped.

There is a serious lack of parking in Franz Josef. Even recently with the borders closed and domestic visitor numbers much lower the town centre runs out of parking very quickly. There are also a number of near misses with a number of companies crossing guests over the main road and the current parking area entries being all the same vicinity with not a lot of space.

The area at the Department of Conservation site already has some parking which isn't being utilised as it could be with a lot of people commenting they didn't realise it was there & half the space being fenced off. Despite this it fills up regularly and could be set up better to allow more coaches and larger vehicles e.g. campervans and vehicles with trailers more suitable parking spaces.

I believe the government has offered another round of funding through their Tourism Infrastructure Fund to help set areas like this up with parking, toilets, bike stands, bike wash down facilities and freshwater fountains. South Westland has been tagged as a priority area and this could be a great project to apply for.

The current toilets on site could easily be updated and already have the infrastructure in place so would be a simple upgrade. We are often asked by people passing by about public toilets, a children's play park and areas to BBQ so the ideas I've heard being thrown around like a paid BBQ facility that is very common in Australian parks could be very popular with visitors.

Although I would love to see this happening in the short term rather than the longer term, I hope you will consider this in your long-term plan. I understand the property may be owned by the Department of Conservation but am sure an agreement between both parties could be easily arranged.

Many thanks,

Megan McCarthy  
Sales & Office Coordinator

10 Main Road  
Franz Josef  
7886  
New Zealand

15.06.21 - Extraordinary Council Meeting, Westland District Council DRAFT Long Term Plan 2021 - 2031.

<https://www.glaciercountryhelicopters.nz>

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## Hospitality New Zealand

TO THE WESTLAND DISTRICT COUNCIL

SUBMISSION ON  
LONG TERM PLANS 2021-31

MAY 2021

**CONTACT DETAILS:** Hospitality New Zealand

Contact: Kim Odendaal

Phone: [REDACTED]

Email: [REDACTED]

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

**About Hospitality New Zealand:**

1. Hospitality New Zealand (“Hospitality NZ”) is a member-led, not-for-profit organisation representing approximately 3,000 businesses, including cafés, restaurants, bars, nightclubs, commercial accommodation, country hotels and off-licences.
2. Hospitality NZ has a 119-year history of advocating on behalf of the hospitality and tourism sector and is led by Chief Executive Julie White. We have a team of seven Regional Managers located around the country, and a National Office in Wellington to service our members.
3. Hospitality NZ has a Board of Management, made up of elected members from across the sectors of the industry, and an Accommodation Advisory Council, made up of elected members from the accommodation sector.
4. We also have 20 local Branches covering the entire country, representing at a local level all those member businesses which are located within the region. Any current financial member of Hospitality NZ is automatically a member of the local Branch.
5. This submission relates to the Long-Term Plan 2021-31 (“the Plan”).
6. Enquiries relating to this submission should be referred to Kim Odendaal, Regional Manager - Upper South Island, at [REDACTED] or [REDACTED].

**SPECIFIC COMMENTS:****Housing (Elderly)**

7. The significant growth in short-term rental accommodation (STRA) through providers such as AirBnB or Bookabach, operate in a highly commercial way, yet these properties pay residential rates.
8. Hospitality NZ contends that in the interests of fairness, equity and user pays, that Airbnb hosts, or similar, who are operating in the District should be rated accordingly, and also be subject to regulatory requirements.
9. STRA operators do not require the same building and operational compliance as commercial accommodation providers do, and therefore do not attract the associated costs that commercial accommodation providers do. **By placing the relevant compliance costs and rates upon STRA would generate additional revenue for Westland District Council.**
10. STRA operators also have an impact on the communities they operate in, contributing to housing shortages (for the elderly, amongst others), noise impacts and loss of community.
11. We propose that where premises are operating as a business they should be treated as such.
12. Many councils around the country have already identified these issues and are imposing appropriate rates on STRA providers, or at the very minimum, inserting an online registration fees on these businesses.

### Inspections & Compliance - LAP's

13. Hospitality NZ has and continues to be actively involved in developing LAPs, ensuring the sector, local communities and the viability of our members have the best fit settings and rules governing the sale and consumption of alcohol.
14. Hospitality NZ has actively contributed by submitting on all draft LAPs throughout the country. Some Councils have opted not to introduce a LAP and instead used the national default rules set out in the Sale and Supply of Alcohol Act 2012 (SSAA).
15. Since the implementation of SSAA 2012 Act it has become apparent that some Councils often attempt to include rules within an LAP that are beyond their authority. This is a timely and expensive process.
16. The wider hospitality industry would like the process of LAPs to be either repealed or significantly amended.
17. Within the current District Licencing Committees system, there is the ability for each licence to have appropriate restrictions placed on it if deemed necessary by the committee. A shift in the system whereby DLCs administer appropriate restrictions would render the LAP process unnecessary.

### Rates

18. The tourism and hospitality industries been among the hardest hit sectors by the Covid -19 pandemic and are still struggling to survive. Hospitality and commercial accommodation venues are closing throughout the region, due to the uncertainty of the ongoing situation, and have the stress to try and keep people employed sitting squarely on their shoulders.
19. Hospitality NZ urges caution around rates increases. We do understand the importance of the revenue that rates generate to Council, which enables service delivery, community projects, planned programmes and daily operations. We do not think that businesses should carry an unfair proportion of the rates bill.
20. We recommend that instead of continually looking for increase rates and placing burdens on the already struggling rate payers, why does the council not look at other possible funding/revenue sources, such as Short-Term Rental Accommodation? **By placing the relevant compliance costs and rates upon STRA, this would generate additional revenue for Westland District Council.**

### GENERAL COMMENTS

21. Hospitality New Zealand welcomes the opportunity to comment on the Westland District Council's Long-Term Plan 2021-31. We have a number of general concerns on issues that we believe will rear their head in the next ten years. These include infrastructure funding, local alcohol policies, short-term rental accommodation, and responsible camping.

### Infrastructure Funding

22. Local Councils in some parts of the country have recognised infrastructure funding is a significant issue and are working towards change, some Councils are looking at targeted

rates while others have openly criticised the funding investment options put forward by the Government.

23. In 2019, Productivity Commission undertook its report into Local Government Funding and Finance. The report recommended that “Better use of existing tools and central government funds should be enough to close the tourism funding shortfall. Given the small scale of the funding gap, introducing new funding tools would incur significant implementation, administration and enforcement costs and is unlikely to result in a net benefit to councils.”
24. We endorse those sentiments - rather than introducing new tools that target specific sectors, councils should make better use of existing tools to achieve their goals.
25. Hospitality NZ believes a consistent and fair nationwide approach to the funding of core infrastructure needs to be introduced.
26. Hospitality and accommodation sectors are viewed by local councils as an easy source of funds, via targeted rates on commercial businesses, or implementing bed taxes. Hospitality NZ opposes the introduction of bed tax as it targets only those people staying in commercial accommodation.
27. If a targeted rate or visitor levy is deemed necessary, Hospitality NZ believes these must be broad based taxes, and ensure that they are appropriately designed, are fair and equitable to those contributing, have community support, and are used solely for initiatives that benefit the visitor economy. Alternatively, those funds raised must be ring-fenced and used for the benefit of those contributing to the fund. However, Hospitality NZ’s preference would be for any funding of tourism infrastructure to come from a centralised pool.
28. Hospitality NZ recommends further consideration is given to implement the Productivity Commission’s report findings.
29. Prior to COVID, tourism was struggling to maintain social license in communities - in part given the infrastructure pressure tourism growth was placing on some regions. We recognise that tourism and hospitality use and benefit from a wide variety of mixed-use infrastructure. We now have a real opportunity to resolve some of these infrastructure issues and prepare for the rebuild of the sector.
30. Targeted rates and ‘tourism’ or ‘bed taxes’ concern our members, who assert:
  - These unfairly place the burden of funding infrastructure or promotion on just one part of the tourism/hospitality industry;
  - As ratepayers, businesses oppose increased rates to fund basic infrastructure they may not receive a direct benefit from i.e., infrastructure for freedom campers;
  - We would prefer to see Central Government funding of infrastructure, where local councils are unable to fund it themselves; and
  - If new funding schemes are required, there needs to be an emphasis on broad-based levying. They need to be fair and equitable and all businesses who will benefit from further infrastructure development should contribute.

### **Short-term Rental Accommodation (STRA)**

31. Traditional accommodation operators are seeking a fairer playing field with regard to commercial vs non-commercial rates and regulation. STRA operators do not require the

same building and operational compliance and therefore do not attract the associated costs that commercial accommodation providers do. However, they do benefit from things like tourism promotion which is often funded from the tourism and accommodation sector. STRA operators also have an impact on the communities they operate in, contributing to housing shortages, noise impacts and loss of community.

32. There is a growing inequity in the regulation of short-term and long-term accommodation. Stats NZ estimated that for 2018, STRA gross revenue was between \$550-\$700 million, with guest nights between 6-10 million.
33. The STRA sector operates mainly in residential areas, only pays residential rates, operates with less regulation, and often escapes appropriate taxation. Where councils have tried to regulate STRA operators, barriers for regulation include identification of STRA properties, lack of cooperation in data capture from operators and booking platform providers, and consistent regulation between local councils.
34. As more people look to non-traditional STRA, safety standards, hygiene standards, and contact tracing becomes significant guest care factors and priorities post-COVID-19. We face negative impacts of an unregulated and substandard product offered to both local and international visitors.
35. Hospitality NZ alongside other sector associations submitted a letter to MBIE in July 2020 recommending a compulsory registration/data sharing system that allows for information collection from all operators of STRA and a consistent national regulatory framework.
36. Hospitality NZ would welcome the opportunity to work with you and related parties to:
  - Define commercial accommodation in your area in a way that captures people who are benefiting from STRA house letting on a commercial level;
  - Ensure rates are appropriately collected from these businesses;
  - Ensure appropriate health and safety and compliance requirements on peer-to-peer house letting is set at a national level, removing the need for local councils to come up with the rules; and
  - Advocate to Central Government to create a national register of short-term rental accommodation properties, moving towards fair regulation of STRA operators.

### **Responsible Camping**

37. Freedom camping has been a part of New Zealand culture for many years. However, in recent years, freedom camping has attracted more attention as international tourism numbers have grown, and communities have expected higher standards from both domestic and international tourists. The proliferation of non-self-contained freedom campers parking up in non-compliant spots around the country has increased to the detriment of local's perception of visitors, the environment and to other visitors using these facilities.
38. The number of international visitors who did some freedom camping in New Zealand has been rising recently, from 54,000 in the year ended 2013 to around 123,000 in the year ended 2018. This followed a period of moderate growth from around 10,000 visitors at the beginning of the 2000's. Total estimated spending by visitors who did some freedom camping has also increased significantly in this period, from \$210 million in 2013 to \$540 million in 2018. The growth in numbers and spending from this group of visitors followed a similar pattern to that seen for total international visitors. However,

even with this increase, only 3.4 per cent of visitors to New Zealand did some freedom camping in 2017 and 2018.

39. The definition of "self-contained" now means freedom campers wanting to stay in restricted areas will need a toilet that can be used inside the vehicle even when the bed is made up.
40. The wider industry feels their local councils need to do more to control this issue and are also concerned about the damage being done to scenic spots due to lack of appropriate facilities. When left unmanaged it effects the amenity of an area negatively through rubbish, waste and congestion in public areas.
41. Direct effects can be seen on smaller accommodation providers where freedom campers have the ability to stay in areas where no clear local rules have been established. Therefore, having the ability to stay centrally in their vehicles as opposed to staying at small to medium sized accommodation.
42. The Tourism Infrastructure Fund put public bathrooms in many popular tourism spots, and unintentionally created places where people could freedom camp - some of which were only a few kilometres from a holiday park. We do not believe this contributes to the type of high value visitor we want.
43. Businesses primarily impacted are holiday parks as these freedom campers would traditionally have stayed in these facilities. Currently issues for holiday parks include freedom campers using facilities without paying.
44. Hospitality New Zealand wants local government to develop and strengthen appropriate regulations for responsible camping, and create infrastructure cost support for the future.
45. Hospitality NZ would welcome the opportunity to work with you and related parties to:
  - Take greater leadership in managing the locations where freedom campers can operate;
  - Implement freedom camping bylaws through clear, honest, pragmatic consultation and feedback during its development; and
  - Lobby to ensure Central Government has a strategy to acknowledge the growth in freedom camping - accommodating responsible camping but not to the detriment of other visitor experiences and other accommodation providers (i.e., Motels and Holiday parks).

**Conclusion:**

46. We thank the Westland District Council for the opportunity to provide input into the consultation.
47. We would be happy to discuss any parts of this submission in more detail, and to provide any assistance that may be required.

RECEIVED

26 MAY 2021

# Feedback Form

**Submissions close 12 pm Friday, 11 June 2021 - Submissions Hearings: Tuesday 15 & Wednesday 16 June 2021**

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

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

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Nicola Jane Allington

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

Email \_\_\_\_\_

Address 320 Keniere Rd, Hokitika

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%

Yes  No

I support lowering the charge to 12.5%

Yes  No

I support leaving the charge at 21.7%

Yes  No

### Ownership of Elderly Housing

I support transferring the assets to Destination Westland Limited

Yes  No

I do not support transferring the assets to Destination Westland Limited

Yes  No

### Upgrading Hokitika Swimming Pool

I support completing Stage 3 of the swimming pool upgrade

Yes  No

I do not support Stage 3 of the swimming pool upgrade

Yes  No

### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy

Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy

Yes  No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 1 June 2021 9:23 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 1, 2021 - 09:23 Submitted values are:

Full name: Graeme John Kelly  
Organisation & Position Rate Payer  
Email: [REDACTED]  
Postal address: 18 Shallow Rush rd  
Hokitika  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I strongly DO NOT support WDC Borrowing a large sum of money to upgrade Hokitika Swimming Pool, I congratulate WDC in securing Govt funding to complete the current upgrade

I do support WDC in transferring the Elderly housing portfolio over to Destination Westland, Destination Westland has done a great job to date in improving the standard of the Old/Outdated Pensioner Housing Facilities

**Any other comments?**

Please provide any comments:

Please WDC recommence funding for:

Footpath Maintenance

Property Entranceway Maintenance

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 1 June 2021 9:48 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 1, 2021 - 09:48 Submitted values are:

Full name: Richard Benton  
Organisation & Position Franz Josef Wildlife Centre  
Email: [REDACTED]  
Postal address: 31 Cron Street  
Franz Josef  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

### **Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

### **Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

### **Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

### **Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

### **What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I would like to submit on the proposal to increase the commercial rates in Glacier County by up to 26.5%. On the back of an 9.92% increase last year ( COVID 19/20 Year ) and 26.5% rating increase may be the straw that "breaks the camels back" for many businesses. A recent DWC report sent to government details that 25% of the population has left Glacier Country - 60% of Jobs have been lost and Infometrics ( Brad Olsen ) predicts to WDC that tourism numbers will only return to 87% of what they were by March 2026 at the earliest. With less people to fund a rapidly increasing ratings need -it is not feasible for large increases to be recommended for a declining and struggling rating base.

The commercial general rate increase of around 44% seems to be driving the increase and this rate need to significantly reduced until tourism return to this region.

Lets not forget that over 60% of our regions GDP comes from Glacier Country - if we kill the golden goose now -then when tourism finally recovers the hole that WDC we will have to fill -will be even bigger.

---

**Any other comments?**

Please provide any comments:

Can you confirm that the \$86,000 + GST that was provided to Tourism West Coast to help us promote our region -has been retained and used in the same way please for tourism promotion.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 1 June 2021 1:54 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 1, 2021 - 13:53 Submitted values are:

Full name: Barry Hughes

Organisation & Position Okarito Kayaks, co-owner, cleaner and everything in between

Email: [REDACTED]

Postal address: PO Box 89

Franz Josef Glacier

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

---

**Any other comments?**

Please provide any comments:

Given the decimation of income in the Glacier Country region in the last year, and very likely for the next year at least going forward, it's really hard to understand how WDC see the rates rises as proposed as viable for our communities. Our businesses down here are making a loss and WDC believe rates rises of approx 15% this year

and 10% the next two years are sustainable for us? We're not blind to the challenges WDC face but there is no evidence of cloth being cut to match income of ratepayers. WDC don't seem to have really got it. Not expecting you all to change though, so no point labouring this point.

One clear issue is the Tourism Promotions Charge provides little to no benefit to Glacier Country commercial ratepayers. There should be no charge for a ISite located in Hokitika, unless WDC are funding one in Glacier Country, given the reliance of Glacier Country on tourism. The Hokitika ISite has a terrible reputation - multiple mystery shopper visits in the last year have highlighted poor performance and knowledge of activities in the Glacier Country region; decisions to cut weekend hours when Kiwis would be travelling, instead of week-day hours, was bizarrely counter-productive for a tourism-promoting ISite; and perception of performance held in Glacier Country of the Hokitika ISite is incredibly low. We'd rather the ISite was not rates-funded at all.

Respectfully, suggest you leave Tourism Promotion to tourism businesses; it's not a core Council service, we'd rather spend our own limited funds as we see fit and is currently only benefiting a limited area of your ratepayers - any funding for the Wilderness Trail and ISite should be drawn solely from the Hokitika rate-payers that benefit from this activity. We understand many Hokitika-based tourism businesses reliant on Wilderness Trail visitation are claiming to have a great year, and also that one business has secured agreement for more-favourable promotion from the ISite, effectively being subsidised by struggling ratepayers in Glacier Country.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

# Feedback Form

Submissions close 12 pm Friday, 11 June 2021 - Submissions Hearings: Tuesday 15 & Wednesday 16 June 2021

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

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

Phone: 03 756 901

Freephone: 0800 474 834

Name LOUISE MORGAN

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

Email \_\_\_\_\_

Address 239E KEOGAN'S ROAD, RD2, HOKITIKA, NZ

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

I support lowering the charge to 12.5%  Yes  No

I support leaving the charge at 21.7%  Yes  No

### Ownership of Elderly Housing

I support transferring the assets to Destination Westland Limited YES  Yes  No

I do not support transferring the assets to Destination Westland Limited YES  Yes  No

### Upgrading Hokitika Swimming Pool

I support completing Stage 3 of the swimming pool upgrade YES !!!  Yes  No

I do not support Stage 3 of the swimming pool upgrade NO  Yes  No

### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy  Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy  Yes  No

What do you think about our proposals in the Consultation Document and Long Term Plan?

- IN GENERAL I AGREE WITH PROPOSALS AND LTP.
- I AM VERY MUCH IN AGREEMENT WITH WDC'S LTP CLIMATE CHANGE POSITION OUTLINE. AWESOME!
- I HAVE CONCERNS ABOUT THE "THREE WATERS" AS GOVT HAS NOT YET FULLY PUT INTO EFFECT SAID CHANGES.
- I FULLY AGREE WITH COUNCIL STRATEGY OF "WATER ALWAYS BEING PUBLICLY OWNED ENTITIES" AND I VERY MUCH HOPE THIS CONTINUES TO BE TRUE.

Any other comments?

- I THINK ALL EFFORTS THAT CAN BE ACHIEVED TO SUPPORT RESIDENTS & BUSINESSES IN OUR DISTRICTS FROM COASTAL EROSION IS EXTREMELY IMPORTANT AND I APPRAISE THE COUNCIL FOR WORK ALREADY DONE IN SUPPORT OF THIS AND WHATEVER THEY DO IN FUTURE TO SUPPORT US.
- I THINK THE EFFORTS PUT INTO CASS SQUARE & THE RACECOURSE ARE A GOOD IDEA.
- EMISSIONS TRADING SCHEME COSTS PROJECTED TO BE \$45/CREDIT. OK. PERHAPS WE NEED TO DEBATE THE WASTE TO ENERGY PLANT IDEA AGAIN IN THE FUTURE?

More pages can be attached if necessary.

Your name and feedback will be made public as part of Council's decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by **noon on Friday, 11 June 2021** to be considered.

Thank you for your feedback.

What do you think about our proposals in the Consultation Document and Long Term Plan?

• Proposed swim pool costs for sessions accepted by me however what has happened to the Annual Pass? Also can we please be issued with an actual Swim Pass or card that highlights what date and year you commenced payment? The system is currently weird especially as newer staff at pool don't always recognise a regular swimmer. I think a card or swim pass needs to be issued to swimmers to bring and show at the door on each swim session. Thanks.

Any other comments?

• Please continue to support the Regent Theatre.  
 This is a great wee cinema and a delight to attend. Many thanks.

Morgan.  
 Hokitika.  
 1/6/21.

More pages can be attached if necessary.

Your name and feedback will be made public as part of Council's decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by noon on Friday, 11 June 2021 to be considered.

Thank you for your feedback.

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 1 June 2021 7:27 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 1, 2021 - 19:27 Submitted values are:

Full name: Wendy Bennett

Organisation & Position

Email: [REDACTED]

Postal address: 38A Whitcombe Terrace

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 1:** I support lowering the charge to 17.5%

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals. N/A

---

**Any other comments?**

Please provide any comments:

I wish to submit on the proposed future use of the Racecourse. I feel that Riding for the Disabled should continue to have grazing rights there. They provide a service to the community, not only the disabled community but also to members of the public who wish to learn to ride horses. The benefits of horse riding therapy for disabled people are well known and there doesn't seem to be a lot of other services available to them

on the Coast.

Further, I would suggest that the part of the racetrack that backs on to the stable area be utilised as a dog park. People already use the old birdcage for a dog exercise area, but the suggested part of the track is bigger and would allow the installation of some agility obstacles for the dogs.

I'd like to see the end of the track that backs onto the Hokitika Heritage Trail opened up and the trail undergo some maintenance to make it wider and then be opened up to horse riders. This could extend right through to Stations Inn and then both cyclists and horse riders would be able to ride up off the main roads to Hau Hau Road and connect with the bike trail that leads out to Lake Kaniere.

A small education campaign could be run that advertises the tracks as multi-use and rules put in place for keeping left, who gives way to whom and the best way for a cyclist to approach a horse from behind. This is not complicated, just call out from about 10m back that you are "coming through" or "cyclist approaching". Horses are fine with people approaching from behind, they just like to be given some advance warning that they are there.

The Heritage Trail could be "pace limited" to a trot for horse riders and maybe open even over a reduced season, or reduced days, to horse riders.

The racecourse area could be planted out in border areas with native trees and a reserve in the same (but smaller) manner as Hagley Park in Christchurch.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

**Emma Rae**

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**From:** Rex and Anthea Keenan <[REDACTED]>  
**Sent:** Thursday, 3 June 2021 7:27 pm  
**To:** Consultation Submissions  
**Subject:** FW: 2021 - 2031 Consultation Submission

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

Given info. received from CEO, pls use this amended copy thank you.

**From:** Rex and Anthea Keenan <[REDACTED]>  
**Sent:** Wednesday, 2 June 2021 2:15 am  
**To:** 'consult@westlanddc.govt.nz' <consult@westlanddc.govt.nz>  
**Subject:** 2021 - 2031 Consultation Submission

**CONSULTATION DOCUMENT FOR WESTLAND DISTRICT COUNCIL: -**

We have already spoken to Council about irregularities, breaches and unnecessary overhead costs at 28<sup>th</sup> September 2020 submission time, yet Council are failing to action such:

This 7 a.m. select Committee on its own calling litigation without full Council, then threatening us using Council Lawyers/Courts is astoundingly wrong. **Note: CEO / Mayor still placing documentation to Police 25<sup>th</sup> May, with untrue information, who have forwarded to a personal ratepayer for Court proceedings :**

.copy of the 2019 Trespass Order

.copy of CEO reasoning saying we are a "threat" is a weak means to cover Council wrong doing and excessive expense costs in running such a small district council.

Reminder to Council of Ombudsman Report to CEO which found Council acted inappropriately *"I have now formed the final opinion that Council has acted unreasonable in deciding to trespass, this is largely based on administrative practice of Council"*

Leadership at Westland District Council is showing to be oppressive. A means to shut people down for calling Council out is not how local body should work. To say we are a "threat" when we have contributed to the Community for years is a disgrace to this leadership!.

It is showing that Council have formed an empire to look after own payments, staff, companies and not the ratepayers. When people speak up they are either blocked out or excluded which is very very wrong.

We say again there is only need for one district Council and one region Council on the West Coast for low population and rating base, with low incomes: reduce ALL overheads including directors, companies, fanciful schemes and ensure necessary work is done.

Council can only afford Core Business Function.

We have and are paying for 60% more rates than services provided or used. We do not agree that rates continually increase and within this plan increasing from \$18.1 mil to \$26 mil  
 Nor do we agree that debt borrowings increase to \$44 mil. Projects which Council have forged on ahead and without consultation:

Freedom Camping By law and Camp sites with toilets schemes and costs  
 Westland Wilderness Trail

41 Weld St, Mountain Jade Building \$1.2 million \$950k to bring up to standard another \$2.5 mil for Pakiwaitara scheme

Sunset Point and Beach schemes

Revell Street one way costs

Destination Westland costs and schemes

Taking of our rate paid assets incl. Pensioner Flats for Destination Westland

Taking Westland Racing Club monies / assets

Galavanting

Who is responsible? Council are calling more meetings than ever without attempting to reduce overhead expense costs. We call for cost effective efficiency and compliance to the Local Government Act!.

We have spoken out now for ten years, rates increases 170% too high. Absolutely disappointed that Council have not attempted to fix the drainage issues or entrance way to our own properties, foot path upkeep while spending on fairy lights.

Yours faithfully

Anthea & Rex Keenan



WDC Draft Long Term Plan 2021 to 2031 (out for public consultation, closing 11 June 2021) - Submission

I commend Council's preparation of its proposed Long Term Plan in general.

Suggest addition: Planning for Coastal Change in Hokitika township. Specifically;

- Recognizing that the present Hokitika coastal protection 'structures' including seawalls and natural dunes may at some point be breached by the sea endangering particularly the assets and to a lesser extent, depending on the event, people along the immediate foreshore and in the lower lying areas of town.
- This is somewhat dependent on the rates of future climate change – sea level rise and increasing storm intensity. Gibb's 1987 report (A Coastal Hazard Management Plan for Hokitika) suggests that inundation might occur as early as 2050 or sooner. More recent reports of sea level rise and increasing storm frequency and severity such as the NZ Ministry of the Environment guideline 'Coastal Hazards and Climate Change' 2017 is less pessimistic about the rate of change but none the less does encourage planning for change.
- A further threat, all be it like the Alpine Fault – a relatively long time between catastrophic events - is Tsunami. The West Coast 2017 Lifelines study, part 4, also points out the vulnerability of a substantial portion of the township.
- The last major threat to the town that caused damage was a storm in April - May 2013 and this resulted in emergency action to build a rock seawall in front of Beach Street. This sequence appears not to have been properly planned for despite warnings by experts in the field and the result has been the seemingly permanent loss of a portion of the itinerant sand dunes that was such a distinguishing feature of the township – it was born and raised on the beach.
- Continued reliance on seawalls may not mitigate the effects of future rising ground water levels leading to flooding of the town from beneath or at least creating very damp conditions at which point it is difficult to economically maintain road pavements and below ground infrastructure (recognised on page 150 – Stormwater key issues – 5<sup>th</sup> bullet point).
- Insurance cover may become increasingly harder to get, or the premiums extremely high for assets in some parts of the town. This includes both privately owned and Council (publicly) owned assets. A recent Otago Daily Times newspaper article (Dec 2020 – copy attached) covers this concern in relation to Christchurch but it could equally relate to Hokitika.
- Planning might include options for:
  - (a) Installing more pumping stations to artificially lower groundwater levels, or
  - (b) Raising the town by backfilling – a somewhat daunting exercise given the area involved and number of assets that would have to be raised, or
  - (c) Relocation of some or all of the town away from the coast and lower lying areas. Also a somewhat daunting prospect, but not unprecedented in the district as that is one of the options being considered for the Franz Joseph township in relation to the Alpine Fault.

In regards the 2021-2031 Long Term Plan presently out for public comment, I suggest inclusion of the following provisions:

- 1) Cooperation with the WCRC in preparing a long term strategy on what to do when certain trigger points are reached in regards threat to the township from the sea. Add In planning activity at say,
  - page 189, Table 3 – Significant District Issues, item 3
  - page 195, Coastal Hazard – Creation of specific strategy / plan for Hokitika so that the community is aware of the threat and can prepare, capital works can be planned (as opposed to the past seemingly ad-hoc approach) including advance applications for external funding help.
- 2) Hokitika Racecourse, at pages 104 & 105 (Land and Buildings – Key Capital Projects): Add in provision for putting aside land for new commercial development (shops and offices etc) should relocation to higher ground be required in the future. Or, at least identification of higher ground elsewhere and consideration of how to service it with infrastructure.

It is pleasing to see that options are being looked at for superseding the existing sewage oxidation ponds on the immediate foreshore north of town by 2026, mostly for other reasons. This would remove that asset from risk of future sea inundation.

It is noted on page 187 that the WDC intends to divest itself of any stopbank assets it has and transfer these to the WCRC who already own and manage the bulk of these community assets. I assume that stopbanks also includes coastal protection structures such as groynes and seawalls. I encourage the WDC to further encourage the WCRC to participate in preparing a long term strategy for managing coastal change at Hokitika beyond just building or expanding stopbanks and seawalls.

A call for an urgent review of the Hokitika coastal strategy beyond the 1987 work of Gibb has been made by Dr Hicks of NIWA, an expert in this field in various correspondence to the WCRC in 2012 and 2013, but I am not aware of any progress having been made.

I suggest, such planning requires relatively little expenditure compared to the consequences of a sea inundation event.

Yours sincerely



Nigel Snoep  
Resident of the Westland District  
31 May 2021

# Otago Daily Times

News Sport Life & Style Entertainment Business Regions Fe.

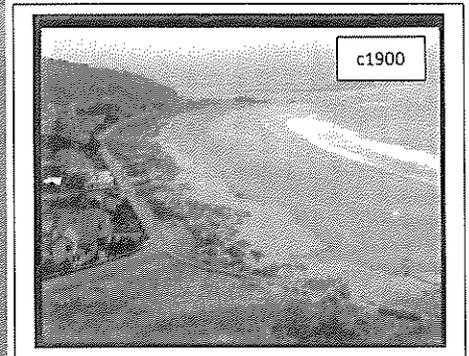
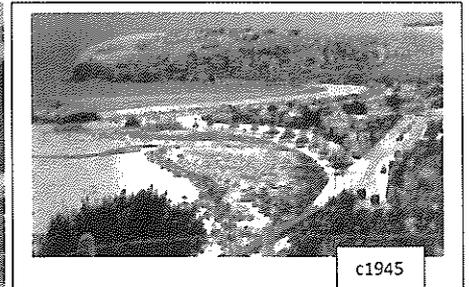
Friday, 4 December 2020

## 'You can't just keep building sea walls': Dutch solution urged to counter Christchurch flooding risk

By Chris Barclay

885

Canterbury > Christchurch



A report says coastal properties in suburbs like Sumner could face spiralling insurance premiums - or not be covered in future - due to climate change. Photo: Supplied

Christchurch must consider replicating flood prevention measures pioneered in Holland as homeowners in coastal suburbs risk massive insurance hikes to safeguard their properties.

A report forecasting the impact of climate change on insurance premiums also feared some companies may ultimately refuse to cover seaside dwellings.

Looking ahead to 2050, climate and insurance specialist Belinda Storey estimated at least 10,000 homes in New Zealand's major cities will effectively be uninsurable, while policy exclusions could kick in a decade from now.

Storey's study for the Deep South National Science Challenge predicted Christchurch would have 4850 houses affected by premiums quadrupling after a 13-14cm rise in sea levels.

Christchurch-based urban designer James Lunday said the study should be the catalyst for action.

"It's quite dramatic really. It's almost as many houses as we lost in the 'red zone'. If people want a scale, it's kind of that scale," he said.

- **Climate of fear: Thousands of homes face insurance hike**

"Those houses won't disappear but they could end up like a lot of properties in the east of Christchurch after the earthquakes. Not fixed up, just left, as is where is."

While there were no watertight solutions, Lunday advocated Christchurch follow Holland's example and implement measures to combat global warming.

"You can't just keep building (sea) walls, Holland gave that up and they've been living with this forever," he said.

"What they've done is retreat from certain areas, create wetlands and build new islands off the coast. They're habitat islands and what they do is they actually break up waves.

"Clever engineering, building buildings that are movable ... floating houses, all the stuff they do in Holland – that will all be part of dealing with this.

"We will have to reimagine and re-engineer our coastlines.

"Everything is coming to a peak now, and we have to act on things that we've known about since the 70s."

Lunday was concerned about the ramifications for home owners if insurance costs escalated.

“Ordinary communities, with ordinary people living out their lives with no real equity sitting behind them, these are the people that will be caught,” he said.

“The exclusive areas are in the minority. They’ve got the money to either pay the insurance or pay off their mortgage and say ‘I’m happy to take the risk’.

“The majority of people in New Brighton can’t carry the risk on their own, they’d lose everything that they had.”

Linwood-Central-Heathcote Community Board member, and Sumner resident, Darrell Latham said residents in his community have been concerned for some time about the impact of climate change.

“Three years ago I had two local (Sumner) residents come to me, they were elderly and they asked: ‘Do you think we should cut and run now?’

“We are going to need a look at a response fairly quickly, there needs to be a Government-led approach to climate change and insurance.

“Residents and ratepayers that live in hazard zone areas, their home is their castle. People spend a lifetime putting a roof over their heads. They cannot be hung out to dry with the Government and local government walking away.”

Latham understood the insurance companies potential to increase premiums or decline cover.

“They’re not a social service, they’re a business. They do risk-based modelling so I understand their perspective,” he said.

Ferrymead-based real estate agent Craig Prier acknowledged increased insurance premiums may have an effect on the market though not “premium waterfront positions”.

“It’s hard to imagine lying empty because people can’t afford to live there,” he said.

“For every one that can’t live there, there will be someone that can, or wants to, and they can afford it,” he said.

The Insurance Council said it expected companies would keep covering existing customers – at higher premiums and excesses – but might decline new customers in risky places.



Bindi Norwell, chief executive of REINZ, admitted insurance costs and availability was a developing concern.

"In the next 15 years or so, as the report suggests, it could become increasingly unaffordable to fully insure your property," she said.

"If insurance companies won't roll over insurance from the vendor to the purchaser or if people are unable to get insurance then this may impact on a region's housing market and may mean in the long term that people may be unable to move house.

"And if people choose to only insure their property for fire damage because of affordability issues, this could lead to major problems for the Government down the track should there be major floods or earthquakes," she said.

"One agency in Wellington is already insisting on an insurance clause in every sale and purchase agreement to ensure purchasers have their insurance organised ahead of going unconditional to avoid problems with finance further down the track."

## **Westland District Council Draft Long Term Plan 2021 – 2031**

### ***Submission from Westland District Council Chief Executive***

To enable Development West Coast to receive government funding for the STAPP (Strategic Tourism Assets Protection Programme) they require council contribution from all West Coast Councils. Their request is for \$20,000, which they would then return to Councils in the form of events funding.

I request an additional payment be included in the Draft Long Term Plan for Westland District Council to pay \$20,000 to Development West Coast, with the expectation that this will be disbursed to Destination Westland Limited for running events. When Destination Westland Limited receives the disbursement they will refund \$20,000 of their management fee to Council, offsetting the payment to Development West Coast.

**Westland District Council Draft Long Term Plan 2021 – 2031**

***Submission from Westland District Council Chief Executive***

I request funding to add a new role to the District Assets team. This role would be an Infrastructure Development Manager with the following responsibilities:

1. Developing and overseeing plans and strategies, and documentation to ensure Council compliance with relevant legislation and government reforms related to Council infrastructure and resources, including Infrastructure Strategy, Asset Management Plans, Climate Change legislation, Three Waters Reform and any other Acts.
2. Sustainability and resilience planning and support.
3. Leadership of Council’s external funding requirements and support to business development.

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Thursday, 3 June 2021 3:08 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Thursday, June 3, 2021 - 15:07 Submitted values are:

Full name: Lez Morgan

Organisation & Position

Email: [REDACTED]

Postal address: 239e

Keogans Road

Phone number:

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 1:** I support lowering the charge to 17.5%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

The upgrade of the Hokitika Swimming pool should proceed with all three phases as a priority.

This is a great asset to the district and is vital as a community hub.

Westland District Council should continue to invest in Elderly Housing for the good of the elderly community.

The LTP for rates seems fair as council needs to provide some indication of future rises to the rate payer.

**Any other comments?**

Please provide any comments:

I hope the council see's fit in its long term thinking to continue supporting the Hokitika Regent Theatre. This building is a fantastic asset to the district providing a multi use venue for all sections of the community and deserves all the funding it gets.

The continued issues around the cost of rubbish and waste disposal through third party contractors could be alleviated if WDC took a long term view and sought external investment in a Waste to Energy Plant.

This would in the long term reduce the landfill requirement to net zero, providing employment, energy and relief to the rate payers from increasing costs of waste disposal.

Waste is never going to go away so lets be first in turning it from a negative issue to a positive result for the rate payer.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Thursday, 3 June 2021 5:02 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Thursday, June 3, 2021 - 17:01 Submitted values are:

Full name: Andrew Wiffen  
Organisation & Position Wiffen Dairying Ltd  
Email: [REDACTED]  
Postal address: 1485 Kumara Junction Highway  
Rd 2  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 2:** I do not support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.  
Council should support basics only.  
Why do we even need a library most things are online these days.

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**Any other comments?**

Please provide any comments:

The continued rate increases are unsustainable. The rates on my property were \$2410. 90 in 2010/2011 \$5758.77 in 2020/2021 and forecast to be \$7210. 30 in 2021/2022 whilst my asset value has dropped \$200,000 over this period.

These continued increases will force people from there properties as wages and business incomes simply cannot keep up with the increasing rates. The council must show responsibility and restraint and focus on the basics only. (I.e. The things it is legally obligated to do, not what it feels it should be doing)

Also at the last LTP rates were going to be held at no more than 5% increases and the same thing has been said again after the three years of rate rises but in reality you will just have another LTP and increase rates more than 5%.

So as a council if you are honest rate rises will be no more than 5% as approved in the previous LTP.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Friday, 4 June 2021 9:04 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Friday, June 4, 2021 - 09:04 Submitted values are:

Full name: Rachel Reid  
Organisation & Position Ratepayer  
Email: [REDACTED]  
Postal address: Rapid # 102  
Greenstone Road  
Kumara 7832  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

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**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals. Fair proposals which support Westland.

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**Any other comments?**

Please provide any comments:

Please consider the numbering of houses in Greenstone Road. I have to use my Rapid number which suggests I am rural, paying rural courier fees when in fact I am not rural. I can't use my Rapid Number 102 as my actual

number because there is already a 102 Greenstone Road. This is very confusing for people trying to find houses along Greenstone Road.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

# Making your voice heard

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

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Rob Jewell

Organisation (if applicable) Alpine Guides Fox Glacier Ltd

Email [REDACTED]

Address PO Box 38 Fox Glacier 7859

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

I support lowering the charge to 12.5%  Yes  No

I support leaving the charge at 21.7%  Yes  No

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I support transferring the assets to Destination Westland Limited  Yes  No

I do not support transferring the assets to Destination Westland Limited  Yes  No

### Upgrading Hokitika Swimming Pool

I support completing Stage 3 of the swimming pool upgrade  Yes  No

I do not support Stage 3 of the swimming pool upgrade  Yes  No

### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy  Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy  Yes  No

### What do you think about our proposals in the Consultation Document and Long Term Plan?

The level of rates increases is well out of synch with what is happening to tourism businesses located in Glacier Country due to the ongoing economic impact of Covid-19 and closed borders (other than Australia of which there are still very low visitor numbers coming to Glacier Country). For AGFGL a 23.7% rates increase (2020/21 – \$9,436.47 to 2021/22 – \$11,679.55) is challenging for a business that is currently operating at less than 10% of its usual revenue and will be for some time well into the future. The proposed increase would also be on top of a 7.73% increase from 2019/20.

The General rate – Commercial is an increase of 45.6% and this is going to cause the most amount of pain for the business along with most others located in Glacier Country.

There are many businesses who are suffering financially from Covid-19 and the proposed rates increases could prove to be the final straw. This will mean there could be fewer businesses paying rates in the future and would this cause future higher rates increases to those that are still surviving? Then what happens when international visitors return and there are fewer businesses operating and Glacier Country is unable to satisfy customer expectations because of lack of available services such as accommodation, hospitality and attractions. This would also invariably have a massive negative flow on effect to the gateway destinations of Haast and Hokitika. A recent report from WDC is attached that highlights the impact of Covid-19 for the Glacier Country community.

### Any other comments?

Fox Glacier community over the past 2 years has suffered numerous times from Boil Water Notices advising that the Fox Glacier water supply was identified as having a presence of E.Coli. This means consumers need to boil their water before consumption and also for the purpose of food preparation to eliminate any bacteria that may be present. The planned upgrade of the Fox Glacier water treatment plant must remain a priority. The Boil Water Notices disruption to the community from each event is frustrating and more so for hospitality businesses that are already struggling and continue to operate.

Destination Westland Ltd is operated by Westland Holdings which is ultimately accountable to WDC. It is not clear and easily understood by the paragraph in the Consultation Document notes the following:

The main disadvantage to this approach is that Council no longer has direct control of the assets. However, Council must still approve any strategies and statements of intent from DWL before they can be put into practice.

What does this actually mean when it says WDC must still approve any strategies and SOI's? Where does the DWL budget come from and what/who are the actual controls and how is capital expenditure funded and by which organisation? Clarity and fuller details would be helpful.

*More pages can be attached if necessary.*

Your name and feedback will be made public as part of Council's decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by **noon on Friday, 11 June 2021** to be considered.

Thank you for your feedback.

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

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**Any other comments?**

**Page 286 Targeted Rates - Fox Glacier Community Rate** - The Fox Glacier community rate is set and assessed as an amount per rating unit, on all rateable land in the Fox Glacier community rate zone (as mapped in the Rating Policy). Within that area the rate is set differentially based on the location of the land and the use to which the land is put. The differential categories are: Residential, Rural Residential, Commercial and Rural. The definitions of each category and differential factors are in the Rating Policy. The Fox Glacier community rate funds all or part of the following activities: Transportation, stormwater, township development fund, parks and reserves and **community development & assistance (Glacier Country Promotions).**

**Submission comment:** What is included in **community development & assistance (Glacier Country Promotions)** and what funds are available (total amount collected each year?) for Fox Glacier specifically?

**Please refer to attached additional submission pages.**

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*More pages can be attached if necessary.*

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Thank you for your feedback.

## Alpine Guides Fox Glacier Ltd additional pages LTP 2021-2031 submission

**Page 288 Targeted Rates** – Tourism Promotion Rate - The tourism promotion rate is set and assessed as an amount per rating unit on all rateable properties in the district. The tourism promotion rate is set differentially based on the use to which the land is put and for commercial use properties on the capital value of the rateable properties. The differential categories are: • Commercial o Greater than \$10m o Greater than \$3m and up to \$10m o Greater than \$1m and up to \$3m o \$1m or less • Residential, Rural Residential and Rural The definitions of each category are the same as those in the Rating Policy for the general rate. The tourism and promotions rate funds part or all of the following activities: West Coast Wilderness Trail, i-SITE and **community development & assistance (Tourism West Coast grant)**

### Submission Comment:

Tourism West Coast some time ago was morphed into Development West Coast – is WDC still paying any funding to DWC for tourism and if so what is the annual amount and when would this be paid?

A targeted rate paid by Glacier Country (Fox Glacier & Franz Josef) members should be for the use of a specific service – what is the specific service that is being funded in Glacier Country (Fox Glacier and Franz Josef) from the Targeted Tourism Promotion Rate paid for by Glacier Country members?

West Coast Wilderness Trail (Pages 115 to 118) The financial information on page 118 includes Targeted Rates \$176,894 – would any of this targeted rate amount be funded from the Tourism Promotion Rate collected from Glacier Country (Fox Glacier & Franz Josef) members? If so, what are the reasons why funding is provided to WCWT?

**Page 290 Rating Information** – Franz Josef rateable units 43; Fox Glacier Rateable units 86.

### Submission comment:

Are these numbers of rateable units correct? Why is there such a significant difference in amounts between Fox Glacier and Franz Josef? The general assumption is Franz Josef is considered the larger town and therefore should have the higher number of rateable units?

**Page 291 Rating Information** – Tourism Promotions Rates. Commercial within Capital Value Range units totals 519.

### Submission comment:

Taking into account the information above contained in page 290 and Franz Josef rateable units 43 and Fox Glacier Rateable units 86 this is 129 units of the total of 519 units. The Total Tourism Promotion Rates of \$388,585 if simply divided by the total of 519 units is an average of \$748 per unit. The combined Fox Glacier and Franz Josef units of 129 x the average of \$748 = \$96,492. Obviously there are different rating units within Fox Glacier and Franz Josef and the average amount could be more or less but the point is how and where is the Tourism Promotions Rate collected from Glacier Country distributed specifically to Fox Glacier and Franz Josef?

This Targeted Promotion Rate should fund the Glacier Country part time funded position and be increased to a higher level.

**Page 306 Prospective Statement of Special Funds Reserves.** Fox Township Fund Deposits Township funding for the purpose of community related projects \$35,000.

**Submission comment:**

What specific rate is this funding rate supplied from?

Funding should be exclusively for Fox Glacier Community Development Officer?

# Survey Data Summary

Development West Coast, with support from the Glacier Country Tourism Group, conducted a survey of Glacier Country businesses to gain a better understanding of the economic and social impact of the COVID-19 pandemic.

The survey was conducted online between 5 to 12 February 2021, with surveys sent via email to businesses in the Glacier Country.

## 103 survey responses

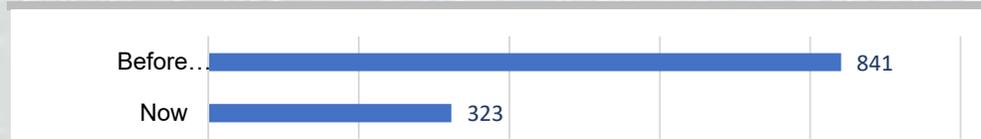
Total number of businesses in Glacier Country	Businesses to respond to the survey	Percent of businesses in the Glacier Country responded to the survey
174	103	<b>59%</b>

**16** businesses reported they are no longer operating.

**73%** of businesses have reduced their staff because of COVID-19

## Business Impact

**Staff numbers** 85 answered, 18 skipped



Staff	Before COVID-19	Now	Jobs reported lost so far
Full-time	616	223	<b>393</b>
Part-time	162	56	<b>106</b>
Casual	63	44	<b>19</b>
<b>Total</b>	<b>841</b>	<b>323</b>	<b>519</b>

Note: these numbers are only what was reported by 85 businesses, so the actual numbers will likely be higher.

At least **68 businesses** and an additional **195 jobs** will likely be lost in the next 6 months if there are no changes or additional support.

## Capacity at which businesses are operating at compared to previous years?

Mean **28.5%** Median **20%**

## Social impact

### Staff who are no longer employed with you due to COVID-19

60 answered, 43 skipped



At least **264** staff no longer employed have already left the community.

### Number of children in local schools

84 answered, 18 skipped

	Current staff	Staff no longer employed
Number of children in schools	50	<b>19</b> students potentially lost from local schools (as caregivers no longer employed)

### Number of community volunteers

46 answered, 57 skipped

Volunteer Groups	Current staff	Staff no longer employed
Fire and Emergency Volunteers	16	16
Search and Rescue	14	9
Civil Defence	24	8
St John	8	1
Community Boards	8	-
Project Early Bird (Trapping)	5	2
Local Churches	4	-
School Volunteers (Clubs, Sports, Etc)	4	-
Playgroups/ Kindergarten	3	1
Other Groups	3	1

## If anything, what support do you need to stay in business and the community until 2022 and beyond? Most common responses:

- Reintroduction of the wage subsidy
- Financial support from Government (grants or interest free loans)
- Creation of special economic zone
- Tax breaks for businesses
- Rates relief from Council
- Flexible work programmes (like Jobs for Nature)
- Infrastructure projects in the area
- Wellbeing support

# Making your voice heard

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**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Rob Jewell

Organisation (if applicable) Alpine Guides Fox Glacier Ltd

Email [REDACTED]

Address PO Box 38 Fox Glacier 7859

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

I support lowering the charge to 12.5%  Yes  No

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I support transferring the assets to Destination Westland Limited  Yes  No

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### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy  Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy  Yes  No

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

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**Any other comments?**

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Organisation (if applicable) Westland Property Ltd

Email [REDACTED]

Address PO Box 38 Fox Glacier 7859

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### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

I support lowering the charge to 12.5%  Yes  No

I support leaving the charge at 21.7%  Yes  No

### Ownership of Elderly Housing

I support transferring the assets to Destination Westland Limited  Yes  No

I do not support transferring the assets to Destination Westland Limited  Yes  No

### Upgrading Hokitika Swimming Pool

I support completing Stage 3 of the swimming pool upgrade  Yes  No

I do not support Stage 3 of the swimming pool upgrade  Yes  No

### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy  Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy  Yes  No

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

**Westland Property Ltd owns multiple residential properties in Fox Glacier used primarily for staff accommodation. Due to Covid-19 occupancy levels have dropped to below 20% and some properties have been vacant since May 2020. The occupancy levels remains unchanged 12 months later and are not expected to improve until such time NZ borders reopen and international visitors numbers increase to at least 50% of pre-Covid-19 levels.**

**A recent report from WDC is attached that highlights the impact of Covid-19 for the Glacier Country community. The impact for Westland Property is we have lost over 80% of tenants and any rates increases will further significantly compound the financial difficulties currently being experienced.**

**The General rate – Residential will be an increase of 39.5% which is a hefty increase given the current circumstances and is going to cause some hardship for residential ratepayers. The rates increases must not go ahead.**

**Any other comments?**

**Fox Glacier community over the past 2 years has suffered numerous times from Boil Water Notices advising that the Fox Glacier water supply was identified as having a presence of E.Coli. This means consumers need to boil their water before consumption and also for the purpose of food preparation to eliminate any bacteria that may be present. The planned upgrade of the Fox Glacier water treatment plant must remain a priority. The Boil Water Notices disruption to the community from each event is frustrating**

*More pages can be attached if necessary.*

Your name and feedback will be made public as part of Council’s decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by **noon on Friday, 11 June 2021** to be considered.

Thank you for your feedback.

# Survey Data Summary

Development West Coast, with support from the Glacier Country Tourism Group, conducted a survey of Glacier Country businesses to gain a better understanding of the economic and social impact of the COVID-19 pandemic.

The survey was conducted online between 5 to 12 February 2021, with surveys sent via email to businesses in the Glacier Country.

## 103 survey responses

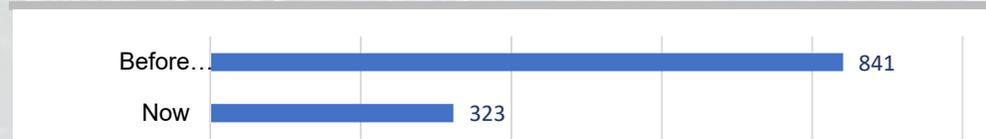
Total number of businesses in Glacier Country	Businesses to respond to the survey	Percent of businesses in the Glacier Country responded to the survey
174	103	<b>59%</b>

**16** businesses reported they are no longer operating.

**73%** of businesses have reduced their staff because of COVID-19

## Business Impact

**Staff numbers** 85 answered, 18 skipped



Staff	Before COVID-19	Now	Jobs reported lost so far
Full-time	616	223	<b>393</b>
Part-time	162	56	<b>106</b>
Casual	63	44	<b>19</b>
<b>Total</b>	<b>841</b>	<b>323</b>	<b>519</b>

*Note: these numbers are only what was reported by 85 businesses, so the actual numbers will likely be higher.*

At least **68 businesses** and an additional **195 jobs** will likely be lost in the next 6 months if there are no changes or additional support.

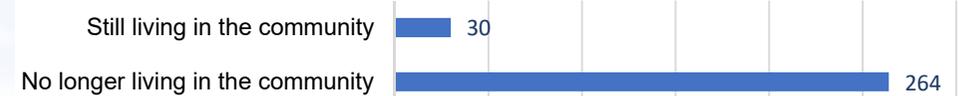
## Capacity at which businesses are operating at compared to previous years?

Mean **28.5%** Median **20%**

## Social impact

### Staff who are no longer employed with you due to COVID-19

60 answered, 43 skipped



At least **264** staff no longer employed have already left the community.

### Number of children in local schools

84 answered, 18 skipped

	Current staff	Staff no longer employed
Number of children in schools	50	<b>19</b> students potentially lost from local schools (as caregivers no longer employed)

### Number of community volunteers

46 answered, 57 skipped

Volunteer Groups	Current staff	Staff no longer employed
Fire and Emergency Volunteers	16	16
Search and Rescue	14	9
Civil Defence	24	8
St John	8	1
Community Boards	8	-
Project Early Bird (Trapping)	5	2
Local Churches	4	-
School Volunteers (Clubs, Sports, Etc)	4	-
Playgroups/ Kindergarten	3	1
Other Groups	3	1

## If anything, what support do you need to stay in business and the community until 2022 and beyond? Most common responses:

- Reintroduction of the wage subsidy
- Financial support from Government (grants or interest free loans)
- Creation of special economic zone
- Tax breaks for businesses
- Rates relief from Council
- Flexible work programmes (like Jobs for Nature)
- Infrastructure projects in the area
- Wellbeing support

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Friday, 4 June 2021 3:03 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Friday, June 4, 2021 - 15:02 Submitted values are:

Full name: Brenda Monk

Organisation & Position

Email: [REDACTED]

Postal address: 6501 Haast Highway

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

Baches on Unformed Legal Road

Annual Site Fee

Was \$2050

Proposed new charge

\$2300

We would like an undertaking that the rise in charges will be held at \$2300 and that there be no further further increases for the term of the ten year plan - given that most of the council services that are available to most properties in Westland, are simply not available at the mouth of the Paringa River!

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Friday, 4 June 2021 4:49 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Friday, June 4, 2021 - 16:49 Submitted values are:

Full name: Shannell Smart-Cann

Organisation & Position

Email: [REDACTED]

Postal address:

Phone number:

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 1:** I support lowering the charge to 17.5%

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

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**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Saturday, 5 June 2021 1:10 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Saturday, June 5, 2021 - 13:09 Submitted values are:

Full name: Samarra Wright

Organisation & Position Community Advocate for Disability and Equestrian

Email: [REDACTED]

Postal address: 66 Sale st

None

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I get stuck in my wheelchair on 21 curbs in Hokitika. Hokitika needs to be accessible, I'm pushing on with the late Merle Bradley's wishes to improve our town for elderly and disabled, also parents with push chairs and small children on bikes. I have to drive on our road sides which is not safe and people complain about me doing so all because of inaccessible town. This needs improvement, how come I go to a city like Montreal never get stuck? It was built in the 1500s?

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: 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?: Yes

If yes, please specify your requirements:

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

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Saturday, 5 June 2021 1:18 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Saturday, June 5, 2021 - 13:18 Submitted values are:

Full name: Samarra Wright Scott

Organisation & Position Community Advocate for Disability and Equestrian

Email: [REDACTED]

Postal address: 66 Sale st

None

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

Hokitika Racecourse, dont expect it to be made into a Olympic arena, Yes West Coast rda need their facilities, keep in mind Hokitika has a huge equestrian community that keeps kids and some adults on the right path in life. Potentially preventing future crime and drug use among our young generations that commit themselves to equestrian. Lots of our locals that ride need those facilities to exercise their horses for the horses fitness our roads are no longer safe , our beach not accessible. Please find it in your hearts to make this happen.

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: 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



**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Not sure

**Any other comments?**

No

*More pages can be attached if necessary.*

Your name and feedback will be made public as part of Council's decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by **noon on Friday, 11 June 2021** to be considered.

Thank you for your feedback.

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Saturday, 5 June 2021 4:27 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Saturday, June 5, 2021 - 16:26 Submitted values are:

Full name: Mervyn and Judy Wall

Organisation & Position

Email: [REDACTED]

Postal address: 682 Beaconsfield Road Rd2

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

We are the owners of hut 7A Kwitchatown at Haast. The access to the huts is by unformed road only (page 328 or the LTP). The proposed site fee is \$2300. We find the site fee for the baches on unformed roads excessive for sites of just 100 square metres.

After checking with our local authorities with sites on road reserves/river banks these are the fees;

Timaru District Council hut fees\lease\rates - \$620 part year living or \$730 permanent residence inclusive of roading, access to water, power, phone network.

Selwyn District Council - \$977 - lease\rates with amenities

Ashburton District council -\$120.

We would like to draw attention to the fact that the West Coast baches predominantly have not access to services of any kind (nor do we want any) so in our opinion when compared with the examples given, new fees are excessive.

The original lease was \$550 in 2006. Westland District council reviewed the leases in 2009, without

consultation with any hutholders, and increased the leases to \$2000, including rates payment of 25%. This was presented as an ultimatum not a discussion. It was excessive then and unfair and continues to be so.

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**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Sunday, 6 June 2021 8:28 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Sunday, June 6, 2021 - 20:27 Submitted values are:

Full name: Pauline Donna Southorn  
Organisation & Position WEST COAST RDA HOKITIKA  
Email: [REDACTED]  
Postal address: 360 kotuku bell hill road, rd1dobson, moana  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I have a 9 year old grandson diagnosed with Autism, since July, 2018. We have been attending RDA, since then and current. The RDA is very therapeutic for his disability needs. He enjoys going to RDA alongside other children, his age from his school ( St Patrick's, Greymouth). We need ad much feed as we can for our horses and space. The hokitika race coursr is right next door to RDA. The race course plays a huge role for our horses. We would be very sad and same with our grandson to lose our hokitik race course with no access for our horses. Our grandson (through his parents) are rate payers and help contribute tiwards the Westland district council.

**Any other comments?**

Please provide any comments: Save our Hokitika race course for our RDA horses and our Autistic children.

Would you like to speak to your submission at a Council hearing in Hokitika?: 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?: Yes

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Sunday, 6 June 2021 8:34 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Sunday, June 6, 2021 - 20:33 Submitted values are:

Full name: Emma Thomas

Organisation & Position

Email: [REDACTED]

Postal address: 118b lake kaniere road

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

Thankyou for including plans to upgrade the cass square park. This is fantastic well done.

As a rate player I am very happy with this decision and this will help make Hokitika a memorable destination to visit for families who are traveling around our country.

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**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Submission on the WDC Draft LTP 2021 – 2031

Clare Backes

67C Blue Spur Road, Hokitika, 7882.

I do not wish to speak to this submission.

1. I object to the simplistic consultation form provided. The actual plan is long and complex, yet Council has concentrated on just 4 points out of it to consult with the public, and have not even referenced them to the draft plan. I would like to see a much better breakdown of the plan presented to the public – most of us have to rely on the local media to give us an insight into the actual numbers (even though we may have read the draft plan). This process has not encouraged public participation.
2. The process of consultation with the public seems to have no effect on the outcome – for instance the recent purchase of Mountain Jade was against the public's wishes. The Council may occasionally know better and better understand the issues, but not all the time. If Council is going to disagree with the public wish, then they have to give clear reasons why they do so. The Council is aware of its duty to consult with the ratepayers (p42 and p50), but then fails to take the consultation into account.
3. Rates cap - *Council has maintained its 5% rates cap for annual increases following strong feedback from the public that it must provide a level of certainty as well as demonstrating efficiency and prudence. (p29).* But on p182, it states that *Rates increases are forecast to exceed the 5% limit set by Council in 2013 for the first 3 years of the plan. This is required as Council has taken a realistic approach to the costs to carryout Council activities.*

There seems little point if you set a rates cap which you then ignore, even though you state that you are maintaining it. Rates increases should be capped – Council should work within that budget.

4. Hokitika Swimming pool. (The submission form talks about a Stage 3 of the swimming pool upgrade. There is no stage 3 in the plan, p113)  
I do not support the addition of a heated toddler pool. Once the current pool and buildings have been upgraded, the environment in the pool will be much warmer, especially during the winter. The shallow end of the pool could be roped off for an hour or two once or twice a week, to allow parents and their small children to play in the pool, without the worry of other people barging into them. If the mainly older people who do aqua exercise can cope with the conditions in the swimming pool there is no reason for young families not to cope.  
I do not think there should be an increased charge for aqua exercise as listed on p328. Many of those who attend this exercise class are elderly, and/or on a fixed income – we do not want to discourage these people from keeping fit, with all the health benefits that it entails.
5. Ownership of Elderly Housing. Council have stated that they want to transfer elderly housing assets to Destination Westland (p54), so that Destination Westland can charge market rent. Council housing is meant to be social housing, so it doesn't seem right to be

charging people market rents and also effectively setting the Council up as competitor to private landlords. Plus those people living in Council housing cannot get the accommodation supplement. Council would be better to lobby central government to change the outdated law around accommodation supplements, and if they can't, then investigate the establishment of a community housing provider (if we already have one, then extend that provision).

<https://www.stuff.co.nz/national/125318189/wellington-city-council-lobbies-government-for-help-with-social-housing-funding-hole>

6. Uniform Annual General Charge. I support lowering the charge to 17.5% (p292). This will mean those with a greater capital value will pay more. However many older people have relatively expensive properties but are on a very limited income, sometimes just the state superannuation, so it is important not to penalise these people too much by lowering the charge to 12.5%
7. Rates Remission (p265). I do not support the adverse possession policy for rates remission.
8. Hokitika Racecourse (p103). This is a great community asset, already used extensively by the community, in particular horse riders, RDA, dog walkers and local schools. Any future development in this area needs to be properly consulted upon with the community, and existing use must be allowed to continue. It is not a high priority for Council to do any work in this area for the next few years at least, apart from minimal maintenance. Any other development is not an extra cost that ratepayers would want to have.  
Under the key capital projects there are amounts allowed for various developments at the racecourse, but none of this has been publicly consulted on. This makes even more of a mockery of the notion of public consultation.
9. Rates increases could be limited if the Council stuck to its core business. As stated on p185 *Council is responsible for the management of land transport, three water services, parks and reserves, cemeteries, solid waste and community buildings within Westland District*. They should concentrate on doing this- both efficiently and without blowing the budget.

Examples of unnecessary spending include:

- i) The purchase of the Mountain Jade building, which now need to undergo extensive earthquake strengthening and then repurposing for a totally different use (p100). This also meant that Council lost the rates income from this building. The current ISite is an underused and out-of-date concept. This could easily be accommodated in a much smaller space, perhaps as part of the Ngati Waewae's Pounamu Pathway building. So the current ISite together with some more of the adjoining rooms at Council could once again be used for the library – we do not need some kind of super-library (p121). The museum should be housed in the Carnegie Building. We are only a small town; we do not need all these new civic buildings.
- ii) On p179 it is stated that there has been external funding for two staff in the library for the first year of the plan, which Council then intends to continue funding. This is very much “a nice to have” not a necessity, if external funding is

- not forthcoming then it shouldn't be continued (and I personally am a great fan of the library).
- iii) New staff employed at Council because of the increased spending – spending which is not needed, and is not essential to Council duties.
  - iv) The proposed new sewage committee. The 4 members from Poutini Ngai Tahu will be paid for meetings, this is unnecessary as none of this committee including regular Councillors have any particular skills in sewage disposal, they are there purely to comment on work of the project management consultants. One would assume that the runanga representatives will have to go back to Ngai Tahu to find out what and what isn't culturally acceptable.

### **General Comments.**

*A regional approach and collaboration are essential in order to ensure consistency of service throughout the remote West Coast and to respond collaboratively to legislative changes. Council works with the other West Coast Councils and there are currently initiatives including the Three Waters reform, Solid Waste and Waste Minimisation where a regional approach could be taken to reduce cost and address environmental issues. (p176).* I applaud this co-operation with the other West Coast Councils, and feel it would be a lot more efficient to combine all three Councils – our sparse population cannot support all the local Council's staff, triplicates across the Coast. We need to rethink the structure of local Council.

Three Waters Reform. (p159 and p242). Council again states that it will work at a regional level in response to the Government reforms, but the reforms plan to introduce 4 or 5 mega entities to run Three Waters. <https://www.newsroom.co.nz/no-choice-over-120b-water-reforms>. The South Island one may well have co-governance by Ngai Tahu (<https://www.stuff.co.nz/the-press/news/125154913/three-south-island-mayors-back-iwi-cogovernance-role-in-new-water-entity>) There is nothing in the draft plan that seems to foresee this, but it has been a possibility since these reforms started. I was pleased to see that Council opted into the first stage of the reforms.

I am disappointed that Council have not taken this opportunity to set up Maori wards for Westland, as many other Councils have done. I understand that the local iwi wish to be included in Council deliberations and are included in the key strategic relationships (p200), they would still be there to consult, but in the interests of the democratic system we live in, it is time we had Maori wards.

Key strategic relationships (p200) also state that *Te Tai Poutini (Westland National Park) is over 80% of the West Coast region.* This is wrong – 80% of the region is not a National Park!

And finally, I think that Council needs to strive to minimise rate increases for everyone. They need to run a leaner machine. The Coast has been badly hit by COVID and there are also many people on low fixed incomes, do not let the rates become a burden for them.

## Emma Rae

---

**From:** Clare Backes <[REDACTED]>  
**Sent:** Tuesday, 8 June 2021 6:00 pm  
**To:** Consultation Submissions  
**Subject:** Re: submission to draft LTP

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

Please add the following to my submission.

" In the interest of both safety and encouraging walking and cycling, it would be good to develop the current rough slippery track linking Pine Tree Road to Hau Hau Road, and thus Brickfield Road. This would provide an alternative route to town for pedestrians and cyclists, as Hau Hau Road has sharp turns which can be a problem for motorists trying to pass cyclists, and means walkers have to stand in the ditch sometimes. The whole Blue Spur area is used by cyclists- both the Heritage trail and route through to Cement Lead Road, as well as the bike trails in the forestry. Opening up this short track would allow them to connect to the cycle trail"

Thank you  
Clare Backes

On Mon, 7 Jun 2021, 10:10 Clare Backes, <[REDACTED]> wrote:  
Please see attached  
Clare Backes

## Submission on the WDC Draft LTP - 7 June 2021

**Keith Morfett**  
**67C Blue Spur Road**  
**PO Box 168**  
**Hokitika.**

I am concerned with the degree of unasked for and unnecessary spending signalled in the LTP. The \$109m infrastructure spend-up contains at least two projects that seem to be unasked for and superfluous. Covid-19 remains a real threat and the exact nature of the recovery remains a guessing game. In such circumstances caution should be exercised and fiscal prudence should predominate. Council should focus on its core duties: land transport, three waters, parks and reserves, cemeteries, solid waste and community buildings. Additional costly projects should be initiated by public demand and instigated if fiscal constraints are minimal.

Two projects are of real concern.

1. **The conversion of the leaky old Mountain Jade Building into a discovery centre to be named Pakiwaitara.** When the public were consulted on council's acquisition of the building the overwhelming number of submissions did not support the purchase. The council however pushed forward and the cost of purchase plus remedial work is estimated at over \$2m. The rates paid by the owners when the building was in private hands are also lost. Now we are informed that an additional \$2.44m will be spent transforming the old building into a grandiose 'discovery centre'. Such a thing was neither required or asked for. Remedial work on old and leaky buildings inevitably costs considerably more than originally budgeted for. No breakdown of ongoing costs is presented, no cost-benefit analysis is presented. The entire project appears to be driven by council empire building with little regard for rate-payer wishes. At the very least costs should be trimmed through thoughtful cooperation with iwi and both Pakiwaitara and the pounamu pathway building could and should be combined and housed in a single structure.
2. **The construction of a second swimming pool.** I have been a regular Hokitika pool user for over 20 years and am thrilled that the existing structures are to be upgraded. However, the impetus for the construction of a second swimming pool seems to have come out of council heads rather than pool users. In a perfect world two pools would be wonderful but it is difficult to imagine how the expense can be justified under present circumstances. One long term user said to me that 'generations of Hokitika kids, including mine, have learnt to swim in the current pool why the burning need now to build another at great expense'. Surely some innovative use of parts of the current pool could make a more toddler friendly environment. Both timetabling and temporary or portable structures could be used to effect such a change. Hokitika really has not asked for and does not need a second pool.  
 The LTP submission form refers to a Stage 3. swimming pool upgrade - there is no Stage 3. In the actual LTP (p 113).

**Public consultation needs to be meaningful process.** The consultation with regards to the purchase of the Mountain Jade building was not genuine and the building was purchased

against the wishes of the overwhelming number of submitters. Such a precedent does not bode well for this round of consultations on the LTP. The public consultation document sent out for comment is a shoddy document that has no references, page numbers etc, back to the LTP plan itself, cites only 4 issues on which opinion is sought and contains at least one serious error when citing a non-existent Stage 3 pool upgrade.

**I support the proposed changes to the Uniform Annual General Charge and think the rate should be set at 17.5%.**

**I do not support the adoption of Rates Remission – Adverse Possession Policy.**

**There is no mention in the LTP of Maori Wards.** Surely, we need to follow the rest of the country and establish similar democratic pathways for Maori to engage fully in the democratic process. Establishing such wards should not prevent manu whenua having an advisory role and being involved in council discussion in addition to the properly elected Maori councillors.

**The LTP states on p200 that: *Te Tai Poutini (Westland National Park) is over 80% of the West Coast Region.*** Surely its Public Conservation Land that makes up 80% of the region not National Park. Such a fundamental mistake should have been identified during a proof-reading process and one is left wondering what else is amiss in the document.

**Elderly Housing.** Council provided housing for elderly residents should not be charged out a market rates. Elderly folk that reside in council accommodation are generally there because their options are limited through financial constraints. The private market should cater to those who can afford market rents and council should be providing social housing for those that struggle to afford such market rents. Council should also take note of the fact that the government provided accommodation supplement benefit is not available to those in council provided accommodation. Elder housing should indeed be provided but specifically targeted to those in need and at rates that are favourable when compared to the general rental market.

**Hokitika Race Course Development.** The plan sets aside considerable sums for the development of the land that was our race course. There has yet to be any public consultation on such developments and before agreeing to set aside such funds the public should be given some idea of what is being proposed. The area concerned is currently used by Riding for the Disabled group. This group provides a great community service and it is important that their needs for grazing and riding areas are catered for. Consultation is urgently required before this is progressed.

**A regional approach and collaboration with other West Coast Councils** is signalled on p176 of the LTP. I fully support such an approach. Westland District Council's burgeoning staff numbers are a real concern and surely a combined West Coast approach to three waters, solid waste, waste minimisation and some regulatory functions would reduce the need for local staffing. The tyranny of isolation no longer applies and given our small regional population and rate payer base, maintaining four councils to serve the region no longer seems appropriate. Economies should be sought through cooperative council restructuring across the region.

I do not wish to be heard in support of this submission.

# Feedback Form

**Submissions close 12 pm Friday, 11 June 2021 - Submissions Hearings: Tuesday 15 & Wednesday 16 June 2021**

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

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

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Colin Stephen Tuck & Raelene Elizabeth Tuck

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

Email [REDACTED]

Address 141B Cook Flat Road

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

I support lowering the charge to 12.5%  Yes  No

I support leaving the charge at 21.7%  Yes  No

### Ownership of Elderly Housing

I support transferring the assets to Destination Westland Limited  Yes  No

I do not support transferring the assets to Destination Westland Limited  Yes  No

### Upgrading Hokitika Swimming Pool

I support completing Stage 3 of the swimming pool upgrade  Yes  No

I do not support Stage 3 of the swimming pool upgrade  Yes  No

### Rates Remission – Adverse Possession

I support adopting the Rates Remission – Adverse Possession Policy  Yes  No

I do not support adopting the Rates Remission – Adverse Possession Policy  Yes  No

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

The level of rates increases is well out of synch with what is happening to tourism businesses and us personally located in Glacier Country due to the ongoing economic impact of Covid-19 and closed borders (other than Australia of which there are still very low visitor numbers coming to Glacier Country). I cannot afford a 34.44% % rates increase (change is going to be current rates for 2020/21 \$3,792.05 to rates for 2021/22 which will be \$5,097.50). This is a huge challenge for us, and we are severely affected in terms of income operating at less than 10% of our usual annual earnings. A situation likely to be ongoing for a long time into the future.

The General rate – Commercial is an increase of 45.6% and this is going to cause the most amount of pain for the business along with most others located in Glacier Country.

There are many businesses who are suffering financially from Covid-19 and the proposed rates increases could prove to be the final straw. This will mean there could be fewer businesses paying rates in the future and would this cause future higher rates increases to those that are still surviving. Then what happens when international visitors return and there are fewer businesses operating and Glacier Country is unable to satisfy customer expectations because of lack of available services such as accommodation, hospitality and attractions. This would also invariably have a massive flow on effect to the gateway destinations of Haast and Hokitika. The proposed rates increases must not go ahead.

**Any other comments?**

A recent report from WDC is attached that highlights the impact of Covid-19 for the Glacier Country community and is why the proposed rates increases must not go ahead.

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*More pages can be attached if necessary.*

Your name and feedback will be made public as part of Council’s decision making process. This information will be published on our website, but will only be used for the Long Term Plan process.

Remember, your feedback must reach the Council by **noon on Friday, 11 June 2021** to be considered.

Thank you for your feedback.

# Survey Data Summary

Development West Coast, with support from the Glacier Country Tourism Group, conducted a survey of Glacier Country businesses to gain a better understanding of the economic and social impact of the COVID-19 pandemic.

The survey was conducted online between 5 to 12 February 2021, with surveys sent via email to businesses in the Glacier Country.

## 103 survey responses

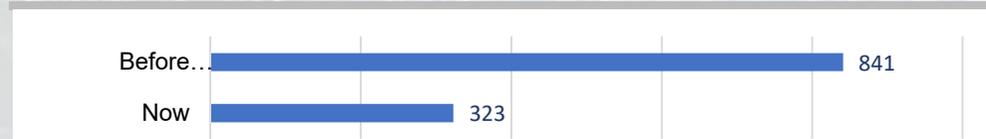
Total number of businesses in Glacier Country	Businesses to respond to the survey	Percent of businesses in the Glacier Country responded to the survey
174	103	<b>59%</b>

**16** businesses reported they are no longer operating.

**73%** of businesses have reduced their staff because of COVID-19

## Business Impact

**Staff numbers** 85 answered, 18 skipped



Staff	Before COVID-19	Now	Jobs reported lost so far
Full-time	616	223	<b>393</b>
Part-time	162	56	<b>106</b>
Casual	63	44	<b>19</b>
<b>Total</b>	<b>841</b>	<b>323</b>	<b>519</b>

*Note: these numbers are only what was reported by 85 businesses, so the actual numbers will likely be higher.*

At least **68 businesses** and an additional **195 jobs** will likely be lost in the next 6 months if there are no changes or additional support.

## Capacity at which businesses are operating at compared to previous years?

Mean **28.5%** Median **20%**

## Social impact

### Staff who are no longer employed with you due to COVID-19

60 answered, 43 skipped



At least **264** staff no longer employed have already left the community.

### Number of children in local schools

84 answered, 18 skipped

	Current staff	Staff no longer employed
Number of children in schools	50	<b>19</b> students potentially lost from local schools (as caregivers no longer employed)

### Number of community volunteers

46 answered, 57 skipped

Volunteer Groups	Current staff	Staff no longer employed
Fire and Emergency Volunteers	16	16
Search and Rescue	14	9
Civil Defence	24	8
St John	8	1
Community Boards	8	-
Project Early Bird (Trapping)	5	2
Local Churches	4	-
School Volunteers (Clubs, Sports, Etc)	4	-
Playgroups/ Kindergarten	3	1
Other Groups	3	1

## If anything, what support do you need to stay in business and the community until 2022 and beyond? Most common responses:

- Reintroduction of the wage subsidy
- Financial support from Government (grants or interest free loans)
- Creation of special economic zone
- Tax breaks for businesses
- Rates relief from Council
- Flexible work programmes (like Jobs for Nature)
- Infrastructure projects in the area
- Wellbeing support

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

**Phone:** 03 756 901

**Freephone:** 0800 474 834

Name Michael Hall

Organisation (if applicable) Capital Property Group

Email [REDACTED]

Address 18 Sullivan Road

I would like to speak to Council about my submission  Y  N

If yes, please provide a contact phone number \_\_\_\_\_

## Which options do you think will benefit the community the most?

### Setting the right level of Uniform Annual General Charge

I support lowering the charge to 17.5%  Yes  No

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**What do you think about our proposals in the Consultation Document and Long Term Plan?**

The level of rates increases is well out of synch with what is happening to tourism businesses and us personally located in Glacier Country due to the ongoing economic impact of Covid-19 and closed borders (other than Australia of which there are still very low visitor numbers coming to Glacier Country). I cannot afford a 12.54% % rates increase (change is going to be current rates for 2020/21 \$2,759.56 to rates for 2021/22 which will be \$3,105.70). This is a huge challenge for us as we have lost our residential tenants (property is a staff rental property) and cannot find any replacements. This means no income on this property, and loss making at current time. i.e. less than 10% of our usual annual earnings. A situation likely to be ongoing for a long time into the future.

The General rate – Commercial is an increase of 45.6% and this is going to cause the most amount of pain for the business along with most others located in Glacier Country.

There are many businesses who are suffering financially from Covid-19 and the proposed rates increases could prove to be the final straw. This will mean there could be fewer businesses paying rates in the future and would this cause future higher rates increases to those that are still surviving. Then what happens when international visitors return and there are fewer businesses operating and Glacier Country is unable to satisfy customer expectations because of lack of available services such as accommodation, hospitality and attractions. This would also invariably have a massive flow on effect to the gateway destinations of Haast

**Any other comments?**

A recent report from WDC is attached that highlights the impact of Covid-19 for the Glacier Country community and is why the proposed rates increases must not go ahead.

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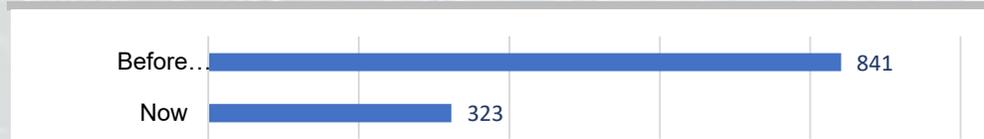
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- Rates relief from Council
- Flexible work programmes (like Jobs for Nature)
- Infrastructure projects in the area
- Wellbeing support

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Monday, 7 June 2021 1:28 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Monday, June 7, 2021 - 13:28 Submitted values are:

Full name: Helen Murdoch

Organisation & Position

Email: [REDACTED]

Postal address: 29 Gibson St, Ross

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 1:** I support lowering the charge to 17.5%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 2:** I do not support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

Oppose: the following.

\$3.4m Pakiwaitara. Including it as an amendment in the

2018-29 LTP is hardly full consultation. Ratepayers were not fully consulted on the building purchase and upgrade + should not face paying millions to house council over- staffing and the cost of moving the library and museum services -. The LPT did not show any figures illustrating cost savings to ratepayers of the development.

Hokitika R/Course. WDC is not a developer and ratepayers do not need to carry the cost and uncertainty of residential land development. Set aside RDA grazing and sell the remainder. If WDC goes ahead with the proposal make all tenders public - not only to Westland Holdings - so the competitive commercial value is realised.

Cass Square. WDC is already supporting the Hokitika Sports Centre - why duplicate spending into Cass Square as well, especially and at a time when many in the district are struggling. Be realistic.

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**Any other comments?**

Please provide any comments:

Focus on WDC's core responsibilities - servicing ratepayers, bringing down debt and managing land use. Stop fanatical spending which is not thoroughly consulted on and understood by the community. ( The Revell St one-way was not the in LTP - it was a councillor discussion document). WDC is responsible to all of its ratepayers - not a few voices and ad-hoc ideas.

Address climate change in planning - WDC's stance that it is not worth reducing Westland emissions because it would have little effect will cost ratepayers through ill-advised spending in at risk areas. Address the process while WDC is in control - or it will be managed by central government and foisted on ratepayers.

Make LTP feedback easier for those without technology- requiring scanned emails, phone consults or on-line feedback only is unfair - and the single page hardcopy is inadequate.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

**Westland District Council Te Kahui o Poutini Long Term Plan 2021 - 2031**

Feedback Form

Submissions close 12 pm Friday, 11 June 2021 - Email: [consult@westlanddc.govt.nz](mailto:consult@westlanddc.govt.nz)


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Name            Inger Perkins

Email            [REDACTED]

Address        231 Revell Street, Hokitika

I do not want to speak to Council about my submission

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Which options do you think will benefit the community the most?

**Ownership of Elderly Housing**

I support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

I support completing Stage 3 of the swimming pool upgrade

**Any other comments?**

Cass Square enhancements – support

Hokitika Racecourse development – working with the community, especially Riding for the Disabled, Boys Brigade, local schools, those who use the Heritage Trail around the racecourse and the wider community interested in any current or potential use of the site, is essential to develop and agree plans for this important site and asset for our community. I would like to see plenty of grazing and space retained for the RDA horses and activities, including safe riding areas for everyone in the equestrian community.

Climate Change – the Council has a responsibility to plan for necessary adaptations, however it also has a responsibility to lead the way for our community and to demonstrate to others that the issue is being taken seriously in terms of mitigation. Rather than presenting arguments against actions that could be taken, the Council should be stepping up and enabling and encouraging actions, for example supporting a shift from coal to heat homes or provide power by providing incentives and reduced fees to do so.

It is not accurate to state that 87% of the West Coast is ‘under natural forest’. It may be that 87% of our region is public conservation land, but vast areas of that will be alpine, ice covered, riverbeds or otherwise without tree cover. It is important to support carbon sequestration where suitable and that may be through encouraging or supporting increased control of browsers that have the potential to shift a forest from a carbon sink to a carbon emitter.

There are other ways to be more energy self-sufficient in our region that do not involve altering the flow and the nature of one of our wild rivers. Again, through reduction or waiving of fees and other means, the council could support and encourage micro-renewable generation, including solar and wind, and

could require a reasonable degree of self-generation for new build projects, whether residential or industrial/commercial. Small scale energy generation will be far more resilient in terms of a major earthquake than a large hydroelectric energy scheme located on or close to the Alpine fault.

Hokitika Wastewater Treatment Plant – support the process to find a mutually acceptable option to replace the current plant and remove any discharge to the marine environment. Ideally, a new plant will be constructed to global best practice standards, potentially including filtration through reed beds so that any final discharge is potable and has zero adverse effect on the receiving environment. In addition, big users, such as Silver Fern Farms, will need to be required to play their part by treating discharge to a high standard to remove or at least reduce the burden on the municipal system.

Assets/Land Transport – I would like to see a walking and cycling path that will connect Pine Tree Road to Hau Hau and Brickfield Roads constructed within the financial year 2021-22. I understand a suitable, gravel-surfaced benched track could be created for around \$30,000. The link track would improve safety for those wanting to and already using the rough, steep and slippery track and would provide an active transport connection between communities and tracks such as the Heritage Trail and the West Coast Wilderness Trail. Any ongoing maintenance would be included within the footpath/road maintenance budget.

Solid Waste Management – I would like to see a strong commitment to implementing the Waste Minimisation and Management Plan, particularly as a new waste management contract will be prepared in the next year or two. The Draft LTP notes that the activity operates under the WM&MP but wording could be strengthened to commit the Council to implementing the plan rather than presenting reasons for not progressing priorities, *being* active rather than “planning on being more active in waste education” etc. There are great opportunities and there is community support for increased recovery, as demonstrated by those communities supporting zero waste principles such as Wanaka and Raglan, as well as for glass and organic waste collection and recycling. This is an area where the Council can introduce significant improvements and reduction of waste going to landfill/landfill emissions through small changes and education initiatives. The emphasis of all efforts and education needs to first be on reduction of waste, and then all other efforts to manage waste more sustainably will be more achievable.

#### Other points

- This statement on page 16: “Many of our residents have strong environmental values and these values need to be recognised and respected within our decision-making.” seems to suggest that the only reason for considering the environment in decision-making is to keep those residents with strong environmental values happy. However, later on, on page 41, the draft plan notes the Council’s support for sustainable environmental practices and enhancing and protecting the district’s ecosystems. Underlying the need for sustainable environmental practices is a need to protect our land, air and water, our biodiversity and our ecosystem services, our landscapes and to ensure that any development is sustainable. This is in all our interests, current interests and those of future generations. I suggest this needs to be emphasised on page 16.
- How we want to perform, page 66: it seems odd that the draft LTP seeks to reduce the level of satisfaction with the quality of advice provided on resource management matters from a current 99% to a target of 85%? Surely any target for customer satisfaction should be 100%?

- I support the need to control dogs and would like to see the addition of wildlife to the positive aspect of animal control, i.e. “Dog owners, members of the public and wildlife benefit from enforcement and control of dogs and other animals.” To support this, the bylaw needs further review as those changes introduced in the 2018 revision are reported to be unsuitable for enforcement. Also to support the enforcement of a dog control bylaw, the creation of an enclosed area for dogs to run free, a Hokitika Dog Park, as agreed previously, will be helpful.
- Cemeteries – I would like to see consideration given to the introduction of natural burial, ideally with the associated planting of native trees and the development of an area of peaceful forest.
- Museum - I support the desire to “successfully care for our collection and that we can share Westland’s stories and heritage through high quality exhibitions and other public programmes”.

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Monday, 7 June 2021 8:18 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Monday, June 7, 2021 - 20:18 Submitted values are:

Full name: Ingrid Gruner

Organisation & Position

Email: [REDACTED]

Postal address: 226 Revell Street

Hokitika

Phone number: [REDACTED]

### **Which options do you think will benefit the community the most?**

#### **Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

#### **Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

#### **Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

#### **Rates Remission – Adverse Possession**

Adverse possession select

### **What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

General comments:

The LTP proposes several big budget items that, in my view, the community cannot afford.

The LTP needs to more clearly prioritise and focus on 'Must-do' items. 'Nice-to-do' items can be explored and discussed, but should be given lower priority, and receive funding only if excess or preferably external funding can be found.

The LTP promotes investment into Hokitika as a destination for visitors; I would like to see the Council prioritise investment into the people who live here.

Council needs to remember that it is not a business and its role is not to stimulate economic growth. Council is there to serve the community, and spend rate payers' money to provide infrastructure and services required by the community.

Level of UAGC:

Council's preferred option is to lower the percentage of the UAGC in the total rate take to 17.5%.

Unfortunately, the consultation document does not provide a rationale for this preference.

Some figures in the table on pp.26/27 in the consultation document suggest that the proposal may not lead to equitable outcomes. The table predicts a >50% rates rise for a rural property in Fox Glacier, while a rural property in Hokitika would receive a >30% rates relief.

I would also like to flag that high capital value of a property does not necessarily mean financial liquidity of the rate payer. Putting more emphasis on capital value may put these ratepayers under undue strain again leading to inequitable outcomes.

Swimming pool upgrade:

In my view, the proposed Stage 3 upgrade of the swimming pool is a 'Nice-to-have', that we can currently not afford. It should be moved down the priority list, and only pursued if external funding can be found.

Pakiwaitara:

This is the prime example for large investment in this LTP that will have minimal added benefit for the community. While the concept designs look grand and appealing, we need to remember that we are a small community with a small rating base, and we simply cannot afford this. Rate payers are already stretched and I would think that we have more pressing priorities than creating a centre to tell stories and give a 'visual message to visitors about what the district means to us'. The Jade Court building presents a liability to Council, as it requires significant and to some degree unknown investment. I suggest Council sell the building again as soon as possible (preferably for a profit).

Cass Square improvements:

In my mind, this project would have to be approached with caution to ensure it remains in the 'Must-do' category. There is nothing seriously wrong with Cass Square as it is. Admittedly the buildings are old and outdated, but they still fulfil their purpose. Any upgrade would have to focus on what is essential to the community, and would have to provide benefit to the whole community. We should not create another facility like the Sports Hub that is now locked and no longer available to the community outside of selected clubs.

Racecourse upgrade:

Before any money is invested in the racecourse, we need to develop a clear picture of what the community want to do with this space. The LTP states that drainage improvements, estimated to cost \$1 million, would be required regardless of future use. I would challenge that: if the future use would be to develop a green space with recreation facilities, horse grazing and a wetland, no drainage works would be required. I also wonder if the racecourse area should be considered as location for the new waste water treatment and disposal plant, as the community has decided (and it is necessary because of erosion and future sea level rise) to move these facilities inland away from the sea.

West Coast Wilderness trail:

This is a great asset, and even though the initial promise was that this trail would not be funded by ratepayer money, I support Council funds going towards it. However, this needs to be done with caution as not all ratepayers would be supportive of this. I consider the level of investment proposed in the LTP too high. The trail in its current form is functional and needs to be maintained, but moving all parts of it off-road is not critical and the Mahinapura Loop is an add on, that does not require the same high standard as the main track.

Parks and Reserves:

I consider the proposed Stage 2 of the beachfront development and various playground upgrades 'Nice-to-dos' that are not a priority for investment. The beachfront area is fully functional as it is, and so are the playgrounds. Funding for maintenance should be budgeted for, but upgrades are not required.

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 8:55 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 08:55 Submitted values are:

Full name: Stuart Paul  
Organisation & Position Ratepayer  
Email: [REDACTED]  
Postal address: 19 Park Street  
Hokitika  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

### **Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

### **Ownership of Elderly Housing**

Elderly Housing Select: **Option 2:** I do not support transferring the assets to Destination Westland Limited

### **Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

### **Rates Remission – Adverse Possession**

Adverse possession select **Option 2:** I do not support adopting the Rates Remission – Adverse Possession Policy

### **What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

With projected rates increases of 40% over 3 years as it's cumulative I think council needs to focus on basics. Transferring assets to Destination Westland then allows them to borrow against the asset thus by passing council and being able to hide debt which ultimately belongs to the rate payer. Councillors are putting this town on a path the same as many in Europe. Pricing locals out of housing as they can not afford the rates and mortgages. Get real we have a great pool in Greymouth 30 mins up the road. Do up the changing rooms use the shovel ready money and be done at that. Also would of been nice to be up front with Ratepayers 3.5 million on the mountain jade building for purchase and Reno's. I'm sure you could of purpose built a facility for that. Get real keep rates in check and stop putting the Westland Residents on a path of huge debt. Average wage if council staff are at 69 FTE and 5.5 million in wages is over \$79k per year. Start getting your staff in check start reducing costs instead of empire building. Your elected officials of the rate payer start working in the best interests of the rate payer.

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: 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

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 10:53 am  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 10:53 Submitted values are:

Full name: Jose Landis Watson  
Organisation & Position private individual  
Email: [REDACTED]  
Postal address: 36 Revell St, Hokitika 7810  
Phone number: [REDACTED]

### **Which options do you think will benefit the community the most?**

#### **Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

#### **Ownership of Elderly Housing**

Elderly Housing Select: **Option 2:** I do not support transferring the assets to Destination Westland Limited

#### **Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

#### **Rates Remission – Adverse Possession**

Adverse possession select

### **What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

My comments are primarily in regard to the Hokitika Racecourse proposal.

Firstly, I note that the consultation document provides no note of the existing uses or users of the site - namely the Hokitika RDA, the Boys Brigade, Westland A and P and the wider equestrian community.

The wider Racecourse area is an important area for Hokitika equestrians and the West Coast Riding for Disabled who utilise the area for grazing, horse exercise on the enclosed and all weather track, practice area for dressage and showjumping, and competition.

Having a safe and suitable area for the RDA to continue its operations in Hokitika is important. Ideally, the RDA would be able to operate on a "one site basis", where equestrian activities and the functions of RDA can be contained - within the one site. This removes a good deal of risk from interaction between horses, traffic and the general public and provides for the safety of clients.

The all weather loop track is much valued by equestrians as it provides a safe and enclosed area on which to train horses free from traffic and other incompatible uses. It is useful to be able to move at speed (for fitness and training purposes) on this loop track, with good visibility on a consistent surface, without worrying about bikes or walkers. It would be a real shame to lose this facility, or for the all weather track to become available for other users.

I think it is possible (if better drainage of the area is realised) to have a multi purpose events centre in the area, where the A and P show, equestrian competitions and events (such as Wildfoods) could be run, alongside grazing and operations for RDA. Noting venues such as Mystery Creek in Hamilton and the Christchurch Showgrounds, where the Christchurch RDA is based are examples of where this works in practice.

In regards to establishing medium density housing in this area to fund the development - I don't see how a decent events centre, the West Coast RDA, green space for general recreation and equestrian use can be "fit" on this site compatibly. I also question why council should develop land commercially in this manner when private land is available for this use. Also, this end of town is pleasant because of the abundant open space, and developing more housing will detract from the nature of this area.

My other thoughts are in regard to the proposed Pakiwatara Building. I don't support moving the majority of functions of the museum to the building, I believe the museum operations should stay primarily at the existing site, though displays and some interpretation at the new centre may be appropriate. In regards to relocating the library and subsequent redevelopment of this facility - it would be great to have the library designed so that it regains a function of a public "quiet space" - at least in part, which is lacking from the current library. This could be achieved by created different sound zones for activities such as computer work, Childrens library, community foyer and teenagers area. Also, I don't think the two functions of library and information centre should run as one - the community should be able to access library services separately to information provision services.

Kind regards  
Jose Watson

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### **Any other comments?**

Please provide any comments:

Also noting that in the extensive list of public halls, the Hokitika Regent Theatre doesn't feature. Being that this facility is one of our most important community assets, it seems this is somewhat of a inconsistency - the Regent adds greatly to the character and appeal of Hokitika and is a important community hub - should be in line for consistent and ongoing council support and ownership by council.

Also, noting on page 200 that a correction needs to be made - Westland National Park does not make up "over 80% of the Westland District".

Would you like to speak to your submission at a Council hearing in Hokitika?: 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?: Yes

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 4:19 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 16:19 Submitted values are:

Full name: Steven Paul Gillett

Organisation & Position

Email: [REDACTED]

Postal address: 18 Beach St

Hokitika

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 2:** I do not support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 1:** I support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

- Cumulative proposed rates rise over initial 3 years is 40.47%. Although rates increase over 10 years (62.6%) is identical to a constant annual rate increase of 5%, there is no guarantee that after year 3 that rates will drop to levels proposed (ie election cycles) - they could still be set at 5% . This is untenable/unaffordable to the majority of low income/retired/welfare dependent constituents. Council needs to lower UAGC contribution so that low capital value owners are not continuing to subsidise those with assets/wealth are more than capable of paying.

- Pakiwaitara project needs to be revisited. It's unlikely that it will be completed within proposed costings (due to unknown building state and actual costs) and outcomes for the community are at best insignificant. It is a symptom of an ongoing obsession with parts of council to that there is a need to be involved in commercial promotions and events. It's not councils role and benefits a small group of business owners with no guarantee of flow on to the community (eg jobs). It's all too nebulous and council should stick to core responsibilities to rate payers.

- Swimming Pool development needs to be reworked and more community consultation.
  - Race Course development should be halted immediately and the property disposed of. Why did we purchase this and what is the benefit of spend over \$4m on it?
- 

**Any other comments?**

Please provide any comments:

- The SEP either is being ignored or not adequate. There are significant transactions occurring that require community consultation but this is not happening eg Mountain Jade building purchase (consultation was adhoc and largely ignored) and Racecourse (no consultation whatsoever). Council acknowledges that only 41% of the community are satisfied with current council leadership but it's seems this isn't a concern.

Would you like to speak to your submission at a Council hearing in Hokitika?: 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

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 6:23 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 18:23 Submitted values are:

Full name: Thomas Syben

Organisation & Position Bella Vista Motel Fox Glacier - Business Owner

Email: [REDACTED]

Postal address: 55 Main Road

Fox Glacier, 7886

Phone number: [REDACTED]

### **Which options do you think will benefit the community the most?**

#### **Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 3:** I support leaving the charge at 21.7%

#### **Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

#### **Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 2:** I do not support Stage 3 of the swimming pool upgrade

#### **Rates Remission – Adverse Possession**

Adverse possession select **Option 2:** I do not support adopting the Rates Remission – Adverse Possession Policy

### **What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

The level of rates increases is well out of synch with what is happening to tourism businesses located in Glacier Country due to the ongoing economic impact of Covid-19 and closed borders (other than Australia of which there are still very low visitor numbers coming to Glacier Country).

\$20397.23 to 2021/22 - \$24717.74 represents a 21.2% increase for Bella Vista Motel Fox Glacier this would be challenging for any business that is currently operating at less than 85% of its usual revenue and will be for some time well into the future.

The General rate – Commercial is an increase of 45.6% and this is going to cause the most amount of pain for the business along with most others located in Glacier Country.

There are many businesses who are suffering financially from Covid-19 and the proposed rates increases could prove to be the final straw. This will mean there could be fewer businesses paying rates in the future and would this cause future higher rates increases to those that are still surviving. Then what happens when international

visitors return and there are fewer businesses operating and Glacier Country is unable to satisfy customer expectations because of lack of available services such as accommodation, hospitality, and attractions. This would also invariably have a massive flow on effect to the gateway destinations of Haast and Hokitika. The proposed rates increase must not go ahead.

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**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

**Emma Rae**

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 7:06 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 19:05 Submitted values are:

Full name: Jeanette Oliver  
Organisation & Position RDA supporter  
Email: [REDACTED]  
Postal address: 112 Coulson Road  
Paroa 7805  
Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

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**Any other comments?**

Please provide any comments:

Dear Sir,

We write in support of West Coast Riding for the Disabled. This worthy organisation provides weekly therapeutic sessions for a wide section of the disabled community on the West Coast. Currently RDA horses

have grazing on the Hokitika Racecourse, an ideal spot adjacent to the RDA arena and proposed covered arena. The track itself provides a safe area to exercise horses and for students to practise their equine skills, free from roads and traffic.

I believe access to grazing and to the racecourse is essential for the ongoing good work of leaders and volunteers.

Jeanette and John Oliver

Paroa

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Martyn Bisdee <[REDACTED]>  
**Sent:** Tuesday, 8 June 2021 10:06 pm  
**To:** Consultation Submissions  
**Subject:** New track.

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

"I am writing to propose support for a walking/ cycling track that would connect Pine Tree Road to Hau Hau and Brickfield rd. The track is necessary to link the two roads (and communities) and would be an alternative to the ridiculously narrow road that is Hau Hau rd uphill from the dump.

Marty Bisdee

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 10:10 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 22:10 Submitted values are:

Full name: Mellinda Lea Packham

Organisation & Position

Email: [REDACTED]

Postal address: 20 Hokitika-Kaniere Tramway Rd.

Kaniere

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I would like to see the proposal by the westland mt bike club added to the long term plan.

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**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 10:14 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 22:13 Submitted values are:

Full name: Tiffany Alice Stewart

Organisation & Position

Email: [REDACTED]

Postal address: 210 Revell Street

Hokitika

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select:

**Ownership of Elderly Housing**

Elderly Housing Select:

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I am in favour of a slight rates increase in order to provide high quality services in Hokitika. Hokitika is a thriving holiday destination and a lovely place to live. In order to maintain this we need to see upgraded and new services, e.g: more activities for families, a Recreation Centre, better playground spaces (for example, near to the beach), expanded children's space in the library (room for more than 2 families to sit and read with their children), a central pedestrian space where people can relax, walk, dine and meet, safer cycle ways, etc. We should capitalise on being a destination for families, cyclists and holidaymakers to enjoy the relaxed vibe of Hokitika. This would also benefit the locals. I would also like to see better and more paths for beach access - with the new rock wall there are very few places that people with even slightly limited mobility can get down on to the beach. Many many people are unable to negotiate rock-hopping required.

**Any other comments?**

Please provide any comments:

I fully support the Westland Mountain Bike Club Cycle Submission.

I would like to see the council build a clip-on cycle lane for the main Hokitika Rover bridge. It's our main cycle way but very awkward to pass oncoming cycles and pedestrians.

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** Westland District Council via Westland District Council <council@westlanddc.govt.nz>  
**Sent:** Tuesday, 8 June 2021 10:30 pm  
**To:** Consultation Submissions  
**Subject:** Submission from: draft LTP 2021 - 2031

New submission on the Draft LTP 2021 - 2031 Submitted on Tuesday, June 8, 2021 - 22:29 Submitted values are:

Full name: Loren Watson

Organisation & Position

Email: [REDACTED]

Postal address: 102 Gibson Quay

Hokitika

Phone number: [REDACTED]

**Which options do you think will benefit the community the most?**

**Setting the right level of Uniform Annual General Charge**

UAGC Select: **Option 2:** I support lowering the charge to 12.5%

**Ownership of Elderly Housing**

Elderly Housing Select: **Option 1:** I support transferring the assets to Destination Westland Limited

**Upgrading Hokitika Swimming Pool**

Swimming pool select **Option 1:** I support completing Stage 3 of the swimming pool upgrade

**Rates Remission – Adverse Possession**

Adverse possession select **Option 2:** I do not support adopting the Rates Remission – Adverse Possession Policy

**What do you think about our proposals in the Consultation Document and Long Term Plan?**

Please provide any comments on the draft proposals.

I would be happy to pay an increase in rates IOD what we were getting was an increase of services. What would be good is in the long term there was a plan for more youth activities - I have been involved in primary school and gymnastics and also have children of my own, there is limited activities here to occupy them.

What would be good is if the council were to build a purpose built building to house a gymnasium, soft play (similar

To chipmunks), cafe, and something for youth - all in one area.

Footpaths also need a lot of work in the area, as well as a larger rubbish bin for larger families.

**Any other comments?**

Please provide any comments:

Would you like to speak to your submission at a Council hearing in Hokitika?: No

## Emma Rae

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**From:** P and L McDonnell <[REDACTED]>  
**Sent:** Wednesday, 9 June 2021 10:12 am  
**To:** Consultation Submissions  
**Subject:** LTP Submission

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

We would like to contribute to the discussion on the future of the Hokitika Racecourse site, with particular regard to West Coast Riding for the Disabled (WCRDA) and other existing users.

Over the last 12 years WCRDA has become an essential part of our community – providing a recreational and educational opportunity for riders from all over the West Coast which they would not otherwise be able to access. This benefits not only them but also their families and caregivers and the wider community in general. It has created employment and also an opportunity for volunteers to contribute.

We feel it is important that WCRDA continue to be able to utilise the grazing and track area in conjunction with the arena area at the bottom of the hill. Being able to have all activities on one site is vital for the viability and efficient operation of WCRDA. These facilities can in turn be shared and utilised by the equestrian community of Hokitika and other organisations such as the A and P association. Sensible development of the racecourse will allow existing users to remain but also create facilities for many other sport and recreation groups.

We ask Council to consider wisely the future use of this site and look forward to seeing the long term plan.

Regards  
Pete, Leanne, Natalie and Tom McDonnell

Please use [REDACTED] as our email address