

# AGENDA

## RĀRANGI TAKE

NOTICE OF AN EXTRAORDINARY MEETING OF

# COUNCIL

## DRAFT LONG TERM PLAN

to be held on **Thursday, 22 May 2025** commencing at **9.00 am** in the Council Chambers,  
36 Weld Street, Hokitika and via Zoom



<b>Chairperson</b>		Her Worship the Mayor
<b>Deputy and Southern Ward Member:</b>		Cr Cassin
<b>Northern Ward Members:</b>		Cr Neale, Cr Burden, Cr Phelps
<b>Hokitika Ward Members:</b>		Cr Baird, Cr Davidson, Cr Gillett
<b>Southern Ward Members:</b>		Cr Manera
<b>Iwi Representatives:</b>		Kw Madgwick, Kw Tumahai

In accordance with clause 25B of Schedule 7 of the Local Government Act 2002, members may attend the meeting by audio or audio-visual link.

# Council Vision

By investing in our people, caring for the environment, respecting the Mana Whenua cultural heritage, and enabling investment, growth, and development we will enrich our district and the people that reside here.

## Purpose

The Council is required to give effect to the purpose of local government as prescribed by section 10 of the Local Government Act 2002. That purpose is:

- (a) To enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

### 1. KARAKIA TĪMATANGA OPENING KARAKIA

*Kia hora te marino  
Kia whakapapa pounamu te moana  
Hei hurahai mā tātou  
I te rangi nei  
Aroha atu, aroha mai  
Tātou i a tātou katoa  
Hui e! Tāiki e!*

*May peace be widespread  
May the sea be like greenstone  
A pathway for us all this day  
Give love, received love  
Let us show respect for each other  
Bind us all together!*

### 2. NGĀ WHAKAPAAHA APOLOGIES

### 3. WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a member thinks they may have a conflict of interest, they can seek advice from the Chief Executive or the Group Manager Corporate Services Risk and Assurance (preferably before the meeting). It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

### 4. PŪRONGO KAIMAHI STAFF REPORTS

- **Draft Long Term Plan 2025/2034 Hearing, Deliberations and Decisions Report** (Pages 4-17)  
Emma Rae, Strategy and Communications Advisor.
- Appendix 1: Table of Submitters. (Pages 18-21)
- Appendix 2: Submission analysis. (Pages 22-33)
- Appendix 3: Submissions. (Pages 34-195)

## **5. SUBMISSION HEARINGS**

- Hearing the submissions and feedback to the Draft Long Term Plan 2025/2034 will be in the open section of the meeting.
- Deliberations will be held in the open section of the meeting.
- Decisions will be made by Council in the open section of the meeting.

**DATE OF NEXT ORDINARY COUNCIL MEETING – THURSDAY 29 MAY 2025 AT 1.00 PM  
COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA AND VIA ZOOM**

# Report to Council



**DATE:** 22 May 2025

**TO:** Mayor and Councillors

**FROM:** Strategy and Communications Advisor

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## Submissions to the Draft Long Term Plan 2025 - 2034

### 1. Summary

- 1.1. The purpose of this report is to hear submission on the Draft Long Term Plan 2025 – 2034 (draft LTP 2025 – 2034).
- 1.2. This issue arises from the requirements of ss 83(1)(d) and (e), and s 93(2) of the Local Government Act 2002 (LGA).
- 1.3. Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in June 2024, which are set out in the Enhanced Annual Plan 2024/2025. Refer page 2 of the agenda.
- 1.4. This report concludes by recommending that Council hear and read the submissions to the Draft Long Term Plan 2025 – 2034, use these submissions to make decisions about the content of the Long Term Plan 2025 – 2034 and direct the CE to make any necessary amendments, ready for the adoption of the final Long Term Plan 2025 – 2034 on 26 June 2025.

### 2. Background

- 2.1. Council agreed to conduct public consultation under s 93(2) LGA by adopting the draft LTP 2025 – 2034 and Consultation Document at the Council meeting on 27 March 2025.
- 2.2. The consultation document was audited by EY New Zealand and met the requirements of s 93C LGA.



2.3. The public were asked to consider the following significant subjects:

Topic	Question	Council's preferred option
Pakiwaitara Building, 41 Weld Street, Hokitika	Should the Council sell the Pakiwaitara Building, and if so, when?	Sell the Pakiwaitara building immediately.
Hannah's Clearing landfill remediation	Should the Council include the project to remediate Hannah's Clearing landfill in the Long Term Plan while we seek external funding?	Keep in plan, fund with grant funding and partial loan funding
Jackson Bay Wharf repair	Should the Council include the Jackson Bay Wharf repair project in the Long Term Plan while we seek external funding?	Keep in plan, with loan funding
Alternative West Coast Wilderness Trail route to Ross	Should the Council include the project to build an alternative route on the WCWT to Ross in the Long Term Plan while we seek external funding?	Build an alternative route to Ross with external funding
Dog registration restructure	Restructure the dog registration fees	Restructure the dog registration fees

2.4. The consultation document also contained information about the Council's nine-year plan for infrastructure, the financial strategy, and asked for feedback on future decisions for Jackson River Road, Hokitika CBD concept plan and Franz Josef Wastewater Treatment Plant, as well as any other comments on the content of the draft LTP 2025 – 2034.

2.5. Public consultation commenced on Monday, 31 March 2025 and closed on Friday, 2 May 2025 at 12pm (32.5 days).

### 3. Current Situation

3.1. Council received 69 submissions (Appendix 1, Table of submitters and Appendix 3, Submissions). There were repeat submissions from a small number of submitters representing different organisations for each submission. Some submissions were about a specific topic and did not respond to the significant issues the Council chose for consultation.

3.2. A full breakdown of the submissions and staff comments is attached in Appendix 2. The following table outlines the analysis of the submissions received for the significant items:

Topic number	Subject	Options	Summary of submissions
1	Pakiwaitara Building 41 Weld Street	<p>1. Sell the Pakiwaitara building immediately</p> <p>This is the Council's preferred option as consulted on.</p>	<p>66.66% (22/33) of submitters prefer this option.</p> <p>Submitters commented on the longstanding history of unresolved issues that cannot be addressed in a cost-effective manner. Given the ongoing liabilities and maintenance concerns,</p>

Topic number	Subject	Options	Summary of submissions
			<p>submitters prefer that the property be sold immediately.</p> <p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• Proceeds from the sale be placed into reserves to support future infrastructure priorities, without incurring debt or financial burden on ratepayers.</li> <li>• The sale process includes conditions to ensure that any future development of the site aligns with and preserves the character of the Central Business District (CBD).</li> <li>• Council seeks expressions of interest from developers for the construction of a future-proofed facility under a public-private partnership model, allowing Council to lease a fit-for-purpose building while maintaining long-term financial sustainability.</li> </ul>
		2. Delay the sale of the Pakiwaitara Building.	<p>0%</p> <p>No submitters agreed with this option.</p>
		3. Keep the land and building.	<p>18.18% (6/33) of submitters prefer this option.</p> <p>Submitters consider the asset important to the central township and would like it retained for future options such as, building a fit-for-purpose facility on the land.</p>
		Comments - no option chosen.	<p>15.15% (5/33) of submitters did not chose a specific option but provided a comment on the topic.</p> <p>There is some support for demolishing the existing building and replacing it with a purpose-built facility to house Council HQ, the library, isite, and community spaces.</p> <p>Concerns were raised about the integrity of the building's original purchase, suggesting it should be re-audited.</p> <p>It was also recommended that both the Pakiwaitara Building and Council HQ be</p>

Topic number	Subject	Options	Summary of submissions
			offered for expressions of interest for sale before any final decisions on their use are made.
2	Hannah's Clearing Landfill remediation	<p>1. Keep in the plan, with full loan funding.</p>	<p>20.5% (8/39) of submitters prefer this option.</p> <p>Comments were mixed on this option but there is a strong desire to prevent a repeat of destruction that happened at the old Fox Glacier landfill.</p>
		<p>2. Keep in the plan, with grant funding and partial loan funding.</p> <p>This is the Council's preferred option as consulted on.</p>	<p>43.59% (17/39) of submitters prefer this option.</p> <p>There is strong support for environmentally responsible action, with lessons to be drawn from past cleanups like Fox River.</p> <p>The proposed approach is seen as a balanced funding solution that must be implemented before the next Long Term Plan (LTP).</p> <p>Suggestions include:</p> <ul style="list-style-type: none"> <li>• Transitioning to waste-to-energy solutions instead of landfilling the waste.</li> <li>• Proceeding only if full grant funding from CSVLF is secured.</li> <li>• Some support remediation using additional rock protection at the site due to its lower cost and suitability to current coastal conditions.</li> </ul>
		<p>3. Remove from the plan entirely.</p>	<p>18% (7/39) of submitters prefer this option.</p> <p>There is some support for leaving the landfill in situ with rock protection to reduce the cost burden to ratepayers.</p> <p>An alternative suggestion is to open a new landfill in South Westland to take all of the waste from the landfills that need to be</p>

Topic number	Subject	Options	Summary of submissions
			remediated and reduce the burden at Butlers landfill.
		Comments - no option chosen.	<p>18% (7/39) of submitters did not chose a specific option but provided a comment on the topic.</p> <p>There is some support among these submitters for immediate remediation of the site to prevent future environmental risks, and a long-term aftercare strategy for erosion-prone areas.</p> <p>Alternatively, other submitters only support the project if it is fully grant funded, with similar suggestions to submitters who supported option 3.</p>
3	Jackson Bay Wharf repair	<p>1. Keep in the plan, with loan funding.</p> <p>This is the Council's preferred option as consulted on.</p>	<p>78.43% (40/51) of submitters prefer this option.</p> <p>There is strong support for retaining and investing in the Jackson Bay Wharf due to its significant role in supporting tourism, commercial and recreational fishing, and local livelihoods during peak seasons.</p> <p>Submitters consider the wharf essential infrastructure, with strategic importance for Civil Defence and potential future developments such as a Sports Fishing Club.</p> <p>Concerns were raised about safety, the detrimental impact of a sale, and the need to preserve its historical value. Suggestions include modest rate increases, user fees for non-ratepayers, and identifying funding options for necessary repairs if external funding is unavailable.</p>
		2. Close the wharf.	<p>1.96% (1/51) of submitters prefer this option.</p> <p>Those who prefer this option consider selling the wharf to reduce the council's ongoing liabilities, but would want the wharf modified or removed to reduce</p>

Topic number	Subject	Options	Summary of submissions
			<p>ongoing risks. Questions are raised as to its suitability in the event of an AF8 earthquake as the Jackson Bay Road is likely to become inaccessible.</p> <p>One submitter raised their objections to this option based on the historic and economic value of the wharf.</p>
		3. Sell the wharf.	<p>11.76% (6/51) submitters prefer this option.</p> <p>Submitters supported this option if there is commercial interest in purchasing it due to its perceived lack of economic viability. However, there would need to be a requirement for emergency use.</p> <p>One submitter raised their objections to this option based on ratepayer investment into the wharf and the risk that a private owner could limit public access and may eventually need support from the Council to fund ongoing maintenance.</p>
		Comments - no option chosen.	<p>7.84% (4/51) of submitters did not chose a specific option but provided a comment on the topic.</p> <p>Some submitters believe the government should guarantee ongoing road maintenance before proceeding.</p> <p>Others argue against further spending, suggesting users should cover costs.</p> <p>There is a view that Haast residents should decide and contribute to funding.</p>
4	Alternative West Coast Wilderness Trail route to Ross	<p>1. Build an alternative route to Ross with external funding.</p> <p>This is the Council's preferred option as consulted on.</p>	<p>50% (21/42) of submitters prefer this option.</p> <p>Submitters who prefer this option would like to see it registered as a historic site to assist with qualification for external funding. They would also like to see users and businesses who benefit from the trail contributing to the cost.</p>

Topic number	Subject	Options	Summary of submissions
			There is strong support for external funding to come from central government and not local trusts.
		2. Fully fund an alternative route to Ross.	<p>16.66% (7/42) of submitters prefer this option.</p> <p>There is a concern for rider safety with the suggestion of building a new bridge within the current structure.</p>
		3. Do not build an alternative route to Ross.	<p>11.9% (5/42) of submitters prefer this option.</p> <p>There is a concern about the economic effects for landowners if the Council were to take an easement over farmland.</p> <p>Submitters offer alternative suggestions in place of an alternative route such as using the clip-ons from the old Taramakau bridge, or connecting to the Old Ross railway line station.</p>
		Comments - no option chosen.	<p>21.42% (9/42) of submitters did not chose a specific option but provided a comment on the topic.</p> <p>An alternative route is considered essential for the Ross community to support local businesses and ensure rider safety.</p> <p>Submitters wish to see the heritage of Ross should be preserved, remaining visible for both residents and tourists, even if not fully usable.</p> <p>Some submitters would prefer the project to be fully externally funded, but the costs should be reviewed for accuracy.</p> <p>Additionally there is support for further investigation into the feasibility of using the existing bridge, including practical load testing.</p>
5	Dog registration restructure	1. Restructure the dog registration fees.	47% (14/30) of submitters prefer this option.

Topic number	Subject	Options	Summary of submissions
		This is the Council's preferred option as consulted on.	<p>Almost half the submissions were in support of restructuring the dog registration fees, agreeing with a lower cost, reduced ratepayer subsidisation and the need for a dog control activity.</p> <p>A suggestion was made that the discount for additional working dogs could be greater at 50% of the full fee.</p>
		2. Do not change the dog registration fees	<p>47% (14/30) of submitters prefer this option.</p> <p>Almost half the submissions were in support of retaining the current fee structure and costs. Issues raised were of affordability and the activity benefiting all ratepayers, not just dog owners.</p>
		Comments - no option chosen.	<p>6% (2/30) of submitters did not chose a specific option but provided a comment on the topic.</p> <p>These submitters would like the cost of the activity to be fully funded through dog registration, and to cost less by reducing staff.</p>

3.3. There were submissions on another 35 topics, the table below summarises topics that received a larger number of submissions.

Topic number	Subject	Number of submissions	Summary of submissions
6	Financial accountability	6	<p>The proposed financial plan is seen as unsustainable, with debt expected to double in three years and rates increases exceeding inflation.</p> <p>The Council is urged to reduce or stop using external consultants and stay within its means over the next decade.</p> <p>Concerns were raised about the handling of government funding, particularly for Three Waters (Better Off Funding).</p>

Topic number	Subject	Number of submissions	Summary of submissions
			Suggested cost-saving measures include a 10% departmental budget cut, merging senior management roles, and reducing unnecessary expenditures—such as leasing a library building when the Council previously owned one.
7	Three waters	7	<p>Wastewater infrastructure is a top priority for these submitters, with strong emphasis on completing the Hokitika Wastewater Treatment Plant before starting new projects. Some suggest short-term solutions or enhancing the current system instead of investing heavily in a new plant.</p> <p>Compliance with Three Waters requirements is considered urgent, particularly in Franz Josef, where both immediate protection and a sustainable long-term solution are needed.</p> <p>Support exists for improving Three Waters infrastructure to protect public health, and inter-council collaboration is seen as essential for consistent service and strategic planning. The West Coast Regional Council emphasizes the importance of addressing systemic compliance issues, especially relocating Franz Josef's oxidation ponds, and aligning stormwater improvements in Hokitika with flood management efforts.</p> <p>There is also opposition to extra water service costs, with some viewing current drinking water services as sufficient.</p>
9	Glacier Country community funding	4	<p>The Franz Josef and Fox Glacier Community organisations made submissions about issues to do with the community funding.</p> <p>They would like the description of the Glacier Country Tourism Promotions rate to be amended to more accurately describe the purpose of the funding:</p> <ul style="list-style-type: none"> <li>• Franz Josef Community Development Rate.</li> </ul>



Topic number	Subject	Number of submissions	Summary of submissions
			<ul style="list-style-type: none"> <li>Fox Glacier Township Development Rate.</li> </ul> <p>They propose to amend the geographic boundaries for collection of the rates.</p> <p>Franz Josef also request:</p> <ul style="list-style-type: none"> <li>At each 3 year renewal of the Franz Josef Community Development Rate a standard inflationary factor be applied to the rate.</li> </ul> <p>Fox Glacier also request that:</p> <ul style="list-style-type: none"> <li>Community Development Officer funding be set at \$35,000 per annum.</li> <li>Township development funding be set at \$27,000 per annum, and this fund be included in the Fox Glacier Township Development Rate instead of the Fox Glacier Community rate.</li> </ul>
10	Hokitika Swimming Pool	7	<p>Comments on the Hokitika Swimming Pool redevelopment are mixed. Some support investment, highlighting the pool's value for recreation, sport, and community well-being, and suggest adding features like a sauna to reduce travel to Greymouth.</p> <p>Others oppose further spending or propose a more modest upgrade—such as adding a dividing wall instead of major repairs.</p> <p>There is also a recommendation to increase pool fees significantly over the coming years to support funding.</p>
12	Rates	8	<p>Submitters express concern that rate increases are unsustainable, exceeding wage growth and inflation, and place an unfair burden on ratepayers without corresponding service improvements.</p> <p>There are suggestions for rate increase limits aligned with inflation and targeted reductions across rate types.</p>

Topic number	Subject	Number of submissions	Summary of submissions
			<p>Some acknowledge the need for investment but doubt future rates levels are achievable.</p> <p>Concerns were raised about fairness, with rural and commercial ratepayers seen as subsidizing residential rates, and a suggestion for rental properties to be rated like Airbnbs.</p> <p>The Catholic Parish of South Westland seek exemptions from targeted water rates due to low water use and financial strain.</p>
14	West Coast Wilderness Trail	4	<p>There are differing views on the Wilderness Trail. Some submitters oppose further spending, as it was originally intended to be cost-free for ratepayers, while others support continued investment for maintenance, upgrades, and expansion of off-road sections.</p>
20	Debt	5	<p>Concerns are raised about the Council's debt levels, citing a high debt loading relative to the district's small rating base and past poor financial decisions.</p> <p>Suggest that new debt to be limited to long-life, intergenerational assets.</p> <p>Additional concerns include the burden on ratepayers—particularly those on fixed incomes—and the risks associated with the Council acting as a guarantor for other councils' debt through the LGFA. However, some acknowledge positively that the Council is operating within the LGFA's debt limits.</p>
21	Infrastructure	6	<p>Submitters emphasised that core infrastructure services—Three Waters, waste management, and transport—are key responsibilities of the Council.</p> <p>They support investment in projects that provide broad, long-term benefits to the</p>

Topic number	Subject	Number of submissions	Summary of submissions
			<p>entire region rather than serving specific groups.</p> <p>There is strong backing for continued investment in roading, footpaths, and water services, with a specific request to address maintenance needs on unsealed roads in South Westland.</p>
22	Museum and Carnegie Building	4	<p>There are mixed views on the future of the Museum. Some suggest transitioning its operations to a volunteer-led board with grant funding (like the Regent Theatre), similar to other small-town models, and recommend halting further spending to save costs.</p> <p>Others support continued investment in the Museum and propose incorporating the site into the Museum location to enhance its value and efficiency.</p>
23	Sport and Recreation	4	<p>Hokitika Hockey Club and Westland Basketball advocate for new assets to support development of sports in South Westland – a multi-sport code artificial surface and a 2 – 3 court stadium.</p> <p>Submitters support Council investment in community facilities, particularly parks, playgrounds, and plans for the Hokitika Racecourse. They commend the Cass Square playground development and encourage aligning future racecourse planning with the upcoming Sport Canterbury review.</p> <p>There is also concern about the impact of increased fees and charges for sport and recreation activities.</p>

#### 4. Options

4.1. Option 1: Do not hear and consider submissions to the draft LTP 2025- 2034.

4.2. Option 2: Hearings.

4.2.1. Hear verbal submissions and consider written submissions.

4.2.2.Deliberate and decide on submissions.

4.2.3.Instruct the CE to make the necessary amendments to the Draft LTP 2025 - 2034, and present the Long Term Plan 2025 - 2034 to the Council Meeting on 26 June 2025 for adoption.

## **5. Risk Analysis**

5.1. Risk has been considered, and the following risks have been identified:

- Compliance and regulatory risk – Delaying or not holding the hearing risks adopting the draft LTP 2025 – 2034 outside of the legislative timeframe. This can be mitigated by holding the hearing and making decisions to finalise the draft LTP 2025 - 2034.
- Reputational risk - – If the Council does not hold the hearing there is a risk of damage to its reputation as the public will perceive that Council does not take their views into account in making decisions. This can be mitigated by holding the hearing and elected members upholding s 82(e) LGA, receiving views with an open mind and given due consideration in making decisions.
- Financial – Significant changes to the draft LTP 2025 – 2034 could result in an unbalanced budget. The Council’s budgeting process has identified areas where funding can be reduced, further reductions are likely to cause higher rate increase in the future.

## **6. Health and Safety**

6.1. Health and Safety has been considered, and the following items have been identified:

- Fatigue – This has been reduced by scheduling regular breaks.
- Evacuation in an emergency – Emergency exits have been noted at the beginning of the meeting by the Chair.

## **7. Significance and Engagement**

7.1. The level of significance has been assessed as being high under Council’s Significance and Engagement Policy.

7.2. Public consultation was undertaken under s 93(2) from Monday, 31 March 2025 and closed on Friday, 2 May 2025 at 12pm (32.5 days). This was advertised through public notices in local newspapers, public community meetings throughout the district, and through the Council’s other communication channels.

## **8. Assessment of Options (including Financial Considerations)**

8.1. Option 1: Council has an obligation to hear and consider submissions. To do nothing would breach Council’s obligations under the LGA.

8.2. Option 2: Hearings are an important part of community consultation and engagement. Council needs to understand the community’s view on the draft LTP 2025 – 2034.

8.3. There are no financial implications to carrying out a hearing.

## **9. Preferred Option(s) and Reasons**

9.1. The preferred option is Option 2.

9.1.1.Hear verbal submissions and consider written submissions.

9.1.2.Deliberate on submissions.

9.1.3. Instruct the CE to make the necessary amendments to the Draft LTP 2025 - 2034 and present the Long Term Plan 2025 - 2034 to the Ordinary Council Meeting on 26 June 2025 for adoption.

## **10. Recommendation(s)**

- 10.1. That Council receive the report.
- 10.2. That Council hear and consider the written and verbal submissions.
- 10.3. That Council deliberates on the submissions to the draft Long Term Plan 2025 – 2034 in the open part of the meeting.
- 10.4. That the CE be instructed to make the necessary amendments to the Draft Long Term Plan 2025 – 2034 and present the Long Term Plan 2025 – 2034 to the Ordinary Council Meeting on 26 June 2025 for adoption.

**Emma Rae**  
**Strategy and Communications Advisor**

**Appendix 1:** Table of Submitters  
**Appendix 2:** Submission analysis  
**Appendix 3:** Submissions

## Submissions on the Draft Long Term Plan 2025 – 2034

### Submission subjects

1	Pakiwaitara Building 41 Weld Street	21	Infrastructure
2	Hannah's Clearing Landfill remediation	22	Museum and Carnegie Building
3	Jackson Bay Wharf repair	23	Feral cats
4	Alternative West Coast Wilderness Trail route to Ross	24	Dogs
5	Dog registration restructure	25	Council Controlled Organisations
6	Financial accountability	26	Buildings
7	Three Waters	27	Pre-election commitments
8	Boat ramp at Jackson Bay	28	isite
9	Glacier Country community funding	29	Sport and recreation
10	Hokitika Swimming Pool	30	Public toilets
11	Chlorination	31	Staffing
12	Rates	32	Tourism Promotions Rate
13	Council's vision and community outcomes	33	Heritage Buildings
14	West Coast Wilderness Trail	34	Community grant
15	Ross Swimming Pool	35	Westland Safer Community Coalition
16	Destination Westland / Wildfoods Festival	36	Hokitika History
17	Rubbish bins	37	Ross Cemetery
18	Communications and engagement	38	Natural Hazards
19	Council Auditors	39	Franz Josef Southside Master Planning
20	Debt	40	Destination Hokitika Rate

## Submitters speaking at the hearing

SUBMITTER	SUBMISSION NUMBER	SUBMISSION SUBJECT	PAGE NUMBER
Allan MacGibbon	30	1, 2, 3, 4, 5, 10, 12, 13, 14	91-92
Lez Morgan	37	1, 2, 3, 4, 6, 10, 12, 15, 16, 17, 18	103-106
Anthea Keenan	38	1, 6, 12, 14, 19, 20, 21, 22, 23, 24, 25	107-108
Max Dowell	60	3, 6, 20, 25, 36	167
Paul Breeze	40	7, 26	112-114
Katrina Simpson – Hokitika Hockey Club	43	29	124-125
Janelle Shaw – Glacier Country Tourism Group	47	7, 9, 32	137-138
Don Neale – Westland Community Centre Inc {Hokitika Regent Theatre}	50	34	144-145
Stasia Kennedy – Catholic Parish of South Westland	52	1, 2, 3, 4, 5, 12	148-149
Don Harcourt	46	1, 2, 3, 4, 5, 6, 7, 25, 26, 31	134-136
Greg Maitland	56	1, 2, 4, 6, 7, 10, 20, 22	155-159
Simon Cameron & Nigel Billings – West Coast Federated Farmers	59	2, 3, 5, 12, 20, 21	164-166
Vance & Carol Boyd	61	2, 4	168-169
Peter Haddock Andy Campbell Darryl Lew – West Coast Regional Council	68	2, 7, 21, 38, 39	188-193

## Submissions

SUBMITTER	SUBMISSION NUMBER	SUBMISSION SUBJECT	PAGE NUMBER
Samantha Beneke	1	1, 2, 3, 4, 5	34-35
Rebecca Blake	2	1, 3, 4, 5	36-37
Kelly Kyle	3	1, 2, 3, 4, 5	38-39
Tina Galloway	4	1, 2, 3, 4, 5	40-41
John Stewart	5	1, 2, 3, 4, 5	42-43
Olivia Sutton	6	1, 2, 3	44-45
Jocelyn Smith	7	3	46-47
Graham Saunders	8	1, 2, 3, 4, 5, 6, 7	48-49
Ian Smith	9	3	50-51
Ryan Mawdsley	10	1, 2, 3, 4, 5, 8	52-53
Angie Brown	11	2, 3, 4, 5	54-55
Clare Millington	12	2, 3, 4, 5	56-57
Lauren	13	3	58
Paul Sutton	14	3	59-60
Nathan Monachan	15	3	61-62
W Fawcett	16	3	63
Fox Glacier Community Development Society	17	9	64-65
Anthony Murphy	18	1, 2, 3, 4, 5, 10	66-68
Anna Webb	19	3	69
Andrew Kerr	20	3, 4	70
Andrew Robson	21	3	71
Dayna Buchanan	22	3	72
Kathryn Bennie	23	3	73-76
Jenna Sutton	24	3, 11, 12	77-79
Tracy McFarlane	25	2, 3, 5	80-81
Isabella Hessian	26	1, 2, 3, 4, 5	82-83
Emma Thomas	27	1, 2, 4, 5	84-85
Rosey Deakin	28	1, 2, 3, 4, 5	86-87
Maria Sunderland	29	4	88-89
Abby Sullivan	31	1, 2, 3, 4, 5	93-94
Loren Watson	32	1, 3, 4, 5	95-96
Ashley Wafer	33	4, 5	97
Sue Tozer	34	1, 2, 3, 4, 5	98-99
Kirsten Martini	35	1, 3, 4, 5	100-101
Rodger Millard	36	1, 2, 3, 4,	102
Louise Morgan	39	1, 2, 3, 4, 5, 6, 18, 21	109-111
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Submission subjects		Sub #	Submission Comments	Staff Comments	Council Decision
1	Pakiwaitara Building 41 Weld Street				
Option 1	Sell the Pakiwaitara building immediately	1, 2, 3, 5, 6, 8, 18, 26, 30, 31, 32, 34, 36, 46, 51, 52, 53, 58, 63, 64, 65, 66	• History of issues that will never be resolved in a cost effective way.	• This building is earthquake prone and needs significant investment. Council has investigated the costs of remediating the building.	
			• Not fit for purpose and not optimal as office space.	• This building would need investment before it used as an office space.	
			• Sell immediately negating ongoing issues and liabilities and place proceeds into reserves to assist with future infrastructure needs.	• Council is considering this option.	
			• No borrowing or putting ratepayers in debt.	• Council will not need to borrow to sell the building.	
			• Include conditions on the sale that ensure the site is developed in a way that is sensitive to the town's CBD character.	• Council will consider this if the building is put on the market for sale.	
			• Seek expressions of interest from developers for a future proofed building that Council could lease under public-private partnership.	• Council could consider this option.	
Option 2	Delay the sale of the Pakiwaitara Building				
Option 3	Keep the land and building	4, 10, 26, 28, 35, 42	• Important to the central township. Rent or lease to preserve future options.	• This building is earthquake prone and needs investment before it could be rented or leased. Council needs to determine if they should retain the building before any money is spent on it.	
			• Keep the land and build a new Council offices and library then sell the current Council building and land.	• Council is considering this option. However, underground conditions will play a role in the cost of building a new building on this land.	
Comments - no option chosen		37, 38, 39, 41, 56	• Keep the land and demolish the building. Replace it with a purpose built facility for Council HQ, the library, isite and community spaces. See submission for information on the community building in Bulls.	• Council is considering this option. However, underground conditions will play a role in the cost of building a new building on this land. • Geotechnical investigations have shown weakness in the sub-structure beneath the Pakiwaitara site. This does not preclude construction on the site. It would entail some possible deep screw piling to stabilise the foundations as the area is sited over an old riverbed. Much like the current council building site, some strengthening to stabilise below the ground is required prior to any major construction. The quantum cost related to the earthworks is unknown until appropriately costed.	
			• Believes that the purchase of the building was not in good faith and should be re-audited.	• Council owns the building and is asking the community if they should sell it.	
			• Put both the Pakiwaitara Building and Council HQ on the open market for expressions of interest prior to making a decision regarding their use.	• Council could consider if it is feasible to put both of the buildings on the market for sale.	
2	Hannah's Clearing Landfill remediation				
Option 1	Keep in the plan, with full loan funding	3, 6, 11, 25, 26, 30, 36, 42	• A proactive approach to ensure another Fox River episode is less likely to happen.	• Similar to Fox Glacier, Hannah's Clearing is one of our high risk landfill sites. Remediating the landfill is preferable to a repeat of what happened to the Fox Landfill.	
			• Clarity on who will be paying the loan.	• The loan funding for Solid Waste is part of the general rate, which is paid by all ratepayers across the district.	
			• Keep the tip open and support the local area.	• The Hannah's Clearing landfill is currently closed and has been for many years. The only compliant and fully consented landfill is Butlers Landfill near Hokitika. Haast Landfill is due to be closed as it has reached capacity.	
			• Responsible in preventing negative impacts to our environment. Take lessons from the Fox River cleanup.	• Similar to Fox Glacier, Hannah's Clearing is one of our high risk landfill sites. Remediating the landfill is preferable to a repeat of what happened to the Fox Landfill.	

Option 2	Keep in the plan, with grant funding and partial loan funding	1, 10, 12, 18, 23, 27, 31, 39, 48, 51, 52, 53, 54, 58, 59, 61, 64	<ul style="list-style-type: none"> <li>This is a good middle ground for funding.</li> </ul>	<ul style="list-style-type: none"> <li>The majority of external funding that Council receives requires co-funding of approximately 30% - 50% from the Council.</li> </ul>	
			<ul style="list-style-type: none"> <li>Must be done before the next LTP.</li> </ul>	<ul style="list-style-type: none"> <li>Council will proceed with the project if the funding is approved.</li> </ul>	
			<ul style="list-style-type: none"> <li>Introduce waste-to-energy and stop burying rubbish in landfill.</li> </ul>	<ul style="list-style-type: none"> <li>Waste to energy is not a viable option due to the amount of material (Minimal) and lack of support voiced around this option on previous investigations.</li> </ul>	
			<ul style="list-style-type: none"> <li>Support only if the full grant from CSVLF available to Council.</li> <li>In favour of remediation by additional rock protection at the site. Much lower cost and reflects beach accretion and sea distance.</li> </ul>	<ul style="list-style-type: none"> <li>The CSVLF is a fund that requires Council to co-fund 30-50%. This suggestion makes applying for the fund impossible.</li> <li>Although the rock protection is effective, it does not fully mitigate the risks the landfill faces. Remediating the landfill is preferable to a repeat of what happened to the Fox Landfill.</li> </ul>	
Option 3	Remove from the plan entirely	8, 28, 34, 46, 63, 65, 66	<ul style="list-style-type: none"> <li>Improve the existing rock protection and let nature have its way. No way should WDC ratepayers be held financial liable for this issue.</li> </ul>	<ul style="list-style-type: none"> <li>Council follows a risk based approach to the management of its assets. Although the rock protection is effective, it does not fully mitigate the risks the landfill faces. Remediating the landfill is preferable to a repeat of what happened to the Fox Landfill.</li> </ul>	
			<ul style="list-style-type: none"> <li>Leave the dump at Hannah's Clearing. Stop unnecessary cost.</li> </ul>		
			<ul style="list-style-type: none"> <li>Seek a landfill site in South Westland to accommodate the landfills that need to be remediated otherwise Butlers will be overburdened.</li> </ul>	<ul style="list-style-type: none"> <li>As part of the project an extension to Butlers Landfill will be built. This will ensure that Butlers Landfill will continue to be available. As part of the project cost the cell is estimated to cost between \$1.6M - \$1.9M (not including land value as the land is already available).</li> </ul>	
Comments - no option chosen		4, 5, 37, 41, 56, 57, 68	<ul style="list-style-type: none"> <li>Build a wall that will protect the town and road for long term.</li> </ul>	<ul style="list-style-type: none"> <li>Hannah's Clearing Landfill is situated on the beach. Although the rock protection is effective, it does not fully mitigate the risks the landfill faces.</li> </ul>	
			<ul style="list-style-type: none"> <li>Build a cell near Haast away from river and sea.</li> </ul>	<ul style="list-style-type: none"> <li>The Council has no open landfills near Haast. Building a new landfill has a high capital cost and high ongoing maintenance costs. Estimated costs to build are \$3M, including \$1M to purchase land for a small landfill, \$250k for applying and achieving resource consent, \$250K for design and engineering, \$1.5M to build. Ongoing yearly costs to operate, maintain and undertake compliance requirements are estimated to be \$300K.</li> <li>The commitment to compliance, leachate management, gas control &amp; maintenance of the facility even after closing is at least 30 years.</li> </ul>	
			<ul style="list-style-type: none"> <li>Proceed without delay on this project, ensuring that contents removed is actually waste and not sand / topsoil.</li> </ul>	<ul style="list-style-type: none"> <li>Council will proceed with the project if the funding is approved. This project will only extract waste material from the landfill.</li> </ul>	
			<ul style="list-style-type: none"> <li>Proceed only if 100% externally funded.</li> </ul>	<ul style="list-style-type: none"> <li>The majority of external funding that Council receives requires 30% - 50% co-funding from the Council. The CSVLF Fund requires co-funding, so this is not a realistic option.</li> </ul>	
			<ul style="list-style-type: none"> <li>Do not use ratepayer funds. If the government does not want the rubbish they should fund site remediation.</li> </ul>	<ul style="list-style-type: none"> <li>Council is seeking external funding, but there will still be some ratepayer funding required under co-funding agreements.</li> </ul>	
			<ul style="list-style-type: none"> <li>Neutral on how remediation is funded but strong support to remediate the site. Preventative action required to avoid another Fox River landfill event.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Fox Glacier, Hannah's Clearing is one of our high risk landfill sites. Remediating the landfill is preferable to a repeat of what happened to the Fox Landfill.</li> </ul>	
			<ul style="list-style-type: none"> <li>Support the proposed remediation and encourage implementation of a long-term strategy for landfill aftercare, particularly in areas susceptible to river or coastal erosion.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> <li>We will work with West Coast Regional Council to mitigate the impacts of river and coastal erosion.</li> </ul>	
3	Jackson Bay Wharf repair				

Option 1	Keep in the plan, with loan funding	2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 32, 34, 35, 37, 39, 42, 49, 51, 52, 54, 55, 59, 63, 64, 65, 66	<ul style="list-style-type: none"><li>• Huge usage 6 months September through to April during peak fishing and tourist season, supports local industries and essential for some people's livelihoods.</li></ul>	<ul style="list-style-type: none"><li>• The wharf is a strategic asset for Council, commercial fishing operations and the community. Council is considering options for its repair.</li></ul>	
			<ul style="list-style-type: none"><li>• Invest in protection and improvement of facilities.</li></ul>		
			<ul style="list-style-type: none"><li>• Important role in fishing infrastructure</li></ul>		
			<ul style="list-style-type: none"><li>• Sale would be detrimental to fishing and West Coast tourism.</li></ul>		
			<ul style="list-style-type: none"><li>• Safety concerns.</li></ul>	<ul style="list-style-type: none"><li>• The wharf as it stands currently has some health and safety risks. Council is considering options for its repair.</li></ul>	
			<ul style="list-style-type: none"><li>• Critical for Civil Defence as the only deep port it may be needed for emergency aid and supplies.</li></ul>	<ul style="list-style-type: none"><li>• This is one aspect of why the wharf is being considered for repair.</li></ul>	
			<ul style="list-style-type: none"><li>• Support a reasonable increase in rates to help keep the wharf operational, access for local ratepayers and pedestrian tourists.</li></ul>	<ul style="list-style-type: none"><li>• Council has to consider affordability of rates across the whole district and will look at how it could implement a user-pays system.</li></ul>	
			<ul style="list-style-type: none"><li>• Collect a daily charge from non-ratepayer recreational users for a designated trailer parking area / boat ramp with a self-check in kiosk / annual pass.</li></ul>	<ul style="list-style-type: none"><li>• As part of the project Council is considering how it could implement a user pays system to ensure the on-going maintenance and investment in the wharf.</li></ul>	
			<ul style="list-style-type: none"><li>• Find funds to repair the wharf if no external funding can be found.</li></ul>	<ul style="list-style-type: none"><li>• Council will consider all other options.</li></ul>	
			<ul style="list-style-type: none"><li>• Necessary for the development of the proposed Sports Fishing Club.</li></ul>	<ul style="list-style-type: none"><li>• The wharf is a strategic asset for Council, commercial fishing operations and the community. Council is considering options for its repair.</li></ul>	
		<ul style="list-style-type: none"><li>• Commends Council's consistent effort and contribution to protect Jackson Bay Wharf, which has historical significance for Westland District. Allows for preservation of the wharf and future development. HNZPT supports the ongoing use and maintenance of historic places as they contribute to the structure's longevity.</li></ul>	<ul style="list-style-type: none"><li>• Noted.</li></ul>		
Option 2	Close the wharf	30	For this option:	<ul style="list-style-type: none"><li>• The wharf as it stands currently has some health and safety risks. Council is considering options for its repair.</li></ul>	
			<ul style="list-style-type: none"><li>• Council's ongoing liabilities could be reduced by reducing the size and retention as a community asset.</li></ul>	<ul style="list-style-type: none"><li>• If this option is preferred, Council will consider the best approach to mitigate risk.</li></ul>	
			<ul style="list-style-type: none"><li>• If closed needs to be removed or modified to reduce ongoing risks.</li></ul>	<ul style="list-style-type: none"><li>• The wharf will provide an option for supporting emergency response capabilities as well as maintaining vital supply chains.</li></ul>	
		23	<ul style="list-style-type: none"><li>• In the event of AF8 the road will likely be blocked off, and inaccessible anyway.</li></ul>		
			Against this option:	<ul style="list-style-type: none"><li>• Noted.</li></ul>	
		1, 8, 31, 36, 53, 58	For this option:	<ul style="list-style-type: none"><li>• Council is uncertain if there will be commercial interest in purchasing the wharf. Especially given it needs significant investment for it to continue to be operational.</li></ul>	
	<ul style="list-style-type: none"><li>• If there is commercial interest in it.</li></ul>		<ul style="list-style-type: none"><li>• As part of the project Council is considering how it could implement a user pays system to ensure the on-going maintenance and investment in the wharf.</li></ul>		
	<ul style="list-style-type: none"><li>• Wharf not self-funding.</li></ul>		<ul style="list-style-type: none"><li>• Council will consider this and could negotiate an arrangement if the wharf is sold.</li></ul>		
			<ul style="list-style-type: none"><li>• If the wharf is sold, there needs to be a requirement for Civil Defence / emergency services access or use.</li></ul>		

Option 3	Sell the wharf		<p>Against this option:</p> <ul style="list-style-type: none"> <li>The wharf has been paid for by local ratepayers since 1939 and is managed by the Westland District Council, meaning it's essentially owned by the people in the district.</li> <li>If the wharf is sold to a private owner, they would have full control and could limit public access, charge high fees, and even stop emergency or recreational use, which would negatively affect families, fishers, and tourists.</li> <li>Sale will likely mean a new owner will eventually ask Council for funding to support ongoing maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>The wharf was gifted to us by the Department of Conservation in the late 1980s, Council has managed the wharf ever since. The sale of the wharf could impact negatively on the recreational users and residents of the Westland District.</li> </ul>	
Comments - no option chosen		41, 46, 48, 60	<ul style="list-style-type: none"> <li>Proceed with the repair only if there is a guarantee from the government for ongoing road maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>Council will continue to negotiate on-going funding for the road with NZTA.</li> </ul>	
			<ul style="list-style-type: none"> <li>Don't spend money for further repairs. Users should be paying.</li> </ul>	<ul style="list-style-type: none"> <li>As part of the project Council is considering how it could implement a user pays system to ensure the on-going maintenance and investment in the wharf.</li> </ul>	
			<ul style="list-style-type: none"> <li>Important to Haast so they should decide and maybe help fund the repair.</li> </ul>		
			<ul style="list-style-type: none"> <li>Believes high fees deter fishermen. Wharf was built before the roads were built, there is no need to have it there now.</li> </ul>	<ul style="list-style-type: none"> <li>The wharf is a strategic asset for Council, commercial fishing operations and the community. Council is considering options for its repair.</li> </ul>	
4	Alternative West Coast Wilderness Trail route to Ross				
Option 1	Build an alternative route to Ross with external funding	1, 8, 11, 12, 18, 20, 27, 30, 32, 33, 35, 37, 39, 42, 45, 49, 51, 52, 53, 54, 58	<ul style="list-style-type: none"> <li>All funding MUST be external. NO WDC ratepayer monies must be used for any repairs or improvements to any section of the cycle trail.</li> </ul>	<ul style="list-style-type: none"> <li>The majority of external funding that Council receives requires co-funding from the Council.</li> </ul>	
			<ul style="list-style-type: none"> <li>Register it as a heritage site as it would qualify for additional funding.</li> </ul>	<ul style="list-style-type: none"> <li>Heritage structures cannot be altered. A significant investment is required before the bridge could be re-opened.</li> </ul>	
			<ul style="list-style-type: none"> <li>External funding should come from the Government, not local trusts.</li> </ul>	<ul style="list-style-type: none"> <li>Council has applied for funding support from MBIE in the latest round of Great Rides submissions. This is a Central government fund.</li> </ul>	
			<ul style="list-style-type: none"> <li>Primary users of the trail and businesses that primarily benefit should contribute to use of the trail.</li> <li>Totara Rail Bridge is not listed on the New Zealand Heritage List / Arrange Kōrero, however HNZPT understands the historic and cultural value it holds within the district and is concerned to see its closure and deterioration. HNZPT supports the Council's intention to include funding in the capital plan and undertake the project if external funding support is obtainable. HNZPT also notes the benefit for ratepayers by allowing the project to continue if external funding is available, to avoid further impacts on rates.</li> </ul>	<ul style="list-style-type: none"> <li>Council is reviewing how the trail is funded and how businesses would contribute.</li> <li>Council is happy to discuss options for the Totara Rail Bridge with HNZPT.</li> </ul>	
Option 2	Fully fund an alternative route to Ross	2, 4, 28, 34, 36, 63, 64	<ul style="list-style-type: none"> <li>Build a safe new bridge within the current bridge to keep the history alive. It was a highlight of the ride.</li> </ul>	<ul style="list-style-type: none"> <li>Council has applied for funding support from MBIE in the latest round of Great Rides submissions. This project would see an alternative suspension bridge built alongside the existing Totara Rail Bridge.</li> </ul>	
Option 3	Do not build an alternative route to Ross	3, 5, 10, 26, 31	<ul style="list-style-type: none"> <li>Alternative: a cable car above the bridge.</li> </ul>	<ul style="list-style-type: none"> <li>This could be a viable option to investigate if necessary going forward.</li> </ul>	
			<ul style="list-style-type: none"> <li>Old Ross railway line station at Pakakamai with a formed road that could be connected to SH6.</li> </ul>	<ul style="list-style-type: none"> <li>The SH6 alternative requires immense infrastructure construction which is cost prohibitive.</li> </ul>	
			<ul style="list-style-type: none"> <li>The clip-ons off the old Taramakau bridge are in a paddock north of the new Taramakau bridge.</li> </ul>	<ul style="list-style-type: none"> <li>The engineering design and cost is prohibitive without major Central Government support. Any of the bridges scoped for a detour have never been initially designed for these additional items so their structural integrity or ability would have to be investigated.</li> </ul>	
			<ul style="list-style-type: none"> <li>An alternative route would cause farmers to lose valuable space to raise cattle.</li> </ul>	<ul style="list-style-type: none"> <li>Any future alternative would need support from the local community, inclusive of adjoining landowners.</li> </ul>	

Comments - no option chosen		29, 41, 46, 48, 56, 57, 61, 65, 66	<ul style="list-style-type: none"> <li>An alternative route is a necessity for the Ross community to support businesses and ensure rider safety.</li> </ul>	<ul style="list-style-type: none"> <li>The West Coast Wilderness Trail provides benefit to the wider Westland District. Council would like to see the trail re-opened so it is fully utilised.</li> </ul>	
			<ul style="list-style-type: none"> <li>The heritage of Ross needs to be kept intact, if not usable at least visible for residents and tourists.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Proceed with the project only if external funding is obtained from central government.</li> </ul>		
			<ul style="list-style-type: none"> <li>Put the road rail bridge back in action with warning signs.</li> </ul>	<ul style="list-style-type: none"> <li>We cannot leave the bridge open to users when we have received reports advising it is structurally unsafe.</li> </ul>	
			<ul style="list-style-type: none"> <li>Important to Hokitika and Ross so they should look at how they want to fund this.</li> </ul>	<ul style="list-style-type: none"> <li>The West Coast Wilderness Trail provides benefit to the wider Westland District. Council would like to see the trail re-opened so it is fully utilised.</li> </ul>	
			<ul style="list-style-type: none"> <li>Believes predicted costs are incorrect and should be reviewed.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Conduct further investigation into the possibility of using the existing bridge with practical load testing.</li> </ul>	<ul style="list-style-type: none"> <li>Numerous engineering reports have already been sought for the Totara Rail Bridge.</li> </ul>	
			<ul style="list-style-type: none"> <li>Howe Truss engineer to do a report.</li> </ul>		
			<ul style="list-style-type: none"> <li>Publish all 3 bridge reports from May 2023 - August 2024.</li> </ul>	<ul style="list-style-type: none"> <li>Reports available on our website here: <a href="https://www.westlanddc.govt.nz/media/lc4g0bfv/wcwt-totara-bridge-structural-reports-apx.pdf">https://www.westlanddc.govt.nz/media/lc4g0bfv/wcwt-totara-bridge-structural-reports-apx.pdf</a></li> </ul>	
5	Dog registration restructure				
Option 1	Restructure the dog registration fees	2, 3, 10, 18, 26, 35, 39, 52, 53, 59, 63, 64, 65, 66	<ul style="list-style-type: none"> <li>What are already responsible owners paying for?</li> </ul>	<ul style="list-style-type: none"> <li>Dog registration fees pay for dog control, including law enforcement and attending to complaints and incidents, administering the dog shelter, signs and advertising and public education. These help to create a safe and healthy environment for residents, dog owners and their pets.</li> </ul>	
			<ul style="list-style-type: none"> <li>Love the idea of cheaper registration for neutered dogs.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Ensure good support for dumped and abandoned dogs, and money needs to come from somewhere.</li> </ul>		
			<ul style="list-style-type: none"> <li>Costs associated with dog control should be met by dog owners.</li> </ul>	<ul style="list-style-type: none"> <li>The fee structure is a fairer way of apportioning the activity to dog owners; however, the wider community also receive a benefit from dog control.</li> </ul>	
Option 2	Do not change the dog registration fees	1, 4, 5, 8, 11, 12, 25, 27, 28, 30, 31, 32, 33, 34	<ul style="list-style-type: none"> <li>Submit that the discount for additional working dog/s should be 50% (and the fee \$40).</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Affordability.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Share the costs among all ratepayers, not just residents that do the correct thing.</li> </ul>	<ul style="list-style-type: none"> <li>Council deems that where a benefit is applied to a specific class, the cost should be based on user pays. There should be some ratepayer contribution as all residents receive a benefit from this activity. However, the majority of the benefit is for dog owners.</li> </ul>	
			<ul style="list-style-type: none"> <li>Discontinue the Gold Card holder discount, this increases the cost for under 65's.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Unclear where the rates contribution is funded from.</li> </ul>	<ul style="list-style-type: none"> <li>The rates contribution for this activity is funded from General rates.</li> </ul>	
Comments - no option chosen		41, 46	<ul style="list-style-type: none"> <li>Increase registration fees in a year where there are no rates increases.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Dog registration should be on a 100% cost recovery basis.</li> </ul>	<ul style="list-style-type: none"> <li>Council deems that where a benefit is applied to a specific class, the cost should be based on user pays. There should be some ratepayer contribution as all residents receive a benefit from this activity. However, the majority of the benefit is for dog owners.</li> </ul>	
			<ul style="list-style-type: none"> <li>Charge less and reduce staff.</li> </ul>	<ul style="list-style-type: none"> <li>There is only one FTE staff member in this activity.</li> </ul>	

6	Financial accountability	8, 37, 38, 39, 56, 60	<ul style="list-style-type: none"> <li>• Reduce or stop spending on external consultants.</li> </ul>	• Noted.	
			<ul style="list-style-type: none"> <li>• Debt levels are concerning and need to be used wisely and with caution.</li> </ul>		
			<ul style="list-style-type: none"> <li>• Council has mishandled government funding, especially for Three Waters services (Better Off Funding).</li> </ul>		
			<ul style="list-style-type: none"> <li>• WDC keep within its means the next 10 years.</li> </ul>	• Market forces and central Government legislation is driving service costs.	
			<ul style="list-style-type: none"> <li>• Proposed plan contradicts goal of prudent and sustainable financial principles because debt set to double within 3 years and proposed rates increases for next 2 years are well over inflation.</li> </ul>	• Market forces and asset replacement costs are driving the debt levels.	
			<ul style="list-style-type: none"> <li>• Propose cost reduction through 10% departmental budget reduction, merging senior management roles.</li> </ul>	• Noted.	
			<ul style="list-style-type: none"> <li>• Reduce spending and debt.</li> </ul>		
			<ul style="list-style-type: none"> <li>• Disagrees with paying lease on library when Council used to own a library building.</li> </ul>		
7	Three Waters	8, 40, 41, 47, 56, 57, 68	<ul style="list-style-type: none"> <li>• The most important issue at the moment is building the Hokitika Wastewater treatment plant. Nothing else must be started until this is done.</li> </ul>	• Council is currently working on this project. Council works on multiple projects at one time, prioritising as necessary.	
			<ul style="list-style-type: none"> <li>• Instead of investing in the proposed Hokitika Wastewater Treatment Plant project, invest in a short-term solution while onsite advanced technological systems are developed.</li> </ul>	• Council is subject to resource consents which will expire in 2026. It is unlikely that the current wastewater treatment solution will be reconsented.	
			<ul style="list-style-type: none"> <li>• Opposes the Hokitika Wastewater Treatment Plant project, suggests enhancing the current system instead.</li> </ul>		
			<ul style="list-style-type: none"> <li>• Pressing issues regarding compliance to meet three waters requirements.</li> </ul>		
			<ul style="list-style-type: none"> <li>• No extra costs for water service. The drinking water is fine.</li> </ul>	• Council must continue to invest in its infrastructure. All of our Council owned water supplies have been upgraded in the past 10 years to meet compliance standards. Some of the components at the water treatment plants have a shorter life span and therefore require replacing on a more regular basis (approx. 10yrs) to ensure there is continuity in operations.	
			<ul style="list-style-type: none"> <li>• Action to address the vulnerability of Franz Josef wastewater infrastructure. Prioritise development and implementation of a sustainable, long-term solution urgently and address short-term protection measures while the long-term solution is sought.</li> </ul>	• Noted.	
			<ul style="list-style-type: none"> <li>• Support activities to improve 3 waters infrastructure as they protect and promote health and wellbeing of residents and visitors.</li> </ul>	• Council will continue to invest in water infrastructure to ensure the continuity of service and compliance with regulatory requirements.	
			<ul style="list-style-type: none"> <li>• Inter-council collaboration on drinking water is critical to delivering consistency of service, and asset planning alignment.</li> </ul>	• Council has been working alongside both Grey and Buller District Councils with regards to Local Water Done Well. Consultation for Local Water Done Well was released on the 16th of May.	
			<ul style="list-style-type: none"> <li>• The wastewater projects are of significant interest to WCRC due to systemic compliance issues, future consenting requirements, and the need for strategic alignment. In particular, we seek planning and budgeting for the relocation of the Franz Josef oxidation ponds to occur as soon as possible.</li> </ul>	• Council currently has a consent for the oxidation ponds in Franz Josef. We have allowed budget in the LTP for land purchase and new location of Franz WWTP. The proposed new Wastewater Environmental Performance Standards (set by the Water Regulator - Taumata Arowai) will guide compliance conditions and designs. The resource consent runs out in 2034.	
			<ul style="list-style-type: none"> <li>• The programme of stormwater reticulation improvements in Hokitika needs to connect with WCRC's role in stormwater discharge regulation and flood hazard mapping.</li> </ul>	• Stormwater catchment management plans have been budgeted, but this project has not started.	

8	Boat Ramp at Jackson Bay	10		<ul style="list-style-type: none"> <li>Noted</li> </ul>	
9	Glacier Country community funding	17, 44, 47, 48	<ul style="list-style-type: none"> <li>To our knowledge, the Fox Glacier community has not requested the removal of this funding, and we believe the position remains vital for the ongoing support and development of our community.</li> </ul>	<ul style="list-style-type: none"> <li>The Fox Glacier CDO rate has not been removed from the Long Term Plan; it is described as the Fox Glacier – Glacier Promotions Rate. The funding is shown on p 164 of the draft LTP document. The Fox Glacier Community Development Society were invited to suggest an alternative name for the rate as their preferred description.</li> </ul>	
			<ul style="list-style-type: none"> <li>Propose that the funding for the Fox Glacier community development officer be set at \$35,500 per annum, and township development fund remain at \$27k per annum. We also request that Council outline a process by which we can submit requests for any potential increases to this rate should additional needs arise within the community.</li> </ul>	<ul style="list-style-type: none"> <li>Fox Glacier and Franz Township Community Development Officer total cost is \$71,000 which is included in the plan but historically has been split 33.4% to Fox Glacier and 66.6% to Franz Josef. This can be updated to 50/50 if preferred.</li> <li>The township development fund is \$35,000 each and is included in the plan under the community rates.</li> <li>Council will look at a process for increases as requested.</li> </ul>	
			<ul style="list-style-type: none"> <li>Request that the Glacier Country Promotions rate be renamed, "Franz Josef Community Development Rate", "Fox Glacier Township Development Rate", to more accurately describe the purpose of these rates.</li> </ul>	<ul style="list-style-type: none"> <li>Council can change the name of the rate but there needs to be a clear distinction between the existing Township Development Funds and this fund, which is for the Community Development Officer, unless the two are combined into the same rate (Total \$70,500 each for Fox Glacier and Franz Josef).</li> </ul>	
			<ul style="list-style-type: none"> <li>Request the Township Development Fund included in the Fox Glacier Community Rate is included in the "Fox Glacier Township Development Rate" to consolidate community-facing development funding, aligning with actual use.</li> </ul>	<ul style="list-style-type: none"> <li>This can either be a separate rate just for the existing \$35,000 for the Township Development Rate or it could be combined with the "Glacier Country Rate" with a total of \$70,500 each for Fox Glacier and Franz Josef. A new separate rate for \$35,000 could be set up from and including the 2026/27 rating year but not the 2025/26 year, at this stage.</li> </ul>	
			<ul style="list-style-type: none"> <li>Support the request the Township Development Fund included in the Fox Glacier Community Rate is included in the "Fox Glacier Township Development Rate" and request that the Township Development Fund included in the Franz Josef Community Rate is included in the "Franz Josef Community Development Rate".</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	
			<ul style="list-style-type: none"> <li>Please update the geographic boundaries to collect the rates: Franz Josef Community Development Rate - ratepayers within the area Lake Mapourika to the bottom of the Fox Hills. Fox Glacier Community Development Rate - across ratepayers between Karangura river and the bottom of the Fox Hills.</li> </ul>	<ul style="list-style-type: none"> <li>Ratepayers in the bordering locations would be adversely affected as these communities are also rated for their own township development funds.</li> </ul>	
			<ul style="list-style-type: none"> <li>Request that each 3 year renewal of the Franz Josef Community Development Rate a standard inflationary factor be applied to the targeted rate.</li> </ul>	<ul style="list-style-type: none"> <li>Council can do this, but it should be noted that it would increase the Franz Josef Community Development Rate.</li> </ul>	
10	Hokitika Swimming Pool	18, 30, 37, 41, 45, 56, 57	<ul style="list-style-type: none"> <li>Include a sauna in the swimming pool redevelopment. It would be beneficial to the community and reduce travel to Greymouth.</li> </ul>	<ul style="list-style-type: none"> <li>Council to consider.</li> </ul>	
			<ul style="list-style-type: none"> <li>Disagrees with further funds being spent on the swimming pool.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Fees should be further increased year-on-year, 20% in 2025/2026 and 10% annually thereafter.</li> </ul>	<ul style="list-style-type: none"> <li>Council reviews its fees and charges annually as part of the Annual Plan.</li> </ul>	
			<ul style="list-style-type: none"> <li>Instead of the proposed upgrade project, put a dividing wall in the main pool at the 25m mark to create the paddling pool and do not repair the roof or add shore shield flooring.</li> </ul>	<ul style="list-style-type: none"> <li>Council has investigated putting in a divider, but this is expensive. Council previously investigated reducing the size of the main pool to accommodate a paddling pool, however community feedback was against this.</li> <li>Not repairing the roof will shorten the lifespan, requiring significant investment sooner.</li> </ul>	



			<ul style="list-style-type: none"> <li>Supports investment in the Hokitika Swimming Pool as aquatics facilities are essential recreational, sporting and well-being infrastructure to support an active vibrant community.</li> </ul>	<ul style="list-style-type: none"> <li>Providing swimming pools is part of Councils core service.</li> </ul>	
11	Chlorination	24	<ul style="list-style-type: none"> <li>Disagrees with Chlorination to the Haast drinking water system and the source of water is pure.</li> <li>Concerned about the associated costs of chlorination and the effect on rates increases.</li> </ul>	<ul style="list-style-type: none"> <li>Council must adhere to regulations set by Central Government through the Water Regulator - Taumata Arowai under the Water Services Act 2021.</li> </ul>	
12	Rates	24, 30, 37, 38, 41, 52, 53, 59	<ul style="list-style-type: none"> <li>Rate increases are unsustainable and place an excessive burden on ratepayers without any clear improvements to services.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Rate increases are higher than wages increases or inflation.</li> </ul>	<ul style="list-style-type: none"> <li>Rate increases are based on the cost of providing the services.</li> </ul>	
			<ul style="list-style-type: none"> <li>Limits on rates should be on a downward trajectory and at the predicted rate of inflation. There should be a separate target for each rates type with an aim of lowering them.</li> </ul>		
			<ul style="list-style-type: none"> <li>Rates are concerning but understandable for the investment required. Levels for 2029 onwards do not seem achievable to continue required investment.</li> </ul>	<ul style="list-style-type: none"> <li>As we move further out in our budgeting the information around the cost of services is less accurate. We have to make an estimate based on current information.</li> </ul>	
			<ul style="list-style-type: none"> <li>Commercial rating and Tourism promotion rate do not provide an increase in services for those ratepayers.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Request reduction or exemption on water rates for Churches. Many use very little water. The decreasing amount of parishioners and increasing maintenance and rates costs putting historic buildings at risk.</li> </ul>	<ul style="list-style-type: none"> <li>Charges to Churches are as per the Local Government (Rating) Act 2002. Remitting these charges to all churches would put a greater burden on other ratepayers.</li> </ul>	
			<ul style="list-style-type: none"> <li>High increase in general rates for each property type. How can ratepayers be sure this is equal and fair to all ratepayers. Appears that Rural and Commercial significantly subsidise residential rates.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> <li>General rates are based on capital values and the property use, there is no subsidisation.</li> </ul>	
			<ul style="list-style-type: none"> <li>Rental properties should be commercially rated the same as Airbnb properties for fairness - both for commercial gain.</li> </ul>	<ul style="list-style-type: none"> <li>Residential properties are generally recognised as not being a commercial venture.</li> </ul>	
			<ul style="list-style-type: none"> <li>Concern about the high rate increases for rural properties that are remote from Council's services. We request that council provide more detail of the rates that make up the total rates shown in the benchmark examples on pages 27 and 28 of the consultation document.</li> </ul>	<ul style="list-style-type: none"> <li>General rates are based on capital values.</li> <li>Individual ratepayers can look at the breakdown of their rate types online.</li> </ul>	
13	Council's vision and community outcomes	30, 49	<ul style="list-style-type: none"> <li>Support Council maintaining an internal limit on rates increases. This metric should be shown in future consultation documents on Long-term and Annual Plans.</li> </ul>	<ul style="list-style-type: none"> <li>This is included in the Long Term Plan and the Annual Plan under the financial prudence benchmarks.</li> </ul>	
			<ul style="list-style-type: none"> <li>Aspirational vision that does not mention Affordability or Sustainability. Revisit the guiding principles to address affordability for all and ensuring what we have to facilitate our life here is sustainable.</li> <li>Generally supports Council's vision to enrich the Westland district and its people by respecting the cultural heritage of Poutini Ngāi Tahu. We commend the Council's proactivity and pledge to future proof and safeguard the district's unique natural environment and cultural heritage to support communities resilience in the face of social, economic and environmental challenges.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	

			<ul style="list-style-type: none"> <li>• Supports the strategic framework within the Plan for community outcomes through the upgrading of public amenities and facilities to benefit the growing population and benefit community wellbeing.</li> </ul>		
14	West Coast Wilderness Trail	30, 37, 45, 57	<ul style="list-style-type: none"> <li>• Disagrees with further spending on the wilderness trail.</li> <li>• The Wilderness Trail was supposed to be cost-free for ratepayers.</li> <li>• Support continued investment in the West Coast Wilderness Trail for maintenance, upgrade and continuing to create more off-road trail.</li> </ul>	<ul style="list-style-type: none"> <li>• The West Coast Wilderness Trail is a strategic asset for the district and has community benefits.</li> <li>• The trail is subsidised by Central Government, but there are additional costs that Council has to cover.</li> <li>• Noted.</li> </ul>	
15	Ross Swimming Pool	37, 45, 57	<ul style="list-style-type: none"> <li>• When will the work to remediate the roof structure on the Ross pool begin? Would like to see works outside of Hokitika prioritised for the community.</li> <li>• Supports investment in the Ross Swimming pool, which is identified as a key aquatics opportunity in the West Coast Spaces and Places Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• This project has started and is currently underway. Initial structural concept designs have been received, and the tender process will start in June 2025.</li> <li>• Noted.</li> </ul>	
16	Destination Westland / Wildfoods Festival.	37	<ul style="list-style-type: none"> <li>• Would like open financial reporting from DW about the Wildfoods festival and Council to make a decision about its future.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>	
17	Rubbish bins	37	<ul style="list-style-type: none"> <li>• Offer a selection of rubbish bin sizes.</li> </ul>	<ul style="list-style-type: none"> <li>• Council has previously investigated this. Although it is an option, the overall collection cost would remain the same.</li> </ul>	
18	Communications and engagement	37, 39	<ul style="list-style-type: none"> <li>• Communication and engagement could be improved.</li> <li>• Interested in project information not Council support of causes.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Some community members have expressed interest in what Council staff do in the community.</li> </ul>	
19	Council Auditors	38	<ul style="list-style-type: none"> <li>• Are not holding the Council accountable for poor financial management.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> </ul>	
20	Debt	38, 41, 56, 59, 60	<ul style="list-style-type: none"> <li>• Debt loading limit is too high for low rating base, caused by unnecessary spending and poor financial decisions.</li> <li>• New debt should only fund intergenerational assets (lifespan over 50 years).</li> <li>• Concern about rising debt and impact on ratepayers, especially those on fixed incomes.</li> <li>• Concern about WDC being a guarantor borrower with LGFA and risk of being exposed to other Councils' defaults.</li> <li>• Good to see the council working well within the Local Government Agency's debt limit.</li> </ul>	<ul style="list-style-type: none"> <li>• Noted</li> <li>• Debt funding is seen as intergenerational and is only used when no other sources of funding are available.</li> <li>• Noted</li> <li>• There is an extremely small risk as there are other methods for the LGFA to collect other Councils' default.</li> <li>• Noted.</li> </ul>	
21	Infrastructure	38, 39, 49, 57, 59, 68	<ul style="list-style-type: none"> <li>• Infrastructure – Three Waters, Waste management, Transport is Council core business.</li> <li>• Invest in projects that bring lasting support to the region not projects that only benefit specific demographics.</li> <li>• Supports Council's investment in the district's roading and footpaths, and three waters management, which will benefit the community by improving road safety and attending to current challenges within service systems.</li> <li>• Consider maintenance on unsealed roads in South Westland.</li> </ul>	<ul style="list-style-type: none"> <li>• Council has a range of assets which provide community benefit.</li> <li>• Council is open to discussion with the community on services levels provided on unsealed roads in South Westland.</li> </ul>	
			<ul style="list-style-type: none"> <li>• How much has the Carnegie Building restoration cost?</li> </ul>	<ul style="list-style-type: none"> <li>• The original project to restore the Carnegie Building cost \$3.9 million, which was funded by Council, Ministry of Culture and Heritage and Development West Coast.</li> </ul>	

22	Museum and Carnegie Building	38, 41, 56, 57	<ul style="list-style-type: none"> <li>Propose transitioning Museum operations to a voluntary board and grant fund like the Hokitika Regent Theatre. This model is similar to museum operations of other small towns.</li> </ul>	<ul style="list-style-type: none"> <li>Council is considering the Governance structure for Museum.</li> </ul>	
			<ul style="list-style-type: none"> <li>Do not proceed with additional expenditure on the Museum, saving \$300k.</li> </ul>	<ul style="list-style-type: none"> <li>The \$300k project is for the fitout of the Museum which is currently in progress.</li> </ul>	
			<ul style="list-style-type: none"> <li>Incorporate the isite into the Museum site.</li> </ul>	<ul style="list-style-type: none"> <li>The museum space is not large enough to house the isite.</li> </ul>	
			<ul style="list-style-type: none"> <li>Support investment into the Museum.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
23	Feral cats	38	<ul style="list-style-type: none"> <li>Council should leave this issue to expert organisations.</li> </ul>	<ul style="list-style-type: none"> <li>Council is not involved in managing feral cats</li> </ul>	
24	Dogs	38	<ul style="list-style-type: none"> <li>Who made the decision to put a dog park at Prossers Bush? Is it a "nicety ticket" for taking away the racecourse area?</li> </ul>	<ul style="list-style-type: none"> <li>Prossers Bush was identified as a temporary dog park due to the Racecourse development.</li> </ul>	
25	Council Controlled Organisations	38, 46, 60	<ul style="list-style-type: none"> <li>Council-Controlled Organisations (CCOs) aren't delivering good financial returns, and leadership salaries are too high.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	
			<ul style="list-style-type: none"> <li>Not mentioned in the plan.</li> </ul>	<ul style="list-style-type: none"> <li>CCO's are included on pp 259 - 265 of the draft LTP.</li> </ul>	
26	Buildings	40	<ul style="list-style-type: none"> <li>Questionable building practices in earthquake prone areas.</li> </ul>	<ul style="list-style-type: none"> <li>The Building Control activity adheres to legislation.</li> </ul>	
			<ul style="list-style-type: none"> <li>Council should not spend \$5m on the HQ building - use the money to reduce debt.</li> </ul>	<ul style="list-style-type: none"> <li>The current Council Headquarters is earthquake prone and must be remediated by June 2031. If the Council Headquarters building is not strengthened, an alternative location for the Council Headquarters will need to be found and could potentially increase the cost and debt levels.</li> </ul>	
27	Pre-election commitments	41	<ul style="list-style-type: none"> <li>Despite promises to cut spending and reduce debt, Council debt has risen sharply, and rates are up nearly 20%, with plans for further increases—directly contradicting pre-election commitments.</li> </ul>	<ul style="list-style-type: none"> <li>Central Government imposed legislation is driving the rates and debt increases.</li> </ul>	
28	isite	41	<ul style="list-style-type: none"> <li>Transition the isite to a kiosk model to reduce costs, budget of \$50k, plus fit out cost of \$50k. The business model should not be in competition with local tourism retailers.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
29	Sport and recreation	43, 45, 57, 62	<ul style="list-style-type: none"> <li>Hokitika Hockey Club are requesting that Council includes provision for a multi-sport code artificial surface in Hokitika in the 2025-34 long Term Plan that can be developed in a similar way to the Westland Sports Hub, not ratepayer funded. Having the project on the LTP2025-34 is an import step to enabling partnerships, securing external funding and prioritising the project should funding become available through Council from profits off the racecourse development which are earmarked for Sport and Recreation in the district.</li> </ul>	<ul style="list-style-type: none"> <li>This could be considered as part of Racecourse recreation development engagement work</li> </ul>	
			<ul style="list-style-type: none"> <li>Encourage Council to link the racecourse development with the upcoming Greater Canterbury Spaces and Places review from Sport Canterbury and use the document to support future decision-making and investment.</li> </ul>	<ul style="list-style-type: none"> <li>Council staff are involved in the development of the Greater Canterbury Spaces and Places Review and have already attended a workshop. This document will be used to help prioritise future investment in the district.</li> </ul>	
			<ul style="list-style-type: none"> <li>Council should consider the impact of proposed increase to fees and charges for sport and recreation.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
			<ul style="list-style-type: none"> <li>Commend the Council on the Cass Square playground development.</li> </ul>		
			<ul style="list-style-type: none"> <li>Strongly support Council's proposed investment in community facilities - playgrounds and parks, development of parks and reserves strategy and plans for Cass Square and the racecourse.</li> </ul>		

			<ul style="list-style-type: none"> <li>Consider the needs of the sporting community and look at options to develop a 2 - 3 court stadium as the current single court is shared between Basketball, Badminton, Football and Netball during the winter season.</li> </ul>	<ul style="list-style-type: none"> <li>This could be considered as part of Racecourse recreation development engagement work.</li> </ul>	
30	Public toilets	45, 57	<ul style="list-style-type: none"> <li>Consider users of sport and recreation facilities when making decisions around public toilet facilities.</li> <li>Strongly support Council's proposed investment in community facilities - public toilets.</li> </ul>	<ul style="list-style-type: none"> <li>Council provides numerous public toilet facilities across the district.</li> <li>Noted.</li> </ul>	
31	Staffing	46	<ul style="list-style-type: none"> <li>Reduce costs in staff and leadership.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	
32	Tourism Promotions Rate	47	<ul style="list-style-type: none"> <li>Request that Council review the purpose and application of the Tourism Promotions rate to ensure it is fair, fit for purpose and equitable.</li> </ul>	<ul style="list-style-type: none"> <li>All rates are reviewed as part of any budgeting process.</li> </ul>	
			<ul style="list-style-type: none"> <li>Glacier Country Promotions Group requests a more equitable share of the rate: \$125k per annum (current allocation \$13k per annum)</li> </ul>	<ul style="list-style-type: none"> <li>The rate is based on cost of operations, the amount allocated is at the request of the Fox and Franz community groups. Increasing this amount would increase the rates payable.</li> </ul>	
			<ul style="list-style-type: none"> <li>Greater transparency around how the funds are spent, particularly regarding Hokitika isite and West Coast Wilderness Trail. Request a full and detailed breakdown of expenditure.</li> </ul>	<ul style="list-style-type: none"> <li>Submitted this request as a LGOIMA for direct response to the submitter. LGOIMA responses are released onto the Council website.</li> </ul>	
33	Heritage Buildings	49	<ul style="list-style-type: none"> <li>HNZPT encourages Council's consideration of assistance to heritage building owners through a heritage grant scheme. To assist with financing maintenance, repairs, strengthening and upgrade of district's heritage buildings.</li> </ul>	<ul style="list-style-type: none"> <li>The cost of a Council grant would increase the rates burden on the community.</li> </ul>	
			<ul style="list-style-type: none"> <li>HNZPT supports incentivizing mechanisms such as free or subsidised processing of applications involving the maintenance, repair, strengthening or upgrading of heritage places, and the provision of free specialist advice to heritage building owners. HNZPT encourages Council's consideration of assistance to heritage building owners through additional methods to promote continued protection of heritage.</li> </ul>	<ul style="list-style-type: none"> <li>This would require further rates increases as the costs of consents is based on user pays and cost recovery.</li> </ul>	
34	Community grant	50	<ul style="list-style-type: none"> <li>Westland Community Centre Inc. (WCCI) supports provision in the LTP of a grant towards the operations of the Hokitika Regent Theatre of \$67,798 + GST including CPI increase on 2024. The 2024 business plan was endorsed by WDC and WCCI commits to continuing to keep WDC informed about progress against the business plan.</li> </ul>	<ul style="list-style-type: none"> <li>The Regent Theatre Grant for 2025/2026 is \$76,877.50 GST inclusive (\$68,850 excl. GST), this is inflation adjusted throughout the life of the plan.</li> </ul>	
35	Westland Safer Community Coalition	57	<ul style="list-style-type: none"> <li>Pleased to see Council's commitment to continuing with this valuable coalition across the life of the Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Noted.</li> </ul>	
36	Hokitika History	60	<ul style="list-style-type: none"> <li>Concerns about Council actions around historic monuments around Hokitika.</li> </ul>	<ul style="list-style-type: none"> <li>Noted</li> </ul>	
37	Ross Cemetery	65, 66	<ul style="list-style-type: none"> <li>Make public the ground engineers report for the new site at Woolhouse Road.</li> </ul>	<ul style="list-style-type: none"> <li>No report is held as it was not required for the new cemetery site.</li> </ul>	
38	Natural Hazards	68	<ul style="list-style-type: none"> <li>Encourage Council to use WCRC flood hazard information to inform future development decisions and evacuation planning.</li> </ul>	<ul style="list-style-type: none"> <li>Council staff use information provided by West Coast Regional Council. Evacuation planning is a priority of the Civil Defence and Council Staff.</li> </ul>	
39	Franz Josef Southside Master Planning	68	<ul style="list-style-type: none"> <li>WCRC wish to see resources and budget committed to a master planning project for the southside of the Franz Josef as per the 'Future Management of the Waiho River' report.</li> </ul>	<ul style="list-style-type: none"> <li>Council will consider this.</li> </ul>	

40	Destination Hokitika Rate	69	<ul style="list-style-type: none"> <li>Propose that DH rate is levied as it currently stands for the duration of the Long Term Plan, allowing for a small annual increase. We propose that the increase be the lower of inflation and the general rates increase.</li> </ul>	<ul style="list-style-type: none"> <li>The Hokitika Promotions Rate is \$44,850 GST inclusive (\$39,000 excl. GST) in 2025/2026. Inflation adjustment is included in subsequent years.</li> </ul>	
----	---------------------------	----	--	---	--

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Wednesday, 2 April 2025 11:45 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Samantha Beneke

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

Too often smaller community needs are overlooked, and we need to responsible in preventing negative impacts to our environment.

**Jackson Bay Wharf repair**

Option 3: Sell the wharf.

**Comments**

Option 3 makes sense, if there is commercial interest in it.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

I would be surprised if Development West Coast didn't come to the table with external funding, given the positive impact on tourism that the West Coast Wilderness Trail provides.

**Dog registration restructure**

Option 2: Do not change the dog registration fees.

## **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 3 April 2025 6:40 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Rebecca

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 2: Fully fund an alternative route to Ross.

**Comments****Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**



**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 3 April 2025 6:45 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Kelly Kyle

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

**Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 3: Do not build an alternative route to Ross.

**Comments**

Could a cable car above the bridge be an alternative

**Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**

Responsible owner here. I'm not sure what I'm actually paying for. Dog is fenced in. We walk our dog daily and pick up any messes after him.

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 4 April 2025 12:30 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Tina Galloway

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments****Hannah's Clearing Landfill remediation****Comments**

Build a wall that will protect the town and road for long term.

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 2: Fully fund an alternative route to Ross.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

People can't afford anymore cost

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 8 April 2025 11:29 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

John Stewart

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation****Comments**

Why can't a cell be created near Haast away from river and sea

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 3: Do not build an alternative route to Ross.

**Comments**

On the old Ross railway line there is a forgotten railway station Pakakamai and a formed road was established across to the main road and Totara valley much of which is still in place so it wouldn't cost much to connect to state highway 6. ALSO the clip ons off the old Taramakau bridge are just lying rotting in a paddock North of the new Taramakau bridge

**Dog registration restructure**

Option 2: Do not change the dog registration fees.

## **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 11 April 2025 1:13 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Olivia Sutton

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Property Owner

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

I am not sure what the implications for the wharf would be if it were sold. I don't think the closure is an option considering the commercial operations from the wharf as well as the tourism and local use it provides. Placing some camera surveillance to give you a snapshot of the use the wharf has over the 6 months from September through to April during the peak fishing and tourist season is huge. We need to invest in the protection and improvement of the facilities in this unique region of the west coast to ensure the continued livelihood of the existing and future businesses and locals of the area. As a local rate payer I would be happy to pay extra to maintain this piece of infrastructure for future use. Our family has been paying commercial rates for our property at Jackson Bay for the last 20 years, without it being used as a commercial site, primarily



family bach and holiday location. We have since requested an amendment to change it to residential to bring it inline with the land use. These additional rates paid over the last 20 years have contributed to the ongoing maintenance of the facilities in the area, one being the wharf. It would be a very sad day if this iconic structure was to be removed.

#### **Alternative West Coast Wilderness Trail route to Ross**

##### **Comments**

#### **Dog registration restructure**

##### **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Sunday, 13 April 2025 8:06 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Jocelyn Smith

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

The Craypot

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

This wharf plays an important role in the fishing infrastructure. It is the only deep sea wharf and that lends to major safety reasons for sourcing funding. As the owner of The Craypot at Jackson Bay I cannot possibly guess as to how many people utilize the wharf. Not only the general public but many fishing boats come in to unload. Fiordland Lobster has just unloaded a fishing boat as I write this. To sell the wharf also makes no sense. If the council can't fund the necessary repairs how would a private company/person and would it always be available for boats to come into if necessary. Please look towards finding funding and keep this wharf safe.

**Alternative West Coast Wilderness Trail route to Ross****Comments****Dog registration restructure**

## **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Sunday, 13 April 2025 9:13 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Graham Saunders

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

I fully support the option of selling the Jade building as soon as possible. It has a history of issues which will never be resolved in a cost effective way.

**Hannah's Clearing Landfill remediation**

**Comments**

Option 3. Improve the existing rock protection and let nature have it's way. No way should WDC ratepayers be held financial liable for this issue.

**Jackson Bay Wharf repair**

**Comments**

If the existing wharf is not self funding at this time it will never be. Hence I support option 3.

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

I with hesitations agree with option 1. All funding MUST be external. NO WDC ratepayer monies must be used for any repairs or improvements to any section of the cycle trail.

**Dog registration restructure**

**Comments**

Option 2. Regarding animal control all costs must be shared by ALL ratepayers and not dumped on those residents that do the correct thing.

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Lack of financial accountability within the WDC. The continual used of corporate speak when advising ratepayers on what is happening. The most important issue at the moment is building the sewage treatment plant. Nothing else must be started until this is done.

Another issue is the stupid suggestion that council get involved in some way with Milltown. My view is simple. NO WAY.

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 9:05 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Ian Smith

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

The Craypot

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

I wish to raise my concerns over the above options for the iconic Jackson Bay wharf. Not only is it the only deep sea wharf in the near vicinity it is utilized by commercial fisherman, pleasure fisherman, and admired by the general public daily. It is probably one of the most photographed wharves on the west coast and closing it or selling it would be detrimental for West Coast tourism not to mention the safety reasons for the wharf to remain part of the councils concern. I therefore feel that the council should keep this in the long term plan and source funding. Thanks.

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 9:27 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Ryan Mawdsley

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 3: Do not build an alternative route to Ross.

**Comments****Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**



**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Boat ramp at Jackson Bay

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 9:43 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Angie Brown

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

This is an iconic structure in South Westland and it is very important to keep the wharf in good repair so everyone can use it.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 10:34 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Clare Millington

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Haast LandSAR

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

Option 1 or Option 3

If Option 3 there needs to be a requirement for civil defense/emergency services access or use.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 10:39 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Lauren

**Email****Phone****Address****Township****Organisation****Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross****Comments****Dog registration restructure****Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 10:53 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Paul Sutton

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

The wharf is critical to the area in a civil defence situation as it is the only deep sea port on the west coast and may be needed for emergency aid and supplies.

The wharf supports a lot of local industries which creates local jobs and employment.

The wharf is used recreationally for fishing and other purposes which bring tourists to the area which supports the local communities.

If sold there is potential that local rate payers will loose access or won't be able to afford to use the wharf.

Our property at Jackson Bay has been in my family for approximately 20 years, we have paid commercial rates all this time which has contributed towards the upkeep of the wharf, we have only recently changed to Residential as we are now living there permanently with reduced income.

I support a reasonable increase in rates to help keep the wharf operational, access for local ratepayers and pedestrian tourists.

#### **Alternative West Coast Wilderness Trail route to Ross**

##### **Comments**

#### **Dog registration restructure**

##### **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

#### **ReCaptcha v3**



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 1:16 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Nathan Monachan

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

I grew up in Neils Beach and as a child I regularly fished off the Jackson Bay wharf. Over the 30 years that has passed the balance of commercial and recreational use of the wharf and supporting boat launch/vehicle parking areas has changed completely, and the vast majority of recreational users are not Westland rate payers. A system must be implemented to collect a charge from these users. A simple thought to explore - provide a designated trailer parking area with a daily charge and ban trailers from parking elsewhere, and keep our ratepayers exempt. A \$10 or \$20 charge is definitely reasonable for the users who would receive it, and this would go towards the ongoing repair and maintenance cost of the wharf as well as the launch and parking areas.

This asset is a unique West Coast icon and thus should remain ratepayer owned - where else can you find a wharf like it?

**Alternative West Coast Wilderness Trail route to Ross**  
**Comments**

**Dog registration restructure**  
**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 1:42 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

W Fawcett

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

This is a wonderful place to visit, as a local or tourist. I live in Canterbury and love to visit Jacksons Bsy, along with visitors from the UK. Hidden gem to look after.

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 2:32 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Fox Glacier Community Development Society

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Fox Glacier Community Development Society

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments**

N/A

**Hannah's Clearing Landfill remediation****Comments**

N/A

**Jackson Bay Wharf repair****Comments**

N/A

**Alternative West Coast Wilderness Trail route to Ross****Comments**

N/A

**Dog registration restructure****Comments**

N/A

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Submission to the Westland District Council Annual Plan

From: Fox Glacier Community Development Society Incorporated

Subject: Reinstatement of Funding for Community Development Officer

The Fox Glacier Community Development Society Incorporated respectfully requests that the funding for the Community Development Officer be reinstated into the Fox Glacier community rate.

To our knowledge, the Fox Glacier community has not requested the removal of this funding, and we believe the position remains vital for the ongoing support and development of our community.

We propose that the community rate be set at \$35,500 per annum. We also request that Council outline a process by which we can submit requests for any potential increases to this rate should additional needs arise within the community.

We thank the Council for considering this request and look forward to your continued support of the Fox Glacier community.

Sincerely,

Fox Glacier Community Development Society Incorporated

From Draft annual plan showing that the CDO (Community Development Office) which was removed last year, and has not been reinstated.

Page 157

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, and parks and reserves.

Page 159

**Fox Glacier – Glacier Promotions Rate** The Fox Glacier - Glacier Country tourism promotions rate 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 Glacier Country promotions rate funds contribution toward promotions of tourism in Glacier Country.

**ReCaptcha v3**

# Share your Feedback – Long Term Plan 2025 - 2034

**Submissions close 12pm, Friday 2 May 2025**

**Submissions hearing 15 & 16 May 2025**

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name\* ANTHONY MURPHY Organisation (if applicable) \_\_\_\_\_  
 Email\* \_\_\_\_\_ Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Township\* \_\_\_\_\_

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☒

\*Required

**Pakiwaitara Building – 41 Weld Street**

☒ **Option 1: Sell the Pakiwaitara Building immediately**

☐ **Option 2: Delay the sale of the Pakiwaitara Building**

☐ **Option 3: Keep the land and building**

Please provide any comments:

*More pages can be attached if necessary.*

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 2020 or by request. Feedback containing profanity and / or offensive language will not be accepted.

**Hannah's Clearing Landfill remediation**

- ☐ Option 1: Keep in the plan, with full loan funding
- ☒ Option 2: Keep in the plan, with grant funding and partial loan funding
- ☐ Option 3: Remove from the plan entirely

Please provide any comments:

*More pages can be attached if necessary.*

**Jackson Bay Wharf repair**

- ☒ Option 1: Keep in the plan, with loan funding
- ☐ Option 2: Close the wharf
- ☐ Option 3: Sell the wharf

Please provide any comments:

*More pages can be attached if necessary.*

**Alternative West Coast Wilderness Trail route to Ross**

- ☒ Option 1: Build an alternative route to Ross with external funding
- ☐ Option 2: Fully fund an alternative route to Ross
- ☐ Option 3: Do not build an alternative route to Ross

Please provide any comments:

*More pages can be attached if necessary.*

**Dog registration restructure**

- ☒ Option 1: Restructure the dog registration fees
- ☐ Option 2: Do not change the dog registration fees

Please provide any comments:

*More pages can be attached if necessary.*

Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?

I THINK IT WOULD BE  
A GREAT IDEA TO PUT  
A SHWA IN WESTLAND  
SWIMMING POOL REDEVELOPMENT  
FOR THE BENEFIT OF THE  
COMMUNITY & FOR PEOPLE WHO  
HAVE LIKE LONG ~~ER~~ INSURYS  
AT THE MOMENT I HAVE TO  
TRAVEL TO GREYMOUTH.

*More pages can be attached if necessary.*



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 4:09 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Anna Webb

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 4:14 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Andrew Kerr

**Email**

[REDACTED]

**Phone**

**Address**

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

The wharf is an essential infrastructure asset as well as attraction for tourism. Ensure it is maintained for ongoing use.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 5:24 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Andrew Robson

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Impulse fishing co

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 5:27 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Dayna Buchanan

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

This wharf is essential for our livelihood

**Alternative West Coast Wilderness Trail route to Ross****Comments****Dog registration restructure****Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Monday, 14 April 2025 8:36 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Kathryn Bennie

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

Option 1: Keep in plan, with loan funding - I support

The Jackson Bay wharf maintenance needs to be kept in the Long-Term Plan. This should be non-negotiable despite the predicament Council find themselves in regarding funding. The wharf in an operational state is critical in many ways.

It would be a vital lifeline for the whole of South Westland and further south should there be an earthquake of major consequence. With the exception of a severe northerly wind the wharf is

accessible with its unique natural location in deep water. In an emergency this would be a vital lifeline to South Westland residents, tourists and those caught up in such a disaster. People can be safely evacuated in large numbers and food and supplies can be landed easily.

The wharf was not there in 1875 despite a desperate need. The 1879 Commission of Enquiry found the lack of a wharf to be one of the main causes of the Jackson Bay Settlement failure. It was a need not a want. Residents needed a wharf for landing supplies, supporting their businesses to send out farm produce, sawmill logs & fishing. They needed a link to the outside world and without it the settlement failed.

Westland District Council should not be remembered as the council that failed to learn from past mistakes.

The wharf was eventually built in 1939 by Rope Construction. Too late for the original settlers but it has played a crucial role in the success of the whole of South Westland to the present day.

I believe going forward there needs to be a plan that uses money wisely. User pays is becoming the norm and while I don't like it I believe it may have its place if we are to save the wharf.

In the past a recreational fisherman ramp fee was charged, despite no ramp being there. People saw nothing for their dollar and I believe it died a natural death through inaction of council to be proactive with the money collected.

I would like to suggest that if council implemented this again with a guarantee the money raised went into repairing the landing platform of the wharf it might be beneficial. This would be a direct project that should be willingly supported as the landing platform is used by most fisherman.

There are high numbers of recreational fishermen using this facility and most are not rate payers. Over summer there can be 70 plus boat trailers on a weekend. Other weekends 20 is the normal. It is rare to have no trailers there.

While the main issue of the wharf structure wouldn't be addressed with this suggestion if recreational fisherman were charged either an annual fee or a daily fee it could help boost the landing platform project. Say \$100 annual fee x 150 boats that's 15k. Ratepayers should have the benefit of a reduced annual fee. A self-check in kiosk, similar to what DOC campgrounds use could be used for daily users. They would have a ticket butt as proof of payment and annual users could have a fixed annual pass visible on their boat.

Westland District Council needs to honour their position for the benefit of the district as a whole and keep the wharf in an operational manner. As members employed by the ratepayers it is their duty to keep the wharf in the plan and seek external funding. If they can't source funds they need to keep looking and find the money necessary to make this happen.

## Option 2: Close the Wharf - Against

The wharf is a huge asset to the area both historically and economically.

If it was closed the remaining commercial fisherman would be forced to find a solution or face going out of business. They would never come back.

Recreational fishermen generally need a structure to pull up against to load and unload people. It would not be safe for many boaties to operate without a support structure such as the wharf. An accident waiting to happen.

There would be no option of access in the event of a natural disaster.

There would be no future tourism growth in the area as it is largely dependent on the wharf.

The wharf has a colourful past and has a great history dating back from its construction in 1939. A temporary town was built around its construction with around one hundred workers housed in Jackson Bay building the wharf and working on the roading and bridges to support it. They even had their own newspaper & YMCA. The finished wharf was an incredible accomplishment.

The wharf opened a whole new life for people living below Haast. The next era was commercial fishing and the wharf enabled a very industrious base that in the 1980's would see many commercial boats using the wharf. Many clients of Talley's & Fiordland Lobster depended on it. As too did many others including Carters sawmill.

Today the fishing industry has dwindled but the wharf continues to support commercial operators. The area is a thriving locality for recreational fisherman, the iconic Cray Pot restaurant and the nine houses in the Jackson Bay township. Many families fish from the wharf. The area is on many peoples bucket list with the wharf luring people to walk out and enjoy its magnificence.

If closed the historical value of the wharf would be lost. It would be left to deteriorate and become an eye sore plus be a danger to people and vessels with pieces breaking free and washing out to sea

### Option 3: Sell the Wharf – Against

The wharf has been paid for by ratepayers since 1939 and while it is vested under Westland District Council control it would I imagine be technically owned by the people of the district.

Selling it would solve the financial burden facing the council but the negative implications to Westland would be huge. Private ownership would effectively give control to the owner, and rightly so if they bought it. Private ownership would mean liability of the owner to anyone else who uses the wharf and has a mishap. If I was the owner I would not want anyone on the wharf for that reason, same as farming and having someone wander onto your property and injuring themselves.

I would hate to see the day that kids and families are unable to amble down the wharf with fishing rods in hand to sit and pass the time of day as a family. Emergency use would not be guaranteed be it from natural disaster or for a disabled boat that's been towed in. The remaining commercial fisherman would be at the mercy of the owner to charge what they see fit and that may be the final

nail in the coffin so to speak of their business. Tourists that walk the wharf daily enjoying what the region has to offer would be highly disappointed that they couldn't use it. Recreational fisherman would be at the mercy of the owner to yay or nay their use of it and again charge a capless fee.

#### **Alternative West Coast Wilderness Trail route to Ross**

##### **Comments**

#### **Dog registration restructure**

##### **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

#### **ReCaptcha v3**



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 15 April 2025 12:17 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Jenna Sutton

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

Obviously you have mentioned the very obvious infrastructure/access in the event of a natural disaster. Even with that in mind, this infrastructure is vital to the access to recreation for both residents and visitors to the region as well as for commercial/economic use/growth. To even consider not funding it seems short sighted and ignorant to the importance of the wharf to the area.

The commercial operations from this wharf whilst minimal in scale compared to other ports, is vital to the area and provides employment for residents directly and indirectly (in an otherwise limited job market). The wharf directly aids access to our marine sports for residents and tourists and allows for boats to unload/tie up should they need to remove some weight and/or wait for the tides to allow pulling the boat out by trailer (which can be difficult for heavier game boats on a half

tide with soft sand). There are a significant amount of keen fishermen/young persons who fish off this wharf (residents and tourists). It is a key part of the aesthetics of the bay, and the historic nature of the wharf and settlement at Jacksons should not be over looked either.

As if this wasn't enough reasons to fund this now and in the future, many in the sports fishing community would like to see the creation of a sports fishing club with weigh station at this location. A project summary with key stakeholders is being drafted now, so that initial discussions can be held/key parameters & process identified and the feasibility of such a project worked through appropriately. Creating such a club/project would bring tourism opportunities to the area that do not rely on the north bound highway being open (which in the long run, will contribute to a more resilient area in the event of the road/epitaph failing) through competitions, sponsorship and facilities for recreational fishermen. It would highly like provide an opportunity to access lotto/community funds for the infrastructure and this infrastructure (once worked through with appropriate iwi/DOC/council/commercial and resident consultation) would increase access to sports for an area which has limited sport options. A club takes a largely individual sport (which are most options here) and turns it into a social/group sport. It allows for directed management of the marine resource and natural environment/the bay and creates employment opportunity aswell as setting up the area for growth in marine sports in a sustainable way. The creation of this club relies on this wharf and the continued access it brings. It should be a top priority as the impact of losing the asset would cause significant economic, health and resource management decline for the area.

#### **Alternative West Coast Wilderness Trail route to Ross** **Comments**

#### **Dog registration restructure** **Comments**

#### **Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Not in these. However very interested in the amount of resource being diverted to the chlorination of public water sources (given we don't need it in a world heritage area with some of the best naturally filtered water in the world). It concerns me that the general thought process/funding plan for councils/future work seems to be simply to increase rates - which is unsustainable as they are already ridiculously high for the area and facilities/services we receive (my parents on the kapiti coast with a nearly million dollar home have rates only \$300 more than me in a \$250,000 home with no public facilities). Seems to be a plan to increase these with no increase in facilities/services or infrastructure (solely maintenance). I have to wonder where the council have their heads when they have a plan to increase rates continuously at a rate significantly higher than inflation and the increase in wages (which is often less than inflation). Won't somebody think of the children. Lol. But not lol.

I am curious as to how much of the rates are spent on procuring, managing, transporting, dosing, testing & training of all those involved in water chlorination (which almost all residents then boil or remove via filters at the gate). I understand it is legislation, however, it is madness. We have the highest priority and penalties on land owners and primary producers in terms of land impact and water quality, with a plan to clean up our rivers and water sources "in a generation" (which is not at all possible given the limited knowledge of the variables contributing to the quality currently and huge need for significant further investment in soil/water movement through specific soils in the area/nz in general), yet we are spending how much of our rates on this unnecessary and

unwanted policy, rates which could be diverted to these other highlighted significant works?

How to we investigate this further?

thanks :)

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 15 April 2025 2:09 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Tracy Mcfarlane

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments**

We need to keep our tip open and support the local area

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

**Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

I believe keeping the wurf open and operating is very important for the haast area. And having a functional tip face that has worked for years is well needed

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 17 April 2025 4:29 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Isabella Hessian

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments**

**Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 3: Do not build an alternative route to Ross.

**Comments**

Building an alternative route would mean farmers lose valuable space to raise cattle.

**Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 17 April 2025 6:56 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Emma Thomas

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

Sell the building as the asset isn't built fit for purpose so not an optimal office space . As well as there isn't a huge demand for that type of space.

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

It is important to keep our backyard beautiful and the half grant amd half loan is a good middle ground

**Jackson Bay Wharf repair**

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

It would be good to see a breakdown of what the alternative route vs fixing the totara bridge cost breakdown. It would also be good to register it as a heritage site then it would qualify for extra funding. Thankyou for putting this in the plan for consideration it means so much to the community



**Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 18 April 2025 8:09 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Rosey Deakin

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments**

**Hannah's Clearing Landfill remediation**

Option 3: Remove from the plan entirely.

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 2: Fully fund an alternative route to Ross.

**Comments**

With the technology of today why can't a new "safe" bridge be built with the old bridge to keep the history of the bridge/track alive. It was a highlight of my time on that track

**Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 18 April 2025 6:53 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Maria Sunderland

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

nanmas and Friends

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

An alternative route is a necessity for the Ross community, not only does it affect the business community the current alternative is a danger to cyclists and vehicles. It's only a matter of time until someone is hurt.

The heritage of ross needs to be kept intact, if not usable then at least visible for our residents and tourists alike

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

# Share your Feedback – Long Term Plan 2025 - 2034

- Submissions close 12pm, Friday 2 May 2025
- Submissions hearing 15 & 16 May 2025

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name\* Allan MacGibbon Organisation (if applicable) \_\_\_\_\_

Email\* [REDACTED] Address [REDACTED]

Telephone [REDACTED] Township\* [REDACTED]

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☐

*\*Required*

## Pakiwaitara Building – 41 Weld Street

☒ **Option 1: Sell the Pakiwaitara Building immediately**

☐ **Option 2: Delay the sale of the Pakiwaitara Building**

☐ **Option 3: Keep the land and building**

Please provide any comments:

This building was purchase under less than acceptable circumstances for a purpose which was unclear.

It is a building with clear issues in respect to its condition, is clearly surplus to requirements and is a liability as opposed to being an asset.

Its should be sold immediately negating any ongoing issues and/or laibilities and the proceeds placed into the reserves to assist with infrastructure future needs.

*More pages can be attached if necessary.*

### **Hannah's Clearing Landfill remediation**

- ☒ **Option 1: Keep in the plan, with full loan funding**
- ☐ **Option 2: Keep in the plan, with grant funding and partial loan funding**
- ☐ **Option 3: Remove from the plan entirely**

Please provide any comments:

The Westland District does not want another Fox River episode. A proactive approach as proposed ensures that this is less likely to happen.

It is not clear as to who will be servicing the loan - I am of the view that the cost should be spread equally across the district as we all benefit from this type of remedial work and the current community in the southern ward were not responsible for this issue.

Clean it up and bank the benefits for the whole district community.

*More pages can be attached if necessary.*

### **Jackson Bay Wharf repair**

- ☐ **Option 1: Keep in the plan, with loan funding**
- ☒ **Option 2: Close the wharf**
- ☐ **Option 3: Sell the wharf**

Please provide any comments:

*More pages can be attached if necessary.*

### **Alternative West Coast Wilderness Trail route to Ross**

- ☐ **Option 1: Build an alternative route to Ross with external funding**
- ☐ **Option 2: Fully fund an alternative route to Ross**
- ☐ **Option 3: Do not build an alternative route to Ross**

Please provide any comments:

*More pages can be attached if necessary.*

### **Dog registration restructure**

- ☐ **Option 1: Restructure the dog registration fees**
- ☐ **Option 2: Do not change the dog registration fees**

Please provide any comments:

*More pages can be attached if necessary.*

Do you have any further feedback on any of the items raised in the Consultation Document or the Draft Long Term Plan?

*More pages can be attached if necessary.*



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 24 April 2025 12:08 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Abby Sullivan

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 3: Sell the wharf.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 3: Do not build an alternative route to Ross.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

I think with a increase of rates it is not the best time to increase the price of dog registrations.

Maybe one year don't increase rates, and increase the dog registrations that year.

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 24 April 2025 12:33 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Loren Watson

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address****Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 24 April 2025 1:07 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

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The following submission has been received:

**Name**

Ashley Wafer

**Email**

[REDACTED]

**Phone****Address****Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair****Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 24 April 2025 1:12 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 submission

**\*\*CONTENT WARNING\*\*** This message may contain offensive content.

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The following submission has been received:

**Name**

Sue Tozer

**Email**

[REDACTED]

**Phone****Address****Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

White elephant money hole.

**Hannah's Clearing Landfill remediation**

Option 3: Remove from the plan entirely.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 2: Fully fund an alternative route to Ross.

**Comments****Dog registration restructure**

Option 2: Do not change the dog registration fees.

**Comments**

What the h[REDACTED] has neutering got to do with anything? If you're a responsible owner whose dog doesn't wander or eat people then why should you have to neuter your dog or pay more than jack s[REDACTED] over the road whose neutered dog wanders all night s[REDACTED] on everyone lawn?! People who cause the problems should be the ones covering the costs. So if you're now going to take in more money, is dog control going to actually be out and about when the issues arise? Like through the night?

That's a terrible price increase to put on people for nothing in return.

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 25 April 2025 8:10 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Kirsten Martini

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments**

This location is too important to the central township to sell outright.

It should be rented / leased instead to preserve future options.

**Hannah's Clearing Landfill remediation**

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

Tourism is huge for the coast and we should be doing everything we can to enhance our natural assets, access and experiences.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

It should be easy enough to get investors to contribute to support tourism ventures, and afterwards we have a new asset to promote

**Dog registration restructure**



Option 1: Restructure the dog registration fees.

**Comments**

Love the idea of cheaper reg for neutered dogs. We must ensure we have good support for dumped and abandoned dogs and the money needs to come from somewhere.

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** Hilary Millard [REDACTED]  
**Sent:** Sunday, 27 April 2025 9:34 am  
**To:** Consultation Submissions  
**Subject:** LTP 2025-2034

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Rodger Keith Millard. [REDACTED] I do not wish to speak.

Pakiwaitara Building, Option one.

Hannah's clearing Landfill. Option one.

Despite the huge effort of many people, the Fox Glacier River bed is still littered with rubbish from the old pit site all the way to the sea beach. It is such an unrecoverable problem when a rubbish pit is exposed to erosion that every effort should be made to make sure that the Fox Valley disaster is not repeated anywhere else on the Coast. ALL your environmental budget should be targeted to this problem...forget all other nice to haves, this must not be allowed to happen again.

Jackson Bay Wharf repair. Option 3.

Alternative West Coast Wilderness Trail route to Ross. Option 2.

Thanks for your efforts team.

Rodger Millard.

**Emma Rae**

---

**From:** Lez Morgan [REDACTED]  
**Sent:** Sunday, 27 April 2025 2:28 pm  
**To:** Consultation Submissions  
**Subject:** LTP Submission

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Mountain Jade Building.

The building at best is a complete dog and the only redeeming feature is the land it sits upon. As a corner plot within the high traffic entrance to Hokitika CBD, therefore I would propose that WDC puts this land to good use by retaining the building, then clearing the plot back to bare soil.

WDC would then be in a position to undertake the building of a purpose built facility that if built correctly and diligently could house not only WDC 's staff, the library, ISITE community spaces for meetings and council events.

Renting a building to house our library seems a criminal waste of ratepayers rates when there could be a genuine alternative.

The LTP shows \$4.6m for Council Headquarters Earthquake Strengthening and Refurbishment, surely that figure would be a good start to fund a new build, along with the savings from not paying rent for the library building?

I would like to draw attention to the community facility built by Rangitikei District council [Te Matapihi - Bulls Community Centre: Rangitikei District Council](#)

Having visited this building I can honestly say it is a statement building within Bulls.

[.Rangitikei Line - Building Community - update on the New Bulls Community Centre: Rangitikei District Council](#) (From 2019)

Westland lacks a statement building for not only the community but council, I fully believe a purpose built building along these lines could solve WDC's location issues for multiple generations.

Find attached other web pages in relation to this building.

[335 | Te Matapihi - Bulls Community Centre](#)

[Te Matapihi Bulls Community Centre - Connecting Community :: Wellington Urban Architectural Design Practice » Architecture Workshop](#)

The council could also, if inclined, install Solar panels on the roof to lower its running costs, or even use the space for Bee Hives in conjunction with local Honey producers. Anything is possible if you're willing to investigate.

WDC should face up to the future and start creating a positive pathway for future councils and its community. We are living in the 21st century and WDC needs to accept that our recent past has hindered our future journey.

Hannah's Clearing Landfill.

WDC should proceed without delay with this project. The cost is unfortunate and having to accept the mistakes of the past comes at these quote scales.

I hope the contractors employed and WDC work tirelessly to ensure that the waste removed is actual waste and that the ratepayers are not funding just lorry loads of sand and soil being transported to Butler's landfill. Some form of segregation of waste items from non-contaminated sand and soil should be a top priority in an expensive yet necessary project like this.

#### Jackson Bay Wharf.

Option 1 is really the only way forward. Although I'd like to see greater effort made by WDC to actually fund this from within ratepayer funds. Why should Southern Ward ratepayers be held hostage to "investment" if the money only comes from loans and grants? They are ratepayers and their rates should really be spent within their region. WDC has developed a narrow view that only Hokitika ward is worthy of ratepayer funds. In this situation it is like saying give us your rates and we'll give you....nothing. Jackson Bay wharf could be a complete money spinner with the correct investment. With the amount of tourists from the Queenstown Lakes District council (QLDC) area has WDC not considered working with QLDC around this facility? There must be a conversation somewhere over fees and alike. WDC ratepayers should not be completely subsidising a wharf used mainly by QLDC ratepayers should they?

#### West Coast Wilderness Trail (WCWT)

Option 1 is the only viable solution for what is one of Westlands greatest tourist attractions especially to high value tourists.

It would be a complete travesty if WDC did not proceed with remediating this issue with great haste. To the community of Ross this is a fiscal lifeline bringing in much needed tourist dollars and also social media exposure globally. WDC needs (like the Jackson Bay wharf) to accept that there is a need for serious investment outside of the Hokitika Ward. WDC can easily fund this from current funds by transferring the allocation of \$1.2 m from the Hokitika pool to the WCWT and making it a "Maintaining Existing Asset." The Hokitika Pool has been the beneficiary of much needed investment dollars from both the Northern and Southern Wards, [12.04.23 - Extraordinary Council Meeting Agenda](#) so it's time that WDC squared the ledger and put other projects ahead of the Hokitika pool. The Northern and Southern wards actually create income for WDC.

#### Hokitika Swimming Pool.

Personally I feel the fees could be raised further to offset the enormous ratepayer funded investment in this community asset. I suggest at least another 20% for the year 2025/26 then 10% annually ongoing to try and claw back some of this invested money which came from the Three Waters funding for Northern and Southern Ward infrastructure which was due solely to WDC ineptitude.

I am dismayed to see over another \$2.5M in the Looking Forwards-Major projects 2025-2034 allocated to this black hole of council spending. WDC would be well served to revisit the Extraordinary Council meeting April 2023 to realise that despite many questions around longevity of life for this asset nobody could or was able to supply a definitive life span of this asset despite millions of dollars of ratepayer funds being allocated to it. Until WDC has a definitive lifespan on the current building and swimming pool facilities I'd like to see all further funding stopped until WDC actually has an honest appraisal of ongoing costs of maintenance and upgrades period 2025-2034 compared to investing in a new pool post 2034.

As stated prior funds from this "project" should go directly to the Jackson Bay Wharf and/or the West Coast Wilderness Trail.

I would like to see a complete reduction in the use of outside consultants by WDC. They are costly and as shown by the consultants ( Council Workshop - Discussions on Responsible Freedom Camping 9th Oct 2024) [HOME | Thrive](#) sometimes completely unworthy of their fee. A prime example of WDC not knowing the consultants other clients ( [New Zealand Motor Caravan Association](#)) and the conflict of interest when speaking around Freedom Camping. Fifty minutes of pure confabulation and baseless statements. Which again led to WDC in the local media back peddling on their use!

#### Ross Swimming Pool.

Eighteen months after being closed temporarily at short notice by WDC there is still no remediation of the issue around the roof structure. EIGHTEEN MONTHS....does WDC actually think they've served the community well over this? Doubtless if this project had been the Hokitika Pool works would have been completed by now, because as we all know WDC has an iniquitous view around it's favorite ward, Hokitika Ward, and the Northern and Southern wards. The community of Ross has a marvelous facility with their swimming pool, yet WDC has shown no ambition to serve its Northern Ward ratepayers with the same service it shows Hokitika Ward. WDC even apologised to the Hokitika pool users for disruption yet those using the Ross swimming pool are left with nothing in the way of remediation or communication.

When is WDC going to start communicating around the remediation of Ross Swimming Pool? Just stating that there is \$312,000 allocated then doing nothing is NOT being community focused. Will us users of this swimming pool face another season of disruption due to WDC's iniquitous attitude. WDC serves ALL of Westland, not just Hokitika.

#### Destination Westland/Wildfoods Festival. (DW/WF)

How much more obfuscation and misleading statements are the ratepayers expected to swallow from this complete fiscal nightmare? WDC's March 2024 council meeting [27.03.25 - Council Meeting Agenda](#) and the presentation by the chair of the CCO Oversight committee was extremely illuminating around DM/WF. Again much confusion and obscure fiscal reporting around WF. I would have expected that after last years pure farce around DW not ethier coming to WDC meetings or presenting proper financial reports around WF that WDC would by now have pulled DW into line and bought in outside auditors to finally get answers around WF and DW's obfuscation of financials of this festival.The previous council and mayor used WF as nothing more than a ratepayer funded ego trip, where fiscal consequences were of no concern, providing egos were hyped to the max and the ratepayers footed the bill, ....not my money, so who cares... seemed to be the attitude. WDC now surely has to call a halt to this fiscal nightmare and bring ALL those involved to heel and seek a full and open financial reporting so ratepayers can be assured that WDC actually cares about our finances. It's no good making statements that every ratepayer dollar matters when WDC is allowing egotists loose with the ratepayer cheque book with little oversight or consequence. Wildfoods should be put out to pasture and all outstanding issues resolved before those responsible disappear from view.

#### Rubbish Bins and sizes of.

WDC could like other councils supply smaller or larger general rubbish bins like other councils,[Central Auckland – Rubbish, recycling and food scraps bins and charges](#) If other councils are willing to work with their ratepayers over bin sizes why is WDC so reluctant? One size does not fit all, so instead of leaving silly stickers and taking photographs actually do something proactive!

WDC needs to certainly review its communication with ratepayers as well as its relationship with them. Neither are currently healthy and both need serious work to ensure as a region we are all treading the same path, which of late is more WDC bulldozing its way forward without proper or community consultation. Times are changing and WDC needs to adapt and get more community focused. Here is Thames Coromandel council from April 19th...[Our weekly wrap-up: Community catch-ups on key issues and other update | TCDC](#) also Timaru councils [Panui Newsletter](#) it's bright, inviting and actually informative.

I find the debt levels concerning to say the least, although I'm a believer of having to speculate to accumulate. As a ratepayer I'm trusting WDC to use this debt level extremely wisely and with great caution as, like many others, I'll be watching every dollar spent!

The rating levels again are concerning, yet for the investment Westland requires, understandable. The levels stated for 2029 onwards seem highly fanciful and unachievable if we are to continue investing in Westland. Personally I'd rather see a flat 7% figure then ratepayers are less likely to cry foul when stated levels are not achieved.

One thing really annoys me....NO....the word.....NO....No is not a solution. It's an excuse not to try or achieve. Ratepayers are fed up with the NO solution just being rolled out with very little justification. I accept some things aren't feasible so at least show ratepayers why, not just NO with no reasoning..

Thank you for taking the time to read my submission

Yours sincerely

Lez Morgan

[REDACTED]

**Emma Rae**

**From:** Council  
**Sent:** Monday, 28 April 2025 8:54 am  
**To:** Consultation Submissions  
**Subject:** FW: Objection to 2025-34 Draft Long Term Plan

**Chrissy Miller** | Team Leader Customer Service  
**Te Kahui o Poutini | Westland District Council**

36 Weld Street, Private Bag 704, Hokitika 7842 |   

 03 756 9010 |  027 288 1540 |  Chrissy.Miller@westlanddc.govt.nz

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**From:** Rex and Anthea Keenan [REDACTED]  
**Sent:** Monday, 28 April 2025 6:32 am  
**To:** Council <Council.Inbox@westlanddc.govt.nz>  
**Subject:** Objection to 2025-34 Draft Long Term Plan

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 Westland District Council – your submission format is not at all showing enough options for ratepayers to exert their opinions to all that Council have altered or the major concerns known:

#### Westland District Council Draft Long Term Plan 2025-34

1. Council Auditors (accountants EY) must in some instance be held accountable for not enforcing the Local Government Act and especially Section 101 or even Section 82, 83 and 93 and the facts that ratepayers at ground level have shown up. There are eye glaring factors within these such plans which are not assisting an ongoing “red carding” of corporate cartel. The costs for such Auditors another expense if the work is not done or are we also questioning majorly the Government Auditing of New Zealand as the DEBT is that which has sold New Zealand out. How much now for New Zealand DEBT and while monies have gone to wrong places.
2. The Office of Auditor General refers our complaints back to this Council (or other Councils of New Zealand) – however we are also aware that the government policy changing has created coercion, costs and complexity – simply lack of common sense has been a waste to society.
3. Three Waters being waste, drinking, storm water and transportation were always necessity and a priority but we well realise that the “better off funding” and or other government grant funding has been spent elsewhere without even special consultation to changing or altering previous long term plans – so Council are at fault.
4. What is said or written by Mayor/staff in this long term plan is again just spin, as what is said differs to what is actual happenings. So again EY must be held to account for signing off that which is known to be

fanciful, fluffy duck reporting which has gone on here for years. Our younger generation need reality and not cover ups or concealing faults and such high debt loadings (which has eye glaringly been taken by those with deep pockets and their hands in them). Westland always needed production.

5. Debt loading limit – is ludicrously high for low rating base (just 6600 rateable properties Teramakau to Jacksons Bay or Makarori) and it is known that LGFA have prompted more debt, more (mis)spending, higher rates = your corporate service staff have influenced your decision making and while they're all highly paid. WE volunteers have done the pre existing work in call for unity West Coast Councils for better cost effective efficiency and by bringing the Local Government Commission to seek options to go about that West Coast Buller but while ALL Council/s and CCOs have continued the path of taking more grants funds, more debt and while continuing on fanciful spending without respect to our call of common sense. There are other ways and other options to prevent the triplicate/quadruple spending!
6. Infrastructure – Three Waters, Waste management, Transport is Council core business – there have been some good speakers at Council regarding waste management – those closed in dumpsites were supposed to be dealt with back in 2012 – so here we are in 2025 still trying to decide on how to deal with likes of Hannahs Clearing = well you had better bring the Army back in here!.
7. Pakiwaitara – we all know that deal went ahead before ratepayers were given the documentation = so why don't Ernst Young know = have Council staff not told them yet or are they just auditors of the figures presented? This is one of 30 our claim of right points and notice of default to the Court case of ex Mayor Smith (where he is concerned with defamation! When there is major fault and of course will be called names!) = they denied our Divine Law. Pakiwaitara named before the Consultation Document went out directly after planning – it's been a shonky move, shonky deals all along with meddling in areas that Council must not meddle. Right back to when we had to claim back funds in Property Company for Mountain Jade Bus turnaround lease – have the Auditors not be given the information? When we had to bring back in the Veterans as Council in 2012 evicted them from our War Memorial Hall due to Property Company having other concept plans for all that site. Have the Auditors been told yet?
8. Carnegie – how much has the building reparation/restoration cost? We encouraged Council to respect our Pioneer Heritage here in Westland but now see that Council favours one race i.e. maori . Council have stupidly entered into agreements with protecting Mana Whenua (which as caused more division, more cost) instead of the very ones who civilised our Country and the hard works given by our Pioneer families. Disgrace on you all and including those in higher government levels who have over reached our foundational Law.
9. Wilderness Trail – not supposed to cost ratepayers!. Have the Auditors been told this? There are outside entities influencing Council with poor economic decision making i.e. those who are gaining from ratepayers expense. Sir John Key gave our \$3.2 mil to each Council – that did not mean go and forge on to a grab what you can, high cost/liability to ratepayers in general. How much cost per kilometre now from general rates here? How many insurance claims? Cut it out and it pays its own way – users pay for tracks, bridges, recreation. Even should do so at Hokitika Gorge for all car parking/toilets and facilities laid on. Pay back the debt.
10. Dogs/cats and feral cats - Not Council work = leave it to SPCA or another entity. How many staff sitting at a Council meeting with DOC talking about feral cats – perhaps even the local constabulary could take on this (rid it). Who decided on the Dog Park? At Processor Bush or was this just a “nicety ticket” after taking away the racecourse area.
11. CCOs – not enough dividend returns yet highly paid staffing and directors. Reduce ALL high salaries and extra costs incurred by in house oversight committees. Council are paid way too much and the leadership costs are excessive when such continued debt loadings.
12. REPAY THE DEBT THAT YOU HAVE CAUSED – the Hokitika CBD Plan (where is it?) and please don't expect us small business operating from home to pay “commercial rating” “tourism promotion rate” when there is lacking service and charging for that we don't receive!. Even we can't do that in business. There has been a total disregard to us and our calling out for righteousness all for years, decades. We have done our duty, unfortunately and uneconomically you all have not done yours.

Yours faithfully and without prejudice – this Council must move aside to a reset to meet statues by Oath.

:Anthea – Rose : Keenan



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Tuesday, 29 April 2025 2:35 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Louise Morgan

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments**

Option 1 to sell the building immediately seemed like a good option last time WDC were looking for submissions about it. I now feel in retrospect the most likely best option would be to keep it and have it demolished and then build a purpose built complex for WDC, library and ISite etc. This way we do not have an earthquake strengthening cost to pay and although removal and demolition costs are expensive they probably would be cheaper than earthquake strengthening costs. This building is an eyesore and does nothing for Hokitika. I support an idea similar to the project which was undertaken in Bulls NZ whereby a purpose built, modern and simplistic design created a multi purpose environment with multiple uses for their council and also created opportunities for the township e g meeting spaces, private shower and toilet block for visitors and long distance haulage contractors.

I am still outraged we ratepayers are paying an expensive annual sum of money to rent a building which hosts our library in town.

**Hannah's Clearing Landfill remediation****Comments**

I am inclined to go with option 2 however i would expect speed with this option. It is not fair on the ratepayers to have to wait for answers or to see action.

If there is contaminated waste then it needs assessing promptly and the grant funding needs to

be accessed with haste. However, how long will all these processes take? Can they be achieved and rectification carried out at Hannah's prior to the next LTP or will we merely be still shuffling paper?

This council needs to organize and investigate a long term plan to bring in waste to energy in order to stop burying rubbish into landfill sites as once again all the other options always come back to opening up new cells within landfills. Not good enough WDC.

### **Jackson Bay Wharf repair**

#### **Comments**

Option 1. Keep in the plan. If it is the only main deep water wharf in the South Island we would be mad to sell it or close it down.

Make more money from it by focusing upon the many private fishing groups who come from Southland every year to access it for their private enjoyment. There should also be more consideration for those that live there as it seems to be something that is unique to Jackson Bay and something of a draw card to their community so therefore why should it be closed or sold? If you sell it you may get an undesirable situation whereby a private company uses it and does not allow others to or creates local issues with wildlife or flora and fauna if it is used commercially etc. One also has to think of local infrastructure access and how it would cope if a private corporation or buyer bought it and used it for commercial reasons with no interest in local community needs or that of local wildlife e.g. penguins. If you close it then all is lost. And as inferred by draft plan the effect of AF8 could prove it to be of necessity to our region.

### **Alternative West Coast Wilderness Trail route to Ross**

#### **Comments**

Option 1 seems to be the most likely failing that then option 2 because either way Ross Township needs that bridge and WDC must help support Ross. It would not be appropriate for this township to lose out on valuable tourism and local visitors.

And please hurry up and get on with it.

### **Dog registration restructure**

#### **Comments**

Yes i agree with Option 1.

### **Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

I want WDC to keep within its means financially as much as possible within the next ten years.

I want private consultants to be reduced to a complete minimum or not employed at all as far as possible. The amount of money spent on private consultants especially over the Racecourse land debacle has completely angered me as so much money paid by ratepayers could have been put to much better use within our region.

I also want WDC to fully comprehend ratepayers are not an endless supply of money for pet projects and only projects that will bring lasting support to our region is what is needed. We do not need any more playgrounds e.g. Cass Square. Perhaps if we had not had Cass Square plus over spends on consultants at the Racecourse then perhaps we would have had less debt loading and more investment in some of these other more important regional causes e.g. Totara Rail Bridge, Ross Pool and Hannah's.

Information relay from WDC needs careful consideration. We do not need woke ideological agenda reminders in our media updates within our community pages on FB. I do not care what council staff are doing on their lunchbreak. What we need to know are if the Totara Bridge is being repaired and at what stage the repair is at now that would be nice to know on FB. Or perhaps what stage the Ross Pool is at for getting its new roof built - that sort of informative support for ratepayers via council FB is what matters. Not what color shirt we are all wearing at council to

support the latest social justice crusade.

Westland District Council needs to focus on council matters and reduce spending.

**ReCaptcha v3**

# Share your Feedback – Long Term Plan 2025 - 2034

**Submissions close 12pm, Friday 2 May 2025**

**Submissions hearing 15 & 16 May 2025**



We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

**Phone:** 03 756 9010

**Freephone:** 0800 474 834

Name\* Paul + Glenys Breeze Organisation (if applicable) N/A.  
 Email\* [REDACTED] Address [REDACTED]  
 Telephone [REDACTED] Township\* [REDACTED]

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☐

*\*Required*

## Pakiwaitara Building – 41 Weld Street

- ☐ Option 1: Sell the Pakiwaitara Building immediately
- ☐ Option 2: Delay the sale of the Pakiwaitara Building
- ☐ Option 3: Keep the land and building

Please provide any comments:

*More pages can be attached if necessary.*

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 2020 or by request. Feedback containing profanity and / or offensive language will not be accepted.

**Hannah's Clearing Landfill remediation**

- ☐ **Option 1: Keep in the plan, with full loan funding**
- ☐ **Option 2: Keep in the plan, with grant funding and partial loan funding**
- ☐ **Option 3: Remove from the plan entirely**

Please provide any comments:

*More pages can be attached if necessary.*

**Jackson Bay Wharf repair**

- ☐ **Option 1: Keep in the plan, with loan funding**
- ☐ **Option 2: Close the wharf**
- ☐ **Option 3: Sell the wharf**

Please provide any comments:

*More pages can be attached if necessary.*

**Alternative West Coast Wilderness Trail route to Ross**

- ☐ **Option 1: Build an alternative route to Ross with external funding**
- ☐ **Option 2: Fully fund an alternative route to Ross**
- ☐ **Option 3: Do not build an alternative route to Ross**

Please provide any comments:

*More pages can be attached if necessary.*

**Dog registration restructure**

- ☐ Option 1: Restructure the dog registration fees
- ☐ Option 2: Do not change the dog registration fees

Please provide any comments:

*More pages can be attached if necessary.*

Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?

- 1) Pressing Issues regarding compliance to meet 3 waters Requirements.
- 2) Questionable building practices in earthquake prone areas.

*More pages can be attached if necessary.*

## **Submission to the Westland District Council Long Term Plan 2025-2034**

**I would like to speak about my submission.**

### **Introduction**

I am writing to provide feedback on the Westland District Council's Draft Long-Term Plan 2025-2034. A fundamental review of Council spending and service delivery is required to ensure financial sustainability and responsible management. The Government has recently announced significant spending cuts ahead of the Budget. Finance Minister Nicola Willis stated, "New spending initiatives are strictly limited to the most important priorities..." Willis said. "We expect government agencies to adjust themselves to New Zealand's limited fiscal means. The Westland District Council should demand the same approach from the CEO to reduce staff costs and drive efficiencies.

### **A Record of Broken Promises**

During your election campaigns, several current Westland District Councillors, including Mayor Helen Lash, pledged to prioritise financial responsibility, control spending, and listen to the concerns of ratepayers. For instance, Mayor Lash spoke of a council operating with "excess" and "frivolous spending," demonstrating "a lack of transparency" and "no alignment" with its ratepayers. She promised to "assess our priorities," "prune our excesses," and deliver the council's programme "without creating a greater burden on the ratepayer." She also stated, "We must assess our priorities, prune our excesses, become more streamlined and efficient in the delivery of our programme, without creating a greater burden on the ratepayer. People are struggling, and the council must be mindful of this."

In 2022 Mayor Lash expressed concern about the "level of Debt council is currently carrying," stating that "It will cripple this region if not controlled and turned around," and that "Debt should not be used to fund 'nice to have' projects and staff dreams." She declared, "There is no accountability with the increase in debt loading - the current council have been negligent in their duties of responsibility with this," and that "Council must be run within its financial means, ceasing all unprofitable enterprises and unviable asset purchases," and that "the public should not be excluded from workshops". Mayor Lash also stated, "I would love nothing more than to bring a council together that is unified, positive, and pro-active in the communities it represents - that listens to and works with the ratepayers while focusing on bringing Westland together on a path for a better, more affordable future".

Other Councillors echoed these sentiments. Steven Gillett stated that "the community needs to be heard and involved, and this has not been happening," and he wanted the council to "focus on its core roles" and "listen to and advocate for what the community wants." Jane Neale promised to keep "rates and council services affordable," and Reilly

Burden pledged to "review all non-core council spending" and ensure "value for money for the rates you pay." Donna Baird emphasised that "Westland District Council needs to change. Starting with listening to our rate payers. They are the people of Westland and deserve to be heard," Paul (Tanka) Davidson stated "It's wrong to make promises that can't be kept. It's paramount to keep the community in mind during the decision-making process, after all, it's the community paying the bills".

However, since this Council took office, debt has risen from \$29 million to \$37 million, and rates have increased by **nearly 20%**. The proposed Long-Term Plan 2025-2034 projects a further **doubling of debt to \$80 million** within three years and includes **rate increases of 12.9% and 14.4%** in the next two years, respectively. **1% of the rate is forecast to be \$259,160 for the first year of this plan, and \$406,270 in year 10.** As you know, every percentage increase of rates has a compounding impact on the following years, pushing the total rates even higher than the initial percentage increase suggests.

These figures and actions starkly contradict the assurances of fiscal prudence, transparency, and ratepayer advocacy made by several elected members.

### **Responsible Fiscal Management**

This Council states, "Council's goals for this long-term plan are resilience, sustainability, and affordability. The financial strategy provides a practical roadmap for achieving these goals through sound financial principles that are both prudent and sustainable."

This statement highlights a core contradiction within the Council's approach. The very definition of "resilience," "sustainability," and "affordability" is undermined by the proposed financial strategy. Prudent and sustainable financial principles do not equate to:

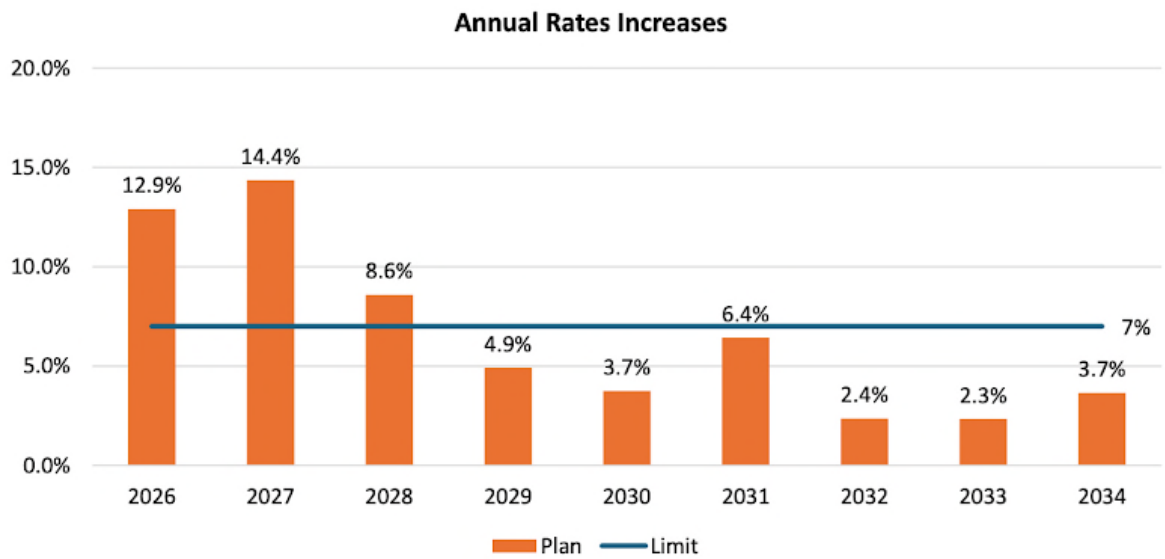
- **A doubling of debt within three years.**
- **Rate increases of 12.9% and 14.4% in the next two years.**

These measures actively contradict the stated goals, placing a significant and unsustainable burden on ratepayers and compromising the district's long-term financial health.

Council must adopt prudent financial measures:

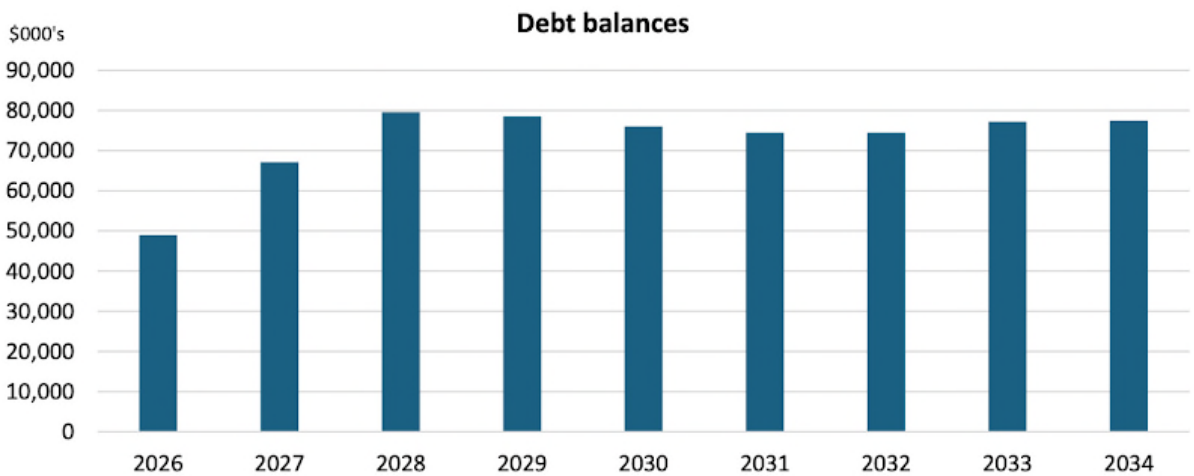


• **Rates:**



**Rate increases should be strictly limited to the inflation rate.** The proposal far exceeds this, with New Zealand's annual inflation rate in March 2025 at 2.5%, a slight increase from 2.2% in December 2024.

• **Debt:**



The proposed debt levels are unacceptable. **Debt should be capped at \$50 million over the life of the Long-Term Plan**, and no new debt should be taken on unless it is for intergenerational assets with a life of over 50 years.

**Projected Income**

Here is a table detailing the projected income for the Westland District Council from the LTP:

<b>Year ended 30 June</b>	<b>2026 (\$'00 0)</b>	<b>2027 (\$'00 0)</b>	<b>2028 (\$'00 0)</b>	<b>2029 (\$'00 0)</b>	<b>2030 (\$'00 0)</b>	<b>2031 (\$'00 0)</b>	<b>2032 (\$'00 0)</b>	<b>2033 (\$'00 0)</b>	<b>2034 (\$'00 0)</b>
Rates	25,916	28,904	31,888	33,889	35,159	37,421	38,301	39,195	40,627
Subsidies & grants	8,025	6,017	6,285	6,088	6,241	7,116	6,891	6,693	7,244
Fees & charges	2,816	2,898	2,954	3,028	3,100	3,171	3,241	3,309	3,379
Interest & Dividends	783	810	845	873	824	944	1,080	1,225	1,321
Others	1,360	1,297	1,337	1,395	1,393	1,403	1,498	1,456	1,502
<b>TOTAL</b>	<b>38,900</b>	<b>39,926</b>	<b>43,308</b>	<b>45,272</b>	<b>46,717</b>	<b>50,054</b>	<b>51,011</b>	<b>51,878</b>	<b>54,072</b>

### **10% Reduction in Operating Costs**

I propose reducing all Council department budgets by 10%. Additionally, amalgamating senior management roles, where possible, would streamline operations and reduce overheads. A 10% reduction in the Council's operating costs would significantly decrease the total expenditure required, allowing for lower rate increases and reduced debt accumulation. This would bring the Council's financial projections more in line with the principles of responsible fiscal management and the current economic climate.

### **Strategic Asset Management and Cost Savings**

To alleviate the burden on ratepayers and ensure efficient use of resources, I propose the following measures:

- Pakiwaitara Building:** I do not support selling the Pakiwaitara Building. Instead, the Council should retain the land, demolish the existing building, and construct a new, fit-for-purpose facility to house both the Westland District Library and Council Headquarters. The current buildings are unsuitable for their intended purposes and require considerable investment. A modern building would enhance Hokitika's CBD and revitalise the town. This project could be partly funded from the \$4.46 million Council proposes to spend on the Council Headquarters in the next two years. The cost of earthquake strengthening the current building, plus the fit-out, would be far greater than building a single or 1.5-story tilt slab building with a modern, aesthetically pleasing entrance. To offset this project's cost, the Council should sell the current Council building, even for land value. To further alleviate costs, the Council should immediately collate its extensive property portfolio, containing bare land and land with houses, and sell any that is not a strategic asset.
- I-Site:** Discontinue the current Council-operated i-Site. The current cost to run the i-Site is budgeted at \$434,000, not including capital costs and hidden overheads. Transition to a kiosk model with a budget of \$50,000, plus a one-off fit-out cost of \$50,000. Explore options for a "Kiwi Host" program to support visitor information. The current i-Site was relocated without any consultation with councillors or the business ratepayers that fund it through a targeted rate. The i-Site business model has changed drastically; the previous model collated bookings for operators, imparted information, and sold a minimum number of knick-knacks, plus a few locally made products supplied by local artisans. Now, the i-Site competes with the businesses that directly fund it. Given this dramatic policy change, staff should have consulted with affected parties before (A) moving the operation with the resulting costs and (B) drastically changing the focus. Operating costs would be reduced by no longer paying the lease on the current library and through the efficiency of housing three council functions together.
- Hannah's Clearing Landfill Remediation:** Do not proceed with Hannah's Clearing landfill transfer project unless 100% grant funding is secured. This would save \$8 million.
- Jackson's Bay Wharf Repair:** The \$3.79 million Jackson Bay Wharf repair project should not proceed unless the government guarantees funding for ongoing road maintenance. While its capability is beneficial, it only serves as a strategic asset during a major disaster if the access road has been maintained.
- Alternative West Coast Wilderness Trail route to Ross:** I do not support any part of this project unless outside funding is obtained; the council should aggressively pursue central government funding.

- **Dog registration restructuring:** Dog registration should be on a 100% cost recovery basis.

### **Additional Recommendations for Cost Savings and Service Delivery**

I urge the Council to consider the following additional measures to improve efficiency and reduce costs:

- **Museum Services:** Transition the Hokitika Museum to a voluntary board and provide funding through a grant system, like the model used for Hokitika's Regent Theatre. The current cost to run the Museum is \$515,000, plus maintenance and other expenses. I propose reducing the Council's contribution to a grant of \$100,000 for the voluntary board and allocating an additional \$100,000 for ongoing maintenance, rates, and other necessary expenses. A museum is a tremendous asset, but like many small towns nationwide with museums managed by voluntary boards, we should expect our museum to operate under the same principles.
- **Carnegie Museum fit-out:** I propose a \$300,000 savings by not proceeding with the additional expenditure on the Museum.
- **Hokitika Swimming Pool:** I recommend eliminating the paddling pool proposal, plus the roofing and the shore shield flooring, in favour of including a paddling pool at the end of the oversized main pool by putting up a see-through dividing wall for inclusiveness at the 25m mark. This would result in a significant saving.
- **Hokitika Wastewater Treatment Plant (WWTP) Treatment and Disposal:** A saving of \$27.92 million could be achieved by not proceeding with this project. Investing in an asset of this size, with a projected lifespan of fifty years, seems unwise. Technological advancement is unprecedented, and what we consider state-of-the-art today will likely be outdated in a few decades. Within twenty years, sewage disposal will be managed on-site through advanced technological systems. I prefer investing in a more limited lifespan system by increasing pond capacity. This could involve constructing an additional pond, possibly on the other side of the road, or even two ponds with UV treatment at the final stage. I understand that Staff may have told the Council that ponds are no longer legal, which is, in my opinion, at the very least misleading.

## **Conclusion**

Thank you so much for the chance to share my thoughts on this plan. I want to highlight an essential aspect for our Councillors to consider: our Westland District has a significant older demographic facing mounting challenges with rising rates and living expenses. Understandably, those not relying solely on fixed incomes, like the New Zealand Superannuation, might not fully grasp the struggles many community members endure.

Many older individuals prioritise paying rates and essential bills before securing their next meal. Those lucky enough to have savings often need to dip into them to navigate daily life. It's heart-wrenching to witness hardworking people who've paid off their homes and hoped to pass on a legacy to their children now having to use their savings to manage these costs.

It's evident that the Local Government funding model is ripe for some creative new approaches. The increasing regulations and financial demands from the central government are straining our ratepayers.

Let's take cycle trails as an example. Initially, the government promised to fully fund these projects, with no costs for our local ratepayers—something we were genuinely excited about.

However, it's unfortunate that ratepayers are now facing unexpected expenses just to maintain these assets. To complicate things further, Councils are prohibited from charging directly for trail usage. Despite the potential indirect benefits being suggested, it feels like the "trickle-down" idea isn't quite working as we envisioned.

I genuinely believe it's time for our Council to take a bolder stance and advocate strongly for changes to the Local Government Act. By pushing for a fairer funding model that addresses the unique needs of our communities, we can help create a more equitable landscape for regions like ours, which often deal with sparse populations, extensive geographical areas, and significant infrastructure requirements.

Our Council needs to lead from the front and adopt a far more aggressive approach than it has done so far.

**Jacquie Grant ONZM**

**190 Park St**

**Hokitika**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 9:20 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Jo Birnie

**Email**

[REDACTED]

**Phone**

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 3: Keep the land and building.

**Comments**

I think that we should keep the land and build council offices on a second floor and the library , council chambers, room for the isite and other functions eg cafe on the ground floor . Then sell the building and land that the council are currently in. This would keep the ascetics of the town with no higher than a 2 story at the site

**Hannah's Clearing Landfill remediation**

Option 1: Keep in the plan, with full loan funding.

**Comments**

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

**Dog registration restructure**

## **Comments**

No Comment

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 9:38 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Don Neale

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Hokitika Hockey Club

**Please select one of the following:**

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

**Pakiwaitara Building - 41 Weld Street**

**Comments**

N/a to our submission

**Hannah's Clearing Landfill remediation**

**Comments**

n/a to our submission

**Jackson Bay Wharf repair**

**Comments**

n/a to our submission

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

n/a to our submission

**Dog registration restructure**

**Comments**

n/a to our submission

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Hokitika Hockey Club are requesting that Council includes provision for a multi-sport code artificial surface in Hokitika in the 2025-34 long Term Plan.

We see this as collaborative project between Council, Education, Hockey and other potential



sports to create an all-weather surface to support training and development opportunities, enhancing participation and removing considerable travel costs.

With a first-class turf already in Greymouth, we envisage a ½ turf facility suitable for training and junior games, and not a duplication of the Greymouth full turf and associated amenities.

We don't see this as a ratepayer funded project, rather a collaborative approach similar to stage one and two of the Westland Sports Hub at Westland High which has seen first class facilities created and support sport development.

This project aligns to the:

- West Coast Sport and Active Recreation Spaces and Places Plan 2020
- West Coast Hockey's Strategic Plan
- Westland District Council's Community Wellbeing Outcomes – Live and Play:

Having the project on the LTP2025-34 is an import step to enabling partnerships, securing external funding and prioritising the project should funding become available through Council from profits off the racecourse development which are earmarked for Sport and Recreation in the district.

The Hokitika Hockey Club is one of the oldest sports clubs in the district, providing hockey to our community for 120 years. We play as part of the wider West Coast Hockey Association club competition with all games played in Greymouth across the winter season.

Originally played on grass on the Coast, hockey transitioned to artificial turf at Westurf Stadium in Greymouth in 1994, which has required our club to travel weekly for trainings and games to play which creates pressure on players, whanau and volunteers to provide hockey as an option.

Thank you for consideration of our submission and your ongoing support of sport in the district.

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 11:48 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Ann Myra Scott

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Fox Glacier Community Development Society Inc

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

N/A

**Hannah's Clearing Landfill remediation**

**Comments**

N/A

**Jackson Bay Wharf repair**

**Comments**

N/A

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

N/A

**Dog registration restructure**

**Comments**

N/A

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Seconded Submission to the Westland District Council Annual Plan. Please disregard previous submission of consultation document sent in April.

From: Fox Glacier Community Development Society Incorporated  
Subject: Fox Glacier Community Rate & Reclassification of Development Funding  
The Fox Glacier Community Development Society Incorporated submits the following recommendations for inclusion in the Westland District Council Annual Plan:

---

1. Renaming and Reclassification of the Glacier Country Promotions Rate

We request that the current Glacier Country Promotions Rate” listed on pages 156 159 ,164 be relabeled to:

Glacier Township Development Rate

And respectively individually shown

Franz Josef Glacier/ Waiau Township Development Rate

Fox Glacier Development Rate

This change is necessary to accurately reflect how the funds are used. The current label implies a sole focus on tourism promotion, whereas the rate funds the Community Development Officer (CDO) — a critical role that supports community capacity-building, wellbeing, and local initiatives.

Furthermore, Fox Glacier is directly rated for these funds. As such, it is essential that the label and descriptions of the rate clearly reflect its purpose and use — ensuring transparency and community understanding.

---

2. Transfer of Township Development Fund

We request that the Township Development Fund currently included under the Fox Glacier Community Rate (as noted on Page 157 of the Annual Plan) be removed from that rate and instead added to the newly renamed Fox Glacier Township Development Rate.

This would consolidate community-facing development funding under a single, appropriately named rate, improving transparency and better aligning with actual use.

---

3. Reinstatement and Confirmation of Funding Level

We support the continuation of funding for the Community Development Officer within the Fox Glacier Development Rate. We propose this be set at \$35,500 per annum .

Township Development Fund remain the same \$27,000.per annum

We also ask that Council provide a clear and formal process for the community to request any adjustments to this funding in future annual plans, based on evolving needs.

---

4. Update of Relevant Annual Plan Pages

We request that Pages 156, 157, 159 and 164 of the Annual Plan be updated to:

- Reflect the new name: Fox Glacier Development Rate
- Remove the Township Development Fund from the Fox Glacier Community Rate
- Accurately describe that the Development Rate funds both the Community Development Officer and the Township Development Fund

---

We thank the Westland District Council for its continued support of the Fox Glacier community and look forward to ongoing collaboration.

Sincerely,

Fox Glacier Community Development Society Incorporated

**ReCaptcha v3**

**Share your Feedback – Long Term Plan 2025 - 2034**

Name\* \_Jack O'Connor

Organisation

**Sport Canterbury**

Email\*

Address

Telephone

Township\*

I would like to speak to Council about my submission ☐At the meeting in the Council Chamber ☒ Through a remote option (Zoom link or telephone)**I do not wish to speak to my submission** ☒**Pakiwaitara Building – 41 Weld Street**

- ☐ Option 1: Sell the Pakiwaitara Building immediately
- ☐ Option 2: Delay the sale of the Pakiwaitara Building
- ☐ Option 3: Keep the land and building

Please provide any comments:

[not applicable to our application](#)

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will redacted under the Privacy Act 2020 or by request. Feedback containing profanity and / or offensive language will not be accepted.

**Hannah's Clearing Landfill remediation**

- ☐ Option 1: Keep in the plan, with full loan funding
- ☐ Option 2: Keep in the plan, with grant funding and partial loan funding
- ☐ Option 3: Remove from the plan entirely

Please provide any comments:

[not applicable to our application](#)**Jackson Bay Wharf repair**

- ☐ Option 1: Keep in the plan, with loan funding
- ☐ Option 2: Close the wharf
- ☐ Option 3: Sell the wharf

Please provide any comments:

[not applicable to our application](#)

### Alternative West Coast Wilderness Trail route to Ross

- ☒ Option 1: Build an alternative route to Ross with external funding
- ☐ Option 2: Fully fund an alternative route to Ross
- ☐ Option 3: Do not build an alternative route to Ross

Please provide any comments:

[Please refer to attached document](#)

### Dog registration restructure

- ☐ Option 1: Restructure the dog registration fees
- ☐ Option 2: Do not change the dog registration fees

Please provide any comments:

[not applicable to our application](#)

Do you have any **further feedback** on any of the items raised in the Consultation Document or the Draft Long Term Plan?

[Please refer to the pages below regarding feedback for:](#)

- [West Coast Wilderness Trail](#)
- [Racecourse](#)
- [Swimming Pools](#)
- [Facility Fees](#)
- [Amenities](#)
- [Playgrounds](#)

## Westland District Council

### Long Term Plan 2025-34

#### Sport Canterbury Submission

##### About Sport Canterbury

Sport Canterbury is one of 17 Regional Sports Trusts operating throughout New Zealand.

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

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

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

##### The Value of Sport and Recreation

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

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

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

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

Wellbeing is more important than ever following the COVID-19 pandemic and the current cost of living crisis both having an impact on all aspects of our wellbeing.

##### The impact of COVID-19 and the cost-of-living crisis on the play, active recreation and sport sector

COVID-19 and its subsequent economic fallout has placed significant pressure on Aotearoa New Zealand's play, active recreation and sport system.

Organisations are a critical component of the sport and recreation eco-system. As a result of increasing costs and decreasing memberships, the unsustainable nature of some organisations is



increasingly apparent. These organisations provide many benefits to the wider community and cannot afford to be lost.

### **The importance of councils to the sector**

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

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

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

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

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

Since 2017, Sport Canterbury has led the development of three Spaces and Places Plans covering the Greater Christchurch, South Canterbury and West Coast areas. These plans aimed to provide a cross-boundary approach to facility planning and prioritisation to ensure needs were met on a regional basis avoiding duplication. We see these plans as being beneficial to councils when considering investment in sport, active recreation and play facilities.

These plans are available on our [website](#) and have been integral in forming the basis of this submission. Sport Canterbury is currently undertaking a revised Spaces and Places review which will include all areas of our region.

### **Caveat**

Sport Canterbury works with many sporting and community organisations across the region and often advocates on behalf of sport and physical activity. However, the comments presented within this submission are those of Sport Canterbury only and do not necessarily represent any individual or other sporting, or other group

### **Using this Feedback**

Written feedback is to be considered and reported in its entirety. No partial use, excerpts or subjective interpretation of this document is permitted.

## **Submission Points**

### **General**

Thank you for maintaining your investment in sport, recreation and play across many areas during some extremely tough economic times. The benefits are real, human and long lasting for the people of Westland and we acknowledge that while Council has had to 'tighten its belt' we value the support and direction sport, active recreation and play have received within the plan.

### **West Coast Wilderness Trail:**

We support Option 1: Build an alternate route to Ross with external funding.

Alternately, if external funding is not available, we encourage Council to retain this in the Long Term Plan to ensure the trail can be returned to Ross and enhance the economic benefits to Ross Township and the wider trail users.

We support the continued investment for the West Coast Wilderness Trail for maintenance, upgrade and continuing to create more off-road trail. This has proven to be a major asset for recreation and tourism for the district and the whole region. It brings visitors and events to the district as well as providing off-road commuting and recreational spaces for locals. Thank you for your vision and commitment to this trail.

### **Racecourse Development**

It is encouraging to see stage one of the Racecourse development underway, which has the potential to support sustainability of the sport and recreation in the greater Hokitika district with potential profits from the housing development earmarked for the sector.

We encourage you to link this with the upcoming Greater Canterbury Spaces and Places review which Sport Canterbury are currently reviewing and use this document to support future decision making and investment.

### **Swimming Pools**

We support investment for the Ross pool. This was identified as a key aquatics opportunity in the West Coast Spaces and Places Plan and aligns with Council's Live and Play focus addressing safe places, active lifestyles and community spaces which encouraging active participation, reducing social isolation and enhancing well-being.

We also support investment at the Hokitika Swimming Pool for both the Heating, roofing and flooring, along with the toddler pools upgrade in year 6/7 of the plan. Aquatics facilities are essential recreational, sporting and well-being infrastructure to support an active vibrant community.

### **Facility Fees**

Sport Canterbury acknowledges the economic costs to the Council associated with the delivery of spaces, places, programmes and activities that benefit Play, Active recreation and Sport. Sport Canterbury also acknowledges the increasing fiscal pressures placed on Council. As such, **Sport Canterbury advocates to Council to consider the impact of any proposed increase to sport and recreation fees and charges.** Sport and Recreation organisations are struggling with the current cost



of living and the impact on their membership. Any fees and charges increase will be required to be passed on, impacting end users ability to participate.

### Amenities

We appreciate the financial pressure to provide toilet amenities to the community. However, these amenities are often an enabler for sport and recreation to be delivered. We request consideration be given to ensuring these users are considered in decision making.

### Playgrounds

We support your investment into playgrounds as an important activator for play and connection. We commend you on Cass Square playground, as an excellent example of community/Council collaboration to provide a first-class facility for the community to explore and play.

### Summary

#### Sport Canterbury

1. Thanks Westland District Council for maintaining investment in sport, active recreation and play across many areas during some extremely tough financial times.
2. Supports Council's prioritisation of investment in the retention, redevelopment, and development of a number of key sport and recreation facilities.
3. **Supports Option 1 of the Wilderness Trail** consultation to seek external investment for an alternate route to Ross.
4. Advocates for
  - Continued Investment in the West Coast Wilderness Trail
  - Investment in the Ross Swimming pool upgrade
  - Consideration of the impact of any proposed increase to sport and recreation fees and charges.
  - Review of the Public Toilets to take in consideration for recreational and sport users.

We do not wish to speak to this submission.

Contact for the submission

The contact for this submission is:

Julyan Falloon

Chief Executive

[REDACTED]

[REDACTED]

# Share your Feedback – Long Term Plan 2025 - 2034

- Submissions close 12pm, Friday 2 May 2025
- Submissions hearing 15 & 16 May 2025

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

Phone: 03 756 9010

Freephone: 0800 474 834



Name\* Don Harcourt Organisation (if applicable) \_\_\_\_\_  
 Email\* \_\_\_\_\_ Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Township\* \_\_\_\_\_

I would like to speak to Council about my submission ☐ At the meeting in the Council Chambers  
☐ Through a remote option (Zoom link or telephone)  
 I do not wish to speak to my submission ☐

\*Required

## Pakiwaitara Building – 41 Weld Street

- ☒ Option 1: Sell the Pakiwaitara Building immediately  
☐ Option 2: Delay the sale of the Pakiwaitara Building  
☐ Option 3: Keep the land and building

Please provide any comments:

Try & sell, if can't get a decent price then next option. No borrowing or putting ratepayers in debt.  
 Make sure the building rented out.  
 Not putting the I-site back in there - how much did that cost?

More pages can be attached if necessary.



### Hannah's Clearing Landfill remediation

- ☐ Option 1: Keep in the plan, with full loan funding
- ☐ Option 2: Keep in the plan, with grant funding and partial loan funding
- ☒ Option 3: Remove from the plan entirely

Please provide any comments:

Leave the dump at Hannah's clearing & it should be buried & covered in  
It will be all old rusty crap so bury it down there.  
stop the unnecessary cost - common sense

More pages can be attached if necessary.

### Jackson Bay Wharf repair

- ☐ Option 1: Keep in the plan, with loan funding
- ☐ Option 2: Close the wharf
- ☐ Option 3: Sell the wharf

Please provide any comments:

The wharf was repaired, doesn't need that money spent - so if not being paid for by users - where's the \$  
at reasonable rate Have you priced it out of range for the fishermen?

More pages can be attached if necessary.

### Alternative West Coast Wilderness Trail route to Ross

- ☐ Option 1: Build an alternative route to Ross with external funding
- ☐ Option 2: Fully fund an alternative route to Ross
- ☐ Option 3: Do not build an alternative route to Ross

Please provide any comments:

Put the road/rail bridge back in action - it carried a train & should carry cyclists.  
Have a sign - cross at your own risk.  
you think money grows on trees - well it does not! tidy up & use it  
Every one I talk to says it is safe - cross at own risk

More pages can be attached if necessary.

### Dog registration restructure

- ☐ Option 1: Restructure the dog registration fees
- ☐ Option 2: Do not change the dog registration fees

Please provide any comments:

Why is this in the plan when other major issues?  
Charge less & put one person off. It's a  
one person job - simple as that. Stop the  
running costs.

More pages can be attached if necessary.

Do you have any further feedback on any of the items raised in the Consultation Document or the Draft Long Term Plan?

We don't need extra cost for water service.  
The drinking water is fine.  
Clean out the drains & stop the leadership  
cost. Start culling the staff & high paid ones.  
& get the necessary work done.

Too many staff wandering around doing  
nothing.

There is plenty more I can tell you - the  
building you are in doesn't need \$5 mil  
spent on it - that money should be coming  
off the debt.

You have to reduce debt not keep making  
it -

You have not mentioned the council companies  
in your Plan - it's a [REDACTED]  
Get your spending under control & the debt  
down

More pages can be attached if necessary.

Don't know







Glacier Country Tourism Group Inc.

1<sup>st</sup> May 2025

Westland District Council  
Private Bag 704  
Hokitika 7842

**Subject: Submission on the Westland District Council Draft Long-Term Plan 2025**

Tēnā koe,

Glacier Country Tourism Group (GCTG) welcomes the opportunity to provide feedback on the Westland District Council Draft Long-Term Plan 2025. GCTG represents the Glacier Country tourism sector of around 90 businesses between Whataroa and Paringa, who are a major contributors to the Westland economy.

The plan includes a Glacier Country Tourism Promotions Rate upon seeking clarification from Council the application of the rate does not align with its intended purpose. Rather than being used for direct tourism promotion, it currently funds Community Development Officer (CDO) roles in Franz Josef and Fox Glacier. The naming and stated purpose of the rate are misleading. We request that Council update the wording of the Glacier Country Tourism Promotions Rate to accurately reflect its true use.

GCTG appreciates the current level of funding received from the Tourism Promotions Rate (District-Wide) and requests that this be clearly reflected in the rate's description, as it is currently omitted. When clarification was sought from Council, it was advised that \$13,000 would be allocated to GCTG.

However, GCTG has concerns that the current distribution of the Tourism Promotions Rate (District-Wide) does not adequately reflect Glacier Country's substantial contribution to the district's tourism economy. We respectfully request that Council undertake a comprehensive review of both the purpose and application of this rate. This review should include an assessment of who is being rated to ensure the rate is fair, fit for purpose, and equitably applied.

If the rate is to continue in its current form, GCTG would seek a more equitable share of the funding. Specifically, we request a significant increase in allocation to support our marketing, promotional, and administrative activities, and ask that Council reconsider our previous request for \$125,000 per annum.

GCTG members strongly support the need for far greater transparency in how Tourism Promotions Rate (District-Wide) funds are spent, particularly regarding the Hokitika i-SITE and the West Coast Wilderness Trail. While GCTG acknowledges the importance of these services, the current lack of financial detail undermines confidence in how the funds are being allocated. We request a full and detailed breakdown of expenditure, particularly for the i-SITE, to clearly identify how much funding is supporting tourism promotion versus other community services. An evidence-based justification must be provided for all ratepayer-funded activities to ensure that the commercial ratepayers who contribute to the Tourism Promotions Rate (District-Wide) can clearly see the value and return on their investment.

There is strong support from GCTG members for meaningful action to address the vulnerability of Franz Josef's wastewater infrastructure. This infrastructure is critical not only to the resilience and safety of the local community but also to the continued operation of the Westland visitor economy. Failure to act puts significant environmental, economic, and reputational risks at stake. We urge Council to prioritise the development and implementation of a sustainable, long-term solution as a matter of urgency and look to address short term protection measures whilst a long-term solution is sought.

In conclusion, Glacier Country is a vital economic contributor to Westland. GCTG respectfully requests that Council:

- Update the naming of the Glacier Country Tourism Promotions Rate to accurately reflect its use.
- Rebalance Tourism Promotions Rate (District-Wide) allocations.
- Undertake a full review of the Tourism Promotions Rate's purpose and application.
- Ensure full transparency of rate-funded activities.
- Prioritise resilience measures for Franz Josef wastewater infrastructure.
- Work collaboratively with the tourism sector to strengthen Westland's economy.

We appreciate the opportunity to present this submission and request the opportunity to speak to this submission.

Ngā mihi nui,



Janelle Shaw

Chairperson Glacier Country Tourism Group

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 4:11 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Ann Scott

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Ivory towers ltd

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

undecided

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

**Jackson Bay Wharf repair**

**Comments**

think the wharf is important to Haast so they should decide and maybe help fund the repair

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

Again this is important to Hokitika and Ross and they should look at how they want to fund this

**Dog registration restructure**

**Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Submission to the Westland District Council Along term Plan

From: Ann Scott Member Managment Commitee of Fox Glacier Community Development Society Inc

Subject: Fox Glacier Community Rate & Reclassification of Development Funding  
The Glacier Community

---

#### 1. Renaming and Reclassification of the Glacier Country Promotions Rate

We request that the current Glacier Country Promotions Rate” listed on pages 156 159 ,164 be relabelled to:

Glacier Township or Community Development Rate

And respectively individually shown

Franz Josef Glacier/ Waiau Township or Community Development Rate

Fox Glacier Development Rate

This change is necessary to accurately reflect how the funds are used. The current label implies a sole focus on tourism promotion, whereas the rate funds the Community Development Officer (CDO) — a critical role that supports community capacity-building, wellbeing, and local initiatives.

Furthermore, Fox Glacier is directly rated for these funds. As such, it is essential that the label and descriptions of the rate clearly reflect its purpose and use — ensuring transparency and community understanding.

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#### 2. Transfer of Township Development Fund

We request that the Township Development Fund currently included under the Fox Glacier Community Rate (as noted on Page 157 of the Annual Plan) be removed from that rate and instead added to the newly renamed Fox Glacier Township Development Rate.

This would consolidate community-facing development funding under a single, appropriately named rate, improving transparency and better aligning with actual use.

---

#### 3. Reinstatement and Confirmation of Funding Level

We support the continuation of funding for the Community Development Officer within the Fox Glacier Development Rate. We propose this be set at \$35,500 per annum .

Township Development Fund remain the same \$27,000.per annum

We also ask that Council provide a clear and formal process for the community to request any adjustments to this funding in future annual plans, based on evolving needs.

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#### 4. Update of Relevant Annual Plan Pages

We request that Pages 156,157,159 and 164 of the Annual Plan be updated to:

- Reflect the new name: Fox Glacier Development Rate
- Remove the Township Development Fund from the Fox Glacier Community Rate
- Accurately describe that the Development Rate funds both the Community Development Officer and the Township Development Fund

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We thank the Westland District Council for its continued support of the Fox Glacier community and look forward to ongoing collaboration.

Sincerely, Ann Scott

**ReCaptcha v3**





HERITAGE NEW ZEALAND  
POUHERE TAONGA

1 May 2025

Westland District Council

Tēnā koe,

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO THE WESTLAND DISTRICT COUNCIL  
DRAFT LONG TERM PLAN 2025-2034**

**To:** Westland District Council

**Name of submitter:** Heritage New Zealand Pouhere Taonga

1. Thank you for the opportunity to make a submission on the Westland District Council's Draft Long Term Plan 2025-2034 (the Plan).
2. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historic and cultural heritage.
3. The specific parts of the Plan that this submission relates to are:
  - Council incentives to generate awareness and understanding of heritage
  - Proposed initiatives that affect places on the New Zealand Heritage List / Rārangī Kōrero
  - Other incentives to facilitate repair and maintenance and seismic strengthening of heritage buildings

General approach

4. HNZPT acknowledges the challenge of preparing this Plan in a period of change and uncertainty, with legislative reforms and current financial pressures.
5. HNZPT recognises that the Long Term Plan is a high-level document to provide direction for development initiatives and funding within the city and wider district. Within that, the Council has a responsibility to acknowledge the various tangible and intangible aspects of life that make up its heritage and ensure that these are appropriately represented within the Plan. Cared for historic heritage is essential in creating an engaging vibrant region that fosters local identity, draws people in and helps to sustain the local economy. It is a fundamental part of the fabric of the community.
6. HNZPT generally supports the Council's Vision to enrich the Westland district and its people by respecting the Mana Whenua cultural heritage. We commend the Council's proactive effort and pledge to future proof and safeguard the district's unique natural environment and cultural



heritage to support communities' resilience in the face of social, economic and environmental challenges.

7. HNZPT supports the strategic framework within the Plan for community outcomes through the upgrading of public amenities and facilities to benefit the growing population and benefit community wellbeing. HNZPT also supports the strategic planning for infrastructure and services to ensure they meet a safe standard and are fit-for-purpose long term. In particular, Council's priorities for the district's roading and footpaths, water, stormwater and wastewater management will benefit the community by improving road safety and attending to current challenges with the service systems.

#### Jackson Bay Wharf repair

8. HNZPT commends the Council's consistent effort and contribution to protect Jackson Bay Wharf. Jackson Bay Wharf is not listed on the New Zealand Heritage List / Rārangī Kōrero, however HNZPT understands that the wharf holds significance to Westland District's history. HNZPT supports Council's preferred Option 1 to keep the funding for repairs within the capital plan and seek external funding where and when available. This option allows for the preservation of the wharf as well as future development to enhance the economic growth of the South Westland area. HNZPT supports the ongoing use and maintenance of historic places as they contribute to the structure's longevity. As such, HNZPT does not support Options 2 or 3 given closing and selling the wharf may not guarantee a continued effort to preserve and maintain the structure.
9. In regard to the Alternative West Coast Wilderness Trail route to Ross, HNZPT acknowledges that the current conditions of the Totara Rail Bridge has deteriorated to such a point that warrants its closure. Totara Rail Bridge is not listed on the New Zealand Heritage List / Rārangī Kōrero, however HNZPT understands the historic and cultural value it holds within the District and is saddened to see its closure and deterioration. The connection provided by the bridge has become an important part of the tourism industry. As such, HNZPT supports Council's preferred Option 1 to build an alternative route to Ross with external funding. Building a new bridge across the riverbed would aid the tourism industry by providing an alternative route that continues to facilitate the trail route and provide greater safety benefits. HNZPT supports the Council's intention to include funding in the capital plan and undertake the project if external funding support is obtainable. HNZPT also notes the benefit for ratepayers by allowing the project to continue if external funding is available, to avoid further impacts on rates.

#### Incentives:

10. Many of the Westland district's heritage properties are privately owned yet still contribute to the community sense of belonging and way of life. HNZPT acknowledges that financing the maintenance, repairs, strengthening and upgrade of heritage structures can often be financially challenging for owners, and may also determine the life and longevity of such items. As such, HNZPT encourages the Council to consider incentivising the protection of its heritage in order to achieve the vision of the Long Term Plan. This may be in the form of a heritage grant scheme which offers financial assistance to private owners of heritage properties to undertake maintenance, repairs, strengthening and upgrading of their structures or buildings.
11. Further to the above, there are other provisions which may also promote the protection and conservation of historic heritage. HNZPT supports incentivising mechanisms such as free or subsidised processing of applications involving the maintenance, repair, strengthening or



upgrading of heritage places, and the provision of free specialist advice to heritage building owners. HNZPT encourages Council's consideration of assistance to heritage building owners through additional methods to promote continued protection of heritage.

#### Recommendations

12. Further to the priorities and proposed initiatives outlined in the Plan, HNZPT requests consideration of the following methods to protect and enhance Westland's historic heritage.

- Council considers grant funding for repairs, maintenance and strengthening for private owners of heritage properties.
- Council considers further heritage incentives to facilitate the retention and seismic strengthening of heritage buildings such as free or subsidised processing of applications and free advice to owners of heritage properties.

#### Submission

13. HNZPT does not wish to be heard in support of this submission, but is available to answer any queries Council may have.

Ngā mihi,

**Dr Christine Whybrew**  
**Director Southern Region**  
**Heritage New Zealand Pouhere Taonga**

#### **Address for service:**

Mitzie Bisnar  
Planner Canterbury / West Coast  
Heritage New Zealand Pouhere Taonga  
64 Gloucester Street  
Christchurch  
Email: [mbisnar@heritage.org.nz](mailto:mbisnar@heritage.org.nz)

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 9:30 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Westland Community Centre Inc (Hokitika's Regent Theatre)

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Westland Community Centre Inc (Hokitika's Regent Theatre)

**Please select one of the following:**

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

**Pakiwaitara Building - 41 Weld Street**

**Comments**

N/A

**Hannah's Clearing Landfill remediation**

**Comments**

N/A

**Jackson Bay Wharf repair**

**Comments**

N/A

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

N/A

**Dog registration restructure**

**Comments**

N/A

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

WCCI supports the provision in the draft Long Term Plan of a grant to WCCI towards the operation of Hokitika's Regent Theatre.

Hokitika's Regent Theatre is a vital community asset, contributing to the Council's responsibilities under s.10 LGA for community wellbeing and economic development in Westland District. The theatre is owned and managed by our charitable society, the Westland Community Centre Inc, and it provides beneficial services and facilities for a very broad sector of the District's ratepayers.

Our previous submissions to WDC's annual and long term plans have consistently been strongly supported by submissions from other Westland ratepayers. We have been assured by Council that the grant is already included within the draft plan, and we calculate the 2025 grant to be \$67798+gst, based on the 2024 grant plus a CPI adjustment.

WCCI produced a business plan in 2024 that was endorsed by WDC. The plan continues to direct changes in our society's governance and management, and includes strategic directions that aim to ensure financial security and a sustainable future for the theatre. Progress to date confirms that the WDC annual grant funding is still required at this stage, and the Society will continue to keep WDC informed about progress against the business plan.

The WDC grant will allow the Theatre to remain as an important part of the Hokitika and wider Westland community.

**ReCaptcha v3**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 9:58 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Don Neale

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Personal submission

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

It would be good if WDC can place some conditions on the sale that ensure the site is developed in a way that is sensitive to the town's CBD character, and not (for example) a large multinational fast food outlet. The Pakiwaitara site is a significant site at the entrance to the CBD.

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

There are good environmental and financial reasons to clean up sites like this, learned from the Fox River cleanup.

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

There's value in keeping the wharf as a publicly accessible asset.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

I agree that WDC should expect to contribute some ratepayer funding towards the Wilderness Trail (including restoration of access to Ross), which is a valuable asset to ratepayers for wellbeing and economic reasons.

**Dog registration restructure**

**Comments**

No comment on this matter

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Thanks for the opportunity to submit on the plan.

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Thursday, 1 May 2025 11:09 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

STASIA KENNEDY

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Catholic Parish of South Westland

**Please select one of the following:**

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

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

Pursuing grant funding is essential

**Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

I believe external funding is essential to undertake this work.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

Key words are EXTERNAL FUNDING

**Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**



In so many ways the costs associated with dog control should be met by dog owners.

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**WATER RATES FOR CHURCHES**

The Catholic church has had a presence in South Westland since the gold rush days of the 1860s. The buildings were primarily built on land donated by local Catholics and constructed by them from local materials. By the 1880s there were three established Catholic congregations in the parish of South Westland, which was run out of Ross, with a priest undertaking the long journey by horseback to Okarito, Gillespies Beach, and Whataroa to celebrate Mass at least once a year. Only the Whataroa structure is still standing today. Since that time five churches in HariHari, Whataroa, Franz Josef Glacier, Fox Glacier and Haast have been built by our forbears as a testament to their faith and as a taonga for future generations. Each of these buildings has been maintained and treasured over the years as an essential part of each Catholic community. In today's world each parish must pay its own way and cannot rely on additional support from the Diocese. However, when the decreasing number of parishioners is weighed against maintenance costs and increasing rates demands, the future of these historic treasures is definitely at risk. While the Council is able to levy targeted water rates on our churches, we ask that you consider greatly reducing or even exempting our churches from these rates in recognition of the miniscule amount of water involved. At most these buildings are used 3-4 days a month and for some only 1-2 days a month. Each use represents about a cup of water.

We recognise the impact of increased water quality requirements on the Council budget but ask you to consider the impact on our faith communities. To pay full water rates takes funds away from urgent maintenance of these West Coast treasures.

**ReCaptcha v3**

**Emma Rae**

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**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 5:39 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name** [REDACTED] Andrew Wiffen

**Email** [REDACTED]

**Phone** [REDACTED]

**Address** [REDACTED]

**Township** [REDACTED]

**Organisation**

Wiffen Dairying Ltd

**Please select one of the following:**

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

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

**Jackson Bay Wharf repair**

Option 3: Sell the wharf.

**Comments**

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments**

Do businesses operating solely because of the cycle trail and/or businesses that a proportion of their revenue comes activities from the cycle trail so they pay their fair share towards the cycle trail vs a standard ratepayer?

**Dog registration restructure**

Option 1: Restructure the dog registration fees.

**Comments**

User pays...non dog owners should not be subsidizing the cost activities of dog owners

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

The percentage of the general rate the each property type is changing massively How can ratepayers be sure this is equal and fair to all ratepayers...

It seems to me that Rural and Commercial are significantly subsidizing residential rates...

Also with Airbnb properties attracting a commercial rate how is it the fair that a rental doesn't because surely a rental is for commercial gain?

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 9:23 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Ruth Allanson

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Waiaototo River Safari

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

The wharf is vital to our area, the fishermen and the business's along the Jackson Bay road. It is a huge asset that we do not want to lose.

**Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure****Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 9:25 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Wayne Allanson

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Waiaototo River Safari

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation****Comments****Jackson Bay Wharf repair**

Option 1: Keep in the plan, with loan funding.

**Comments**

The wharf is very important to our area and a vital asset.

**Alternative West Coast Wilderness Trail route to Ross****Comments****Dog registration restructure****Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

# Submission to the Westland District Council

## 2025-2034 Long Term Plan

Greg Maitland



1/5/2025

### Quote from the Discussion Document

As a Council, we are legislatively charged with improving Community Wellbeing, which is essentially about making our place a better place.

In developing this Long Term Plan we are guided by three core goals: resilience, sustainability, and affordability. The council aims to build a financial foundation that can withstand economic fluctuations and unexpected events. This includes maintaining healthy reserves, diversifying revenue sources, and carefully managing debt levels. Sustainability is another key focus, ensuring that the council's financial decisions today do not compromise the ability of future generations to meet their needs.

### Debt

The thrust of my submission is based upon wellbeing, affordability and sustainability, not only the cost of infrastructure but also the cost of debt and most importantly the ability of our less well off ratepayer's ability to afford ever increasing rates.

For if ratepayers are forced through excessive rates, caused by Councils Debt and borrowings, to eventually be forced to vacate their property, then the purpose of Councils function is negated .

I believe that the present model of Local Government is not working in the best interests of ratepayers. As can be observed throughout New Zealand

Below is an extract from a sobering article written by Iain McGregor / The Press.

Reporting from a Mayors and Councillors from across the country, meeting in Wellington last Thursday.

It brings to our attention the growing number of residents in our district over the age of 65. It seems many of the subdivisions being promoted in our district are aimed at the retirement age group which in the not so longer term could well result in the problems alluded to in regards to the financial viability of council.

Mayors and councillors from across the country assembled at a Local Government New Zealand meeting amid Wellington's southerly storm on Thursday to hear from the Treasury, Infrastructure Commission, and rating agency S&P about the financial state of play in their sector.

The picture was challenging, with high debt levels, infrastructure spending beyond ratepayer growth, uncertain central Government policy, and difficult population projections.

Melbourne-based S&P credit analyst Anthony Walker said his agency had downgraded 25 councils in the past year -- "which is quite fast and rapid" -- because of growing credit risk.

Walker said the risk was growing for two reasons, uncertain policy, particularly around water reforms, and rising debt levels.

"We believe that predictability of central government policy settings on local councils is extremely volatile at the moment. This is not the behaviour we see in the highest rate of systems globally.

"We were told, when we look for those assessments and those long term plans, the debt limits were going to narrow. In fact, they doubled. So instead of being 10% revenues, that went to 20, which is one of the highest levels globally that we see."

He said S&P had been comfortable with New Zealand councils running deficits because, unlike in other countries, they were not running healthcare and education but building infrastructure -- which should be debt funded.

However, the debt situation had "deteriorated rapidly, and we can't see an improvement in the next three or four years, even with water reforms".

Unlike other countries, though, councils got about 10% of their budget from grants from the Crown. Whereas in other countries, councils received 15%, 20% or higher.

"You're told to do more infrastructure spending, and you're getting less support. That is why this is happening."

Despite the downgrade, Walker said there were countries with weaker credit ratings than New Zealand and "the sun still rises tomorrow".

Infrastructure Commission strategy manager Peter Nunns told the audience the ratio of working age people to people over 65 -- who pay less taxes and use more services -- was dropping from four to one, to two to one within decades.

"This is an alarming chart," he said.

"If we keep running existing fiscal settings, existing taxes, existing services, existing levels of infrastructure spending, we're going to have this hockey stick upward path of debt, right?"

"And at some point as a country, that will become unsustainable for us, it will put something else under pressure."

Abridged

For the full article

<https://www.thepost.co.nz/politics/360672840/councils-debt-risk-grows-amid-population-challenge?>



A recent sobering statistic by Local Government reporter Marty Sharpe, showed a staggering \$32,533,166.00 had been taken directly from property owners mortgages in the past year by just 10 local authorities, for unpaid rates. These stats do not include greater Wellington.

This amount does not include amounts owed by those without a mortgage, which is estimated to be a further 40%.

Considering that WDC is a Guarantor borrower with LGFA and therefore also liable for other councils debt, should there be a default by another council. Therefore it is prudent for council to factor into their borrowings the risks associated with the total NZ council's debt to LGFA. Which has loaned \$23 billion to councils, or \$4,500 per person. For a typical household, that is \$18,000.

I find much of what's stated in the financial position for the future, is highly subjective ie so called climate change, which of course makes it difficult to put a true figure on future costs. Also what hasn't been mentioned is the AF8 report that suggests a possible 75% chance of a major earthquake within the next 50 years. Which if it does happen I would image it would totally munt any new pipe structures Therefore I would suggest it to be much better to munt old plant which according to a comment by Erle Benich at a recent council information evening, that the overall present structure is not to bad.

## Sewage

When factoring the risks associated with the projected borrowings by WDC by 2028 of 80 Million and the subsequent effect on our wellbeing, resilience, affordability and sustainability that such a debt will have on ratepayers. It brings into question the need for an updated sewage system for Hokitika.

The present system used since Roman times has served Hokitika well for many years since I believe the 1970's.

I have seen no compelling evidence from council or Wellingtons bureaucrats that prove that the present system has had a notable adverse environmental impact. which would be greater than the impact of the debt on the wellbeing of ratepayers.

The push for an expensive sewage system which will essentially operate on the same principals as the ponds is I feel yet another example of Councils lack of questioning and lobbying of Govt bureaucrats to demand accountability for the rules that essentially result in little improvement and unsustainable debt.

Therefore I am against the proposal to construct a new sewage processing plant.

Rather to create an extra pond and enhance the plant to increase oxygen to the ponds.

## Pakiwaitara building / Present Council Building

I wish to see both buildings presented to the market for expressions of interest prior to making any decisions regarding their use to Council. If one or both can be sold then the Council would be in a better position to decide the way forward.

If not I would suggest staying in the present building until such time as one or the other is sold.

## Museum.

I would like the museum to be run in the same way as our fabulous Hokitika Regent Theatre with a voluntary board to secure grants plus a council contribution of \$100,000 per annum.

The facility to also host the I site with would enhance income as one would compliment the other in the attraction of tourists. Also bringing tourists through the town

Such a model was well proven when it was run by Barry and Maree Keenan.

## Quoted Costs

### Swimming Pool

I don't wish to see any further spending on the Hokitika swimming pool. The figures quoted( 1 mill plus) are to me way off the chart, similar to the costs of the Cass square toilets at around \$110,000 per pan. For which I believe there should be an enquiry.

The same goes for predicted costs for a cycle way bridge over the Totorā .

A recent report from a OECD economic survey stated that many NZ council infrastructure costs are up to 4 times higher than most other countries.

It seems to me that many of the costs quoted by council are for gold plated items and way off the chart as to what would be considered reasonable for such constructions. A recent swing bridge built on the Lake Brunner cycle way track was built for around \$300,000 . Not the Million \$ plus price tag I have seen bandied about for the Totorā , the distance being not much different than what would be encountered at the site offered by a land owner. Which as I understand was rejected by staff due to the land owner desiring the width to enable him to negotiate the bridge on his four wheel farm bike.

This needs transparency.

## Hannah's Clearing

No council ratepayer funds should be used for the remediation of this site . A recent statement by Minister of Finance the RT Hon Nicola Willis stated that Councils must reduce spending . So I would suggest that if Govt doesn't want the rubbish they should stump up the required funds.

Thank you for considering my Submission

Sincerely  
Greg Maitland

Contact Name: Rosie McGrath  
 Organisation: Active West Coast  
 [REDACTED]



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

re: Submission to the Westland District Council Long Term Plan 2025-2034

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

Active West Coast acknowledges the activities within the Long-Term Plan 2025 and wish to make the following comments on specific activities:

#### Infrastructure investment

AWC support the activities to improve drinking water supplies, wastewater treatment and stormwater infrastructure as they protect and promote the health and well-being of both residents and visitors to the district.

#### Remediation of Hannah's Clearing Landfill

Coastlines and rivers are draw cards for residents and visitors to recreate, gather food and connect with nature; all of these are beneficial to wellbeing.

While we are neutral as to how this will be funded, we strongly support the activity to remediate Hannah's Clearing landfill. Previous experience with the Fox River landfill has shown the risk to the environment and potential public health when these landfills become exposed. With more frequent climate events, landfills along the coastline and rivers will become more at risk unless preventative action is taken.

#### Wilderness Trail

The trail is both an economic contributor to Westland and an opportunity for people to be active for recreation and transport.

We support continued maintenance and the proposed safety investment on the Trail. We also strongly support the option to create an alternative route to address the closure of the Totara Bridge. This will prevent cyclists needing to use a long stretch of the highway and will also ensure that Ross will be 'seen' as the beginning or end of the trail.

#### Investment in Community Facilities, playgrounds, public toilets

We strongly support Council's proposed intentions under the above activities as they support community wellbeing and public health outcomes.

We are encouraged to see ongoing investment in both the Hokitika and Ross swimming pools, and the playgrounds and parks of the district. We are pleased to see Council proposes to develop a Parks and Reserves Strategy as well as plans for both Cass Square and the Hokitika Racecourse. Members of our network offer our assistance with this.

The Hokitika beachfront is a busy place and has become an area of celebration through such activities as the Driftwood and Sand Festival. Renewal of the public toilet facility in this area will promote the health and wellbeing of users of the area.

#### Library and museums

Libraries and museums support life-long learning and support communities to 'tell our stories' and connect with others. This enhances both community and individual wellbeing and we acknowledge Council's continued investment in this activity. We are especially impressed with the wide number of activities provided to the community by the Westland Library and look forward to future exhibitions in the newly updated museum.

#### Land transport

We acknowledge that investment in roading within Westland promotes economic and social wellbeing. We encourage Council to take opportunities to improve footpaths and cycling infrastructure within this activity, as active transport benefits personal and community wellbeing. Our members are keen to assist Council with progressing walking and cycling within the Westland District.

#### Westland Safer Community Coalition Group

Members of AWC attend the Westland Safer Community Coalition meetings and appreciate this opportunity to connect and work with others who contribute to enhancing safety and wellbeing for the Westland District.

We are pleased to see Council's commitment to continuing with this valuable coalition across the life of the Plan.

Thank you for the opportunity to respond to the Draft Westland District Council Long Term Plan. We do not wish to be heard on this submission but are keen to work with Council on any activity that supports health and wellbeing within the Westland District. We may be contacted by email at

[REDACTED]

Rosie McGrath  
Coordinator  
Active West Coast  
April 2025

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 10:29 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Charlie McBeath

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Charlie McBeath

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

Option 1: Sell the Pakiwaitara Building immediately.

**Comments**

Ask for expressions of interest from developers to purchase and construct a future proofed building that would be suitable for the Westland District Councils needs. It would be leased back to the council for 2 30 year lease periods...a Public Private Partnership

**Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments****Jackson Bay Wharf repair**

Option 3: Sell the wharf.

**Comments****Alternative West Coast Wilderness Trail route to Ross**

Option 1: Build an alternative route to Ross with external funding.

**Comments****Dog registration restructure****Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

# SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE [WWW.FEDFARM.ORG.NZ](http://WWW.FEDFARM.ORG.NZ)



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

Submission on: Long Term Plan 2025-34 - Consultation Document

Date: 02 May 2025

By: West Coast Federated Farmers  
Simon Cameron  
President  
M 027 513 8701  
E [REDACTED]

Address for Service: Nigel Billings  
Federated Farmers, Senior Policy Advisor  
M [REDACTED]  
E [REDACTED]

**\*We wish to be heard in support of this submission.**

## 1. Introduction

Federated Farmers appreciates this opportunity to submit on the draft Long-term Plan.

We appreciate that this is a challenging time for local government. Three waters reform is however approaching resolution with the framework for service delivery in the Local Government (Water Services) Bill presently before Parliament.

However rising infrastructure costs are placing significant strain on local government budgets, underscoring the critical need for prudent financial management, strategic planning, and transparent decision-making.

We have concerns about the transparency of what is presented to ratepayers in the Consultation Document. The rural examples on page 27 show rates increases up to 19.31%, with little insight or breakdown of what is causing this – particularly as many of these properties are remote from council services.

This submission comments on the general information in the Consultation Document and feedback on some of the consultation topics.



## **2. Financial position**

We appreciate the merit of setting a limit on rates increases, however for this to be credible council should respect it.

With double digit rates increases exceeding the proposed limit of 7% for the first three years of this plan, the limit seems to be a redundancy and would mean little to the rural ratepayer with a 16% - 19% increase this year.

That said, it is good transparency to have a published limit on rate increases such that the community has a benchmark to assess council's budgeting progress and performance.

The raising of the limit to 7% from 5% reflects the ever-increasing cost of developing and maintaining essential infrastructure.

**Submission: We support Council maintaining an internal limit on rates increases. This metric should be shown in future consultation documents on Long-term and Annual Plans.**

## **3. Debt lending limit**

It is good to see the council working well within the Local Government Agency's debt limit.

## **4. Consultation topics**

### **4.1 Hannah's Clearing landfill remediation**

We support council taking the opportunity to rectify the landfill before the resource consent expires. The cost, however, of Option 1 – with a 4.8% - 3.6% impact on general rates across the life of this plan – is too much.

We support Council's preferred option, Option 2, to carry out the remedial work only if external funding is granted to Council through the Ministry for the Environment's Contaminated Sites and Vulnerable Landfills Fund.

**Submission: We support Option 2, to carry out the remedial work at Hannah's Clearing only if the full \$6m grant from the CSVLF is available to Council.**

### **4.2 Jackson Bay wharf repair**

As Council outlines in the Consultation Document the Jackson Bay wharf is an essential component of regional economic resilience, and resilience in adverse events – the incidence of which is likely to increase.

Full restoration of the wharf should be an essential component of Council's infrastructure strategy. We support Council's preferred option, Option 1, to keep the funding for the repair work in the capital plan. Even were external funding not available, we think Council should still seriously consider options for completing this work under its own steam.

**Submission: We support Option 1, to keep the funding to repair the wharf in the capital plan.**

#### 4.3 Dog registration restructure

Federated Farmers supports user pays; while the reduction in contribution from general rates increases registration fees overall the principle is supported.

We hasten to emphasise however that farm working dogs do not generally cause nuisance requiring the attention of a dog control officer and in remoter areas nuisance dogs are dealt with locally.

The introduction of a working dog fee category - in line with the Dog Control Act - is fully supported, along with the 28.1% price break for the additional working dog/s.

We however contend that a 50% reduction of the fee for the additional working dog would be more appropriate given the low impact of working dogs and dog teams on Council's costs.

**Submission: Federated Farmers supports Council's preferred option, Option 1, to restructure the dog registration fees as proposed.**

**We submit that the discount for additional working dog/s should be 50% (and the fee \$40).**

#### 5. Infrastructure Strategy

We fully support Council's priority being the renewal of core infrastructure, particularly the significant investment in local roads.

As we have previously emphasised to Council, farmers in South Westland are struggling with the lack of maintenance on their unsealed roads. It is hoped they get a look in, noting that expenditure for sealed road resurfacings over the Plan tops the budget.

#### 6. Financial Strategy

As discussed in section 2 of this submission we are concerned at the level of rural rates increases. It would be helpful for ratepayers if the benchmark rates examples on pages 27 and 28 showed the components of the total for each property, i.e. general rates, targeted rates etc.

**Submission: We request that council provide more detail of the rates that make up the total rates shown in the benchmark examples on pages 27 and 28 of the consultation document. This would help ratepayers better understand what is driving their increases in rates.**

THANK YOU

**CAPT. MAX DOWELL Q.S.M.**



2 May 2025

Westland District Council Draft Long Term Plan 2025-2034 – I wish to speak:

My opinion on your draft plan : is that you have created debt. I remember when the Hokitika Sewerage Scheme was built and we put in our money to secure the sewerage scheme for Hokitika. So why now is it going to cost \$27 million more in debt to build a plant? Regional Council allowed a meat processing company to drain their blood waste in which takes more time to break down - no consultation with ratepayers who owned and built the ponds. I've had to go out lately and get Westroads to come back and fix sewerage issues back up into my property. Now because of your own lacking ability you have caused another lot of Water Entity coming in to oversee water regulations after you've already spent three waters money without consultation. Crazy. Where is the Town Plan? Why another lot of consultation for three waters now when you've failed to consult in the first place?

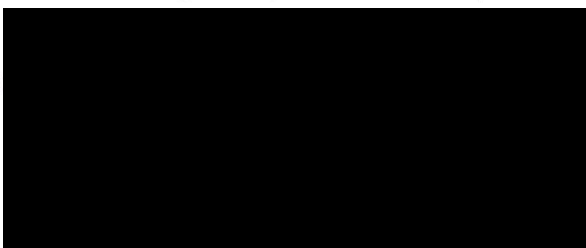
You must realise now that I have tried to contact Mayor Lash 26 times, I wasn't given a chance to speak in public forum when I attended to speak about our Museum and told I must give two weeks advance notice. I was about to give Mayor Lash copies of my book written about Hokitika Port but since then Council have gone ahead and changed our Museum and named a street down the Quay end of Revell Street after the ex Mayor when it was well known that was wrong and without consulting ratepayers.

Mountain Jade Building was bought by that ex Mayor and the Council staff named it Pakiwaitara Discovery Centre. He was even going to shift the replica fox moth down into there along with the Museum & Library as his plan. The Replica Fox Moth I was part of building, as too all the work I did in forming and building the replica Tambo. I started the Heritage Park way back so why does a Mayor think they can alter our history and undermine us who've done so much for Hokitika. The Library which we used to own, is having to be paid huge money for lease. It's stupid.

The Pioneer Monument is facing the wrong direction and should not have been shifted. Pointed originally to where gold discovered in Goldsborough. I got called names and all for trying to show up what was wrong. I have also filed to the Police a copy of things like when the Tambo Chain was taken and Bernie Preston & I had to go and retrieve it. You have no right to cover up for what has been done wrong.

The Jacksons Bay Wharf is not used much by the public or fishermen. It was built before roads were built. There is no need to have it there now and ex Mayor put fees up so deterred fishermen. CCOs have more high paid staff and CEOs. So what is Council gaining by having them when the debt is where it is at. These companies were supposed to assist rates but no, we've seen more deals and more debt.

Yours faithfully Capt. Max Dowell QSM.



**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 10:51 am  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Vance & Carol Boyd

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

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

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

**Pakiwaitara Building - 41 Weld Street****Comments****Hannah's Clearing Landfill remediation**

Option 2: Keep in the plan, with grant funding and partial loan funding.

**Comments**

I think it is unjustified to spend \$8m, no matter where it might come from, on removing the contents of the old tip south of HC. Since 2018 there has been considerable beach accretion in the locality and the sea is now some distance away. If there are concerns further rock protection could be undertaken for I suggest less than \$500,000.

Additionally, the experts tell us that AF8 is almost certainly going to happen within the next few decades. Each time it has occurred the volume of sediment transported by the rivers has resulted in rapid accretion which has effectively moved the sea well away from the previously existing coastline. There is plenty of research material available about this.

I have marked option two as it is the nearest option that would favour extra rock protection.

**Jackson Bay Wharf repair****Comments**

## **Alternative West Coast Wilderness Trail route to Ross**

### **Comments**

I favour further investigation of the possibility of using the existing bridge. I find it hard to accept that a structure that only 45 years ago was supporting trains hauled by 65 tonne locomotives and has been re decked, cannot support 100kg or so cyclists. It is further hard to accept that all of the spans are unsafe. What is the pinch point and the cost of repairs to give a SWL of say 500kg ? In the meantime, instead of relying on an assessment why not undertake a practical test by say towing a 5 tonne weight on wheels across by means of a long rope or similar and see what happens ?

The loss of the bridge has seriously detracted from the appeal of the trail at a time when cycle trails in other parts of the country are revitalising communities.

### **Dog registration restructure**

#### **Comments**

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

**ReCaptcha v3**

## Share your Feedback – Long Term Plan 2025 - 2034

- Submissions close 12pm, Friday 2 May 2025
- Submissions hearing 15 & 16 May 2025

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

Phone: 03 756 9010

Freephone: 0800 474 834

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

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

Telephone \_\_\_\_\_ Township\* \_\_\_\_\_

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☐

\*Required

Mellinda Packham  
Westland basketball

On behalf of Westland Basketball Assn I would like to comment on the Hokitika CBD concept under these two comments.

By developing the plan, we aim to:

- Consider future growth, supporting the long term needs of the Council, community and local businesses.
- Enhance community spaces. You can expect to hear more from us about our concept plan as we develop it further.

### **Westland Basketball – Growing Demand, Limited Facilities**

*Westland Basketball is experiencing rapid growth, which is an exciting reflection of our community's enthusiasm for the sport. However, this success has brought with it significant challenges. We are currently operating with only a single indoor court, which is shared during the winter season with Badminton, Football, and Netball. As a result, it has become increasingly difficult to schedule and run our weekly basketball competitions.*

*Our competition now stretches late into the evening, with some junior games not finishing until 10pm. This is far from ideal for young players and their families. In addition, securing court time for training sessions is a major challenge, with only limited and specific time slots available. This lack of accessible space is making it difficult to meet the growing needs of our basketball community.*

*The council needs to start considering how it will meet the needs of the sporting community and look at options around developing a 2-3 court stadium. It is now the perfect time with the profits from the race course development needing to go back into active rec and sport.*

*Thank you for your consideration,  
Nga mihi Mel, behalf of WBA*



# Give your Feedback – Long Term Plan 2025 - 2034

Submissions close 12pm, Friday 2 May 2025

Submissions hearing 15 & 16 May 2025

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

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

**Phone:** 03 756 9010

**Freephone:** 0800 474 834



Name\* Kath Maitland Organisation (if applicable) \_\_\_\_\_  
 Email\* \_\_\_\_\_ Address \_\_\_\_\_  
 Telephone \_\_\_\_\_ Township\* \_\_\_\_\_

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☒

\*Required

## Pakiwaitara Building – 41 Weld Street

☒ Option 1: Sell the Pakiwaitara Building immediately

☐ Option 2: Delay the sale of the Pakiwaitara Building

☐ Option 3: Keep the land and building

Please provide any comments:

More pages can be attached if necessary.

Please note, submissions will be publicly available on the council's website, through inclusion in council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Personal contact details will be redacted under the Privacy Act 2020 or by request. Feedback containing profanity / or offensive language will not be accepted.

**Hannah's Clearing Landfill remediation**

- ☐ Option 1: Keep in the plan, with full loan funding
- ☐ Option 2: Keep in the plan, with grant funding and partial loan funding
- ☒ Option 3: Remove from the plan entirely

Please provide any comments:

*More pages can be attached if necessary.*

**Jackson Bay Wharf repair**

- ☒ Option 1: Keep in the plan, with loan funding
- ☐ Option 2: Close the wharf
- ☐ Option 3: Sell the wharf

Please provide any comments:

*More pages can be attached if necessary.*

**Alternative West Coast Wilderness Trail route to Ross**

- ☐ Option 1: Build an alternative route to Ross with external funding
- ☒ Option 2: Fully fund an alternative route to Ross
- ☐ Option 3: Do not build an alternative route to Ross

Please provide any comments:

*More pages can be attached if necessary.*



**Dog registration restructure**

- ☒ **Option 1: Restructure the dog registration fees**
- ☐ **Option 2: Do not change the dog registration fees**

Please provide any comments:

*More pages can be attached if necessary.*

Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?

*More pages can be attached if necessary.*

# Share your Feedback – Long Term Plan 2025 - 2034

**Submissions close 12pm, Friday 2 May 2025**

**Submissions hearing 15 & 16 May 2025**

We would like to know your thoughts on the Council's Draft Long Term Plan 2025-2034. We are seeking your feedback on several options that will impact on the Council's rates for the 2025/2026 year and beyond.

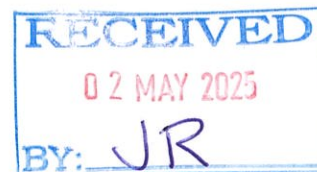
Full details of the proposed changes are set out in the Long Term Plan 2025 - 2034 Consultation Document.

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

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

**Phone:** 03 756 9010

**Freephone:** 0800 474 834



Name\* Steve Maitland Organisation (if applicable) \_\_\_\_\_

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

Telephone \_\_\_\_\_ Township\* \_\_\_\_\_

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

☐ Through a remote option (Zoom link or telephone)

I do not wish to speak to my submission ☒

\*Required \_\_\_\_\_

## Pakiwaitara Building – 41 Weld Street

☒ Option 1: Sell the Pakiwaitara Building immediately

☐ Option 2: Delay the sale of the Pakiwaitara Building

☐ Option 3: Keep the land and building

Please provide any comments:

More pages can be attached if necessary.

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**Hannah's Clearing Landfill remediation**

- ☐ Option 1: Keep in the plan, with full loan funding
- ☒ Option 2: Keep in the plan, with grant funding and partial loan funding
- ☐ Option 3: Remove from the plan entirely

Please provide any comments:

*More pages can be attached if necessary.*

**Jackson Bay Wharf repair**

- ☒ Option 1: Keep in the plan, with loan funding
- ☐ Option 2: Close the wharf
- ☐ Option 3: Sell the wharf

Please provide any comments:

*More pages can be attached if necessary.*

**Alternative West Coast Wilderness Trail route to Ross**

- ☐ Option 1: Build an alternative route to Ross with external funding
- ☒ Option 2: Fully fund an alternative route to Ross
- ☐ Option 3: Do not build an alternative route to Ross

Please provide any comments:

Bridge (Swing Bridge) above Existing Bridge -  
Note The Mitchells Bridge (Swing Bridge)  
About The Same Length Cost \$300,000  
Not The Million Council Has Quoted

*More pages can be attached if necessary.*

**Dog registration restructure**

☒ **Option 1: Restructure the dog registration fees**

☐ **Option 2: Do not change the dog registration fees**

Please provide any comments:

*More pages can be attached if necessary.*

Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?

*More pages can be attached if necessary.*

# Share your Feedback – Long Term Plan 2025 - 2034

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**Phone:** 03 756 9010

**Freephone:** 0800 474 834



*Ross Goldfields Information & Heritage Centre*

Name\* Biddy Marea Organisation (if applicable) RG I + H.C.  
 Email\* [REDACTED] Address [REDACTED]  
 Telephone [REDACTED] Township\* [REDACTED]

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

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I do not wish to speak to my submission ☒

*\*Required*

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Please provide any comments:

Are there other "land fill" options — in Sth Westland that could accommodate the (10 years ahead) 5 landfills that will be deconstructed.

Otherwise Butlers landfill will be overburdened by 'historic landfill' — Has Council confirmed a new "Butlers site" to take the future rubbish of Westland.

More pages can be attached if necessary.

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Please provide any comments:

Very important to Sth Westland & Westland as a whole.

More pages can be attached if necessary.

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Please provide any comments:

— stick to the original bridge — have a Howe Truss Engineer do a engineers report — or speak to Howe Truss Engineers who have worked on the bridge! Take up the offer of the Howe Truss section that WDC were offered — to do any remedial work. Make public ALL 3 bridge reports from May 2023 — Aug 2024 — costings of steel work etc — provide transparent dialogue to ALL Ross Community Tourism operators

More pages can be attached if necessary.

— Quote — Community Development + Assistance —

purpose & priorities

Pg 91

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Ross Cemetery - new site Woolhouse Rd.

It was pointed out (in email) to Council Staff, when this site was proposed — that it was a swamp.

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More transparency to ALL communities,  
rate payers + residents — would make  
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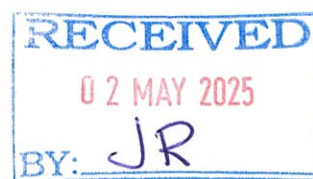
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 Email\* \_\_\_\_\_ Address \_\_\_\_\_  
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More transparency to ALL communities,  
rate payers + residents — would make  
a more

*More pages can be attached if necessary.*

**Emma Rae**

---

**From:** noreply@westlanddc.govt.nz  
**Sent:** Friday, 2 May 2025 12:02 pm  
**To:** Consultation Submissions  
**Subject:** Draft LTP 2025 - 2034 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.

The following submission has been received:

**Name**

Adam Haugh

**Email**

[REDACTED]

**Phone**

[REDACTED]

**Address**

[REDACTED]

**Township**

[REDACTED]

**Organisation**

Franz Josef Community Council Inc

**Please select one of the following:**

I do not wish to speak to my submission

**Pakiwaitara Building - 41 Weld Street**

**Comments**

N/A

**Hannah's Clearing Landfill remediation**

**Comments**

N/A

**Jackson Bay Wharf repair**

**Comments**

N/A

**Alternative West Coast Wilderness Trail route to Ross**

**Comments**

N/A

**Dog registration restructure**

**Comments**

N/A

**Do you have any further feedback on any of the items raised in the Consultation Document or Draft Long Term Plan?**

Yes:

The Franz Josef Community Council Incorporated submits the following recommendations for inclusion in the Westland District Council Annual Plan.

But due to a glitch I am unable to load the submission ATM. Can we email it through ASAP please?

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**ReCaptcha v3**

## **Submission to the Westland District Council Long-term Plan**

**From:** *Franz Josef Community Council Incorporated*

**Subject:** Franz Josef Glacier Community Rate & Reclassification of Development Funding

The Franz Josef Community Council Inc. submits the following recommendations for inclusion in the Westland District Council Annual Plan. This submission is made in support of submissions made by the Fox Glacier Community Development Society and the Glacier Country Tourism Group.

The reason for this submission to the long-term plan is that the way we as communities use funds collected for our benefit has changed and is not reflected in the wording within the plan.

A short history:

Pre 2000 The Fox and Franz Community's requested for a rate strike over the rating units that were within the geographic boundaries of the area that the Glacier Country Tourism Group drew its membership base from.

Your admin system & Long-Term Annual plan knows this targeted rate as the Franz Josef – Glacier Country Promotions Rate and the Fox Glacier – Glacier Country Promotions Rate. This rate funds the employment of administrators within our community groups.

By 2005, the position employed one full time person. The focus of the position grew into the employee investing 1/5<sup>th</sup> of their time working on Glacier Country Tourism group work, 2/5<sup>th</sup> of the Fox Glacier Community Development Society (Fox Inc) and 2/5<sup>th</sup> on Franz Josef Glacier Community Development work.

The one full time position was then split into 3 separate part time positions.

This change / minutes from these changes were not communicated with WDC. The rate continues to today to be collected and named Glacier Country Promotions Rate.

We thank WDC for agreeing at the last annual plan review to sure up the funding of this rate strike for 3 years. At that point we made a similar request for changes to the funds names / the way they are struck over rate payers. We did not get a response to this request. We accept that this request to change has not filtered through to your long-term plan document.

The below requests for changes are taken from the Fox Inc submission, as drafted by their former chair Ann. On speaking to Ann, I have made some changes that she supports.

---

## **1. Renaming and Reclassification of the Glacier Country Promotions Rate**

We request that the current **'Franz Josef Glacier / Waiau -Glacier Country Promotions Rate'** listed on pages 156 159 ,164 be relabelled to:

Fox Glacier Community Development Rate

Franz Josef Glacier Community Development Rate

We re request a change to the geographic area that this targeted rate uses to collect \$35 500 pa.

The existing geographic boundary Lake Mapourika (north) to the Karangrue Bridge (south), aligns with the Glacier Country Tourism Group Inc. constitution.

Please update the geographic boundaries of this tagged rate to split separately for each of Fox Glacier and the Franz Josef Glacier Communities.

Please strike the rate for the Franz Josef Community Development Rate across rate payers within the area Lake Mapourika to the bottom of the Fox Hills.

Please strike the rate for the Fox Glacier Community Development rate (using the existing weighted method) across rate payers between the Karangura river and the bottom of the Fox Hills.

This change will result in each community being responsible for the rate strike to fund their own townships Community Development rate, (Currently \$35 500 pa.)

---

## **2. Township Development Fund (TDF)**

We understand that the TDF is collected as part of the targeted Community Rate from each township.

We support the request from Fox Inc to increase transparency related to this targeted rate by moving it from the Fox / Franz Community Rate to the Fox / Franz Community Development Rate. This change is not essential but would go along way to increasing confidence / transparency by ring fencing on rates invoices all funds that the two community groups have direct control over to invest in community and township development.

---

### 3. Reinstatement and Confirmation of Funding Level

We understand that the Franz Josef Glacier / Waiau -Glacier Country Promotions Rate (that we request is changed to Franz Josef Community Development Rate), has been secured, for three years, through the last annual plan process.

To ensure quality staff are able to be kept within the roles we wish to have this 3 year review written into the annual plan and if possible an acceptable method, other than submission to the annual plan, to confirm support from the local rating base for the 3-year period being renewed.

We request that at each 3-year renewal that a standard inflationary factor be applied to the targeted rate. This will enable the targeted rate to be able to offer an increase in wages in line with inflation.

---

### 4. Update of Relevant Annual Plan Pages

We request that **Pages 156,157,159 and 164** of the Annual Plan be **updated** to:

- Reflect the new name: **Franz Josef Community Development Rate**
- Remove the Township Development Fund (TDF) from the Fox Glacier / Franz Josef Community Rate and move it to the separate Fox Glacier / Franz Josef Community Development Rate.

Our goal in requesting these changes is to increase confidence and transparency within the long-term plan, withing the Council staff, so they know what the targeted rates are used for and with the rate payers so that they can clearly see the funds that each community collected through the targeted rate that is available for both local community growth focused groups.

We support the submission by Glacier Country Tourism Group Inc to fund their part time administrator position through the district wide collected Tourism Promotion Rate.

---

We thank the Westland District Council for its continued support of the Franz Josef Glacier community and look forward to ongoing collaboration.

Sincerely,

Adam Haugh

Treasurer (past chair)

**Franz Josef Community Council Inc.**



388 Main South Rd, Paroa  
P.O. Box 66, Greymouth 7840  
The West Coast, New Zealand  
Telephone (03) 768 0466  
Toll free 0508 800 118  
Facsimile (03) 768 7133  
Email [info@wcrc.govt.nz](mailto:info@wcrc.govt.nz)  
[www.wcrc.govt.nz](http://www.wcrc.govt.nz)

2 May 2025

Consultation: Westland District Council Long Term Plan 2025-2031

By email: [council@westlanddc.govt.nz](mailto:council@westlanddc.govt.nz)

To whom it may concern,

Thank you for the opportunity to submit our views on the Westland District Council Long Term. Attached is the West Coast Regional Council's (WCRC or the Council) submission for your consideration.

We would like to present on our submission. The presenters will be Chair Peter Haddock, Councillor Andy Campbell and CEO Darryl Lew.

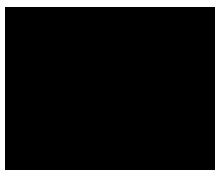
Our contact details for service are:

Max Dickens  
Policy Manager  
West Coast Regional Council  
PO Box 66  
Greymouth 7840

Phone: 04 768 0466  
Email: [info@wcrc.govt.nz](mailto:info@wcrc.govt.nz)

We would be grateful if you could confirm receipt of our submission.

Yours faithfully



Peter Haddock  
**Chair, West Coast Regional Council**



## **West Coast Regional Council Submission on Westland District Council Long term Plan 2025-2034**

### **Introduction**

The West Coast Regional Council (WCRC or the Council) welcomes the opportunity to submit on the Westland District Council (WDC) Long term Plan (LTP) 2025-2034. We value our collaboration through joint committees, WCEM and Mayors, Chairs and Iwi Forum. We want to encourage it further, including working together on Three waters integration. The Te Tai Poutini Plan also offers an opportunity for consistent implementation across the whole region, particularly consenting.

WCRC have reviewed the Proposed LTP to assess whether the proposed strategic priorities and planned projects in the draft Plan are consistent with the West Coast Regional Council's (WCRC) regional plans. WCRC identified the key areas of regional interest that overlap with the LTP:

- policy and legislative alignment,
- emergency management,
- solid waste and contaminated land management,
- the management of wastewater, stormwater, and drinking water infrastructure,
- infrastructure resilience and climate adaptation,
- natural hazard management.

### **Three Waters services**

#### Drinking water

Inter-council collaboration is critical to delivering consistency of service, asset planning alignment, and potentially even catchment-based management. A key concern is ensuring that fragmentation of service delivery does not lead to deterioration in freshwater outcomes, particularly where discharge consents and climate resilience considerations are interdependent across boundaries. This also speaks directly to the broader water reform transition, particularly with the Local Government (Water Services) Bill where local authorities will need to demonstrate both regulatory compliance and regional efficiency.

The proposed upgrades to small water supplies such as membrane and chlorination improvements in Blue Spur, Ross, Franz Josef, Arahura, Kumara, and Fox Glacier raise important considerations around source water protection and catchment-level impacts. While the delivery of drinking water is a district council responsibility, the Regional Council's oversight of land use and water quality means that alignment with source protection zones and integrated catchment plans will be essential.

WDC and WCRC must collaborate to ensure the integration of new development with infrastructure capacity, hazard exposure, and freshwater management to deliver sustainable and resilient outcomes across the district. The next opportunity to address the water supply issues will be the review of the regional Land and Water Plan which will commence in 2027. WCRC wishes to collaborate on this.

### Wastewater

WCRC note that WDC has proposed substantial capital investment in wastewater systems, most notably the upgrade of the Hokitika wastewater treatment plant (WWTP) (commencing in 2026) and a full renewal of the Franz Josef WWTP (planned for 2031–2034). These projects are of significant interest to WCRC due to systemic compliance issues, future consenting requirements, and the need for strategic alignment. WCRC also wish to raise ongoing non-compliance issues at WDC wastewater treatment plans and would like to reiterate requests for an action plan to amend these.

The location of the Franz Josef WWTP in a high-risk area (Waiho River floodplain and Alpine Fault rupture zone) makes it particularly sensitive in terms of hazard exposure and resilience. Potential reticulation and pump station upgrades at Fox Glacier, Haast and Hokitika must meet current freshwater and environmental standards under the RMA.

WCRC believes that at the rate of progression of the current avulsion, the two Franz Josef oxidation ponds will be compromised before 2031. This creates significant risk for the township. We are concerned the draft LTP says the Franz Josef WWTP renewal will not start until 2031. We request the necessary work on the relocation of these ponds to occur as soon as possible. An appropriate budget allocated to this major relocation challenge should be visible in this Long-Term Plan.

### Stormwater resilience

The Livingstone Street pump station upgrade (\$1.3 million) and a broader programme of stormwater reticulation improvements in Hokitika intersect with WCRC's role in stormwater discharge regulation and flood hazard mapping. Given their implications for both hydrological effects and climate adaptation, these investments must align with regional-scale flood risk modelling and regulatory expectations under the forthcoming NPS Freshwater Management and wastewater standards.

Where your improvements interface with WCRC flood and coastal protection assets we look forward to working with you to ensure the improvements don't compromise the integrity of WCRC assets.

## **Infrastructure resilience and climate adaptation**

### Infrastructure resilience

Resilient infrastructure is an indispensable foundation for achieving sustainable development. WCRC welcomes the strong emphasis on climate adaptation in WDC's investment plan. These include the Hokitika wastewater treatment plant (WWTP) upgrade, Franz Josef WWTP replacement, and a programme of flood protection, stormwater, and coastal works. The \$8 million landfill remediation project at Hannah's Clearing and the proposed upgrade to Jackson Bay Wharf reflect an increasing awareness of environmental and connectivity risks. We recommend that capital investment decisions in high-risk areas like Franz Josef be accompanied by long-term 'managed retreat' strategies or spatial planning for relocation.

We support the proposed \$8 million remediation of Hannah's Clearing landfill as this aligns with our functions under the RMA, particularly relating to the management of discharges to land and water, contaminated land oversight, and environmental risk reduction. However, we would also request an alternative financial solution to securing the site if the government grant is not forthcoming. We also encourage the implementation of a long-term strategy for landfill aftercare, leachate monitoring, and regulatory integration with regional solid waste strategies, especially in areas susceptible to river or coastal erosion.

### Natural hazards

While WDC's LTP references natural hazards and climate risks, it does so primarily at a high level, with limited reference to cross-boundary risk coordination or the integration of regional science and hazard mapping. With respect to natural hazards and emergency management, the LTP identifies systemic risks from coastal inundation, riverine flooding, and seismic hazards. However, these are addressed in broad terms rather than through a detailed framework for implementation. We encourage you to use WCRC flood hazard information to inform future development decisions and evacuation planning. Evacuation planning is critical for those areas that are already flood prone.

Given the high exposure of communities such as Franz Josef to these risks, as a council, we are available to provide technical comment on the prioritisation and sequencing of infrastructure projects in these areas. Regional hazard overlays, risk models, and resilience strategies should inform these

capital investments, particularly where long-term adaptation and risk reduction are key considerations. We are also available to inform emergency management planning for all areas.

### Waiho River

WCRC wish to see resources and budget committed to a master planning project for the southside of the Franz Josef as per the 'Future Management of the Waiho River' report.<sup>1</sup> WCRC is currently reinforcing the south side stop-banks to 'hold the line' for up to 10 years while planning for future land use (proposed as managed retreat in the report) is undertaken. At some stage we will be required to allow for the south side stop-banks to be deconstructed and the Waiho river will be allowed to fan out across the Waiho Flats. The master planning exercise needs to be similar to that recently undertaken by BDC under the Resilient Westport Programme.

### National Adaptation Plan

WCRC note that since November 2022, it has become a legal requirement for local government to 'have regard to' the national adaptation plan (NAP) and the Emissions Reduction Plan when preparing or changing district plans (RMA S74(2)(e)). The National Adaptation Plan sets out the Government's plans to achieve New Zealand long term strategy to address the risk and challenges that climate change is bringing to the country.

WCRC are aware that the access to reliable information on natural hazard can be variable. However, accurate LIDAR data has recently made available for the whole Westland district, and site-specific pre-emptive hazard mapping/modelling has been delivered, such as the avulsion of Waiho into Tatara over time, threatening current ponds.

WCRC wish to reaffirm the strong partnership established between the West Coast local authorities, in partnership with Poutini Ngāi Tahu, to address the difficult challenges mentioned above. Work has been undertaken between Regional and District Council staff to respond to the urgent need of critical infrastructures upgrades, while natural hazard modelling for the Westland region (sea level rise, flood bank's reaction to seismic scenario, cascading hazard risk analysis)

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<sup>1</sup>[https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Community/Consultation/Waiho%20River%20%E2%80%93%20Future%20Management%20Strategy/2023\\_Waiho%20TAG\\_Future%20Management%20of%20the%20Waiho%20River\\_Report.pdf](https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Community/Consultation/Waiho%20River%20%E2%80%93%20Future%20Management%20Strategy/2023_Waiho%20TAG_Future%20Management%20of%20the%20Waiho%20River_Report.pdf)

has been made available. WCRC wish to see a clearer connection between natural hazards information provided by Regional Council, and LTP-based decision making.

## **Transport**

The LTP includes investments in the West Coast Wilderness Trail, specifically the Totara Bridge diversion and Mahinapua boardwalk upgrades which align with the Regional Land Transport Plan.<sup>2</sup> The Wilderness Trail is crucial in supporting the region's economic and social wellbeing. Road renewals and structural replacements are also planned, with WDC signalling interest in a joint procurement strategy across the region. Staff at the District and Regional Councils are collaborating to advocate for the region, coordinate strategies and find efficiencies.

## **Summary**

In summary, we want to reiterate our commitment to working with Westland District Council. These are the key points we are seeking from your Long-Term Plan:

- Inter-council collaboration on drinking water is critical to delivering consistency of service, and asset planning alignment.
- The wastewater projects are of significant interest to WCRC due to systemic compliance issues, future consenting requirements, and the need for strategic alignment. In particular, we seek planning and budgeting for the relocation of the Franz Josef oxidation ponds to occur as soon as possible.
- The programme of stormwater reticulation improvements in Hokitika needs to connect with WCRC's role in stormwater discharge regulation and flood hazard mapping.
- We support the proposed \$8 million remediation of Hannah's Clearing landfill. We also encourage the implementation of a long-term strategy for landfill aftercare, especially in areas susceptible to river or coastal erosion.
- We encourage you to use WCRC flood hazard information to inform future development decisions and evacuation planning.
- WCRC wish to see resources and budget committed to a master planning project for the southside of the Franz Josef as per the 'Future Management of the Waiho River' report.

---

<sup>2</sup> Regional Land Transport Plan 2024-34, Objective 4: Connectivity, Policy 2.

Good Morning Your Worship,

I am writing to you in my capacity as chair of Destination Hokitika regarding the Destination Hokitika levy that Westland District Council has levied on our behalf for more than two decades.

This levy collects \$39,000 from commercial ratepayers and solely funds the promotion of Hokitika as a destination. It equates to broadly 40% of our funding. We receive approximately another 40% from businesses for promotion of individual businesses and about another 20% through sponsorship and grants. The latter varies significantly from year to year. In the last year we raised funds from local businesses to replace the Christmas lights that WDC erect over Weld St each year.

Last year the annual plan went out for consultation saying that DH had been engaged with and had agreed to not have the rate levied. This was the first of three significant inaccuracies by WDC in public documents and forums about DH.

Following the reinstatement of the levy for the current year, it was agreed that Council and DH should get together for a workshop around the Council table similar to what Council had done with other entities. This would inform an agreed plan looking forward so that we had something to go into the long term plan rather than having to fight to retain funding at each annual plan. DH agreed to this and WDC was going to come back to us with dates.

In July 2024, I emailed and invited you and councillors to come to our AGM. One paragraph from that email is below:

*I'm sure the business community present at the AGM would welcome the opportunity to engage with you over how we collectively consult on what they do and don't support going into the Long Term plan for Tourism and Hokitika Promotion.*

The AGM went ahead on 18 September 2024. While Council did not take the opportunity to speak at the meeting and/or start any consultation, I do thank yourself, and counsellors Cassin, Burden, Manera and Neale for their attendance. I also acknowledge helpful discussions with counsellors Baird and Madgwick. I have cc'd them all into this correspondence regarding a proposed way forward.

At the AGM, the presentation included information about DH's activities promoting Hokitika as a destination. These included:

- Over 1 million ads promoting the region
- 93,000 people visited [hokitika.org](https://hokitika.org) for the first time
- 76,000 of these spent time on the site in meaningful engagement
- 35,000 maps used by many local businesses, including the i-Site, to send visitors to other businesses, attractions and the CBD

- 40,000 brochures distributed around the country
- Home and Leisure Show (about a 13k reach mainly of people from our biggest domestic market)
- Reefton NZMCA gathering (about a 1.5k reach of people already visiting the West Coast)

We believe these activities contributed to tourism in Hokitika bouncing back from the Covid era faster than Greymouth and Westport.

At the AGM, we did agree to go back to the above idea of meeting together. On behalf of DH, I invited yourself to simply set a date, and we would turn out as many of the executive as we could. This was to make it easier for the meeting to happen without having to have myself and various DH committee members negotiate around dates.

Each time you and I have seen each other since, we have discussed that this has not happened and there has been a commitment to make it happen. The last time we discussed this was on the 15<sup>th</sup> of February.

Helen, I understand you are incredibly busy and I attribute the lack of engagement with DH simply to this and WDC's schedule and other commitments.

However, given that the long term plan development is now well underway and this engagement hasn't happened, DH believes that a version of the status quo is the only viable way forward.

Therefore, we would like to propose that the long term plan include the DH rate as it currently stands allowing for a small annual increase. We propose that the increase be the lower of inflation and the general rates increase. This means that in years where there is a significant rates increase, the DH levy is lower than the rates increase. But it also means that in years where Council decides to keep the rates increase lower, the DH rate does not adversely affect that intent.

Mayor and Councillors, I acknowledge you are faced with significant challenges in the long term plan process and in the striking of rates for next year. I don't intend this email to be a complaint about what hasn't happen and I do thank you for your support in promoting Hokitika.

Please consider this as a formal request from DH for WDC to continue to levy the Hokitika Promotion Rate for the duration of the upcoming Long Term Plan.

Kind Regards,

**Samuel Blight**

Chair, Destination Hokitika