

# SUBMISSION FORM

Please read the Consultation Document and/or the Draft Long Term Plan before providing your feedback.

Please return your completed form to Council by **4:30pm Friday 25 May 2018**:

**Email:** LTP@bdc.govt.nz

**Fax:** [03] 788-8041

**Post:** Buller District Council, PO Box 21, Westport 7866

**Deliver to:** Buller District Council, Brougham Street, Westport 7925



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## Submitters details

Name: Mr/Mrs/Miss/Ms: PETER HOLLIS

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 20 MILL STREET WESTPORT 7825

Phone: 03 789 8808

Email: \_\_\_\_\_

Key Issue: ① RATES ② HOLCIM / TAURANGA BAY  
③ CLOCKTOWER

Comments: RATES: Council's intention to have the option to raise its income from rates from the current 55% to a maximum of 65% represents an 18% increase. Before abandoning its rates overhaul council said low/fixed income ratepayers were unfairly burdened. However mayor Garry Howard later stated that little or no weight should be given to ability to pay. Who will then represent the concerns of these ratepayers if not council itself? In light of this, your 'Key Strategy', point 5, p 3, saying non-rates income is necessary to make rates affordable, appears reprehensible.

HOLCIM: Holcim Property Portfolio p6 column 3 - 'Land at Tauranga Bay' - the use of the word 'or' implies a community reserve and residential/commercial development at the bay are mutually exclusive. Bullet point 4 p.6 confirms a reserve would preserve the undeveloped nature of this area, the very special scenic values and enhance the visitor experience and associated income. The Holcim farmland must be preserved in its entirety as a reserve so as not to compromise or spoil the outstanding scenic nature of Tauranga Bay. Can council please provide an aerial map of its proposed Tauranga Bay reserve.

CLOCKTOWER CHAMBERS :Any future modification or alteration to, or use of this building, needs to value and preserve the architectural integrity of this important Category 1 building.

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## Submitters details

Name: Mr/Mrs/Miss/Ms: A. D. ORCHARD

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 84 POWERHOUSE ROAD RD 1 WESTPORT 7891

Phone: 789 9754

Email: adorchard@gmail.com

Key Issue: SEE ATTACHED TYPED WRITTEN SUBMISSION

Comments: \_\_\_\_\_

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BULLER DISTRICT COUNCIL

SUBMISSION IN RESPECT OF DRAFT LONG TERM PLAN 2018 – 2028

1. The Council proposes to purchase the Holcim assets at Cape Foulwind.

Unless there are considerations which have not been disclosed, the rationale seems to be that this is an opportunity to make a profit and that the Council needs such opportunities.

The record of BDC dabbling in commercial activities has been dismal – viz socks and cranberries. I have no confidence that the present councillors and council staff are any more competent than their predecessors, who were just as sincere in their desire to improve the council's income stream.

This proposal is vastly more hazardous.

The council already has a serious debt loading as a result of the 'nice to have' sports complex. This was touted as being going to be fully funded from outside sources and it was touted that there would be no ongoing cost to ratepayers. The truth, of course, is that the cost exceeded by many millions the amount of sponsorship which was raised and I believe it is subsidised by the ratepayer to the extent of almost \$300 per annum per household. The council is very proud of the sports centre, but cares not that the only poor people who are able to afford to use it are those who have 'green prescriptions'!

Increasing the already exorbitant rate take is an outrage.

Everybody knows that the Holcim site is contaminated, but, as far as I am aware, nobody knows how badly and Holcim has been very coy!

I don't believe BDC is competent to carry out due diligence to the standard required. Any action which will relieve Holcim of the responsibility to clean up the site (and I am aware that there is limited contractual obligation) will be irresponsible.

Any action which will result in an increase of the council's indebtedness will be irresponsible.

2. The climate is changing and the sea is rising.

NIWA's projections, released prior to the discovery of alarming melting of the great Antarctic glaciers and ice sheets, allow for the entire town of Westport to be under water by the year 2200. The thawing of Antarctica will advance the timeline by a considerable amount – I don't know by how much but the compilers of the Draft LT Plan are aware of NIWA's projections and ought to have been researching the matter before contemplating further significant building on the Buller floodplain.

Option 1 on page 23 is the only responsible option.

3. 'What is Council doing about climate change?'

You have invited feedback on council's resilience arrangements: The entire Carters Beach accretion, which was brought about by the building of Westport Harbour, is at imminent risk and it is a matter of great concern that, to date, council has done nothing to protect its assets nor taken any lead in advising and motivating the community to take practical steps to protect their properties. A sand bund in front of the Carters Beach hall counts for nothing – if you inspect the erosion immediately south west of the Waimangaroa river mouth you will realise that a sand bund will scarcely endure for one very high tide!

## Submission on the Draft Long Term Plan Consultation Document

Submitter:  
Leanne Frewin  
6 Cook Street  
Carters Beach



I do not wish to speak at the Long Term Plan Hearing.

**The theme for the Draft Long Term Plan is a “Focus on Resilience: Fit for Future”.**

### **Submission on: Proposed Holcim Property Portfolio Purchase:**

The purchase of the Holcim land/assets could potentially put the BDC, and therefore ratepayers, at significant risk of having to pay for the clean-up of toxic sites for many decades to come. I believe that it is important for the BDC to continue to engage with the process of undertaking due diligence, so that the Buller community get a broader understanding of the nature and location of environmental contaminants, at the various Holcim sites, and whether or not the purchase of the site(s) would be beneficial to Westport and the wider region in the long term. This process would give the community a better understanding of the pros/cons of purchasing the land and assets and the risks/costs associated with any environmental clean-up should Holcim International fail to undertake the work within the 5 year period allocated.

With all due respect; I am not sure that there is anyone currently employed at the BDC who holds the relevant skills to negotiate with a multi-billion dollar international corporation. I would suggest that BDC engage top level property and environmental lawyers/negotiators before entering into any formal agreements with Holcim International. The initial outlay for this would be minimal in comparison to the debt that could be incurred by ratepayers should we be forced to pay for environmental clean-up and ongoing remedial work.

As part of due diligence, BDC should also seek further information on all ‘clean-up’ activities that Holcim has undertaken in other countries. BDC should also look to lessons learned from other NZ towns who also found themselves in similar situations (having to deal with toxic waste once the company that created it has left).

Given the fact that the rate payer base of the Buller region is currently shrinking, the overall costs will mean a significant rates increase regardless.

### **Submission on: District Revitalisation & Climate Change**

According to the Buller Council's Draft Long Term Plan Consultation Document, "Tourism continues to grow" and the Buller District is expected to see "an increase in domestic and visitor numbers".

The first impression visitors might have of Carters Beach is not, as the draft document would have us believe, an "attractive liveable town ... a district that people will want to visit", rather it is that of a weed infested, rubbish littered open space with little attention being paid to the protection and enhancement of natural aesthetic/environment (see images 1,2,3).



(Image 1; Carters Beach Domain; Golf Links Road end; 2018)



(Image 2; Carters Beach Domain; Golf Links Road end, 2018)



(Image 3; Carters Beach Domain; Golf Links Road end, 2018)

Carters Beach could be a real gem in the crown for the Buller District. It is a safe beach that lends itself to many family oriented activities; swimming, surfing, horse riding, fishing, picnics, land-yachting, kite boarding, penguin viewing etc. The plans to link it to the town of Westport and further afield by the Kawatiri Coastal Trail will only add to its value as a destination.

This part of my submission, therefore, focuses on the fact that Carters Beach is not currently 'Fit for Purpose', nor is it resilient in the face of climate change and that more must be done by BDC (and the Regional Council) to get this area in alignment with other national tourist destination beaches, especially given that at Carters Beach there is a large campground that is often full of domestic and international visitors.

In relation to Climate Change and predicted sea level rise, I note in the consultation document (p17) that a "bund has been constructed to help protect the building" and the document asks submitters to respond to how the BDC reacted to the 2018 storm events. I would say that, at Carters Beach, the BDC reacted without any engineering or geotechnical advice being sought when they allowed the Carters Beach Reserve Committee (CBRC) to undertake the construction of this 'protective bund'.

The CBRC removed ALL the storm driftwood, even from within the 30m no-mow/no-take buffer zone (as voted upon by the community in August 2017). CBRC were *only* given permission to move the driftwood from the domain proper to create the bund. In an email I received from the BDC, they accept that the bund may be "sacrificial". If the bund is sacrificial then, by default, so assumedly are the buildings. If the council really wants to protect the Carters Beach Hall then I submit they cease contracting work out to the Carters Beach Reserve Committee and seek the expertise of coastal geomorphological experts, landscape architects, geotech engineers etc.

The bund CBRC created, by pillaging protective material from the rest of the beach, is now covered in weed and eroding in parts - due to poor (or no) engineering and the fact that it is now being used by motocross enthusiasts(see images 4,5,6).





(Image 4; motorbike tracks on bund, Carters Beach, 2018)



(Image 5; motorbike tracks on bund, Carters Beach 2018)



(Image 6; motorbike tracks and weeds growing on bund, Carters Beach, 2018)

The creation of the bund has actually destroyed valuable protective resource and further decimated the remaining pingao beds. No attention to creating/maintaining natural aesthetic was attempted, despite this being a major requirement of the New Zealand Coastal Policy Statement. The CBRC have, with council permission, created an eyesore of negligible benefit.

The BDC need look no further than Government legislation if they need reminding of their roles and responsibilities in relation to caring for the coastal environment.

BDC should also look at other regions who have faced similar issues with protecting the coast from erosion/climate change whilst simultaneously enhancing visitor experience; e.g. Caroline Bay in Timaru, Tahunanui Beach in Nelson, Brighton Beach in Christchurch, Foxton Beach north of Wellington and Waihi Beach in the Bay of Plenty, to name a few (see image 7).



(Image 7; bollard and pingao at Waihi Beach, Bay of Plenty).

In stark contrast to the image above, vehicular access is not restricted at Carters Beach and image 8 (below) shows the damage caused by allowing people to be able to drive all over this area; note motocross rider in the background.



(Image 8; tyre marks on domain – where remnant pingao is struggling to survive; 2018).

If the BDC is pursuing a course of District Revitalisation I submit that they put more focus into this popular family beach; and make it a destination worthy of

visiting. BDC need to take the lead on this in conjunction with the Regional Council and the local community, not just the CBRC. The CBRC, even as recently as last week, were still undertaking their 'scrape the Domain' style of 'maintenance', see image 9. This type of activity must cease.



(Image 9; Carters Beach Domain – note that the tractor/grader has encroached into the 'no mow/no take' zone, May 2018).

Additionally, cattle should no longer be allowed to graze at the edge of this fragile coastal environment and I submit that, in a bid to retain the few native plants that remain, all grazing licences should be revoked and not renewed. Nor should the Domain be given over to the NZ Defence Force for use during practice military manoeuvres; they caused extensive damage to the Domain; the grass was able to be resown, but the pingao did not recover (see images 10, 11)



(Image 10; damage caused by NZDF vehicles, Carters Beach, 2017)



(Image 11; damage caused by NZDF vehicles, Carters Beach, 2017)

Improving the natural character of Carters Beach would be a small start towards revitalisation of the area. Given that the rates of those that own at Carters Beach are significantly higher than those that own in Westport it would stand to reason that funding for revitalisation be apportioned similarly; i.e. it is time that *some* money was spent on revitalisation of Carters Beach.

Therefore, in relation to District Revitalisation, I agree with Option 2: Invest in the *wider* “Westport/District Revitalisation Project” and submit that attention is paid to protecting and improving Carters Beach as an area of visitor and district significance.

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## Submitters details

Name: Mr/Mrs/Miss/Ms: STU HENLEY

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 49 DOMETT ST WESTPORT

Phone: 03 789 8708 0274 340 013

Email: \_\_\_\_\_

Key Issue: HOLCIM PURCHASE

Comments: \_\_\_\_\_

I support the potential purchase of the Holcim assets provided that:

1. The waste dump referred to as "Marris Mountain" should be remediated by Holcim to a standard acceptable by the Ministry for the Environment. All sampling and testing of the waste dump should be conducted by an independent body and all results made publically available.
2. All information obtained during the due diligence phase must be made publically available.

*Stu Henley*

23/5/18

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Name: Mr/Mrs/Miss/Ms: STU HENLEY

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 49 DOMETT ST WESTPORT

Phone: 03 789 8708 0274 340 013

Email: denisehen@xtra.co.nz

Key Issue: DISTRICT WIDE REVITALISATION

Comments: I support Option 2. However there are some localities outside Westport that deserve consideration. Charleston is one such area.

### CHARLESTON

Charleston is an area of outstanding scenery and amazing, nationally significant heritage sites and history. It has major tourism potential which would give substantial economic benefits to the district's economy.

However Charleston seems to have been completely ignored in Council planning past and present.

The Charleston Waitakere Community Group (CWCG) have recently prepared a concept plan for a Charleston Goldfield Heritage Park and are now developing the concept into a proposal. Located only 30 mins north of the tourist hotspot of Punakaiki, a Charleston heritage park would be of great interest.

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to visitors and help direct tourists into the wider Westport area.

### RECOMMENDATIONS:

1. That Charleston be included in the district's revitalisation plan.
2. That council land within the village and nearby Constant Bay be tidied up to improve Charleston's appearance. This includes gorse covered abandoned land - e.g. at the corner of Princes Street and state Highway 6.
3. That council endorse the proposal for a Charleston Goldfield Heritage Park. And then work with C W C G, DOC, and Heritage New Zealand to 'prepare' a business case/feasibility study to government seeking funding for the development of the park.

Siffert

23/5/18

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

STU HENLEY

Organisation (if relevant):

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

49 DOMETT ST WESTPORT

Phone:

03 789 8708 0274 340 013

Email:

denisehen@xtra.co.nz

Key Issue:

COALTOWN

Comments:

I strongly support the expansion of Coaltown.

The expansion of Coaltown is very important as it will add greatly to the tourist experience and link with areas like Cape Foulwind and Charleston which have rich and fascinating history.

But the new exhibits should not be only about early local Maori life in the Kawatiri. There is much more including gold mining, the amazing geology and diversity of rocks and minerals, and ecology. All these stories need to be told as well.

Council needs to strongly endorse applications by Coaltown for external funding for the museum expansion.

Stu Henley  
23/5/18

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L2

## Submitters details

Name: (M)/Mrs/Miss/Ms:

PAUL SCANLON

Organisation (if relevant):

N/A

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

21 BROUGHAM ST WPT

Phone:

Email:

Key Issue:

REVITALISATION / HOLCIM PURCHASE

Comments:

Why is the Revitalisation project being contracted out?  
And contracted to a Nelson company!

This project should community run. If someone needs to be paid for it then they should be employed and not contracted out. There will be plenty of work for an employee and the costs to the rate payer would be far cheaper.

Holcim - It makes good sense to get Holcim to do the due diligence on all things environmental.

If the purchase goes ahead then the land should go to generate the best commercial return and outcome for the Buller. All land should be rateable.

BDC should ensure that it is capable of dealing with such a purchase. If purchase price needs to be re negotiated to enhance BDC position then that should happen also.

Due diligence with Holcim should be undertaken + an initial agreement signed.

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**Submission to  
Buller District Council  
on the  
Draft Long Term Plan 2018-2028**

**Date: 25 May 2018**

**TOURISM INDUSTRY AOTEAROA**  
Level 4, 79 Boulcott Street, PO Box 1697, Wellington 6140, New Zealand  
P +64 4 499 0104 [www.tia.org.nz](http://www.tia.org.nz) E [info@tia.org.nz](mailto:info@tia.org.nz)

Tourism Industry Aotearoa (TIA) welcomes the opportunity to comment on the Long Term Plan 2018-2028 of Buller District Council.

This submission is filed without prejudice to TIA's future position. Our ability to prepare a comprehensive submission responding to the consultation document relied on the provision by the Council of information relevant to the connection between the consultation document and the benefits that would accrue. If any information is provided at a later date, TIA reserve the right to comment further.

## **INTRODUCTION**

1. Tourism Industry Aotearoa (TIA) is the peak body for the tourism industry in New Zealand. With over 1,500 members, TIA represents a range of tourism-related activities including hospitality, accommodation, adventure and other activities, attractions and retail, airports and airlines, as well as related tourism services.
2. The primary role of TIA is to be the voice of the tourism industry. This includes working for members on advocacy, policy, communication, events, membership and business capability. The team is based in Wellington and is led by Chief Executive, Chris Roberts.
3. Tourism 2025 ([www.tourism2025.org.nz](http://www.tourism2025.org.nz)), an industry-led, government supported economic growth framework was launched in New Zealand in 2014 and has set an aspirational goal of reaching \$41 billion in annual tourism revenues by 2025. Spend growth has been rapid since 2014 and we are well on target to reach that goal.
4. This year, TIA is working on a Tourism 2025 reset that will include incorporating sustainability principles, articulating a longer-term view of tourism in coordination with Central Government; and identifying new priority actions to be addressed over the next 1-3 years.
5. Any enquiries relating to this paper should in the first instance be referred to Nienke van Dijken, TIA Policy Analyst at [nienke.vandijken@tia.org.nz](mailto:nienke.vandijken@tia.org.nz) or by phone on 04 494 1842.

## **TOURISM'S IMPACT AT A REGIONAL LEVEL**

6. The visitor spend from both international and domestic visitors for Buller District Council was \$73m (YE Feb 2018).
7. The tourism industry makes a significant contribution to regional economic development through the jobs and income it creates. Only a fraction of visitor spending actually occurs in places commonly considered visitor specific e.g. accommodation, attractions. The rest takes place in shops, cafes, petrol stations and other local businesses. Local farmers and market gardeners benefit from selling their goods directly or indirectly to visitors.
8. On any day of the year, your community is hosting the visitors, domestic and international, who are helping support local jobs and businesses.

### **TOURISM INDUSTRY AOTEAROA**

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9. One of the keys to a strong regional visitor economy is the quality of the visitor experience. Councils play an important part in that experience with the investment they make in infrastructure e.g. roads, water/waste disposal, broadband, attractions and events in addition to their support for promotional bodies. Councils play a vital role in helping visitors, as well as ratepayers, make the most of their time in the community.
10. Councils' planning need to consider the needs of visitors and residents so that the community can reap the benefits of the visitor economy.
11. In 2016, TIA developed a Local Government Manifesto, outlining eight priority actions for councils to reap greater economic and social rewards from tourism. A copy of this manifesto was sent to all Local Councils, ahead of the Local Council Election. For more details, please refer to Appendix 1.

### **Challenges and opportunities of tourism growth**

12. Tourism growth presents both challenges and opportunities. The visitor economy is a major driver of regional prosperity but the costs and benefits of increased tourism do not always fall evenly. However, talk of new visitor taxes and levies must be debated robustly, with all the issues and options considered. Any form of national or local tourism tax or levy must be fair, efficient and ring-fenced for tourism-related investments.
13. We understand that the growth in tourism in your region may bring with it specific issues. The following section explores some of those likely issues, how the industry is responding and what you, as a Council, could do.

### **14. Infrastructure**

Recent tourism growth has placed pressure on some infrastructure used by visitors. In order to better understand and size this issue, TIA undertook a [National Tourism Infrastructure Assessment](#) in 2016/17. The resulting report identified the main infrastructure deficits in both the private and public sectors.

The priority infrastructure types identified were:

- Visitor accommodation
- Telecommunications
- Airport facilities
- Road transport
- Car parking
- Public toilets
- Water and sewerage systems

Much of the infrastructure identified as a priority for investment is local and mixed use (used by both residents and visitors) and has often seen long-term under-investment. To optimise the benefits of tourism for host communities, coordination between Central and Local Government agencies and industry partners is needed for projects to proceed.

*What the Industry is doing:*

- TIA successfully advocated for the Tourism Infrastructure Fund resulting in a \$100m fund for local and mixed-use infrastructure.

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- Tourism sectors able to scale-up quickly are doing so, e.g. the road transport sector has been able to respond quickly with increased fleet size.
- Operators are making significant private investment into infrastructure e.g. Skyline Queenstown's \$100m redevelopment.
- TIA is undertaking work to identify and address the key barriers to infrastructure investment.

*What you as a Local Council could do in regards to infrastructure:*

- Apply to the Tourism Infrastructure Fund for projects like new carparks, toilets and visitor facilities.
- Coordinate with Central Government and industry partners on infrastructure projects submitted to the Regional Growth Fund.
- Ensure the Long-term Plan accurately reflects the infrastructure needs of tourism.

### **15. Social Licence to Operate**

The fast growth of the visitor economy has caused unease in some host communities, with locals worried about the number of visitors and the impact. This places pressure on the social licence the industry has to operate within these communities.

*What the Industry is doing:*

- TIA in conjunction with Tourism New Zealand undertakes six-monthly 'Mood of the Nation' research to assess New Zealanders' views of tourism.
- TIA in conjunction with Tourism New Zealand is developing a 'Tourism Narrative' project, which includes helping local businesses tell their stories.
- TIA is a key partner in NZTA's Visiting Drivers project to reduce the number of accidents by visiting drivers.
- TIA leads the Responsible Camping Forum, a group of 40 organisations representing rental operators, industry associations, Local and Central Government working together to manage freedom camping.
- A number of infrastructure initiatives will contribute to addressing social licence issues such as over-crowding.

*What you as a Local Council could do in regards to social licence concerns:*

- Ensure freedom camping is effectively managed in your region
- Promote the benefits of tourism in your region to the local community

### **16. Sustainable tourism**

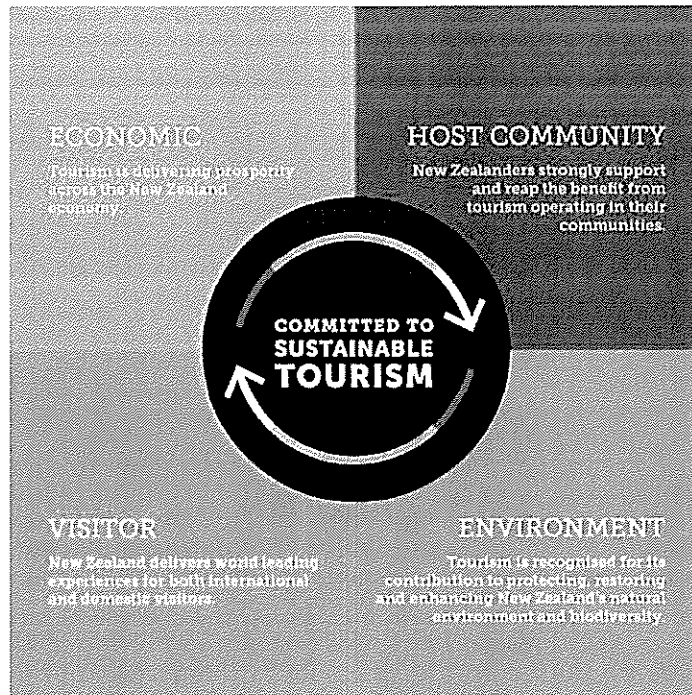
With the rapid growth achieved in the past few years, the tourism industry is facing the challenges of managing and sustaining growth, rather than generating growth. There needs to be purposeful effort to actively manage the industry for its long term sustainable success.

*What the Industry is doing:*

- TIA has worked with industry and with Government agencies' support to develop a Tourism Sustainability Commitment (TSC). The Commitment establishes a set of aspirational goals at both an Industry and business level across the areas of economic, environmental, host communities and visitor sustainability. Tourism operators are signing up to the TSC and working towards implementing the sustainability commitments within their businesses.

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*What you as a Local Council could do to support tourism sustainability:*

- Support the tourism sustainability goal through positive policy and regulatory settings, and funding.
- Sign up the Council or your appropriate agency to the TSC and actively promote the TSC to your local tourism operators.

### **17. Protecting and restoring the environment**

Tourism is a highly competitive global industry. New Zealand's environment is our unique selling point, it underpins our 100% Pure New Zealand tourism position and supports many of our iconic adventure and outdoor activities. Data from the International Visitor Survey conducted for the Ministry of Business Innovation and Employment (MBIE) shows that the top factor for influencing visitors to choose New Zealand is our natural landscape and scenery.

New Zealand's natural environmental assets are under threat, including many of our native species, our freshwater rivers and lakes, and our unique landscapes.

*What the Industry is doing:*

- The environment is one of the four pillars of the Tourism Sustainability Commitment. The TSC asks that Tourism businesses actively support and champion ecological restoration initiatives, and that they are measuring, managing and minimising their environmental footprint.
- TIA is a member of the Land and Water Forum and advocates with central government to protect our natural environment.

*What you as a Local Council could do to support our valuable environment:*

- Recognise the economic value of your environmental assets to tourism
- Ensure the Long-term Plan accurately reflects the environmental needs of tourism

#### **TOURISM INDUSTRY AOTEAROA**

Level 4, 79 Boulcott Street, PO Box 1697, Wellington 6140, New Zealand  
 P +64 4 499 0104 [www.tia.org.nz](http://www.tia.org.nz) E [info@tia.org.nz](mailto:info@tia.org.nz)



- Action the requirements of the National Policy Statement for Freshwater Management as quickly as possible

## **18. Regional Economic Development**

TIA is pleased to see the increased focus on regional development by Central Government.

Regional dispersal is one of the big challenges for the tourism industry, as currently 65% of current visitor spend occurs in the four gateways of Auckland, Wellington, Christchurch and Queenstown. By improving the spread of tourism around the country, we can ensure that many more regions benefit from tourism activity, while relieving pressure on those places with the highest visitor loads. We are strongly supportive of regional development initiatives that encourage and incentivise tourism.

An effective regional tourism partnership relies heavily on a strong and healthy relationship with Local Government and local communities. The regions where tourism is well managed are characterised by strong local leadership and support, and Regional Tourism Organisations (RTOs) and Economic Development Agencies (EDAs) play an important part in this.

TIA is keen to work with you either in partnership with RTOs/EDAs on areas such as regional visitor strategies, or directly on issues such as freedom camping and proposed regional visitor levies.

## **Funding**

19. Tourism funding in this context relates to financial contributions provided through Central and Local government. There are two components to tourism funding – the source of funds and distribution of funds.

## **20. Sources of tourism funding**

International visitors pay taxes and are more than paying their way. TIA believes these taxes, including the border clearance levy and \$1.5 billion a year in GST, need to be taken into account when additional charges on visitors are contemplated.

Tourism businesses support regional tourism activity through general and targeted rates, regional marketing alliances and their own marketing efforts.

There are infrastructure funding issues at a local government level, especially in regions with small ratepayer bases. Central government assistance is desirable in some cases and there are opportunities for greater user pays and better use of council balance sheets.

Any new funding models contemplated need to be fair and applied nationally. A strength of the New Zealand tax system is its simplicity. Ad hoc taxes on visitors or tourism businesses at a local level are undesirable.

## **21. Distribution of tourism funding**

Central government funding support for local mixed-use infrastructure provided by local government requires a robust governance and allocation process.

Any form of tourism tax, such as the existing border clearance levy, must be ring-fenced for tourism-related investments, not siphoned off for other purposes.

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Regional expenditure on tourism marketing and destination management by local authorities should be consistent with the tourism aspirations of the community and cognisant of the impact that visitor spend has on the wider community including employees and suppliers.

22. New visitor taxes and levies must be debated robustly, with all the issues and options considered. Any form of national or local tourism tax or levy must be fair, efficient and ring-fenced for tourism-related investments. TIA will vigorously resist any poorly designed tax or levy proposals that could tarnish New Zealand's reputation as a country that welcomes visitors.

#### FOLLOW UP PROCESS

23. TIA wishes to have the opportunity to participate further in any follow-up process, including any formal meetings, to ensure that the potential impacts on tourism are adequately represented.
24. Thank you for the opportunity to submit on the draft LTP. Any enquiries relating to this paper should in the first instance be referred to Nienke van Dijken, TIA Policy Analyst at [nienke.vandijken@tia.org.nz](mailto:nienke.vandijken@tia.org.nz) or by phone on 04 494 1842.

#### BACKGROUND

25. Tourism for New Zealand is big business as the country's largest export sector. It is a major contributor to the New Zealand economy that will always be here and won't easily go offshore. Tourism takes the lead in promoting New Zealand to the world. The brand positioning built by a vibrant tourism industry has become an important source of national confidence and identity and a front window for "Brand New Zealand". Indeed, the clean and pure offer that is synonymous with New Zealand tourism has been widely adopted and used to promote New Zealand exports in a range of other industries as well.

26. The tourism industry delivers the following value to New Zealand's economy:

- Tourism in New Zealand is a \$99 million per day and \$36 billion a year industry. Tourism delivers around \$40 million in foreign exchange to the New Zealand economy each day of the year. Domestic tourism contributes another \$59 million in economic activity every day.
- The tourism industry directly and indirectly supports 14.5% of the total number of people employed in New Zealand. That means 399,150 people are working in the visitor economy.
- Tourism is New Zealand's biggest export industry, earning \$14.5 billion or 20.7% of New Zealand's foreign exchange earnings (year ended March 2017).

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## Appendix 1: TIA Local Government Manifesto 2016

The following Tourism 2025 actions are the priorities for a stronger local government/tourism partnership. The industry's eight priorities we would like to see from Local Government are:

### Destination Management

This is the most important thing councils can do – look after and invest in the quality of your region as a destination.

- Facilitate and enable communities to meet the needs of growing numbers of visitors, as well as residents.
- Identify your unique selling points as a destination and promote them.
- Work with neighbouring communities to attract visitors to the wider region.

### Infrastructure Facilitation

With the rapid growth in visitor numbers, we have to invest in essential infrastructure and enable the private sector to develop its infrastructure by delivering efficient planning and approval services.

- Define and plan for the priority infrastructure that meets the needs of visitors as well as residents.
- Examine the regulatory environment applied to tourism operators and other businesses serving visitors, and assess where the compliance burden can be reduced to support increased productivity

### Events programming

Events are one of the best tools for encouraging people to visit your community. Use them to your advantage.

- Schedule events (meetings, conferences, sports events and festivals) outside of the peak season to foster off-peak travel activity.
- Attract high value business visitors through the availability of quality facilities, such as convention centres where appropriate.

### Measuring Visitor Satisfaction

It is important to understand what your visitors think of your community. If they are happy, businesses can grow. If you know there are areas of low satisfaction, you can address the problems. Without this insight, you can't increase value.

- Track the satisfaction of international and domestic visitors, whether by direct customer feedback or social media, and use this information to address areas of dissatisfaction and deliver ever higher satisfaction levels.

### Off-peak Marketing

Help your community to prosper by attracting people to visit throughout the year. This will develop a sustainable tourism industry with more permanent jobs.

- Council-owned or supported marketing agencies (e.g. RTOs, EDAs) build a stronger focus on promoting off-peak travel activity to high value visitors.

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### **Regional Development and Tourism**

Every region wants to grow and tourism can and does support this goal. Tourism complements your community's other industries like wine, horticulture and farming.

- Encourage and incentivise tourism as part of your regional development strategies.

### **Enabling Airport and Port Facility Development**

Great air and cruise links are vital to growing tourism. If your airport or port is council-owned, make sure long-term plans are aligned with industry forecasts. There are long lead times, so you have to think ahead.

- Councils work with local airports to establish and implement long-term and sustainable development strategies.
- Councils work with their port company to ensure cruise tourism is enabled.

### **Sustainable Tourism Positioning**

Every region needs to demonstrate its commitment to look after its economic future and the resources it uses to operate.

- Identify the regional priorities required to develop a sustainable tourism industry across economic, social, cultural and environmental considerations.

By actively pursuing these opportunities, your Council can enable real economic and social gains for their communities.

Contact Name: Rosie McGrath  
Organisation: Active West Coast  
[rosie.mcgrath@cdhb.health.nz](mailto:rosie.mcgrath@cdhb.health.nz)  
Phone: 03 768 1160 ext 716  
Postal Address: C/- P O Box 443  
Greymouth 7805



Buller District Council  
6-8 Brougham Street  
P O Box 21  
WESTPORT

444

re: Submission to the Buller District Council's Long Term Plan 2018-2028.

### Active West Coast

Active West Coast (AWC) is a network of agencies and groups committed to improving the health of West Coasters through the promotion of healthy lifestyles such as physical activity, nutrition, smokefree, youth and older person's health. While member organisations were involved in preparing this submission, the recommendations in their entirety, do not necessarily reflect the views of each individual agency.

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

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

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

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

### **Vision and Community Outcomes:**

We applaud Council's Strategic Vision that *'the Buller District will be a resilient, safe and thriving community and 'Fit for the Future'* as this implies the district residents will reside in safe, well designed and serviced communities that support health and well-being. Provision of clean water, efficient roading and safe pedestrian/cycle networks, and effective sewerage and solid waste systems all benefit health. Additionally, Council can further enhance the well-being of its residents by creating effective alcohol policies, designating Smokefree public spaces and providing opportunities for young people to be involved in decision making.

### **Policies & By-Laws:**

Building healthy public policy is an essential tool in creating communities that are safe and healthy. We are aware Council has a number of policies and by-laws up for review within the near future.

### **Smokefree Environments – Council Buildings and Public Footpaths Policy:**

Tobacco use remains a major contributor to disease and mortality on the West Coast. Creating environments that support Smokefree lifestyles is therefore an investment in the wellbeing of our communities.

We acknowledge Council for its commitment to promote Smokefree environments. This could be reinforced by extending the Smokefree Environments Policy to include outdoor dining areas on Council-controlled land. Creating Smokefree outdoor dining areas will assist in making the district more attractive to non-smokers, who make up a large majority (more than 80%) of our population, as well as smokers in the process of quitting or who are thinking about quitting.

**AWC recommends Council extend their Smokefree outdoor areas to include outdoor dining areas on Council-controlled land.**

Our member organisations would like to continue to work with Council to assist with Smokefree issues and to reinforce the commitment already made by Council to the health and wellbeing of its residents and visitors.

### **Alcohol:**

The misuse of alcohol continues to harm individuals, whanau and the wider Buller District community. Given Council is committed to working with the other West Coast Councils we believe this would be an opportune time to work together on a Regional Local Alcohol Policy as this would ensure a consistent approach to alcohol regulation and licencing, assist Police and other enforcement agencies and benefit the wellbeing of West Coast residents and visitors.

We recommend Council progresses the development of a joint Local Alcohol Policy.

Our member organisations are available to help with the development of such a policy. We are also available to work with Council on other measures to reduce alcohol-related harm.

Gambling:

We are aware Council's Class 4 Gaming and TAB Board Venue Policy is due for review this year. From January to March 31 2018, \$556 558 was lost to Class 4 Gaming Machines within the Buller District. Our member organisations would be happy to assist Council in a review of this policy.

Physical Activity Opportunities:

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

Walking:

Accessible and well maintained footpaths provide opportunities for people of all ages to be active and connect with their community. The aging population of the Buller District is likely to increase demand for new and improved footpaths. We are therefore pleased to see Council has included provision for annual footpath renewals.

The recent visit to the District by Dr Rod Tolley from Walk 21 outlined how creating pedestrian friendly spaces has a range of community benefits, from increased road safety to better health and economic outcomes. Walk 21 has developed the attached International Charter for Walking to help authorities create policies, activities and relationships to develop a culture where people choose to walk. We encourage Council to become a signatory to this Charter to show its commitment to walking as a key indicator of healthy, efficient, socially inclusive and sustainable communities. For more information and an outline of how each of the principles can be enacted please see [www.walk21.com](http://www.walk21.com).

Town Revitalisation projects:

During his visit to Westport, Rod spent a number of hours with Council staff involved in the development of the Westport Revitalisation project. Rod went on a river-side site-visit and CBD walkabout where ideas for linking the two were discussed. His feedback to this idea was very positive as there is potential for both economic and 'community identity' returns that will enhance community resilience and wellbeing.

AWC congratulates Council for its support of the 7 Day Makeover project that has created an attractive and well utilised public space within the CBD. We support Council's decision to utilise this process across other areas of the District as the process encourages and supports communities to use their skills to enhance their local area.

#### Cycling:

As Council describes in the LTP, Buller is in the process of developing itself as an off-road and back-country cycling destination. This will benefit the economy and also encourage residents to be physically active. The presence of cycle-lanes on local roads also encourages people to use this form of transport. Cycle-lanes can enhance cycling safety, build cycling skills and confidence, especially in children and adults who are new to cycling, and assist in developing a lifelong habit of using active transport.

**We encourage Council to include cycle-lanes on local roads when undertaking road renewals in local areas.**

#### Parks and Tracks:

The provision of well-maintained parks and tracks supports wellbeing as it increases opportunities to be physically active, develop skills and to 'commune with nature'. We encourage Council to undertake accessibility audits for its children's playgrounds and parks to identify physical barriers that prevent meaningful engagement for users of all ages and abilities. Our members have a recently developed audit tool that we are happy to share with Council to guide an audit process.

#### Swimming Pools:

Swimming pools support well-being through provision of physical activity opportunities and through the 'Learn to swim' programmes. We are therefore pleased to see Council contributes to the pools within the district. However the LTP is unclear as to why funding to both the Karamea and Ngakawau-Hector pools is restricted to only the first year of the plan.

#### Regional Sports Facility Plan:

We understand Council has committed to working with the other West Coast districts and the Regional Sports Trusts to undertake a Regional Sports Facility Plan to identify and prioritise future sport and recreation facility needs for the region. We support this move as the cost of developing and maintaining facilities can be burdensome on communities.



### **Youth Development:**

We have for some time recommended Council initiate a Youth Development Strategy as young people who feel valued and are engaged are more positive, mentally well and healthy, and achieve to a higher standard than those who feel less connected; this benefits the wider community. We believe Council has a role in creating environments that value and support young people, and involves them in decisions that impact on them and their future. Youth led planning and commitment to a strategy by Council, and other agencies, will assist in retaining young people in the district and enable them to achieve their potential.

**We recommend that Council initiate a Youth Development Strategy for the Buller District and we offer our support in its development.**

### **Climate Change, biodiversity and planning for sustainability:**

Climate change effects have already begun to impact on people within the Buller District. Recent events have demonstrated the District's ongoing vulnerability to erosion and flooding.

We are therefore pleased to see Council is planning for the effects of Climate Change with respect to land-use, infrastructure, the economy and Civil Defence preparedness. Well planned and future-proofed infrastructure will make the Buller District a more attractive place for people to live and invest.

We encourage Council to investigate opportunities that climate change may have for our community. For example, there may be opportunities to diversify food production.

### **Road Safety & Accessible Transport:**

We endorse Council's role in the promotion of road safety and accessible transport through its continued membership of the West Coast Road Safety Committee and its support of the Total Mobility programme. Both programmes encourage a region-wide approach to keeping people safe and connected to their communities.

### **Solid waste (refuse and recycling):**

We acknowledge Council is under constant pressure with respect to its solid waste activities. We are aware Council supports the Enviroschools programme under its waste minimisation activities. We encourage Council to continue its support of this programme as it will assist those involved to make positive changes with respect to the physical environment and waste minimisation practices.

**We urge Council to continue its support for the 'Enviroschools' initiative within the Buller District.**

**Property and Housing:**

We commend Council for its provision of pensioner housing as affordable housing is important to people's wellbeing. We congratulate Council for upgrading insulation and heating units in the housing as this will improve the quality of life for residents.

We support the intention to replace/upgrade the public toilet at Reefton and trust Council is successful in its application to government for financial assistance with this project.

**Accessibility Strategy:**

We are pleased Council staff have been involved in the development of a draft Coast-wide Accessibility Strategy which will soon be presented to Councils for adoption prior to public consultation. The goal of the Strategy is to work towards developing a region that is inclusive and supports participation for all people regardless of their level of ability.

Thank you for the opportunity to submit on the draft LTP. We do not wish to speak to this submission, however we may be contacted by phone on 768 1160 or by emailing [rosie.mcgrath@cdhb.health.nz](mailto:rosie.mcgrath@cdhb.health.nz) if required.

Rosie McGrath  
Coordinator  
Active West Coast



# International Charter for Walking

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

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

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

**Signed**.....

**Name**.....

**Position**.....

**Date**.....

## Mary Wilson

---

**From:** Trev <talty@orcon.net.nz>  
**Sent:** Thursday, 24 May 2018 4:45 PM  
**To:** Long Term Plan  
**Subject:** LTP Submission  
**Attachments:** Holcim 2.jpg; Holcim 4.jpg

From Mr Trevor Alty

I do not wish to speak to my submission  
Address: 44B Derby St.  
PH 789-5590  
Email: talty@orcon.net.nz



KEY ISSUE: The purchase of Holcim Assets.

I am somewhat alarmed at Councils direction in regard to the purchase of the complete asset package of Holcim NZ. In my view this is fraught with "Danger" from several angles. I shall address this by breaking the Assets down into separate entity's.

The Abandoned Limestone Quarry.

Firstly look upon this geological structure not as a slowly filling Lake. But more as a slowly filling man-made Dam. Which in fact it is.

When the Quarry was operating Holcim were pumping 24/7 to evacuate ground seepage and other incoming water. This water was discharged to the creek that flows seaward at Cape Foulwind (Just before the DOC Lighthouse Car Park) and also the creek that flows out at Tauranga Bay, just before the DOC Seal Colony Car Park.(Culvert). When the quarry was operating both creeks had a plentiful quantity of water. Now, with the Quarry abandoned that water flow has diminished to a trickle.(No pumping,quarry filling) Eventually when the quarry is full of water, there must be an overflow. And that overflow will go to the lowest ground to escape on its journey to the sea. In this case that low ground, is on the seaward side of the quarry, along the frontage of Tauranga Bay. How long it will take the dam/lake to fill and naturally breach I am not privy to, but I am sure Holcim would have a rough idea. The last depth I heard was 55 metres and rising. As to where that breach/overflow will exactly occur at this stage seems to be unknown.

Will it take the path of the present drainage creeks, or another path.

These are points Council needs to be aware off. Holcim have said, they will undertake environmental issues for a period of five years after sale. At what stage will the dam/lake level be at, at that stage ?. When the quarry was established, the overburden was pushed to the ROQ (Rim of Quarry) and as the quarry was enlarged similar disposal of overburden was followed. So we have a wall of decaying vegetation,sand and limestone capping (crumble), resting on solid limestone forming the retaining wall for the dam/Lake.

This is a disaster waiting to happen if that issue is not addressed.

Obviously before the Dam/Lake overflows, a proper earth dam wall would need to be put in place. With dedicated culverts, slipways, or canals to carry the excess water to the Ocean. Failure for this to be carried out, could well result in a catastrophic massive failure and subsequent breach of the existing loose soil wall. And that flow will be similar to a dam breaching or Lahar. Which in my view will exit and occur at Tauranga Bay. I am sure any hydrologist or suitably qualified Engineer would concur with my findings. It isn't exactly rocket science.

Now I move to the water contained within the Dam/Lake and here we enter another environmental hazard. Any good gardener or school science student is aware of pH levels and what effect the pH level has on the environment. In particular, eco systems, both marine and fresh water and vegetation etc. An ideal water pH level is 6.6 to 7.3 which is described as a neutral pH level. Neither acidic nor alkaline. Under 6.6 is described as acidic, above 7.3 as Alkaline. The higher the pH level the more the alkalinity. So we have a dam/lake forming in a limestone quarry, absorbing leached calcite and thus becoming super saturated with alkalinity to such an extent that it becomes a very

major environmental hazard. The normal pH range of seawater is 7.5 to 8.4. Anything above 9 is described as "very strongly alkaline". I have learnt that the majority of used and unstable kiln liner bricks, were disposed of, by placing them on the floor of the quarry. These fire bricks were routinely replaced as they had become porous and crumbly in nature and were no longer performing their function. (Some were also buried on the Cement plant location). It stands to reason that these fire bricks as they deteriorated absorbed some of the highly unstable byproducts of the cement manufacture process. (As did the Kiln Dust) which include "Thallium", heavy metals and other unknown toxic byproducts. I am aware that for many years Holcim also disposed of "SPL"S, (Spent Pot Liners) from the Tiwai Point Aluminum Smelter. On the toxic scale, these things are up there with the best. Holcim also for many years used waste oil, (along with coal) to fire the kilns. So my concern is, not only do we have a highly alkaline dam/lake, but we also have the added kiln bricks, to further contaminate the water held with in. My pet term for the Dam/Lake is "Lake Chernobyl" and I don't think I am far wrong. A disused Cement Quarry in Buxton Derbyshire, Britain is recorded as having a pH level of 11.3. So we can assume "Lake Chernobyl" is up there with that. Now eventually our Dam/Lake will discharge to sea. highly likely at Tauranga Bay, home of our world acclaimed "Seal Colony". I cannot see the West Coast Regional Council granting a resource consent for that discharge unless that discharge is treated and bought back to levels, that will not endanger the marine eco system in the immediate vicinity of Tauranga Bay. (DOC will also be a main player here) Accordingly a water treatment plant would have to be established, at what cost, who know's. There are just so many "Who knows" in regard to these Holcim assets. I even stumble on the word assets, I prefer to call them liabilities.

Wharf Silo's.

Of what use are these to Council. They were built way back when Holcim was established in Westport. They were built according to the Earthquake Standards at the time, which of course are well outdated. They were built to contain Cement, not people. Eventually they will have to be demolished or maybe the "Big One" (Alpine Fault) will accomplish that.

What cost to demolish them when eventually time will take its toll on them. The Silo's in Australia that were converted into accommodation were Grain Silo's not cement silo's. The inside of them will be just as toxic as Marris Mountain. Sure the outside walls would be a nice place for some contemporary art, but at what cost to the ratepayers and Council. Plenty of walls around Westport for murals etc, at very little cost.

Residential Housing / Land Development at Tauranga Bay.

Imagine the Public backlash if that ever occurs. Unknown to most, but known to me is that along the back of the Tauranga Beachfront Road was a Maori pre European settlement. (Pa Site). And that would come complete with Urupa's (Burial Grounds). In the years I resided at The Bay I recovered (Via Natural Erosion) many Maori Artifacts. (Re Buried) which included adzes, flax grinding stones. Spear heads, Obsidian tools.

Knapping shards and shell pits (umu's), which suggest a large permanent settlement.

I should imagine Nga Tahu and Heritage New Zealand when informed will not allow any development of "Our Jewell in the Ocean". Tauranga Bay is our Jewell in the Ocean and not some future Land Developers.

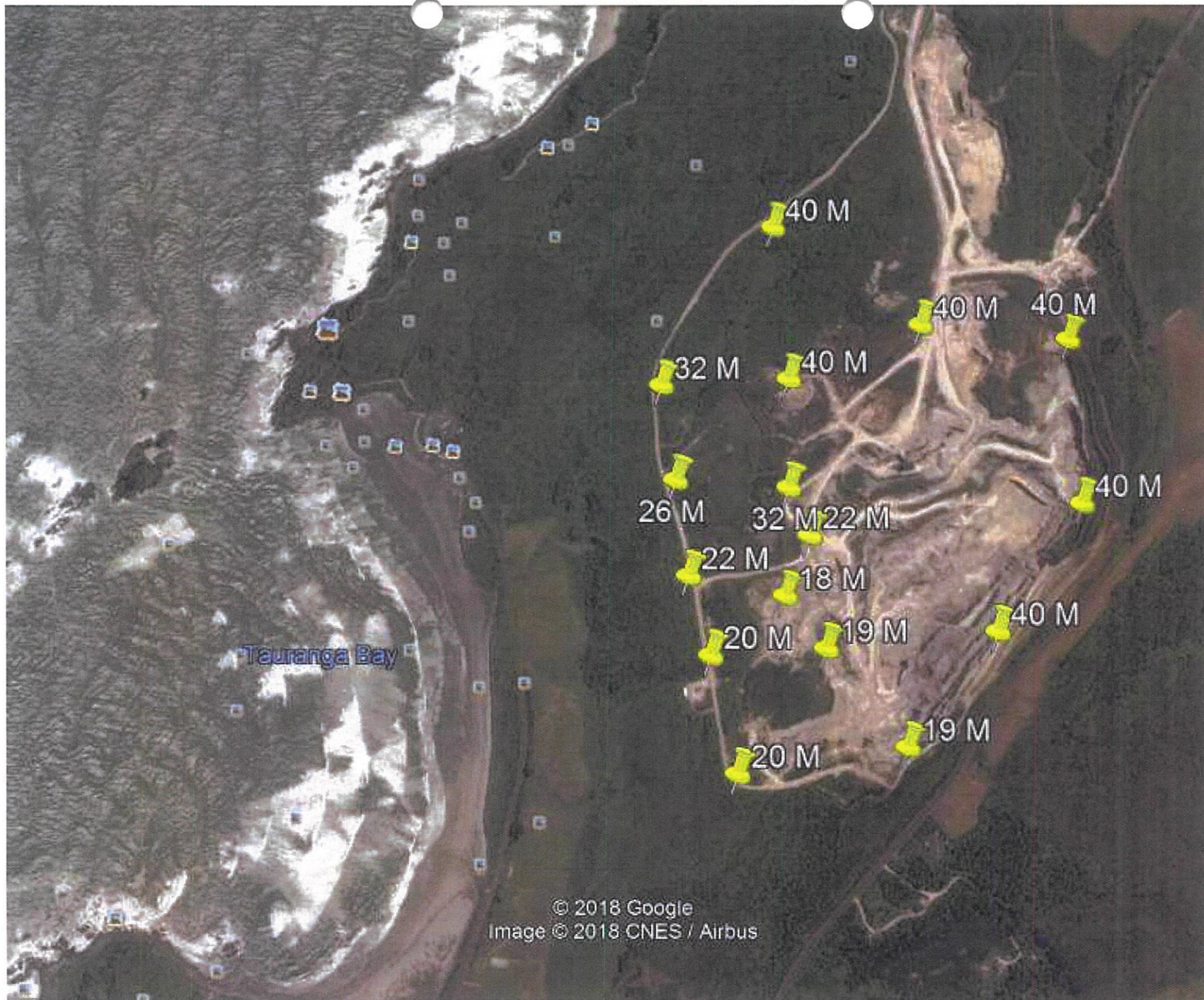
In my view Council should move away from this direction forthwith, and not even enter due diligence. Holcim are Carrot Dangling the so called "Good Bits" so they can offload their ongoing liabilities, which have the future potential to cost millions of dollars to put right. Think "Mapaua".

Faithfully  
Trevor Alty.

Attachments. 1 Quarry altitudes.

2 The Dam/Lake. The intense blue indicates the alkalinity





© 2018 Google  
Image © 2018 CNES / Airbus

# SUBMISSION FORM

Tell us  
what you  
like and  
don't like?

Please read the Consultation Document and/or the Draft Long Term Plan **before** providing your feedback.

Please return your completed form to Council by **4:30pm Friday 25 May 2018**:

Email: **LTP@bdc.govt.nz**

Fax: [03] 788-8041

Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, Brougham Street, Westport 7925

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## Submitters details

Name: Mr/Mrs/Miss/Ms: ROSS Thawley

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 522 Cannons Rd, R.D.1, Reefton

Phone: 027 4147729

Email: rtfh@hotmail.co.nz

Key Issue: Erosion to the banks of Inangahui River between Rosstown and rail bridge.

Comments: I think the Council needs to address the damage to the Inangahui River banks between Rosstown and the rail bridge approximately 2km further down the river. The river has been bouncing from one side to the other getting worse and worse with every flood. There is three main problem areas being near the Rosstown road, behind the race course and by the rail bridge. The last being of main concern to us and I believe should be of concern to the Council as it is threatening both the access to the sewerage ponds and also the sewerage ponds as well.

**Thank you for your feedback**  
Submissions must be received by





Submission to Buller District Council LTP 2018-2028

Inangahua Community Board

47

C/- Graeme Neylon

410 Mai Mai Valley Road

RD1

Reefton 7895

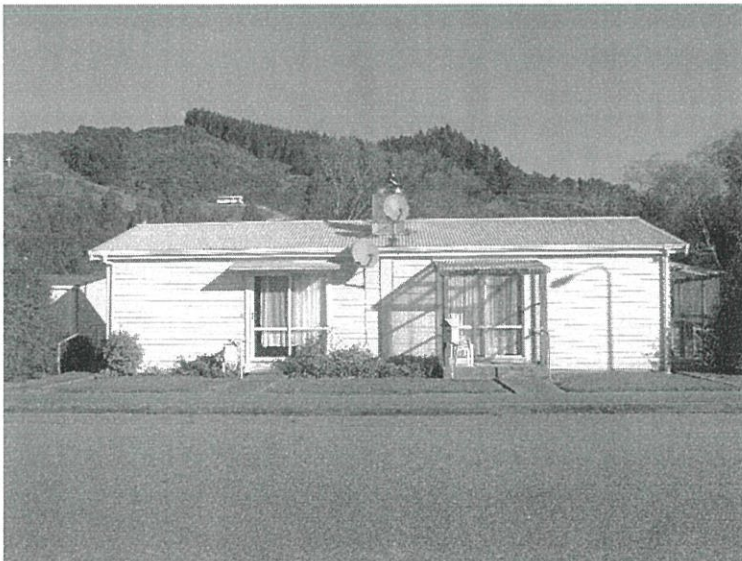
Ph 03 7328382

Email [graememaimai@xtra.co.nz](mailto:graememaimai@xtra.co.nz)

We wish to speak to this submission

Key issues:

Social Housing, Broadway, Reefton.



Two of the older Council flats that are in Reefton

The first flat has an open fire which due to the nature of this housing (that this is provided for elderly, who do need assistance with their daily living requirements) that an immediate upgrade or replacement should be a priority.

Elderly coping with fires, stoking with coal and wood or they go out, shower trays built well above floor level, and poor design is a Health and Safety issue, and could lead to a significant incident.

**Action requested :**

That the oldest flats be immediately upgraded or replaced in the 2018/19 Plan, and be of a design that is to allow frail elderly to live as independently as possible within a safe environment. Being wet room ensuite bathrooms, open plan living and good use of space, and all accesses ground level.

**Reefton Water Supply**

During the long dry spell earlier this year the town was on restricted water supply as demand crept up. Our understanding is that with two pumps operating increased demand would be better met but would have meant raw water would have been introduced to the supply as the treatment plant is currently unable to treat water with the two pumps operating.

**Action requested:** Upgrade Reefton Water Treatment Plant to allow for water to be treated when both pumps are operating.

**Signage at Springs and Inagahua Junctions**

There is a need for Reefton specific signage at both these entry points to encourage travellers to take the short detour to our vibrant and thriving community.

**Action requested:** Design and install Reefton specific signage at the two Junctions. There is also a need to advocate to NZTA for Reefton signage before the O'Sullivan's Bridge on the Shenandoah Highway.

Further enhance the entranceways into our town and villages

There has been some good work done on the entrances to Reefton with plantings and signage and we would like to see this work extended to our villiages, including Ikamatua, Inangahua Junction, Springs Junction, and Maruia, Blackspoint.

Action requested: Further enhancement of Reefton entrance ways and new entrance ways to the our villiages named above.

### Reefton Footpaths

As we see more and more use of mobility scooters the use of footpaths is ever increasing. We see a need to acelerate the repairs to existing footpaths to make them more user friendly.

We also see a need to plan for new 'feeder' footpaths that will cater for users from parts of town that are not currently serviced.

Action requested: Identify and plan for possible new footpaths for Reefton and identify necessary repairs to existing footpaths.

### Street lighting

In some areas of Reefton there is no street lighting and in other areas the existing street lighting needs enhancing as it can be difficult to negotiate at night.

#### Action Requested

Review of street lighting in Reefton.

### River protection

The Inangahua River is gradually eroding the bank along Rosstown and is moving ever closer to the road. This is the main entrance to the proposed Powerhouse Restoration Project and also services a number of residents. The river has also turned towards the old Reefton landfill and early intervention is needed to prevent any further erosion of the site.

Further downstream the river has turned just before the rail bridge and is threatening te roadway into the Reefton sewage ponds.

Action requested: Investigate and remedy the current erosion of the river bank at Rosstown, old Reefton landfill, and roadway into sewage ponds,

### Upgrade Public Toilets

The upgrade of the Reefton public toilets has been identified and an unsuccessful application made for central government funding. A decision now needs to be made to fund the upgrade or look at alternative sites for these public toilets.

There is also a need for better access of toilets at Ikamatua and for daytime access for the toilets close to the central Reefton playground.

Concern has also been expressed at the lack of toilets at the Crampton Road park.

Action requested: Decision to be made on Reefton toilet upgrade or resiting of these and ways sought to improve access of existing toilets. Discussion to be held on merit of toilets at Crampton Road.

### Reefton Swimming Pool

The Reefton pool is covered using 'tunnel house' materials and is now in need of maintenance as the moisture and chlorine has taken its toll. There has always been an issue with ventilation and the hothouse effect in summer and it may be prudent to look at a more effective roof and ventilation systems.

Action requested; Given the need for maintenance of the roof structure we would like to plan for the replacement of the roof with a more permanent material structure and an effective ventilation system.

### Motorhome Friendly

In order to become a motorhome friendly town Reefton needs a free dumpstaion installed along with a supply of fresh water.

This was mooted some time ago by a previous board and the need for this type of facility has again been identified.

Action requested: Instalation of motorhome dumpsite in Reefton.

### Movie Theatre Signage

A need has been identified for signage pointing to the movie theatre to go on the main street of Broadway attached to the Reefton Service Centre building with more and more visitors now staying in Reefton.

Requested action: New signage for the movie theatre displayed on Broadway.

### Reefton Community Centre theatre

The backstage area of the theatre is very small and has always been a problem catering for the cast when a show is being presented. One solution that has been put forward is for a covered link between the backstage and the hall to give easy and dry access to this area. The backstage changing rooms are very small and are contained in a lean-to structure at the rear of the building.

Extending these would be seem to be a simple solution.

In order to have more functionality in the use of the theatre a roll-up movie screen is seen as a solution to this.

#### Requested action

Investigate and plan for covered link between hall and theatre at look to increase the size of the changing rooms and instalation of roll-up movie screen.

### Fly Tipping

This has become an ever increasing problem in and around our Reefton and our district.

Requested action: Investigate ways we can alalieviate this problem.

### Surface flooding Reefton

Surface flooding seems to be an ever increasing problem in areas around Reefton and the underlying cause is not clear to residents.

#### Requested action

Investigation of causes of increasing suface flooding during rain events.

### Broadway Street Lighting

The last of the street lights for installation at the top of Broadway are made and ready for installing. This project uses the last of the Reefton Vision 2010 funding.

### Requested action

The allocated funding be made available for the completion of this project

### Support for submissions

The ICB supports the submissions from Reefton Visitor Centre, Reefton Inc, Blackspoint Museum.





## Draft Long Term Plan – Submission Form

I write with regard to Holcim's Coastal Farmland at Tauranga Bay and its end use, as proposed, in the Draft District Plan.

In doing so, let me remind Council that it is a legitimate and serious duty for those responsible for land and sea coasts to preserve as much as possible - especially of the best - for present and future use of the people of New Zealand. No doubt there are those amongst us who will disagree. They will argue that there is a benefit to the community to subdivide. These people are either short sighted or have self interests.

The greatest benefit to the community is to ensure that this land is 'off limits' to developers. We do not discuss 'development' of our mountain ranges so why are we discussing the development of our beautiful coastal foreshore?

The Buller District Council's Long Term Draft Plan is ambiguous to the point of being seriously misleading. It is now up to Council to clarify their position. We need to know what land Council intend to retire for reserve purposes and what land they intend to rezone for development. Without a draft plan (a map) of the intended recreational reserve we only have Council's carefully crafted (sneaky) words to decipher. These words are very open to interpretation -to the point whereby my confidence in Council planners has been completely eroded.

On page 6 of the Draft Plan, 'Holcim Property Portfolio': Proposed Retention and Divestment Summary, Council outline 3 courses of action for the various properties in the portfolio.

1. Assets to divest upon settlement.
2. Assets to hold and divest over a 3 to 20 year period.
3. Strategic community sites for Council to retain.

Under (3) **Strategic community sites for Council to retain.**  
**Land at Tauranga Bay:**

- Create a community reserve or
- Residential/ Commercial Development.

Council go on to state: That *community & infra structure assets can be boosted with the creation of a reserve at Tauranga Bay and ownership of an additional water supply at Okari. The land is well suited for reserve purposes as it would preserve the undeveloped*



*nature of this area and provide a new community asset. It would also enhance the visitors experience at an already popular DOC destination -the seal colony at Tauranga Bay and the Cape Foulwind walkway.*

Council's emphasis is clearly targeted at preserving **only** the undeveloped area. This is the bush block down at the northern end of Tauranga Bay - by DOC's car park. Nowhere does Council state that they intend to retain **all** of Holcim's Tauranga Bay Farmland for reserve purposes.

Does this mean that Council intend to sell the balance (the pastoral land) for development on the basis that it has been modified?? The phrase 'modified' is a common tool, used by planners in order to create the illusion that they are working within the frame work of the District Plan. Twice in recent years former Holcim land, previously identified as Recreational Reserve in Draft Plans, has been developed. In both instances the 'modified environment' has been used to side step the rules.

Let me make it quite clear - Residential/Commercial development is not in alignment with the wishes of Holcim or the community. Nor, it would appear, is it in alignment with the wishes of the mayor, Garry Howard, who wrote giving me his assurance that (Holcim) had given Council *'a unique opportunity to achieve a positive lasting legacy for the community by protecting and enhancing (the bay) for future generations to enjoy'*. That said, Mr Howard also stated: *Despite Tauranga Bay being highly modified it has retained a distinctive natural character and is one of the most intensively visited sites on the West Coast.* Perhaps Mr Howard's words have been 'carefully crafted' too?

### **A Bit of History**

After lobbying by members of the community in the late 1960's the recommendation of the Director General of Lands & Survey Department in 1970 was for the cement company's Tauranga Bay farmlands to be put forward as a scenic reserve. Council announced that they had *'power to protect the bay from exploitation under the Town & Country Planning Act'*. Subsequently they backed up this directive by voting to *'unanimously support the notion that Tauranga Bay be reserved as a natural beauty spot.'* In subsequent correspondence this was amended to read, *'the Tauranga Bay farmland, in its entirety'*.

Their recommendation was that the cement company's farmland be gazzetted as a recreation reserve - as opposed to a scenic reserve - in order to attract subsidisation for facilities.

It was written at the time that the Crown had the funds to purchase the land. However this course of action was considered unnecessary when NZ Cement Holdings (Holcim now) advised that they too were working towards protecting the bay - thus alleviating

public concern that the land would be sold for redevelopment once their quarry ceased to operate.

Satisfied that the Cement Company had a shared vision to preserve the land and that Council were going to designate the entire area as a **Reserve** in the District Plan, the Crown pulled out. In doing so they stated that '*public interest, at least for the present time, is protected*'.

The draft Recreational Reserve Plan that stemmed from these discussions clearly identified all the foreshore that is now up for discussion. In following years these plans were backed up by Holcim's draft landscaping plans which were (also) filed with Council - clearly signalling the intent to retire the land. Further supporting evidence comes from a Press release in late 2015. Following Holcim's National Environmental Gold Medal Award in 2015 it was stated:

*The Holcim Project is a major rehabilitation of the Tauranga Bay Westport quarry and surrounding land following Holcim's decision to close the quarrying and cement production facility by mid 2016. The aim is to rehabilitate the site into a recreational amenity for public use and restore surrounding lands to indigenous forests.*

*It is a major project drawing on Holcim's Global Quarry Rehabilitation Directive and involving working with a very extensive group of stakeholders. The restoration will create a mosaic of indigenous forest and wetland communities similar to what existed prior to European settlement.*

*Most importantly Holcim were very focused on ensuring what is finally created will be of real value to the community in amenity and economic terms; an addition to the tourism drawcards of this area.*

As you can see Holcim's Global Policy Statement backs up the view of the community and the Crown. For Council to go against the wishes of these stakeholders puts their corporate integrity at **serious risk**.

Over the years I have written to and gained the support of the Deputy Director General of Land, Mike Slater. He wrote that '*Tauranga Bay is a significant site for its high scenic and recreational values*' and that '*protecting the coastal section of Holcim land was highly desirable to preserve the rugged beauty of the Tauranga Bay coastline*'.

Mike Slater's former boss, Maggie Barry, wrote that she '*shared my view about the significant value of Tauranga Bay*.'

Support has also come from DoC's Westport office. They have stated that they have *expressed the desire for protecting key sites should (council) be successful with their bid.* **Nowhere** has it been signalled to Council planners that it is desirable to 'develop'.

**Conclusion:**

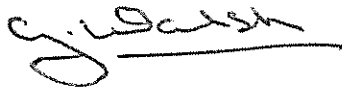
*'Fortunately beauty spots like Tauranga Bay are given to us by nature. It is for us to preserve them and enjoy them'*. Cam F Schadick, Engineer-Clerk, Buller County Council responding to Professor A. G. McLellan's request to have the bay protected (26 September 1972).

It is obvious what the end use of Holcim's Tauranga Bay Farmland is meant to be. Clearly the **only mandate** Council have is to ensure that the farmland is protected, **in its entirety**, for its conservation and amenity values.

I wish to be heard at the submission.

Thank you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G. Walsh', with a horizontal line underneath.

Graeme Walsh.

## Mary Wilson

---

**From:** Chris Reynolds <reynolds.shoes@xtra.co.nz>  
**Sent:** Tuesday, 22 May 2018 1:34 PM  
**To:** Long Term Plan  
**Subject:** Submission re Long Term Plan

49

Submission to Long Term Plan.

I do not wish to speak at the Long Term Plan Hearing.

### Economic Overview

To say that the economic situation in the District has improved since the last LTP is misleading. Residential property sales may have been the highest in 2017 since 2012, but that is merely a reflection of how bad the economic situation has been since 2012. This does not mean we are in a good economic situation now! The real situation is far from it and both the business and personal sectors are still struggling with the downturn of Stockton and the closure of Holcim and Oceana gold in Reefton. While tourism helps accommodation/restaurants, it is not a quick fix for the town. Council does not have the business acumen to be getting involved in other ventures and this is not their objective anyway. Council has a responsibility to its ratepayers that they not achieving now.

Holcim.

We are totally opposed to Council considering purchasing Holcim or any of its assets. It has been quite clearly pointed out that the contamination of the site is huge and Council does not have the ability to deal with this. The due diligence alone could cost us millions (if done properly) and Council does not seem to appreciate the financial difficulty the town is already experiencing, without the additional financial pressure that may be involved.

Revitalisation.

We also oppose any large amounts of money being spent on revitalisation in the near future. While Council have a vision of making the town 'attractive', once again, we the ratepayers, simply do not have the ability to pay. Council has core issues they are expected to address and provide for the ratepayers such as acceptable drinking water, a solution to our rubbish woes, a properly functioning sewerage system, flood protection, roading etc. These things are not adequately provided for at present.

When Council can show us that they can and have provided all the above things and the ratepayers have affordable rates so they can afford extras, then and only then, should Council ASK the ratepayers if they are prepared to fund any other projects such as revitalisation.

Lynda and Chris Reynolds

26 Palmerston Street

Westport

# SUBMISSION FORM

Tell us  
what you  
like and  
don't like?

Please read the Consultation Document and/or the Draft Long Term Plan **before** providing your feedback.

Please return your completed form to Council by **4:30pm Friday 25 May 2018**:

**Email:** [LTP@bdc.govt.nz](mailto:LTP@bdc.govt.nz)

**Fax:** [03] 788-8041

**Post:** Buller District Council, PO Box 21, Westport 7866

**Deliver to:** Buller District Council, Brougham Street, Westport 7925

Sent: 22 May 2018

50

## Submitters details

Name: Mr  Mrs  Miss/Ms: Michelle Ibbotson

Organisation (if relevant): Karamea Information & Resource Centre

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 106 Bridge Street, Market Cross, Karamea

Phone: 03 7826 652

Email: info@karameainfo.co.nz

**Key Issue:** Continuation of the BDC Annual Grant for an increased amount of \$25,000

**Comments:** Please see attached

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018

## **2018-2028 Long Term Plan**

### ***Continuation of the BDC Annual Grant for an increased amount of \$25,000***

The Karamea Information and Resource Centre ("the Centre") requests continuation of the BDC annual grant for an increased amount of \$25,000 to enable the Centre to continue providing core and essential services to both the local community and visitors.

These services include:

- provision of up-to-date and accurate information for locals and visitors, via in-person and phone conversations as well as via printed materials and digital means;
- providing office services for the community and visitors such as printing, photocopying, writing and editing, page layout, and laminating;
- access to internet and wifi that extends throughout the Market Cross commercial centre;
- assistance with digital technology, which our ageing population frequently struggles with;
- retail sales – books, maps and giftware products;
- publishing a fortnightly newsletter "The Karamea Chronicle" which helps connect the broader Karamea community by being distributed via email and printed copies around the Buller District and the rest of New Zealand;
- Farmlands farm supplies;
- Buller Vets supplies;
- liaison services with local and government organisations; and
- 24/7 unmanned fuel supply.

This summer period has been extremely busy with visitor numbers, quite an increase from previous years e.g. an increase of 1,600 visitors compared to the last financial year. On talking to visitors I feel this is due to the outstanding marketing strategy the ANWC have done to promote this area by having two information boards, one in the Buller Gorge and the other at Punakaiki as well as displaying large promotion boards in other areas around the regions. The Oparara Valley Trust has also done excellent work in promoting increased visitor numbers to come to Karamea to see the Oparara Basin / Honeycomb Hill Cave. I can

see visitor numbers continuing to grow into the future. Our winter periods are normally quite quiet but I also think this period will be busier than usual.

The Centre also produces a Karamea brochure which is now due for republication which the staff are in the process of revamping and updating. The Centre has a Facebook page which keeps the community updated on what's happening at the Centre, local events, important notices e.g. civil defence warnings, power outages etc. We also have a website page which is currently being updated which includes an online enquiry form which has also been popular.

The Centre employs three part-time very competent, knowledgeable and hardworking local staff members who work together to ensure the Centre is running efficiently and a place where locals and visitors enjoy coming, as well as obtaining the services or information they require.

I have been the manager of the Centre now for just over a year and there have been ongoing changes in respect to upgrading services including the financing system which has required training for two staff members. We have also changed the look inside the Centre by upgrading shelving / display stands for both retail and visitor information areas. This has made the Centre feel much more welcoming and allows us to give better service.

The Centre continues to meet the requirements of the quarterly KPI's as requested by the Council providing a public service, visitor information statistics and quarterly financial statements.

With the increase in visitor numbers, the staff at the Centre have worked longer hours than usual, and have been working tirelessly to bring the Centre into the modern world through smarter use of technology. With wages and consumables having risen, the increased amount requested is vital to ensure the Centre can continue to grow the services it provides.

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## Submitters details

Name: Mr/Mrs/Miss/MS:

PETER GIBSON

Organisation (if relevant):

MARKET CROSS COMMUNITY GROUP INC

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

99 OPARA ROAD KARAMEA

Phone:

03 7826123

Email:

peterwgibson@Xtra.co.nz

Key Issue:

ASSISTANCE WITH THE COST OF TOILET POWER AND GROUND MAINTENANCE.

Comments:

THE PUBLIC TOILETS IN KARAMEA ARE ON LAND VESTED IN THE MARKET CROSS COMMUNITY GROUP INC, AND ON WHICH IS ALSO LOCATED THE KARAMEA COMMUNITY HALL, KNOWN LOCALLY AS THE "RSA"

COUNCILS GRANT, WHICH HAS NOT BEEN REVIEWED FOR MANY YEARS, THIS YEAR WAS \$1000. THIS IS TO ASSIST WITH POWER FOR TOILET LIGHTING (DAY + NIGHT) AND PUMPING WATER, AND GROUND MAINTENANCE.

POWER COSTS HAVE INCREASED STEADILY OVER THE YEARS AND NOW COST APPROX \$1500 PER ANNUM, ALMOST ENTIRELY FOR THE TOILETS. MOWING IS BY LOCALS AT A NOMINAL RATE, COSTING APPROX \$800 PER ANNUM.

IT WOULD BE APPRECIATED IF THE ANNUAL GRANT COULD BE INCREASED TO SAY \$2500 PER ANNUM TO COVER THESE EXPENSES

THE CURRENT INCOME FROM HALL HIREAGE BARELY COVERS RATES AND MINOR MAINTENANCE ITEMS. INSURANCE HAS BEEN REINSTATED THE LAST TWO YEARS, FUNDED BY A COMMUNITY GRANT OF \$1500.

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018





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## Submitters details

Name: Mr/Mrs/Miss/Ms: PETER GIBSON.

Organisation (if relevant): KARAMEA MEMORIAL DOMAIN BOARD

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 99 OPARARA ROAD KARAMEA

Phone: 03 7826123

Email: peterwgibson@xtra.co.nz

Key Issue: ENHANCEMENT OF KARAMEA DOMAIN.

Comments: THE DOMAIN BOARD WOULD APPRECIATE SUPPORT WITH THE PLANNING AND ENHANCEMENT OF GROUNDS IMPROVEMENTS AT THE DOMAIN

A PLAN HAS BEEN PREPARED AND SUBMITTED FOR COMMENT. THE PLAN ENHANCES THE GROUNDS WITH PLANTINGS OF TREES AND SHRUBS IN SEVERAL LOCATIONS WHILE STILL RETAINING AN AREA FOR A RUNNING TRACK AND RUGBY GROUND.

ADVICE FROM COUNCIL STAFF WOULD BE APPRECIATED. AT THIS STAGE NO FUNDING IS REQUESTED

**Thank you for your feedback**

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53

## Submitters details

Name: Mr/Mrs/Miss/Ms: PETER GIBSON.

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 99 OPARARA ROAD KARAMEA

Phone: 03 7826123

Email: peterwgibson@xtra.co.nz

Key Issue: AQUISITION OF HOLCIM PROPERTY

Comments: I AM CONCERNED AT THE STATEMENT THAT HOLCIM WILL ONLY ACCEPT RESPONSIBILITY FOR CONTAMINANTS AND POTENTIAL HEALTH EFFECTS FOR 5 YEARS (PAGE 5, CONSULTATION DOCUMENT) THE COUNCIL RESPONSIBILITY AFTER THIS TIME COULD BE BOTH ONEROUS AND COSTLY, AND I WOULD SUGGEST A PERIOD OF 20 YEARS

**Thank you for your feedback**  
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## Submitters details

Name: ~~Mr~~/Mrs/Miss/Ms: Denise Hansen

Organisation (if relevant): N/A

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: KARAMEA

Phone: 03 7826641

Email: medef@xtra.co.nz

Key Issue: Holcun - Possible Council Purchase of Old Manufacturing Plant & Site

Comments: I wish to express my objection to the Council having any money involved in the old Holcun Plant.

In principle this site may seem a great asset to the district. There are many uses for the land & some of the buildings.

But in reality this 'so called' asset will be a very costly purchase.

This is due to the 'clean up' costs & on going management of contamination of the area. (Asbestos to name one issue.)

It will be a "money pit".

Nothing that the site could be used for could compensate the cost of making it safe.

The money that would be put into the site would be far better spent on WATER-SEWERAGE and clean up of existing sites in Town areas. Roading & footpaths also need money spent on them. (How can you attract tourists to the area without drinkable water??)

The only thing the Council should have with the site is, governing & directing the new owners the right & correct way to clean up & reuse the site in a safe way.

**Thank you for your feedback**

Submissions must be received by

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55

## Submitters details

Name: Mr/Mrs/Miss/Ms: Mr M Hansen

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 233 Flaxmill Rd Karamea

Phone: 037876641

Email: mede@xtra.co.nz

Key Issue: Purchase of the old cement works complex at Cape Foulwind and other local sites.

Comments: I am not in favour of council getting involved in the purchase of the old Holcim works. let alone spending money on looking at contamination possibility. I am asking council to just concentrate on core business and stay away from other activities. There is main stream infrastructure that needs serious attention such as the water supply roads-walking access to Braches and local attractions.

- water supply to all of the Buller, Smallers, communities and Westport as well must stand out as a greater cause than the purchase of an old industrial site. how whatever!

- Coastal erosion must be fairly close to the top of the list to be addressed. I can't see the rocks from old Holcim site solving the problem, ~~but~~ but may give access for a cycleway?!

- If there is a desire to spend money investigate manufacturing concrete T Mulberry wharf structures to arrest the coastal erosion and make a great place to fish from.

**Thank you for your feedback**

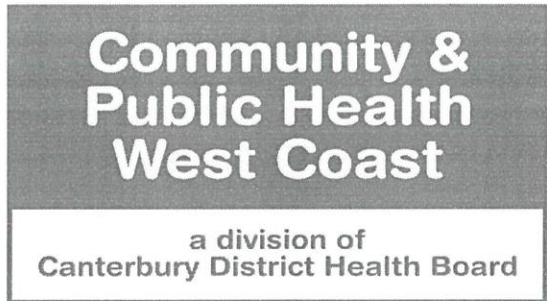
Submissions must be received by

4:30pm Friday 25 May 2018



After water, roads, etc. general community welfare  
must also be close to the top of the list.  
Anyway stay away from that "old cement works".  
Thanks for the time to read this note.

056



**Submission from  
Community and Public Health, West Coast**

**April 2018**

**Buller District Council  
Draft Long Term Plan 2018/2028**

## Details of Submitter

---

Dr Cheryl Brunton  
Medical Officer of Health

### Postal Address

Community and Public Health  
PO Box 443, Greymouth 7840  
3 Tarapuhi Street  
Greymouth

**Phone:** 03 768 1160

**Fax:** 03 768 1169

### Contact Person for this Submission:

Freedom Preston  
West Coast Team Leader  
Community and Public Health

**DDI:** 03 768 1170

**Email:** [freedom.preston@cdhb.health.nz](mailto:freedom.preston@cdhb.health.nz)

Please note we wish to speak to this submission.

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## Introduction

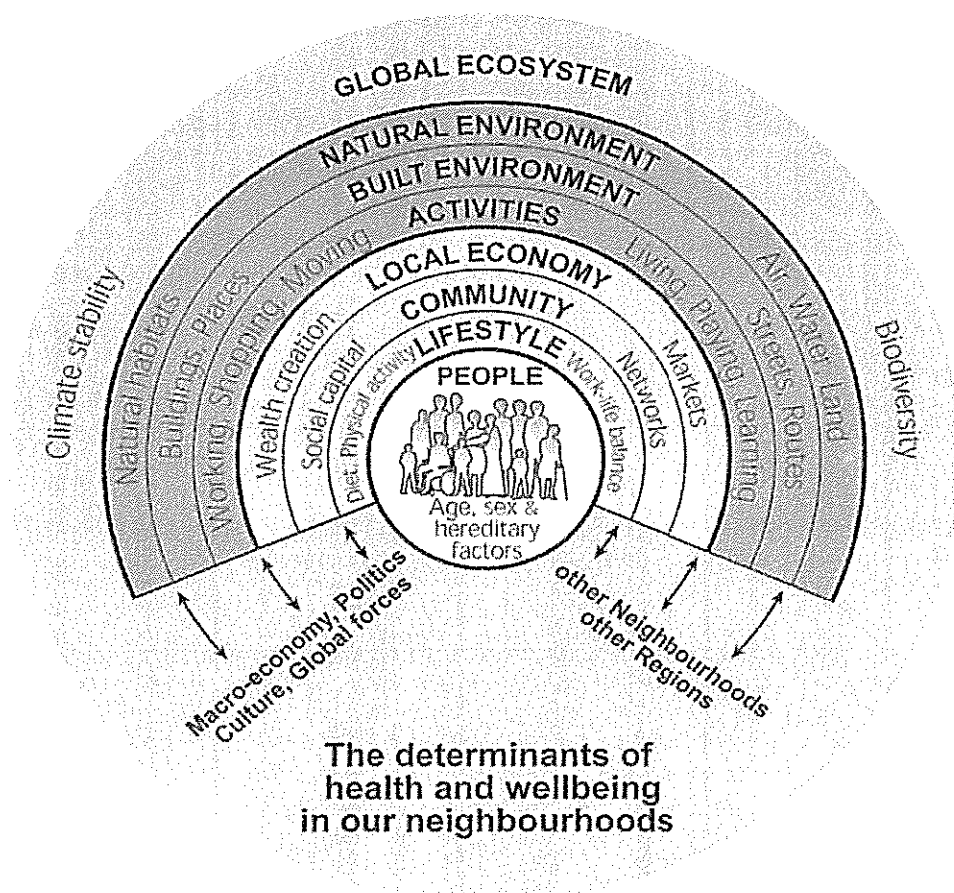
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Community and Public Health West Coast is a regional office of the Community and Public Health Division, Canterbury District Health Board and provides a regional public health service to the West Coast. We welcome the opportunity to comment on the Buller District Council's Draft Long Term Plan 2018-2028.

The goal of our organisation is that of improving and protecting the health and well-being of the people of the West Coast. However, while health care services are an important determinant of health, health is also influenced by a wide range of factors beyond the health sector.

The Dahlgren and Whitehead 1991 model below illustrates how individuals are influenced by factors that generally lie outside their control. These factors; often referred to as the social determinants of health and well-being, can be described as the conditions in which people are born, grow, live, work and age; they are affected by environmental, social and behavioural factors.

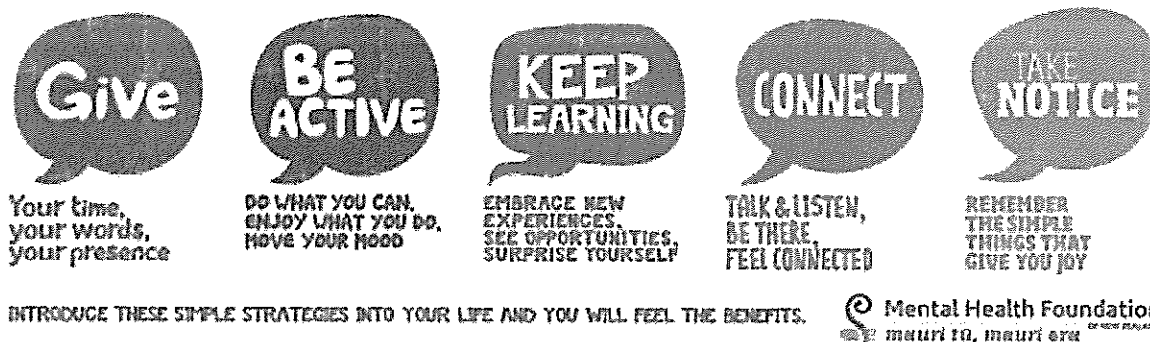
As depicted in the diagram, the sphere of influence is very wide; furthermore changes in any of these areas can affect health and wellbeing dramatically (both positively and negatively). In order to maximise people's wellbeing, these factors need to be taken into account by policy and decision makers including Councils.





Another way to incorporate wellbeing into Council's decision making and planning is to use the 5 Ways to Wellbeing developed by the New Economics Foundation in 2008. The five ways are a set of evidence-based public health messages aimed at improving the mental health and general wellbeing of the whole population.

## FIVE WAYS TO WELLBEING



Auckland University of Technology researchers recently published the results of the Sovereign Wellbeing Index project. The report found that the five **Ways to Wellbeing** were all strongly associated with higher wellbeing. People experienced higher levels of wellbeing when they:

- were connected socially with others (**Connect**)
- gave time and resources to others (**Give**)
- were able to appreciate and take notice of things around them (**Take notice**)
- were learning new things in their lives (**Keep learning**)
- were physically active (**Be Active**)

These five ways are being used by councils in the UK to build stronger communities:

*'It is conscious planning in a way that will actually promote wellbeing. If we have wellbeing in mind at the point of planning we have a better chance of building resilience in communities to enable them to survive in difficult times.'* (Ashton, Leigh and Wigan PCT in the *Five ways to wellbeing, New application, new ways of thinking 2011*) p.30

Investing in wellbeing benefits more than just the individual. For example people who report higher levels of wellbeing tend to be more involved in social and civic life, are more likely to behave in environmentally responsible ways, have better family and social relationships at home and are more productive at work. (*Five ways to wellbeing, New application, new ways of thinking 2011*) p.6  
[http://dnwssx4l7gl7s.cloudfront.net/nefoundation/default/page/-/files/Five Ways to Wellbeing.pdf](http://dnwssx4l7gl7s.cloudfront.net/nefoundation/default/page/-/files/Five%20Ways%20to%20Wellbeing.pdf)

CPH encourages Council to consider the 5 Ways to Wellbeing in its decision making processes to support the district and its residents to flourish. CPH is happy to work with and support Council to do this.

<b>Consultation Document</b>	The Buller District Council is to be congratulated for the way in which the issues being consulted on are summarized in the Consultation Document. The document provides the information in a more accessible way for the community.	
<b>Specific topics referred to in the Draft Plan</b>	<b>Discussion/Comment</b>	<b>CPH's suggested amendments to the Plan /suggested action points</b>
<b>Vision, Purpose, Values, Strategy: Page 2</b>	We support Council's vision that Buller will be a resilient, safe and thriving community and 'Fit for Future'. We support Council's articulation of its purpose, values and key strategies in achieving the vision. Working with communities to create an attractive and liveable district with quality infrastructure and a diverse economy in a way that demonstrates environmental and social responsibility will help to future proof the resilience of the Buller District.	<b>Support:</b> Council's Vision, Purpose, Values and Strategies articulated in the Plan.
<b>Setting the Scene: Pages 6-14</b>	<p>This overview is a comprehensive and easy to read description of the Buller District. It highlights the many attractions and opportunities the district has to offer as well as outlining some of the challenges and key strategic themes relevant to the District. This section will assist readers to understand Council's activities described in the Plan.</p> <p>We are pleased to see Council acknowledges that successful communities need a range of interlocking factors that combine to provide a district that is a great place to work and play and is 'fit for the future'. While Council has included 'a resilient community' in its list of factors we suggest the other identified factors (e.g. resilient services, infrastructure, diversified and flexible economy, quality education and educational achievement) are significant factors that are required to build resilient individuals and communities.</p>	<p><b>Support:</b> Council's provision of reliable, affordable services and infrastructure to develop attractive liveable towns and a district that people want to reside in and visit.</p> <p><b>Support:</b> Council's role as a facilitator and advocate in achieving its vision.</p> <p><b>Support:</b> Council's commitment to working with other West Coast Councils, central government, Te Runanga o Ngati Waewae and others to achieve its vision.</p>

Resilience can be described as a “universal capacity which allows a person, group or community to prevent, minimise or overcome the damaging effects of adversity”. CPH is aware of a number of relatively new initiatives in Buller that exemplify how collaboration, communication and commitment can address issues and build personal and community resilience. These include:

- Westport Breakfast Club based at Buller High School and welcomes students from all of the schools. This happens every day and shows a wonderful commitment from the whole town
- 7 day challenge
- Youth programmes
- Social Workers in Schools and school partnership meetings
- Pause Breathe Smile delivered to every school in the Buller region, with training coming in May to support and grow the initiative (and)
- The Internal Affairs-funded Karamea Community Development Project.

We thank Council for its support and commitment in getting some of these initiatives up and running. However we are aware of the need to continue to focus on building resilience, especially as many families transition into the area with not enough supports available to help them in their day to day life. We encourage Council to continue to engage with agencies and schools to identify areas where your advocacy and support can strengthen community resilience action.

Māori contribution to decision making

We are pleased to see Council’s relationship with Te Runanga o Ngati Waewae has been established and is continuing to strengthen as this

	<p>will ensure Māori have input into Council decisions. It will also help build cultural capacity and understanding within Council.</p>	
<p><b>Key Issues Affecting the Plan:</b> <b>Pages 16- 29</b></p>	<p><b>Proposed Holcim Property Portfolio</b> We endorse Council’s decision to consult with the Community on its proposal to negotiate an option to purchase all of Holcim’s assets in the Buller district. We acknowledge this is a major decision for Council as there are huge potential risks (both financial and to public health) if things don’t go well. Conversely there is an array of opportunities (also both financial and to public health) to the district if the best case scenario were to come to fruition.</p> <p>CPH urges Council take a cautious approach to this proposal. The Health Impact Assessment process may be a useful tool in determining the potential impact of proceeding with the purchase. CPH offers our assistance should Council decide to utilise this process.</p> <p><b>District Revitalisation</b> We congratulate Council on its vision to support revitalisation projects focusing on social, economic, cultural and environmental outcomes within its district.</p> <p><u>Westport</u> We agree Council has an obligation to staff and community to address building safety and to also get the ‘best bang for the buck’ with respect to taking the opportunity to rationalise buildings and reduce future operating costs. We support a ‘big-picture’ approach that will consolidate building use, connect the town to the river and create new and enhanced public spaces.</p> <p>The recently completed 7-Day Makeover project in Westport is evidence of how the public is prepared to assist with creating attractive spaces at a low cost. The development of the ‘town stories</p>	<p><b>Strongly recommend:</b> Council undertakes thorough due diligence if the community supports Council to progress the proposal to purchase Holcim’s assets.</p> <p><b>Offer:</b> our support in assessment of public health issues if the proposal is progressed.</p>

	<p>and themes’ as a result of this project indicates the community’s depth of feeling for the area in which they live, work and play.</p> <p><u>Wider District</u></p> <p>We support the contestable funding proposal to allow other towns within the district to utilise the ‘community place-making process’ to undertake similar revitalisation projects within their area.</p> <p>We support the Council’s role in the development of the Punakaiki ‘master plan’ to build a framework for future growth in the Punakaiki area.</p> <p><b>Our Water, we are almost there!</b></p> <p>We acknowledge that investment in water supplies is a costly activity, however, lack of reliable clean water supplies poses a risk to health and does not support economic growth. We are therefore pleased to see Council is committed to working with its communities to provide drinking water supplies that are affordable and meet service level requirements.</p> <p><b>Our vital links, Karamea Special Purpose Road</b></p> <p>The Karamea Road provides vital lifeline and economic links to the Karamea area and the Buller District. The loss of its 100% funding status has potential to seriously impact on maintenance required to keep the road operational which will impact on safety and economic activity. We are pleased to see Council is taking a proactive approach to options for the road once the SPR designation is phased out.</p> <p><b>Climate Change, it affects us all!</b></p> <p>We agree the coastal communities within the Buller district are at risk of the effects of climate change. Recent events have demonstrated how vulnerable our communities are to extreme weather events.</p>	<p><b>Support:</b> Contestable funding proposal for “community place-making process”</p> <p><b>Support:</b> Council’s role in the development of the Punakaiki “master plan”</p> <p><b>Support:</b> Council’s continued investment in maintaining and improving its water supplies.</p> <p><b>Recommend:</b> Council advocate strongly to NZTA and/or Central Government for designation to a State Highway to ensure NZTA cover 100% of maintenance costs.</p> <p><b>Support:</b> Councils intention to build resilience of its infrastructure and emergency preparedness.</p>
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	<p>As these events are predicted to increase in both frequency and severity we are pleased to see Council intends to build the resilience of its infrastructure and the capacity of the District's local Civil Defence team.</p>	<p><b>Support:</b> Council's actions to work with the Regional Council and, where relevant, property owners to explore options for Hector, Granity, Punakaiki and Westport.</p>
<p><b>Financial Overview and Strategy</b> Pages 31-43</p>	<p>We understand the balancing act of keeping assets up-to-date and provision of adequate service levels with the communities' capacity to pay, especially as the population ages. We are pleased to see Council will look for opportunities to increase its income so it is not so reliant on rates.</p> <p>We support Council's intention to continue to invest in water supplies, roading, sewerage and stormwater system replacements and upgrades. We are particularly pleased to see significant investment in footpath renewals over the life of the Plan. We are optimistic that Council will soon be able to access funding for footpath maintenance when the draft Government Policy Statement on Land Transport is adopted.</p>	<p><b>Support:</b> Council's continued investment in infrastructure replacements and upgrades (including footpaths)</p>
<p><b>Community Outcomes</b> Pages 44-52</p>	<p><b>Wellbeing</b> We commend Council for having wellbeing as its first priority and recognising the value of a vibrant, healthy and safe community with access to quality facilities and services. We are particularly encouraged to see Council is committed to recognising and supporting those with special needs and requirements. We thank Council for its involvement in the recent development of the Accessible West Coast Strategy. The Strategy should assist in identifying areas where Council can further support the needs of people with special needs.</p> <p><b>Learning</b> We commend Council on its commitment to supporting education in its many forms. 'Keep Learning' is one of the five ways to wellbeing that are shown to be beneficial to individual and community</p>	<p><b>Support:</b> Council for its ongoing commitment to "promote community wellbeing and to take a lead role in promoting the social, economic, environmental and cultural aspects of our district" <b>Support:</b> Council's stated objectives, actions and contribution to achieving the 'Wellbeing' outcome.</p>

	<p>wellbeing. Council’s support for pool facilities and sports grounds not only promotes learning but it also supports the five ways to wellbeing by encouraging the community to ‘Be Active’.</p> <p><b>Who we are</b> We commend Council for its activities in this outcome, in particular Council’s willingness to “provide opportunities for the community to work in partnership with Council”. This will assist with the District Revitalisation projects and will have a positive influence on developing a region with strong community spirit and distinctive lifestyle.</p> <p><b>Sustainable Environment</b> CPH supports Council’s intention to find an “appropriate balance between development and protection that promotes the diversity and sustainability of our natural environment”.</p> <p>We acknowledge that Council is taking steps to plan for climate change impacts with respect to land-use, infrastructure, the economy and Civil Defence preparedness. It is imperative that this is addressed.</p> <p><b>Prosperity</b> We endorse Council’s commitment to a “thriving, resilient and innovative economy”. We applaud Council’s role in the development of the innovation hub in Westport as this will help support prosperity and inspire others to be creative in their approach to business development.</p> <p>The urban design and active transport programmes will create attractive living environments that will encourage people to be active, connect with their communities and also assist with achieving Councils prosperity and environment goals.</p>	<p><b>Support:</b> Council’s initiatives that encourage education and activity.</p> <p><b>Support:</b> Council’s stated objectives, actions and contribution to achieving the ‘Who we are’ outcome.</p> <p><b>Support:</b> Council’s stated objectives, actions and contribution to achieving the ‘Sustainable Environment’ outcome.</p> <p><b>Support:</b> Council’s urban design projects and the development of a cultural hub.</p>
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	<p>There are sound environmental and economic reasons to support walking (and local cycling) infrastructure. A recent visit to the District by Rod Tolley, conference director of the global movement Walk 21, outlined the potential economic benefits of creating spaces where people are encouraged (through the provision of safe walking infrastructure and good urban design) to walk, linger and spend their time and money.</p>	<p><b>Recommend:</b> Council become a signatory to the Walk 21 movement and commit to making the Buller District more walking friendly. See <a href="https://www.walk21.com/about">https://www.walk21.com/about</a> for further information.</p>
<b>Council Activities</b>		
<p><b>Regulatory Services</b> Pages 55-58</p>	<p>We support Council's activities described in this section as they benefit the health and wellbeing of both the community and the environment.</p> <p><u>By-Laws and Policies</u></p> <p>We note Council will undertake reviews of a large number of Bylaws and Policies in the early years of the Plan. We are aware that Council's Class 4 Gambling and TAB Venue Policy is due for review in June 2018. We encourage Council to utilise a Health/Social Impact Assessment process within these reviews and we offer our assistance with this.</p> <p>As we have noted in previous submissions, alcohol is a psychoactive substance that continues to cause significant harm in our communities. We understand Council has been unwilling to proceed further on the development of a Local Alcohol Policy (LAP), at least in part because of the very real prospect of legal challenge from the alcohol industry. However, we encourage Council to consider the development of a joint LAP with the two other West Coast District Councils as a way of sharing this risk. A joint LAP would also have benefits for the local hospitality and tourism industries by bringing consistency to licensing requirements across the West Coast and a 'level playing field' for new entrants to these industries, regardless of</p>	<p><b>Recommend:</b> Council considers utilising a Health/Social Impact Assessment process when reviewing its policies and bylaws.</p> <p><b>Recommend:</b> Council works with the two</p>



	<p>where they set up on the Coast. A joint LAP would be supported by NZ Police and the Medical Officer of Health as reporting agencies. We offer our assistance with this Policy development.</p> <p>We note the Council’s Alcohol Consumption and Dining on Public Footpaths Policy and the Smokefree Environments-Council Buildings and Public Spaces Policy are also up for review. We believe there is opportunity to have consistent messaging with respect to ‘the pleasure of dining alfresco’, reflected in both policies. Exposure to second-hand smoke is both a risk to health and an unwelcome disruption to the enjoyment of dining outside. We encourage Council to show its commitment to improving the health and wellbeing of its residents by extending its Smokefree Environments Policy to include dining areas on public footpaths and in public spaces such as the 7 Day Makeover area.</p> <p><u>Climate Change and Emergency Preparedness</u></p> <p>We support Council’s intention to undertake a review to analyse risks of climate change for the district. This will assist in planning for and building resilience into infrastructure capacity. We congratulate Council for working with other Councils on strategies for managing natural hazards and the issue of longer term climate change adaptation and mitigation (page 158) as this will assist in protecting people and property across the region.</p> <p>We particularly support Council’s investment in Emergency Management volunteer training as these activities build and support community capacity to deal with and assist in emergency situations. Recent events highlighted how vulnerable our communities are to extreme weather events and therefore the need to maintain community and operational preparedness, especially as the frequency</p>	<p>other West Coast District Councils to develop a joint Local Alcohol Policy.</p> <p><b>Recommend:</b> Council extends its Smokefree Environments - Council Buildings and Public Spaces Policy to include dining areas on public footpaths.</p> <p><b>Support:</b> Council’s commitment to undertake Emergency Management training with volunteers within the District.</p>
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	<p>of such events is expected to increase. Additionally findings regarding an alpine fault rupture suggest the Coast may be isolated for a lot longer than anticipated which increases the need to 'get ready'.</p> <p>However, we are aware that a growing number of people in our communities are living week-to-week and, despite any desire to do so, are not able to adequately prepare for such events. We encourage Council to include actions to address this in its emergency preparedness plans.</p> <p>We are happy to work with Council to assist with emergency management issues around welfare, drinking water, prevention of disease outbreaks and other issues of public health importance.</p>	<p><b>Recommend:</b> Council explores ways in which it can engage with and support vulnerable members of the community to be better prepared for emergencies.</p>
<p><b>Roading and Transport Pages 59-63</b></p>	<p>We support Council's actions under this section as a safe and reliable land transport network is essential to economic and community wellbeing. Additionally, quality active transport infrastructure will support personal wellbeing and help reduce the environmental effects of fuel energy consumption.</p> <p>We agree that inadequately maintained footpaths increase safety risks, in particular for older people and/or people with disabilities. We are therefore pleased to see Council is investing in footpath maintenance over the period of the Plan, however, we wonder why the target for footpaths ranked as grade 1&amp;2 (satisfactory) is expected to drop from 84% to 75%.</p> <p>The footpaths in Westport are generally quite wide and, if maintained, will support the carriage of mobility scooters. This will facilitate social connectedness and independence for scooter users and the more physically capable older people in the community.</p>	<p><b>Recommend:</b> Council continues its membership and support of the West Coast Road Safety Committee to improve road safety across the Buller District and West Coast Region.</p> <p><b>Support:</b> Council's intention to invest in footpath renewals across the life of this Plan.</p>

	<p>The roads in Westport are also wide. We therefore encourage Council to include local cycle lanes when undertaking roading upgrades, particularly around schools, parks and commercial areas.</p>	<p><b>Encourage:</b> Council to include local cycle lanes when undertaking roading upgrades in Westport.</p>
<p><b>Water Supplies Pages 67-74</b></p>	<p>We endorse Council’s commitment to take all practicable steps to ensure the health and wellbeing of communities with respect to its water supplies. We acknowledge there may be changes to water supply regulations as a result of the Havelock North Inquiry.</p> <p>We congratulate Council on its recent upgrade of the Inangahua Junction water supply. However, there are a significant number of water supply issues that require attention, in particular the overground pipeline for Westport and the supplies in Reefton and Punakaiki.</p> <p>.....</p> <p>We are pleased to see Council has decreasing targets for water consumption within Westport and Reefton (currently 1081 and 1273 litres per resident per day respectively). The figures presented in the draft plan are very high compared to other areas within New Zealand. For example, average water consumption per person per day is 350 litres in the greater Wellington area and 640 litres in the Grey District.</p> <p>We anticipate continued investment in the water supply network will assist in resolving the high consumption level, through addressing leakage, however, we encourage Council to increase awareness within the District of the need to protect our drinking water supplies and reduce demand as failing to do so may require a more regulated approach in the future.</p>	

<p><b>Wastewater/Sewerage</b> Pages 75-78</p>	<p>Collection, treatment and disposal of wastewater/sewerage is essential to protecting the physical environment and the health of the community. Additionally, effective wastewater management positively impacts on quality of life and supports economic development.</p> <p>We support Council's activity to continue with the sewer mains replacement as well as treatment plant upgrades as required.</p> <p>We support the mains upgrade in Westport to increase the levels of service, and the mains renewals in Westport, Reefton and Little Wanganui.</p> <p>We are concerned the performance target for the number of <b>dry weather</b> sewage overflows is expected to increase from the current performance of zero over the past two years to 5 per 1000 connections from 2018 to 2021 and then drop to 4 from then until 2028.</p>	<p><b>Support:</b> Council's investment in wastewater/sewerage upgrades and renewals.</p>
<p><b>Stormwater</b> Pages 79-82</p>	<p>The provision of stormwater systems assists with protecting property, the health and wellbeing of residents and benefits environmental sustainability both on a day-to-day basis and in times of emergency.</p> <p>CPH is pleased to see Council has acknowledged climate change with respect to storm water infrastructure. Models suggest that the District will be wetter over time and most storm water systems could struggle to cope with a severe weather event. The two significant storm events earlier in the year highlight the need to include climate change mitigation in the stormwater infrastructure.</p>	<p><b>Support:</b> Council's investment in stormwater modelling and mains renewals.</p>

	<p>It is clear from Council's increased performance target of the numbers of habitable floors inundated per flooding event (currently nil to 5/1000 properties) that it is necessary for Council to engage with its communities to communicate the risk of future events and how district planning, and currently occupied land, will be impacted by flood mitigation.</p> <p>We support Council's intention to invest in stormwater modelling to assist with the mains replacement programme over the life of the Plan.</p>	
<p><b>Solid Waste</b> Pages 83- 85</p>	<p>Solid waste management is necessary for the health and quality of life of the community, the local economy and the environment.</p> <p>We agree that provision of kerbside refuse collection and recycling minimises illegal dumping of refuse. We support Council's investment in the Enviroschools programme as this programme focuses on increasing environmental awareness and developing waste minimisation habits in children, their whānau and the wider community and is a positive step towards better waste management.</p> <p>We are aware of the recent exposure of the closed landfill/dump site at Hector as a result of high seas. This situation reinforces how past decisions can have a negative impact on future generations of ratepayers and the environment. It is a salient reminder to Councils and communities of the need for caution and consideration of the long term impacts of decision-making alongside short-term imperatives.</p>	<p><b>Support:</b> Council's continued support of the Enviroschools programme.</p>
<p><b>Community Services</b> Pages 88-91</p>	<p>We agree with Council that the community is enhanced through the provision of services that deliver to the cultural and recreational needs of the residents. Additionally, libraries, museums and theatres support life-long learning and help people connect with their</p>	



	<p>performances which will add to the vibrancy of the town.</p> <p>We congratulate Council on its recent upgrade to the Reefton Community Centre.</p> <p><u>Museum Support</u></p> <p>We are pleased to see Coaltown Museum is applying for funding assistance to create a new exhibit to showcase early local Māori life in Kawatiri. We acknowledge Council’s proposal to increase funding for the museum contingent on a successful application. We are unsure if the financial support to both the Karamea and Granity Museums in Year One of the Plan represents a drop in Council support or a one-off payment to support their activity. If the funding is to cease we wonder how the community will continue to operate their museums and what the impact will be on both communities.</p> <p><u>District Economic Development</u></p> <p>We agree a diversified economy assists in creating strong and resilient communities. We therefore support Council’s role in facilitating this activity.</p>	<p>of the Plan.</p>
<p><b>Governance, Representation</b> Pages 92-95</p>	<p>We agree Council has a role as advocate for issues that impact on its communities. We also endorse Council’s commitment to improving the rates system to make it fairer for all.</p> <p>We support Council’s intention to initiate a residents satisfaction survey as this will help guide Council’s future activities.</p> <p><u>Youth development</u></p> <p>CPH is aware there is great collaboration between organisations and professionals who support young people in the Buller District. The support being offered is empowering and emboldening; indeed four young people will be supported to attend the Leaders of the Future</p>	<p><b>Recommend:</b> the development of a Youth Council and offer our assistance with this project.</p>

	<p>conference. However we understand the pathway to a youth voice in Council is still not clearly established.</p> <p>We reiterate our recommendation that Council take a lead in the development of a Youth Strategy to ensure that young people have an influence on decisions that impact on them.</p> <p>An alternative may be that Council funds a position within Council to coordinate and liaise between Council and Buller youth. Council could also show its commitment to young people by funding youth representatives to attend Youth Council National Conferences.</p>	<p><b>Recommend:</b> Council take a lead in the development of a Youth Strategy for Buller or alternatively</p> <p><b>Recommend:</b> Council fund a position to coordinate and liaise between BDC and Buller youth.</p>
<p><b>Property</b> <b>Pages 99- 104</b></p>	<p>Provision of services under this activity assists in creating a supportive, safe and attractive district for both residents and visitors.</p> <p><u>Civic Centre and Hub/ District Revitalisation</u></p> <p>We applaud Council for its flexible approach to the Civic Centre Hub development, as good planning will lead to the best outcome for the District and ensure the district is 'Fit for the Future'. As stated above the community place-making process will assist communities to identify and work towards improvements they want in their local area.</p> <p><u>Punakaiki Master Plan</u></p> <p>CPH endorses Council's role in the development of the Punakaiki Master Plan as there are a number of issues that need to be addressed in this area, in particular water supply and the impact of tourism on demand for services. We encourage Council to ensure the community is involved throughout the process to ensure they are informed and have input into the plan.</p> <p><u>Public Toilets</u></p> <p>We are pleased to see Council has set aside significant funding to</p>	<p><b>Recommend:</b> Council include the local community in the development of the Punakaiki Master Plan.</p>



	<p>improve the public toilet facilities in Reefton. These toilets have been uninviting for some time and are not in keeping with the rest of the experience the Reefton community is providing for visitors. We trust Council is successful in its application to Central Government for financial assistance with this project.</p> <p><u>Housing for the Elderly</u>          CPH support Council’s continued role in the provision of housing for the elderly. We congratulate Council for updating insulation and installing heat-pumps in its housing stock as this will enhance the wellbeing of the occupants and provide a safe and warm environment for older people who tend to spend more time indoors. Additionally the savings on power will help defray the cost of rent increases.</p> <p>We support Council’s intention to continue with heating upgrades and re-roofing the units.</p> <p>As Council has identified, the proportion of older people within the District is expected to rise. This may increase demand for more supported housing within the District. We note Council is assuming this demand will be met through surplus rentals in the community however many homes will not be suitable for ageing citizens. We therefore encourage Council to be proactive in seeking support to address this potential issue.</p>	<p><b>Support:</b> Council’s continued role as a provider of housing for the elderly</p> <p><b>Support:</b> Council’s investment in heating and reroofing of its elderly housing asset.</p>
<p><b>Infrastructure Strategy          Pages 153-172</b></p>	<p>While Council predicts the district’s population is expected to remain relatively static, the increasing proportion of older people, and the expected increase in tourists (many of whom may also be older), will increase demand for quality infrastructure such as land transport and pedestrian infrastructure, public toilets and water supplies services.</p>	<p><b>Recommend:</b> Council use an accessibility lens when developing infrastructure that will be used by residents and tourists.</p>

We are pleased to see Council is committed to providing the best range of services that are affordable, delivered in an effective and efficient manner and sustainably maintained. We endorse Council's intention to consider resilience of design and materials in all renewal projects.

We have included other comments relevant to this section within the sections above.

# SUBMISSION FORM

Tell us  
what you  
like and  
don't like?

Please read the Consultation Document and/or the Draft Long Term Plan **before** providing your feedback.

Please return your completed form to Council by **4:30pm Friday 25 May 2018**:

**Email:** [LTP@bdc.govt.nz](mailto:LTP@bdc.govt.nz)

**Fax:** [03] 788-8041

**Post:** Buller District Council, PO Box 21, Westport 7866

**Deliver to:** Buller District Council, Brougham Street, Westport 7925

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

DAVID BARNES

Organisation (if relevant):

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

40 MCKENNA ROAD WESTPORT

Phone:

03 789 6694 OR 021 159 159 3

Email:

LOWER CASE - DAVIDBARNES@XTRA.CO.NZ

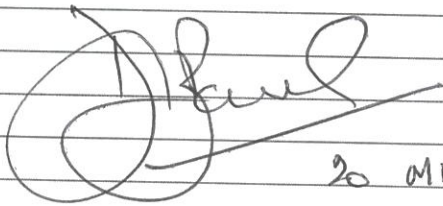
**Key Issue:** STOP CONSIDERING "HOCCM" PURCHASE NO DUE DILIGENCE.

**Comments:** ONLY COUNCIL CORE FUNCTIONS TO BE FUNDED BY RATES.

MY RATES ARE EXCEEDING REALISTIC DEMANDS OF MY INCOME.

THIS PRESENT COUNCIL SHOWS NO CONCERN FOR RATEPAYERS CONCERNS OR CORRECT GOVERNANCE. IT IS DOGMATIC, OVERBEARING AND INSENSITIVE AS TO THE FINANCES OF ITS RATEPAYERS ITS INTEGRITY HAS BEEN LOST.

ATTACHED ARE MY DETAILED SUBMISSION.



20 MAY 2018.

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018

## Submission to 2018 – 2028 Long Term Plan

We moved to Westport in 1995 and have seen a steady movement in the Towns fortunes, such as what is now the Pulse Centre, the Sewerage scheme, the Derby Street services upgrade, the NBS Theatre build and the rebuild of the Water Treatment Plant. Then this present council were elected when, from 2014 matters have stagnated, serious workplans instigated by the previous Council, such as replacement of Westports water main from the treatment plant to town were cancelled. We saw a rushed and ill conceived attempt to change the rating system within the first year by a largely naive group of new Councillors which was suitably rebuffed by the Ratepayers. Not learning that lesson the rest of the term and the best part of another year and a half trying was spent along with yet more costs to find a way to force the same plan through again only to receive yet another thumping. I hope you have learnt what the word NO now means.

The opening gambit in this Long Term Plan proposes the purchase of the Holcim property portfolio. Estate Agency is never on the horizon of core council business in your wildest dreams. This, flies in the face of irrefutable facts of known extreme environmental industrial waste from Cement Production. Holcim documents themselves declare over 600,000 tons of Kiln Dust dumping to which has been added vast amounts of industrial detritus all of which will invoke a fortune in costs to remediate with the likelihood of permanent toxicity on the surface, buried and capped. We lived over a year in a Larsen Street house and experienced the acid rain from the factory to the extent of two cars and all my carpentry tools rusting. Goodness knows what the soil around the Cape Foulwind buffer zone holds.

Holcim NZ foreign domiciled 'parents' have long covered their investment and now import foreign product for their market. They have no vested interest and have such command of capital as to render any challenge for them to restore their property to a "Green Fields" situation ill-fated.

The LTP proposal in the opening statement says that Council will review site reports, investigate risks, liabilities and environmental contamination. Such work is way beyond Councillors capabilities and knowledge. Attending the Westport LTP meeting most of the

Councillors spoke like well drilled children who desperately want the new toy and are blinded to the fact it is broken. I was not impressed by their performance, they did not listen and persisted in continually ramming "Due Diligence" forward which was their only defence to obtain permission to continue the project contrary to their Ratepayers who did not want any further money spent and the matter closed.

Council is supposed to have been working hard on looking into the advantages and disadvantages yet there is a pathetic listing on page 17 and again on 19 which reads as though a bereft and vacant snail wandered around trying to find sustenance. No facts at all except admission that the properties are contaminated with Toxic waste and that our rates will increase if they carry through "Due Diligence.

Even when it comes to the Quarry the most flimsiest of straws are clutched at without the slightest thought as to how they are achieved or even if they are possible or desirable. Pump the Quarry out, for what? at what cost and for how long? Limestone on the Mohs scale of hardness lies at 2 on a scale of 10 at which lies Diamond. Suitable for rock walls? It was tried for the initial building of the West Tiphead with Limestone from Omau but failed.

**The Proposal ....** is unbelievable in its naivety. There is complete trust in Holcim to do site investigation, demolish what they think is relevant and take responsibility for any liabilities ... and after 5 years? Yeah! Right! The ultimate promise is hidden in the words that Holcim will "demonstrate the absence of any unacceptable contamination before Council would accept the properties." Under the above term of 5 years that's pathetic, remember Mapua? Last week Ken Cowie admitted that toxic waste mound would be buried and capped offering the excuse that it was a consented dump..... 600,000 tons. One extremely experienced ex Holcim CEO laid it out that Council are way out of their depth in understanding just who they are dealing with. That the level of environmental overseeing is a matter for International governance was emphatically stated. This was sidelined as of no importance.

Ratepayers are asked throughout to make a decision on no detailed information and the most rash ill informed promises all of which can be proven to be very unwise to accept at the outset.

What will this cost the Ratepayers comes up next and a flim flam of words tries to say everything but achieves nothing. Holcim pay rates at present and whoever owns the properties in the future will pay those rates. If Council own them then its a loss. The weird sentence on page 19 "As surplus property is disposed of, the funds from these can be used to pay down debt and any funds banked could earn interest income to off set rates." shows just how desperate the author is to grab any crumb to justify this proposal..... wish I could pay down debt and earn interest at the same time! Maybe as a ratepayer I will.

My answer to all you Councillors who trust this proposal and ask our` assent is a most definite NO.

**District revitalisation** .... the 'Buller District' seems to amount to Westport, Westport, Westport apart from the two Reefton Centres. What about Reefton and Karamea?

Desperate padding throughout in this section is proven by the inclusion, on page 20 of the NBS Theatre as being a building needing earthquake upgrading, a new construction?

There seems to be no deference to previous objections by ratepayers to Clocktower modernisation/extension proposed 6 years ago. What makes you think there is a difference now?

Page 21 proclaims that the 7 day Makeover was "hugely successful" wildly stretches the imagination. The majority of ratepayers bemoaned the irresponsible and frivolous waste of their money which was arguably correctly funded and that no talented local person was given the job rubbed salt in the wounds.

This section of "Redbox"and "BACH" is pure drivel, laying out more excuses to wastefully spend \$200,000 a year of Ratepayers money. Wake up Councillors 'The big picture' is that the ratepayers have not got the money in the first place and that urgent infrastructure needs what is available.

### **Our Water ....**

Very significant work, rebuilding the Treatment Plant **WAS** undertaken by the previous council under Mayor Pat McManus, not the council under Mayor Howard who cancelled the budgeted renewal of the main pipeline from the treatment plant to town to get a nil rate

increase. Since then all we have seen is procrastination, excuses and expense with ultimate stagnation from a lack of determined leadership. Upgrading of the towns galvanised pipes is a given anyway and will take far longer than the term of this long term plan meantime the restaurants of town let alone the ratepayers themselves will have to suffer the continual uncertainty of an intermittent water supply due to monthly faults in the water mains delivery.

From a positive and progressive start by the Mayor Pat MacManus we have no certainty except the statement on page 24 where it is stated **“There is no doubt that future changes will increase costs of drinking water for all registered users.”** It goes on to say Affordability is the districts biggest challenge ..... in the face of which you want to buy Holcims properties!!

### **Westport Harbour .....**

At least there has been some retreat from utter retrenchment in reappointing a Harbour Master and a Port Manager both of who have credibility in trying to improve the situation from that inherited from Buller Holdings Ltd. They need to be listened to and wholeheartedly given support and the means to achieve opportunities. The income from harbour property needs to be *clearly allocated* to a Harbour Account as the property was vested by Government for that purpose, not a “7 day Makeover”. There is no mention in the LTP of the \$5 million shed located on the Wharf by Westport Coal on which certain Liens were placed and should now be firmly realised.

Page 29 of the LTP has a statement that *“The Port is a good candidate for shared services and currently a Regional Harbourmaster is being explored with the Grey District Council.”* This irresponsible action should be stopped right now. I have made representation and given serious reasons as to the falacy of following this proposal. It has been tried by Gisborne District Council, the cause and result of which I have given every member of this Council. First proposed and subsequently pushed at every chance by the Mayor and CEO of Grey District Council to solve their own inadequacy to address several directions from MNZ after calamities on their Bar. Westport Harbour Masters have refused all such suggestions as the role is one of safety, requiring the actual presence of the harbourmaster at the Harbour 24/7 and it is impossible for that to be achieved given the distance involved and in particular the likelihood of weather events being demanding of both the ports at the same time. Further to that my experience of Greymouth Harbour

problems involving lack of responsible respect for conditions or authority there by vessels using the port will inevitably lead to continuing tragedies. The Grey District Council admit a financial cost in their LTP and no prospects of income other than a totally unrealistic pittance so how can there be a shared cost?. The regions Fishing Companies, all of whom own substantial infrastructure in the ports with Greymouth prominent with a new \$12 - \$15 million Fish processing facility should pay their fair share of Port Operating Costs and safety. This does not happen and never has. Ratepayers of both Councils should not subsidise them and it is high time a cost effective system of port charges to cover costs is put in place. They are no different to ordinary ratepayers who have to pay their Council bills.

( This LTP totally ignores economic facts and the inability of ratepayers to fund Council. This winter season we are now entering already has the local commercial world reeling let alone the ratepayers who see their properties rapidly declining in values and rates at an unsustainable level for them. There should be economic restraint which can start at once with no further progression with the folly that are the Cement Plant acquisition plans.

As a foot note I must protest at the presentation given at the Westport 'Road Show' which referred to items which were not illustrated. Continual dogmatic defence without balance of the Holcim proposal. The insistence to proceed with the "Due Diligence" no matter that consultation is overwhelmingly against is insulting to the ratepayers.

( David Barnes  
Westport



Buller District Council (BDC) Long Term Plan (LTP) response by Barry and Lynda Walker

18 Golf Links Road

Carters Beach

Westport

21/05/2018

58

We do not wish to speak to this submission.

**Re: feedback on BDC resilience arrangements, recreational choices, 'Fit for Future' strategy, and risk for coastal communities.**

Carters Beach maintenance needs to be informed by Ministry for the Environment (MFE) guidelines for local government.

<http://www.mfe.govt.nz/publications/climate-change/coastal-hazards-and-climate-change-guidance-local-government>

Published in December 2017 by the Ministry for the Environment

This publication provides local government guidance that covers the statutory and non-statutory roles and responsibilities of local government in managing coastal hazard risk, including the effects of climate change.

The guidance for local govt focuses on types of coastal hazards that are exacerbated by climate change including:

- Coastal erosion caused by storms, sea-level rise and changes in long-term sediment processes (such as Carters Beach).
- Coastal inundation caused by storms and changed climate conditions, or gradual persistent inundation from high tides due to sea-level rise (such as Carters Beach).

The avoidance or mitigation of natural hazards is one of local government's core services. The need to protect vulnerable coastal areas exposed to natural hazards is a major responsibility, where local government should have leadership roles. Local government can be financially liable for the consequences of decisions that are shown to have been in breach of statutory or common law duties (p39).

It also sets out key principles and approaches for engaging with communities and emphasises the importance of working collaboratively with stakeholders and affected communities throughout the decision-making process. The document states transparency is critical to enabling communication and trust building among a diverse group of participants and decision-makers (p58). It outlines the

core sets of knowledge that may be necessary: eg, technical expertise, planning and policy, wī/hapū knowledge, social science techniques, engagement and possibly independent facilitation skills?

The guidelines discourage hard protection structures and promote alternatives, including natural defences (p32). The emphasis is on coastal values including natural character, public access, amenity and meeting the needs of future generations (p33). The idea is to avoid, or minimise loss, of environmental values or quality over time (p37). The concepts which underpin sound planning and decision-making are prudent stewardship and kaitiakitangi (guardianship).

The guidelines acknowledge disagreement of values and world views exists, which may result in a lack of consensus for future actions but it is recommended that participation should be more, rather than less inclusive, because including a wide set of values from the beginning will help generate community and stakeholder support for the development and implementation of a plan (p 50).

Carters Beach management does not adhere to the local government guidance from the Ministry of Environment. The bund, the BDC LTP only reference to Carters Beach, was 'built to protect the Carters Beach Domain Hall'. It was not designed by appropriate technical expertise or planning and policy. Nor was this decision a transparent process. There has been one public meeting which resoundingly supported the idea of enhancing the natural character of the beach and using planting as a form of natural defence. The decision making process for actions at Carters Beach is not transparent and has not incorporated community decision-making process. To enhance dune regrowth and planting would be consistent with local govt environmental guidelines and with other council beach strategies. I include two other council beach plans as comparison. To have the Carters Beach management plan, and the council reviews and monitoring of the Carters Beach Domain Board, would be consistent with what other councils offer and the local govt environmental guidelines.

Example: Nelson City Council

<http://nelson.govt.nz/council/plans-strategies-policies/strategies-plans-policies-reports-and-studies-a-z/tahunanui-reserve-management-plan/>

In Nelson work is ongoing to mitigate erosion risk in coastal areas, which will feed into the upcoming Nelson Plan. Each beach area has different recreational and landscape characteristics and so needs to be managed in different ways. The western end of Tahunanui Beach is more natural in character and so the plan aims to restore and enhance the natural and ecological values, letting natural processes continue, and providing opportunities for public enjoyment and education about these values. Plantings enhance the area and provide shade and shelter. Further developments include structures such as boardwalks and marked walking routes through the dunes and embayment to protect natural values. The flow of vehicles and pedestrians through the reserve is a balance of public amenity and natural character.

Example: Timaru District Council

<https://www.coastalrestorationtrust.org.nz/uploads/Case%20Study%20No%2002%20Timaru.pdf>

In Timaru the plan is to upgrade severely degraded sand and gravel dunes at Caroline Bay. Restoration was initiated by clearing and burying the marram grass to create clear dunes for the

construction of boardwalks and planting of natives over several years (In the past five years planting of over 100,000 native seedlings as the dune system continues to improve). The foredunes with established marram grass are slowly converted to native sand binders by planting and encouraging natural regeneration. The aim for ongoing weed control is to remove all exotic species as practical and in particular marram grass.

#### NIWA Carters Beach Report

<http://www.wcrc.govt.nz/Documents/Natural%20Hazard%20Reports/Managing%20and%20adapting%20to%20coastal%20erosion%20at%20Carters%20Beach%20-%20Niwa%20Report>

The Niwa report on Carters Beach clearly states that its present day absence of a dune system “severely limits the natural beach defences against coastal retreat”, (P9). At Carters Beach a rise in sea level is expected and an increase in the erosion is a likelihood. At the same time the westerly wave climate is anticipated to become more energetic. This will continue to impact on Carters Beach ( p 22). Despite this, and the Ministry of Environment guidelines for local government in managing coastal hazard risk, the only mention of Carters Beach in the BDC is to say the hall is protected by a bund built without technical expertise, natural character, or community consultation. BDC say they are interested in feedback on Buller resilience arrangements. The recent significant weather events have highlighted the poor management of Carters Beach.

We support the sea wall extensions to Westport Airport. We also suggest this offers an opportunity to create a pathway along the top of the sea wall to create a walkway/cycleway from Carters Beach to the tip head. A walkway/cycleway would fit with LTP recreation and better integrating waterways with revitalisation strategies. Ideally Tasman Street and Golf Links Road which lead to the motor camp and recreation areas should be sign posted and traffic slowed with the kind of planted traffic islands which are seen in Palmerston and Derby Streets. This would highlight Carters Beach as a destination and make it safer for the many recreational users who stay at Carters Beach motor camp and the holiday rental homes.

#### **Re: Fit for Future’ strategy for Westport Housing**

District – wide revitalisation and Fit for Future’ strategy should combine social, economic, cultural and environmental outcomes. One such strategy would be increasing the value of Westports housing stock and the health of the people who live here.

Better insulation and efficient heating mean West Coast homes could be warmer and have greater value as housing stock. Warmer, drier homes bring well documented health benefits, especially for the young, the elderly (we are promoted as a retirement option) and those with respiratory illness, which is an issue on the West Coast.

Voluntary Targeted Rate (VTR) schemes to improve insulation are utilised by many other New Zealand councils. Other councils have set up a VTR mechanism, whereby ratepayers can choose to pay off the additional costs of their insulation on their rates over a nine or ten year period.

The VTR mechanism utilised by these councils is designed to be cost-neutral to council as the insulation (and in some cases water, solar energy and clean heating) is only provided to individual ratepayers who request it and who are willing to pay it back over the designated period. The VTR interest rate margin accommodates any administration costs to council. The scheme has no impact on the general ratepayer as they are not part of the targeted rate unless they voluntarily choose to be.

Other councils set a maximum amount of funding, available each year, for Insulation. They also set a cap on the amount each individual household can obtain as a Voluntary Targeted Rate. Some councils set a maximum for insulation, and a separate cap for heating.

For example: The Dunedin Targeted Rate programme aims to

- reduce the effect of the upfront cost for insulation and/or clean heat
- improve the health of Dunedin residents
- improve the warmth of Dunedin's housing stock
- improve the energy efficiency of Dunedin's housing stock

The criteria for the Warm Dunedin targeted rate are: Be the ratepayer of the property (including landlords). The property must be within the Dunedin city boundary and have been built before the year 2000. You must be up-to-date with your rates payments and have a good rates payment history. You agree to pay all your rates by direct debit on an agreed basis.

The Warm Dunedin programme is cost neutral for the DCC. Interest is charged to recover administration costs. The interest rate is 7.8% per annum fixed and is charged from the date the DCC pays your service provider.

#### **Re: Karamea Highway and management of Special Purpose Roads.**

The communities of Hector and Granity on the seaward side of the State Highway are at risk. All of the Northern Buller roads need to be repaired, restored and appropriately maintained. We support the funding arrangement which best enables this to happen promptly. The Public Works Act could be used to purchase some of the vulnerable houses and then this land can be used to sure up the seawalls and enhance the roading.

Ultimately the beaches and the infrastructure that links Buller's scenic locations are Buller's future income generators.

#### **Re: Holcim Cement Plant Purchase**

We do understand that local government needs income streams outside rates however; we do not support the purchase of Holcim. We feel that BDC lack the capacity, resource and shared vision to bring this project to fruition.

This is a long term project which requires long term leadership by someone with expertise in development projects. The Mayor has stated he will not stand for re-election and the second of two CEO's has resigned before completing their contract with BDC. This indicates that long term project

leadership and/or management is already an issue. Long term development projects also require considerable financial resources. The Buller district has limited economic resource. Holcim is not currently the way to a diversified, resilient and sustainable economy.

# SUBMISSION FORM



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**Deliver to:** Buller District Council, Brougham Street, Westport 7925

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## Submitters details

Name: Mr/Mrs/Miss/MS: John Buchanan.

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 6 Stewart St. Waimangaroa.

Phone: 03-7899880.

Email: Nil.

Key Issue: Proposed Holcim Purchase.

Comments: Although I am reasonably happy with the majority of the long term plan I am strongly opposed to BDC even considering the purchase of Holcim assets in the Buller district.

The risk to BDC and primarily the ratepayer is too high should Holcim default on their promise to decontaminate the factory site within the proposed five year span.

Holcim have very little to loose if they default as has been shown in the USA example which dragged on for many years through the courts and one can only imagine the cost to ratepayers if this was to occur here. What penalties would Holcim face if they failed to completely clear the site?

If the 100's of thousands of tons of waste are to be removed from the site where will they be reburied? Certainly it would be unacceptable for them to be relocated in the Buller District as we would still be

**Thank you for your feedback**

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the proud owners of this waste but only in a different location. I also find it difficult to believe that any other district in New Zealand would be happy to have it buried in their territory. I am not aware to date of any conservation group becoming involved in this matter but would imagine that they are biding their time waiting to see the outcome.

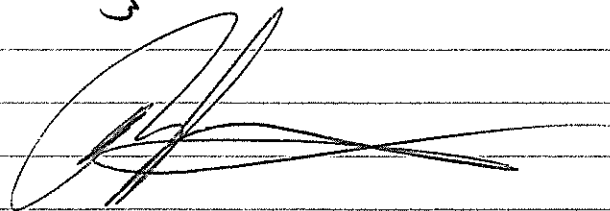
Since this asset was advertised world wide for sale do BDC not find it strange that no other speculator or investor made an offer.

In respect of the quarry has a costing been done, to remove the existing water let alone the ongoing cost of keeping the pit dry. One does not need to think back too far to remember the agency BDC went through when the pumping costs of some \$20,000 per month were required to provide drinking water for Westport alone. This cost would be minor when compared to keeping the quarry dry. Are resource consents in place to allow for the pumping of this contaminated water into Tauranga Bay. Once again the conservationists are probably lying in wait. Once the quarry is empty has any other district shown any interest in purchasing rock, remembering the cost of bulk shipping now our port is to all intents not operating for larger vessels.

If the farmland shown in the photo on page 6 of the Draft LTP consultation document is part of the 526 hectares of land included in the purchase, I can only imagine that this has reverted to scrub as it is not suitable for grazing due to contamination. I believe that this land was acquired by Holcim as a buffer around the factory as the ground was not suitable for any agricultural purpose.

With the exception of the staff housing settlement ones mind would be stretched to find many other investors being keen to purchase the remainder of assets associated with this purchase. No doubt there are many other reasons why this Council should not proceed with this fantasy but I will leave that to the technical experts.

This is not part of BDC's function whilst townships are on Third World water supplies, the footpaths are collapsing by the day and the port is rapidly becoming derelict, adding to the higher risk of Westport flooding.



John Buchanan.

19-5-18.





# NORTHERN BULLER COMMUNITIES SOCIETY INC.

30A Main Road  
Ngakawau  
WESTPORT 7824



Phone/fax: 03 782 8276  
Email: nbcrc@actrix.co.nz  
Registered Charity No: CC26073

22 May 2018

Draft Long Term Plan Submission  
Buller District Council  
PO Box 21  
Westport 7866

## **SUBMISSION TO BULLER DISTRICT COUNCIL DRAFT LONG TERM PLAN – COMMUNITY SERVICES**

This letter is a submission to the Draft Long Term Plan of the Buller District Council for the continued financial support of the Northern Buller Communities Society in the provision of visitor and tourism information along with its public area maintenance & beautification services in Northern Buller. In previous years we have received \$4736 from council for the provision of tourism information services and \$4000 towards public area mowing and beautification services and \$1350 towards the maintenance of the public toilets in Granity. We would greatly appreciate the continuation of this level of support but we respectfully request an increase to the tourism support funding from \$4736 to \$5000.

### **TOURISM INFORMATION SERVICES:**

District Promotion and Tourism Support.

In November this year, it will be 9 years since we moved our Resource and Information Centre to the Ngakawau Hall where our services to tourism and the community could be greatly enhanced. The venue has proven its worth since then with increased visitor numbers due to the main road location. We recorded a total of over 1960 visitors to the Centre in the year ended March 2018. During the peak summer months of December through to February over 1120 people visited us with approximately 30% of these coming from outside the Buller region.

We encourage people to stay longer and do more in the region. We also generate local employment from our services with a part-time Centre Assistant and our Centre Manager, enabling us to open 7 days during the summer and on public holidays. We are open 5hrs per day. We have a good relationship with the Karamea Resource Centre and always encourage people to go further north into the Karamea area. We have provided all requested KPI's to council annually for the support received and submit that this funding be continued.

2...

**PROPERTY:**

Property Management Amenities and Reserves. Our Beautification Committee continues to work hard maintaining and improving the amenity areas and our scrap metal site. We created and installed the large piece of "coal" which welcomes visitors to our area on the roadside land south of Granity village. This large area and several others north to Hector are regularly mowed by volunteers using Society equipment and fuel. We assist all manner of groups and individuals with plants and trees grown at our community nursery.

With picnic tables and a nice environment, we try to encourage people to stop and explore our area and then move north to Karamea.

We have also created and maintain the planted pathway which leads to the nursery and the Northern Buller Museum from the railway line behind the Band Rotunda. We also maintain the "corner" garden at the railway crossing in Granity. We are proud of what we are achieving with the current level of local body funding and feel that the Buller District Council and ratepayers are getting real value for money from our group in this area and submit that this funding be continued.

**Public Toilets:**

In previous years we have been provided with funding of \$1350 for the cleaning and maintenance of the public toilets which are located in the Lyric Theatre in Granity. Although the toilets have been closed intermittently following the cyclone damage to the Theatre we are utilising this funding to assist with the upgrade of the toilets in the rebuild process. We submit to the LTP that ongoing funding from 2018/19 be continued for these public toilets.

**Other:**

Reserves Contribution

We are aware that funding is available through this fund for capital expenditure related to reserve land. We submit to the Long Term Plan that the sum of \$30,000 be allocated from this funding to replace the Society's tractor and mower used to mow reserve land in the Granity area. Our old tractor and mower have come to the end of their economic working lives after 30+ years of service and we have been having to spend an increasing amount of money to keep them operable and safe to use by our volunteers. We have based pricing for this equipment on advice from Norwoods Farm Machinery Westport.

We would like to sincerely thank council for its past support of the work that we do to provide visitor information, public area beautification and local resources to Northern Buller.

Yours sincerely



Kevin Fastier  
Chairman  
Northern Buller Communities Society Inc

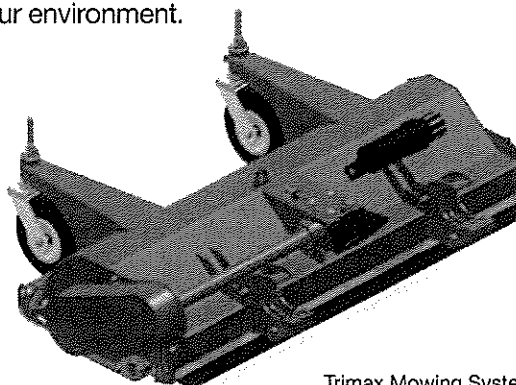


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The Trimax FlailDek FX offers a high performance alternative to the standard factory-fitted rotary mowing attachments found on John Deere, Kubota, Iseki, New Holland, Shibaura and Hustler out-front tractors. It has the ability to deliver an exceptionally clean cut and disperse clippings safely. FlailDek FX is suitable for sports grounds, roadsides, schools, parks and other fine turf applications.

Talk to us today about the capabilities of FlailDek FX in your environment.



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don't like?

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## Submitters details

Name: Mr/Mrs/Miss/Ms:

Edward Colligan

Organisation (if relevant):

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

Postal:

Phone:

Email:

358 Utopia Rd Westport.  
358 Utopia Rd RD 2 Westport 7892

Key Issue:

Purchase of Holcim assets.

Comments:

While some Holcim assets could benefit the community, Council should definitely NOT purchase the cement works site.

The five year period that Holcim will be responsible for the cost of remediation is far too short. It should be 20 years or more.

A few legal delaying tactics will easily gobble up five years. The Waimangaroa water supply upgrade has been on the go for 10 years now and all that has happened is one test bore has been sunk. Time disappears very quickly.

If the contamination comes back to bite us it will cripple the Buller district for decades.

There is a good reason other parties have not been interested.

**IT IS NOT WORTH THE RISK!!**

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018



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16.05.2018

## Submitters details

Name: Mr/Mrs/Miss/Ms:

Dulcie McNabb

Organisation (if relevant):

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

87/1 Waverly Street, Karamea.

Phone:

03 7826 698

Email:

dulciemac@xtra.co.nz.

Key Issue:

Proposed Holeim Property portfolio purchase P5-8.  
LTP Consultation Document.

Comments:

After following the recent public debate regarding the proposed Holeim purchase — from news articles, letters, the GHD document and Council's own Consultation document P5-8, I am appalled and totally perplexed, that the Council is even considering purchasing this highly contaminated site.

I am totally opposed to any such purchase, and likewise totally opposed to the notion that any portion of my rates should go towards this proposal, now or into the future.

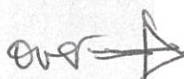
I am not repeating the pros and cons of this proposal — they are already well documented, but the potential risks and liabilities and costs to both health and to the environment, ad infinitum, are simply not known.

Higher rates, an increase in net debt levels, and potential clean-up costs of possibly tens of millions associated with environmental contamination, far outweigh any community benefits which will be far into the future anyway.

**Thank you for your feedback**

Submissions must be received by

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As a local body responsible to its taxpayers for its actions, is Council able to personally guarantee the safety of its people and its environment into the future? Of course not!

I would like to suggest that Council gets its priorities right, and gives its help and support towards ensuring that Westport and the greater Buller has an adequate health system that meets the needs and looks after the well being of its people.

This whole proposal sounds like an estate agent trying to foist a dubious deal onto a reluctant client!

I always told my kids, if in doubt, the answer is NO. It's called commonsense!

Dennis

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14 May 2018

## Submitters details

Name: Mr/Mrs/Miss/Ms: Dulcie McLabb Chair/Sec.

Organisation (if relevant): Karamea Historical Society Inc.

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: P.O. Box 19, 87/1 Waverly Street, Karamea.

Phone: 03 7826 6981 NB. Chns Partridge, Treasurer, will

Email: dulciemc@xtra.co.nz. speak on the submission.

**Key Issue:** The Karamea Historical Society is responsible for the administration and maintenance of the Karamea Centennial Museum, and wishes to apply for a BDC grant, as documented on P89 of the Council's Draft Long Term Plan 2018-28 under Economic Development (which includes Museum Support) to assist with the preservation of Karamea's heritage.

**Amount requested:** a global contribution of \$8,000.  
This grant will go towards general running costs for the museum, including insurance, electricity, audit fees, Eftpos costs and marketing, and wages, over a 12 month period.

\* The museum provides a valuable insight into Karamea's unique heritage, developed in isolation from the rest of NZ, serving both the cultural and recreational needs of our local community as well as enhancing the Tourism experience of visitors to our area.

\* The museum is well-used as an educational resource by the local and visiting schools and polytechnics, tourism groups, and Third Age and older and Bolder Visitors. Positive feedback from visiting families acknowledges the benefit of a more "hands-on" experience provided by local and committed staff. Telling the stories - from Gondwanaland to our early Polynesian settlement in 1340; to our "special settlement" experience in the 1870s and the effects of the 1929 Murchison earthquake on our way of life; through to the loss of extractive industries and our current dependence on dairying, and growing horticultural and tourism enterprises.

**Thank you for your feedback**

Submissions must be received by  
4:30pm Friday 25 May 2018





Dear Mayor and Councillors

## Supporting documentation for an application for funding assistance by the Karamea Historical Society for the Karamea Centennial Museum

The Karamea Museum is a sound and well maintained local resource, built and kept functioning since 1974 by a small group of dedicated volunteers.

Since its inception the Museum has been involved in a number of successful projects within the community, and is actively seeking ways to create a heightened awareness and understanding of our natural, historical and cultural heritage in both our local community and the wider world, more recently through social media.

Karamea has a very special heritage, developed largely in isolation from the rest of New Zealand, forging a unique spirit and character amongst its people and making us who we are and what we are.

By telling the story of our past we can help secure our future, passing the intrinsic values of determination, independence and courage onto our younger generation as they seek to build a healthy and flourishing community able to meet the challenges of a rapidly changing world.

We have been working with Te Papa, the Canterbury Museum and the Otago University Archaeology Department on several projects, and the Te Papa Development Officer Judith Taylor states that there is a swing back to acknowledging the value of traditional country museums such as ours, with welcoming and knowledgeable local staff providing in many instances a more hands on experience, especially valuable for our younger visitors.

Judith also stressed the importance that local culture plays in enhancing the tourism experience, and the possibility of leverage from increased visitor numbers.

Under *Community Services* in Council's Long Term Plan, p 89, Council acknowledges funding allocations for Tourism and Promotion - for Economic Development, Tourism and Museums, stating that it funds museums at Blacks Point and Coaltown in Westport.

Under the heading *Museum Support*, Council also states that it is "committed to assist with the preservation of the district's treasures and heritage. Museums play an important part in the tourism experience while also enhancing the local culture. Council provides financial assistance to independent museums located in our communities in the district.

The Council will be funding \$134,000 from the general rate in 2018/2019."

The Karamea Historical Society asks therefore, that the Council recognizes the importance of the Karamea Museum in the heritage tourism experience, and realizes that our museum is as important to Karamea as Coaltown is to Westport or Blacks Point to Reefton. It should not be written off just because of its northern location! Don't diminish the northern Buller, support us!

Every visitor to Karamea results in a double dip in tourism spend for Westport. Karamea ratepayers contribute to the well being of the whole of the Buller district, and likewise it is appropriate that the Buller district is supportive of ventures in Karamea, especially as the Council is encouraging the development of tourism and the creation of employment initiatives.

But your brief states that the Council will "fund the Karamea Historical Society.... \$2,000 in year 1 of the Long term Plan only." We question this statement and ask why Council places so little value on what is an invaluable local resource? How can you justify this minimal allocation of funding?

We ask again that the Buller District Council acknowledges the value of the Karamea Centennial Museum, and helps with support and funding for our museum on a comparable level to that which you accord Blacks Point and Coaltown, allowing us to grow and develop and share the unique resources and stories we have to tell around our community's very special heritage.

Dulcie McNabb  
Pres/Sec KHS

*Dulcie McNabb*

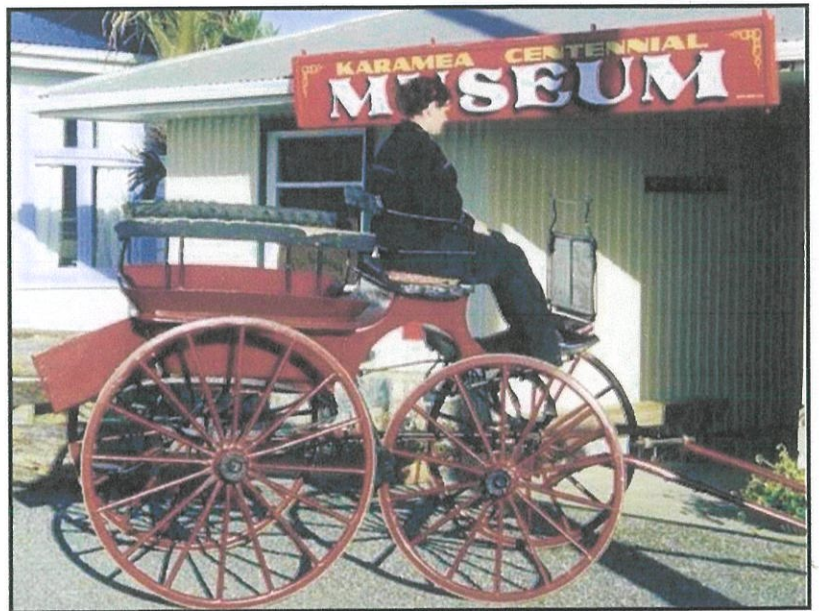
19.05.2018



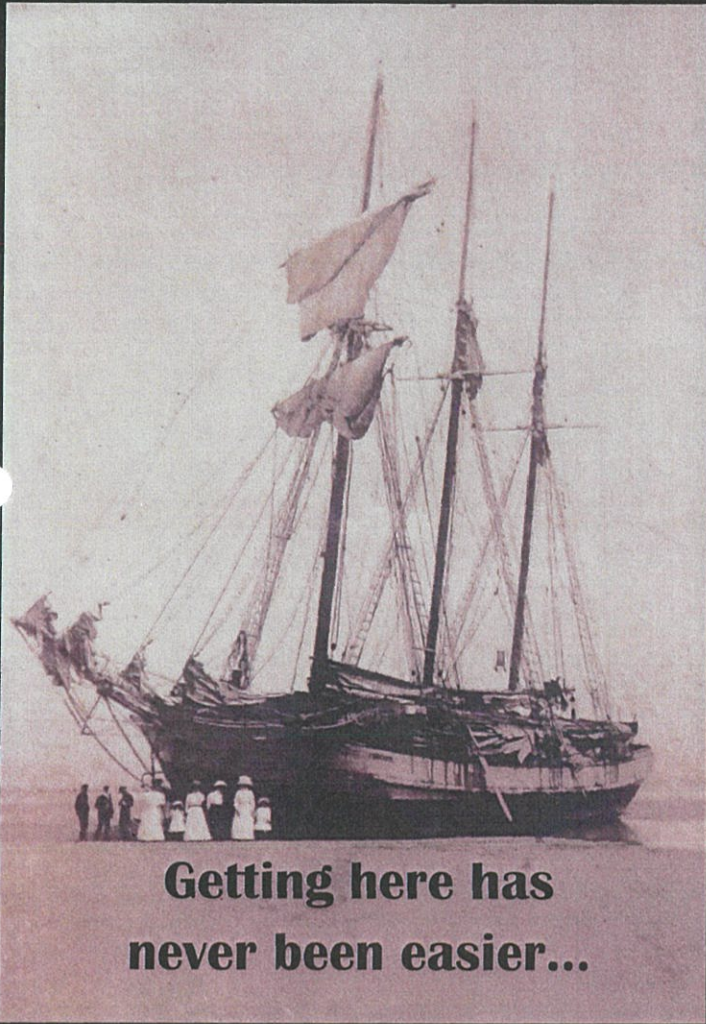
# KARAMEA CENTENNIAL MUSEUM



2018



# Karamea



**Getting here has  
never been easier...**

1911 Zingara grounded on the Karamea Bar laden with White Pine

**Find out more at the  
Karamea Centennial  
Museum**

# KARAMEA CENTENNIAL MUSEUM

**90 Waverly Street**

**Karamea**

## **A Showcase of our Local History**

Early Settlement	Photographs
Maori History	Maps
Dairying	School Archives
Sawmilling	Genealogy Records
Flax Milling	Archaeology
Gold Mining	Geology
Sporting History	Social History

**Family Rates Available**

**Seasonal Opening Times  
May be opened on request**

### **Contact:**

**Karamea Historical Society**

P O Box 160, Karamea 7864.

Email: [karameamuseum@gmail.com](mailto:karameamuseum@gmail.com)

Web: [www.karameainfo.co.nz](http://www.karameainfo.co.nz)



Karamea Centennial Museum



Current brochure: 2018

# SUBMISSION FORM

Tell us what you like and don't like?

Please read the Consultation Document and/or the Draft Long Term Plan **before** providing your feedback.

Please return your completed form to Council by **4:30pm Friday 25 May 2018**:

**Email:** LTP@bdc.govt.nz

**Fax:** [03] 788-8041

**Post:** Buller District Council, PO Box 21, Westport 7866

**Deliver to:** Buller District Council, Brougham Street, Westport 7925

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## Submitters details

Name: Mr/Mrs/Miss/Ms: MS ANDREA SERVICE

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: 2<sup>C</sup> DERBY ST

Phone: 0220141670

Email: andreaservice@gmail.com

Key Issue: FLOODING PROPERTIES 25 + 2<sup>C</sup> DERBY ST  
STORMWATER MIXING WITH SEWERAGE CAUSING CONTAMINATION

Comments: \_\_\_\_\_

ATTENTION NEEDS TO BE GIVEN TO THE BEACH END OF DERBY ST. SINCE WORK ON THE ROAD HAS RAISED ITS HEIGHT STORM WATER NOW FLOODS PROPERTIES 25 + 2<sup>C</sup>. IT ALSO MIXES WITH THE SEWERAGE SYSTEM AND CAUSES "CONTAMINATION"

LOTS OF TOURIST AND RESIDENTS WALK OFF THE TRACK TO THE BEACH THEY DONT WANT TO GET S--- UP TO THERE ANKLES THIS AREA NEEDS DRAINAGE FOOTPATH AND SEWERAGE CONTAINED THERE HAS BEEN MEGA MONEY SPENT ON DERBY ST PLEASE ACT NOW AND COMPLET IT.

**Thank you for your feedback**

Submissions must be received by  
4:30pm Friday 25 May 2018



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what you  
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don't like?

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Post: Buller District Council, PO Box 21, Westport 7866

Deliver to: Buller District Council, Brougham Street, Westport 7925

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## Submitters details

Name: Mr/Mrs/Miss/MS:

Neville Hill

Organisation (if relevant):

Do you wish to speak at the Long Term Plan Hearing?

Yes

No

Address:

220 Classeye Road, Little Wanganui.

Phone:

7826155

Email:

Key Issue:

Dust Problem

Comments:

I suffer with C.O.P.D. and the dust created by traffic entering my house if windows are open. Settling on the roof and contaminating the water adds to my complaint.

My doctor is happy to provide a certificate verifying this.

Classeye Road is the link road to Little Wanganui Subdivision, with around 30 permanent residents and increasing over whitebait and holiday seasons.

One in five cars tow trailers and a number of campervans rubber necking.

This creates a huge amount of dust adding to my health problems.

I ask if possible for tar sealing in front of my house, or some other solution eg speed humps or oiling, to prevent the dust. The area of road I use is very minimal.

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018

# SUBMISSION FORM



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**Fax:** [03] 788-8041

**Post:** Buller District Council, PO Box 21, Westport 7866

**Deliver to:** Buller District Council, Brougham Street, Westport 7925

66

## Submitters details

Name: Mr/Mrs/Miss/Ms: \_\_\_\_\_

Organisation (if relevant): \_\_\_\_\_

Do you wish to speak at the Long Term Plan Hearing? Yes

No

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Alison & Andre Gygax  
Birds Ferry Road RD2  
Westport 7865 PH 034291604  
[info@birdsferryloodge.co.nz](mailto:info@birdsferryloodge.co.nz)

AND Birds Ferry Lodge Ltd.

Key Issue: \_\_\_\_\_

Attached.

Comments: \_\_\_\_\_

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018

Submission to BDC Draft LTP

Key Issues:

1 Holcim

2 Commercial/Residential Rates

3 Tourism Funding

1 Holcim

I do not support the purchase of the Holcim properties. Ongoing costs, projects proposals and future land use lack detailed planning. Council are not property developers and should stick to core council functions and cut their cloth accordingly. If BDC cannot make a go of a sock factory I cannot see them managing \$5M of debt to a positive outcome.

2 The definitions of commercial and residential property (in relation to rates) contradict Each other.

Definition of residential property taken from the funding impact statement:

*Rating Units, or parts of rating units being less than 4,000 sq metres in area, having no more than one residential dwelling, and being primarily used for, or able to be used for, residential living.*

Definition of commercial property taken from the funding impact statement:

*Rating units, or portions of rating units, used primarily for, or able to be used in terms of the District Plan for, carrying out a commercial or trading enterprise, including retail and/or wholesale, community, personal, business and repair services, offices, hotels, motels, camps and air transport.*

For example if a building can be used as a dwelling but also contains a commercial activity why is it currently rated residential and not commercial? I fail to see why. This flaw allows for multiple Air B&B/holiday homes that are 100% commercial to pay residential rates.

"The timeline for the land value rates differentials review is expected to occur over the next three years." (Page 93 LTP)

To wait another three years for another review is too long, it needs to happen now.

3 Tourism

ANWC is the only tourism promotion organisation based in the Buller District. If the LTP is to achieve the growth predicted in the draft Plan and its status as a key contributor to economic growth generally this needs to be clearly reflected to in the financial and resource commitments in the Plan. Tourism Promotion should continue to be supported by council to benefit all of the district.

# SUBMISSION FORM

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## Submitters details

Name: Mr/Mrs/Miss/Ms: \_\_\_\_\_

Daniel Reynolds

Organisation (if relevant): \_\_\_\_\_

WESTPORT ROTARY CLUB

Do you wish to speak at the Long Term Plan Hearing? Yes  No

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

03 789 7033

Email: \_\_\_\_\_

g.palmer@orcon.net.nz

Key Issue: \_\_\_\_\_

SUBMISSION OUTDOOR GYMS WESTPORT

Comments: \_\_\_\_\_

(RE SUBMITTED + FURTHER DETAILS TO COME)

**Thank you for your feedback**

Submissions must be received by

4:30pm Friday 25 May 2018