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The West Coast, New Zealand
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AGENDA AND SUPPORTING PAPERS FOR SPECIAL MEETING

27 JUNE 2017

- DATE:** 27 June 2017
- TIME:** 10.30 a.m.
- VENUE:** Council Chambers
West Coast Regional Council Offices
388 Main South Road
Paroa
- AGENDA:**
1. Hear from submitters who wish to be heard in person
(Submitters 1 - 8)
 2. Receive submissions from those submitters who did not wish to be heard in person
(Submitters 9 - 35)
- NOTE:** Following the conclusion of the Special Meeting, there will be a workshop to discuss the submissions received.

THE WEST COAST REGIONAL COUNCIL
SPECIAL COUNCIL MEETING

Notice is hereby given of a Special Council Meeting of
THE WEST COAST REGIONAL COUNCIL
to be held in the Offices of
The West Coast Regional (Council Chambers), 388 Main South Road, Greymouth,
Tuesday, 27 June 2017, at 10.30 a.m.

A.J. Robb
CHAIRMAN

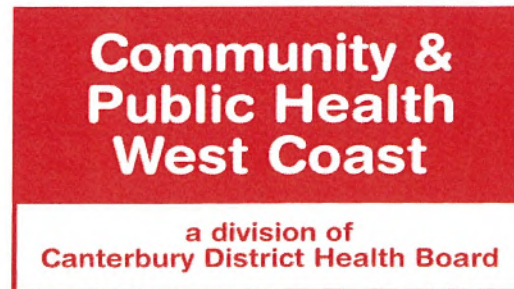
Michael Meehan
CHIEF EXECUTIVE

SUBMITTERS WISHING TO BE HEARD

Submission Number	Page	Name of Submitter
1	1 – 10	Community & Public Health West Coast
2	11 – 12	Craig Bryant – Cobden Proposed Flood Protection
3	13 – 15	John Sutton – Neils Beach Rating District (via telephone)
4	16 – 20	Gordon Linklater – Kaniere Rating District
		Punakaiki Rating District
5	21 – 22	Des & Ellenor Bartlett
6	23 – 24	Frances & Michael Keating
7	25 – 26	Pancake Rocks Café
8	27 - 28	Sharyn Duncan

SUBMITTERS NOT WISHING TO BE HEARD

		Miscellaneous
9	29 - 31	Federated Farmers
10	32 – 33	New Zealand Farm Investment Trust
11	34 - 36	Active West Coast
12	37	New Zealand Fire Service
13		
		Cobden Proposed Flood Protection
14	38	James Miller
15	39 – 40	Ron Hardwick
16	41 – 42	Meryn Hardwick
17	43 – 44	Neil Darling
18	45 – 46	Jason Wall
19	47 – 48	Nicola Graham
20	49 – 50	Rachael Martinus
		Punakaiki Rating District
21	51 – 52	Punakaiki Beach Camp Ltd
22	53 – 54	Craig Findlay
23	55 – 56	Thomson Casey Family Trust
24	57 – 58	Lynette Sopp
25	59 – 60	Gordon & Deidre Freeman
26	61 – 62	John Menzies
		Neils Beach
27	63 – 64	Allan Piercy
28	65 – 66	Neils Beach Ratepayers Committee
29	67 - 68	Lisa Holliday & Max Wenden
30	69 – 70	Michelle Manera
31	71 – 72	D.I. & I.M Hedges
32	73 – 74	Tony Anderson
33	75 – 79	Charles Hughes
34	80 – 82	James Murray
35	83 – 84	Shane Metcalf



**West Coast Regional Council
Draft Annual Plan 2017/2018**

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

June 2017

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:

Claire Robertson
West Coast Team Leader
Community and Public Health

DDI: 03 768 1170

Email: claire.robertson@cdhb.health.nz

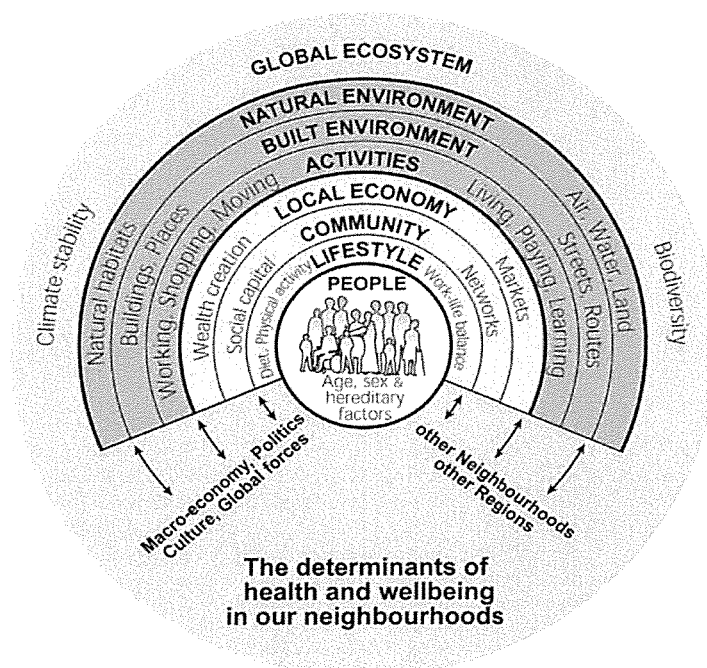
Introduction

Community and Public Health West Coast (CPH) 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 West Coast Regional Council's Draft Annual Plan 2017-2018.

The goal of our organisation is that of improving and protecting the health and well-being of the people of the West Coast. Health care services are an important determinant of health. However, 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 below, 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.



CPH West Coast welcomes the opportunity to comment on the West Coast Regional Council's Draft Annual Plan 2017-18.

We wish to be heard in support of our submission.

Specific page references and topics referred to in the Draft Plan	Comments/Discussion	Community and Public Health’s recommendations
Consultation Document	We congratulate Council on its consultation document which is easy to read and informative.	
Annual Plan Document		
<p>Core Activities Page 4</p>	<p>We support the list of core activities in the Draft Annual Plan, however, in our previous submissions we have recommended Council include its role in land and soil management within this list.</p> <p>We have also suggested Council consider mapping land capability and soil quality to provide a basis for ongoing monitoring of the effects of changes in land use. A monitoring and mapping process would be an effective step in planning actions to protect and enhance the regions land and soil resource both of which are imperative to good public health.</p> <p><u>Air Quality Management</u></p> <p>We note air quality monitoring is again only planned for Reefton, an area with an established problem with air quality. However as coal burning continues to be prevalent on the Coast, particularly in winter, we encourage Council to extend its monitoring to determine if action is required to improve air quality in other towns</p>	<p>CPH recommends that Council identifies its role in land and soil management within the core activities listed in the Draft Annual Plan</p> <p>CPH also suggests that Council considers mapping land and soil quality, and use in the region in order to provide a basis for ongoing monitoring of the effects of changes in land use.</p> <p>CPH would like to see air quality monitoring extended, at least on a limited basis, to Greymouth, Hokitika and Westport as well as Reefton.</p>

	across the region.	
COUNCIL ACTIVITIES		
Governance Page 7	<p>We support the activities within this section, especially Council's continued commitment to involve local runanga in Resource Management decisions and the development of plans.</p> <p>In previous submissions we have encouraged Council to explore ways of engaging with Māori residents who do not have ties to the local Runanga. While the annual plan process is one way of doing this we encourage Council to seek engagement from this group more actively. We note Council relies on its consultation processes for engagement with Matawaka Māori. However we are aware that this formal process can be a barrier and a more kanohi-ki-kanohi (face-to-face) engagement structure is favoured in Te Ao Māori.</p>	We encourage Council to take a leadership role in creating avenues for engagement with Matawaka Māori.
Resource management Pages 9-12	<p>We agree with the activities listed within the Resource Management section, especially those relating to enhancing and/or improving the state of the environment including the quality of water, air, land/soil and ecosystems.</p> <p><u>Monitoring the State of the Environment</u> Recreational water quality is an important public health indicator and is integral to healthy lifestyles and our way of life on the West Coast.</p>	

	<p>In our submission to Council’s 2015 Long Term Plan we requested copies of the Lake Brunner monitoring reports, the Reefton Pm10 monthly reports, and the three yearly state of the environment report for surface water quality and groundwater. These have not been forthcoming. We would like to receive these reports as routine practice, as this would also be consistent with Council’s practice of forwarding us the contact recreation sampling results.</p> <p>The target for meeting long term plan is getting closer each year yet Reefton air quality PM10 exceeded the NES standard. Recent reports show there were that Reefton had at least four exceedance on the NES in 2016. CPH encourages council to continue to work with a variety of partners to resolve the Reefton air quality problem.</p> <p><u>Maintain and enhance the life supporting capacity and amenity of West Coast rivers</u></p> <p>In view of the importance of the Arahura River to Ngati Waewae, CPH encourages Council to consider including sites on the Arahura River in its recreational water monitoring in future. We are aware that some sites on the Arahura River of significance to Ngati Waewae were included and monitored as a trial over the summer of 2016-2017 and that a report on this monitoring has been prepared by Council’s water quality scientist. The monitoring report supports the need to continue to monitor in these locations.</p>	<p>CPH requests that it routinely receives copies of the following reports: Lake Brunner monitoring reports, the Reefton Pm10 monthly reports, and the three yearly state of the environment report for surface water quality and groundwater.</p> <p>CPH encourages council to continue to work with a variety of partners to resolve the Reefton air quality problem.</p> <p>CPH encourages Council to continue to include sites on the Arahura River in its routine recreational water monitoring.</p>
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<p>Regional Transport Planning Page 13</p>	<p>We acknowledge and support Council's activities in coordinating and administering Regional Transport Planning for the West Coast.</p> <p>We particularly endorse Council's continued support of the West Coast Road Safety Committee and the provision of the Total Mobility Programme to assist the transport disadvantaged on the West Coast.</p>	
<p>Hydrology and Flood Warning Page 14</p>	<p>CPH supports the proposal to strengthen the flood warning capability provided by Council as increasing the reach and cover of this service will enable better modelling and forecasting of river flood events. This will assist Council to identify and assess emerging issues and to plan response options to protect people and property from future flood events.</p> <p>We acknowledge the inclusion of the Waiho River in the flood warning river list.</p>	<p>CPH the continued strengthening of Council's flood warning capability.</p>
<p>Civil Defence Emergency Management Page 15</p>	<p>We support the level of service and other activities within this section as the ability to respond to emergency and crisis situations is imperative to protecting health and well-being of both visitors and residents of the West Coast.</p> <p>CPH acknowledges the detail contained in the Civil Defence Emergency Management level service. We strongly support Council's proposal for staffing of regional emergency management.</p>	<p>CPH strongly supports Council's proposal for staffing of regional emergency management</p>

	<p>Having a regional civil defence and emergency management manager has been invaluable in progressing the work that needs to be done in emergency response and recovery planning. The proposal to directly employment of the three Emergency Management Officers – one for each district – will also facilitate this work in the districts and enable these staff to also cover the various regional portfolios, including welfare. The additional appointment of a Hazard Analyst is a very welcome boost to local capacity in emergency planning and response. This position is well justified in terms of the range and impact of natural hazards on the West Coast.</p> <p>It is very important to have sufficient, well trained Emergency Management officers as well as well-maintained emergency operations centre in a ready state for possible emergency events. Prior readiness and understanding of the risk and vulnerability of the community will help council to successfully respond to and recover from emergency events.</p> <p>Community and Public Health, as a member of the Coordinating Executive Group (CEG), also has a public health responsibilities in times of civil defence emergency. We appreciate the working relationship developed between members of CEG and look forward to continuing our work in this activity.</p>	
<p>River, Drainage and Coastal Protection Work Page 16 -24</p>	<p>CPH strongly support activities in this area, in particular those designed to prevent and mitigate soil and coastal erosion. CPH acknowledges that the West Coast has experienced significant soil, riverbank and coastal erosion recently. Land and soil are precious resources to both the environment and public health. We therefore</p>	<p>CPH supports the objectives of the River, Drainage and Coastal Protection work to prevent and mitigate soil erosion, and prevent damage by floods.</p>



	<p>encourage Council to take the lead in setting good policy and planning and to actively raise community awareness regarding the need to protect these essential resources.</p> <p>The objectives of the River, Drainage, and Coastal Protection Workstream listed below are supported as they all seek to reduce risks to public health from flood events and mitigate soil erosion.</p> <ul style="list-style-type: none"> • Community consultation to establish a rating district for the Neil’s Beach community in order to construct a bund to prevent erosion. • Investigation and further flood and erosion protection work in the lower Cobden area and Kaniere. • The extension of the existing seawall to give more protection to the Camping Ground and other properties within the special rating areas in Punakiaiki. 	<p>CPH supports Community consultation to establish a rating district.</p>
<p>Climate Change</p>	<p>The project focus within the Annual Plan has a strong emphasis on coastal protection which we strongly support as it is in line with the predicted effects of climate change.</p> <p>Improved service levels across flood warning and coastal protection works are examples of how Council can mitigate the effects of climate change on people and property. We applaud Council for taking these steps and encourage Council to continue to include climate change mitigation in its activities and service levels.</p>	<p>CPH recommends that Council incorporate climate change predictions when planning and implementing its activities and service levels.</p>

<p>Warm Homes</p>	<p>We are aware that the introduction of the Warm West Coast targeted rates assistance was so successful Council decided to limit availability of access to protect Council’s financial risk. However, the 2016 Annual Report indicates the actual interest cost of this project was less than a third of the predicted budget for that year. We assume this means that people are not defaulting on their loans and/or are repaying their loans earlier than anticipated. (We wonder if Council’s comment about early repayments in Note 11 of the Major Budget Variations refers to this project.)</p> <p>As the EECA assistance is currently only available to landlords for their rental properties many West Coast homeowners do not have access to assistance to install insulation and clean-air heating in their homes.</p> <p>The prior up-take of the targeted rate indicates the need for continued investment in the Warm West Coast scheme. We encourage Council to extend access the Warm West Coast scheme to homeowner/occupiers across the West Coast. Investment in healthy homes not only benefits individual health but it is also an investment in economic development and community wellbeing.</p>	<p>CPH encourages Council to extend access to the Warm West Coast scheme.</p>
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**Have
Your
Say**

WEST COAST REGIONAL COUNCIL

Annual Plan 2017-2018



Submission Form

(Name: Craig Bryant) (Phone: 7684221
025 3096055)

(Organisation (if applicable):)

(Address (or email):
11 Nelson Quay
Cobden
Hot address @ Ara. Co. NZ)

I wish to present these comments to the
 Council **in person at the hearing.** (in person) Yes () No
 Hearings are scheduled for Tuesday 27 June, 2017
 You will be notified when to appear.

(Signed: [Signature])

Your Submission

 **Civil Defence Emergency Management**

Q. Do you support the improvements proposed for Civil Defence Emergency Management? (tick one) () Yes () No

Comment:



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

I am currently living in one of the worst affected houses. It does not appear to be fair the others have the security that they have no flooding issues or have had their areas protected by flooding and we don't. We don't even have the rain/storm water system to take it away it goes into a culvert that goes straight into the affected area.

Other Comments

More than happy to discuss these issues with you.



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



Please fax to 03 768 7133; or post to PO Box 66, Greymouth 7840; or email us at feedback@wrc.govt.nz; or drop in at our office at 388 Main South Road, Paroa, between 8am and 5pm weekdays.

Note that your submission and any information you supply as part of your submission is considered public information and will be available in reports and documents relating to this process and may be published on our website.

Only submissions on proposals in the consultation document will be considered by the Council.

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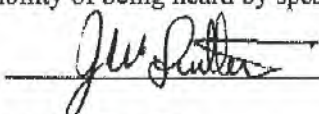
THE WEST COAST
REGIONAL COUNCIL

West Coast Regional Council Draft Annual Plan 2017-2018

Submission:

Name: John W Sutton Phone: 03 4492562
 Organisation: N/a
 Address: 475 Clyde-Alexandra Road
 RD 1
 ALEXANDRA

I do not wish to present these comments to the Council in person at the hearing.
 Is there a possibility of being heard by speaker phone or tele conference?

Signed:  John W Sutton 23-6-2016

Rating District Improvements

The Rating District my submission relates to is Neils Beach.
 Submitted by John Sutton, Neils Beach Home Owner and Neils Beach Rate Payers
 Committee member.

Q: Do you support the improvements to this Rating District? No

Comments

I attended the meeting with council representatives at Neils Beach 21.10.16 where a number of issues were discussed and agreement was reached on creating a new rating district to allow payment by landowners for works completed to protect homes and land from further erosion by the sea.

Firstly, the minutes of that meeting as displayed on the council website are not accurate and I understand this issue has been raised with council, but changes have not been made. This needs to be addressed as a meeting of this importance needs to be accurately reported on, in the minutes.

At the meeting, a committee group of the rates payers were elected to represent the total group of rates payers.

It was verbally agreed (and this should be reflected in the minutes) that no further money is to be spent without the prior agreement of this elected group. It was agreed that the \$15000 for the construction of the protective bund be collected via a new rate, along with \$1200 to attain a resource consent to build a rock wall should it be required in the future so as to eliminate delays in acquiring such when quick action is needed.

Resident ratepayers were under the impression the construction of the bund was to come from "emergency funds" and would not cost the rate payers. At the meeting 21.10.16, the council representatives rather dismissively stated that wasn't the case. In any event it was agreed we would pay for it.

Additionally, a sum of \$5000 was agreed to be collected to fund work if it were deemed necessary, this was agreed to by our rate payer's committee.

Page 1 of 3

The proposal of a further sum of \$5000 in the 18/19 year has not been agreed to by our committee and this needs to be deleted from the proposed plan.

Further the \$5000 sum we have agreed to be collected to fund work, can only be spent following consultation with AND the agreement of the rate payer committee. Should such expenditure be approved then the council should supply details of accounts to be paid associated with such expenditure to the committee.

At the meeting, the council representatives verbally agreed no more work would be carried out, or money spent without the prior approval of the committee.

Also at the meeting the council reps indicated a dual rate system of A and B classified rate payers paying differing proportions of the new rate. This was voted on at the meeting by attending rate payers who wanted one rate amount per \$100K valuation struck for all rate payers. It was subsequently agreed the committee survey all rate payers for their opinion.

As a committee member, I helped conduct the survey of property owners in the Neils Beach special rating district. When I called them, they supportive, with the vast majority taking a view that

- If Just 1 house was lost to the sea, the values of the entire village are doomed, not just the ones in group A. And by this fact, the benefit of any works is enjoyed by all.
- The concept of a dual rating, is flawed, and the zoning of it is totally inequitable.
- That a community problem shared evenly, was a problem made light in general.

The result was the majority wanted one rate for all, per 100K of valuation.

Our committee has supplied council with the result of the survey showing 70.5 % of rate payers who responded in writing to our secretary are in favour of a single rating system.

At the meeting, the council reps agreed to this process. Therefore, I reject your proposal for an A and B differential rate to be struck.

Therefore I also reject the WCRC proposal that any future works be rated on an A and B differential rate system, this also needs to be changed in the proposed plan.

If the council cannot record correct minutes, and then not correct mistakes when they are pointed out, go back on agreements made relating to working with our committee to decide on any further expenditure, and also take no notice of the democratically decided decision on the proposed differential rate being struck, they are demonstrating gross arrogance.

Our committee hasn't heard anything about the resource consent application which the council representatives said they were going to action immediately.

Please spell out to our committee,

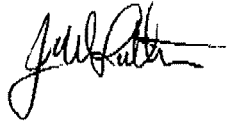
- Do we have the resource consent yet?
- Why are we being totally ignored and not communicated with?
- Who is it that mapped out which properties are A or B?
- Who is it that is trying to push this through against the wishes of the vast majority? and what possible mandate does WCRC have for this?
- What was the results of the WCRC survey in comparison?
- Can nobody in WCRC see by looking at the Neils Beach proposed differential plan lay out, and see that it is inequitable, and a total cock up?

I am very disappointed that the wishes of ratepayers are not being listened to and undertakings made by council representatives' have not been honoured.

Personally I am still happy to pay my share, just get it right, and stick to what we agreed at our last meeting.

I request my concerns be noted and remediated via our elected committee as a matter of urgency.

Yours Sincerely John Sutton



Email Address -

sutton.office@extra.co.nz

Mobile 027 4492562.

Page 3 of 3

Please Indicate that this
submission was received,
email
sutton.office@xtra.co.nz.

Thank you



**Have
Your
Say**

WEST COAST REGIONAL COUNCIL
**Annual Plan
2017-2018**



Submission Form

Name: Gordon Linklater

Phone: 7557811

Organisation (if applicable): property owner.

Address (or email):

332 Kaniera road.

Hokitika Westcoast.

I wish to present these comments to the
Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: G. R. Linklater.

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:

OF very much importance to the Westcoast
due to the Alpine earth quake concerns
which is expected anytime soon etc;
as no one can say just when this may happen
I think more should be looked into what
sort of ways, in general surviving to be ready
by the "best of things", so we can make ends
meet etc; which is easier said than done.
"enclosed" is this very interesting bit about things!



Rating District Improvements

The Rating District my submission relates to is:

- Kanieri
- Neils Beach
- Punakaiki
- Cobden

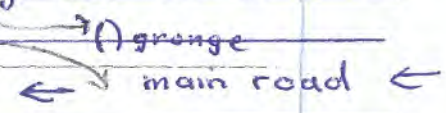
Q. Do you support the improvements to this Rating District?

- Yes
- No

Comment: My overall concern is wanting, in hope, after 27 yrs of been in Kanieri Rating District and attending all but one meeting, in that time! Surely now with the river ~~not~~ at the back door of my section - Boundry and others, not to for get the erosion upstream which I have all along been studing - with Photos supply along the line, if Left as it is, with the full force from river water in flood or (just normal flow) is in line to under mine the 1st big 2000 ton gronge put there 27 yrs ago, if under mining of this is allowed to happen then river force of water will work its way back to gronge eating through land sections result in finely takeing main road Lake Kanieri - Kokatabi - Kowhitirangi areas Milk Tankers and the List could go on! this could happen at a fast rate by the rock gronge acting like **Other Comments** a wedge-triagle affair sending full force power of water in a V shape both ways and all hell would brake lose etc; etc

I think it is now time to reforce this up comming problem which would complete erosion protection fully from Cooks hill, to Kanieri bridge finely.

P.S.



Has the regional Council seen or asked the NZ roads board for Funding pointing out what could happen if Left Kokatabi - Kanieri - Kowhitirangi main road out, this would happen at a fast rate Surely they can pay a few dolars in seeing their road etc; go down the river etc,



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reguards
Gordon
Linklate

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West Coast on its own for months after big quake



PICTURE: Supplied

The distinctive straight line of the Alpine Fault runs the length of the West Coast and is easily seen as a boundary between the mountains and the rivers flats of the coastal plain, in this image from space.

Auckland

A catastrophic Alpine Fault earthquake could leave the South Island's West Coast cut off from the main grid for many weeks — and now researchers have begun exploring how the region could survive by itself.

The major fault, straddling the spine of the South Island, poses one of New Zealand's biggest natural disaster threats.

It is estimated to generate quakes of magnitude 7.5 or larger every three centuries and recent research gave a 29% chance of a big "surface rupturing" event striking within the next 50 years.

Alongside work looking at what might happen in a magnitude 8-plus earthquake, known as Project AF8, an Auckland University researcher Associate Professor Nirmal Nair is investigating how tens of thousands of homes could cope with being cut off from the main grid for as long as two months.

In a new \$234,000 two-year study, Nair is working alongside

Westpower, which has a distribution network supplying more than 13,000 customers, to map out a potential "micro-grid" that could operate independently if forced to.

"There's a sense that electricity and energy infrastructure is highly reliable — and that's true — but no one has really studied the resilience aspect of it, and there's no metrics around this, especially in very large disasters."

In the case of an Alpine Fault quake, the loss of connectivity from the Transpower lines coming from the east could largely cut power to the West Coast, with the exception of alternate lines coming in from the north.

"So the scenario we have co-created, just for a case study, is that it would be six to eight weeks before electricity could be connected back to the main grid.

"And if this highly improbable event does happen, how do you operate in that?"

Nair estimated electricity demand, from Nelson south to

Franz Josef, could be around 50 megawatts at peak load.

Cut off, the primary source would likely be local hydropower, along with some diesel plants and distributed generation.

"It would involve using resources already there or specifically committed for this eventuality and trying to do some smart grid based load management.

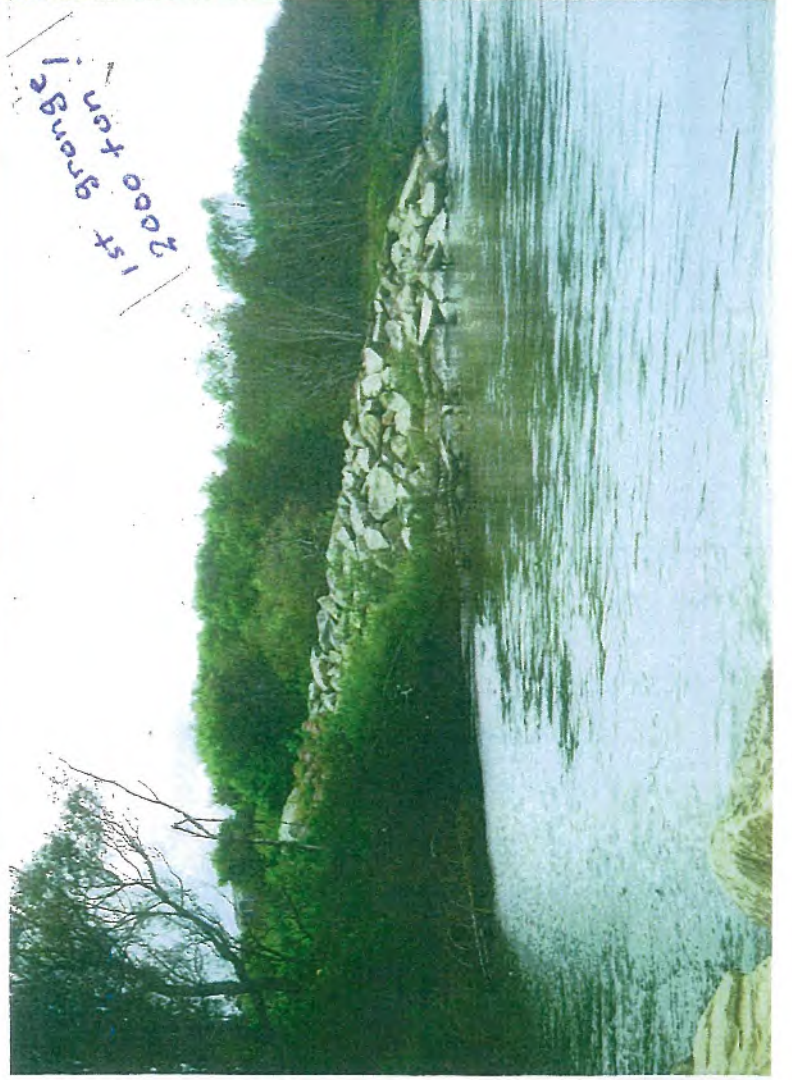
"We also estimate that there would be some automation facilities that we could integrate into the system, which could be a cheap solution.

"But it also depends on what time a quake occurs, because, if the major source is hydro, there has to be enough of it in that instance — it also depends on how extreme the quake is, and whether the region is really liveable after that."

Nair hopes to come away from the study, funded through the Resilience national science challenge, with a blueprint that could be used in other areas here and overseas following a big disaster. — New Zealand Herald



on going /
erosion.



1st grade
200 tons



1st grade
200 tons
1995



1st grade
200 tons
1995



Making
rock granges!



Blasting
fit-for rock



1996! main
Force
river
Neil Greene



Loading
fit-for
blasted
rock.



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
 Neils Beach
 Punakaiki
 Cobden

Q. Do you support the improvements to this Rating District?

- Yes
 No

Comment:

How & why there are five classes of rating for Punakaiki area this is (illegal) and cannot be enforced.

Other Comments

"No." to paying for seawall at camping grounds



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THE WEST COAST
REGIONAL COUNCIL

www.wcrc.govt.nz

Have Your Say

WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: Keating F.M

Phone: 7685486

Organisation (if applicable): Class B Group

Address (or email):

36 Tasman St
Craymoak
fkeating@ihg.co.nz

I wish to present these comments to the Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: *F. Keating*

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:

Lined area for writing a comment.



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

No to Extension of seawall

No to proposed classifications

Other Comments

Class B classification has formed its own group. Consisting of the following rate payers:

- Kestling F+M (maybe on other)
- Freeman D+G
- Duncan S
- Bartlett E+D



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



Please fax to 03 768 7133; or post to PO Box 66, Greymouth 7840; or email us at feedback@wrc.govt.nz; or drop in at our office at 388 Main South Road, Paroa, between 8am and 5pm weekdays.

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Greymouth 7840

freephone: 0508 800 118
phone: 03 768 0466
email: feedback@wrc.govt.nz



THE WEST COAST
REGIONAL COUNCIL

www.wrc.govt.nz



WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: VOUK PATRICK Phone: 03 7311122

Organisation (if applicable): PANCAKE ROCKS CAFE
PENAKAIKI BEACHHOSTEL

Address (or email):
4300 COAST RD
7873 RUNAWAY
PENAKAIKI

I wish to present these comments to the Council in person at the hearing. Yes No
Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

Your Submission

Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment: Reg. Seawall Penakaiti

19 JUN 2017



Rating District Improvements

The Rating District my submission relates to is:

Kaniere Neils Beach Punakaiki Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

I want to talk at the hearing on the 27th of June!

① - The Beadcamp should pay a higher lease and this money should be used towards the Rock Wall.
at the moment the lease for the camp is too low!!!

Other Comments

② All properties behind the Campground like the TAVERN and other properties should be higher rate! As the benefit for them is to serve their properties as well! All the properties in rating as "D" should be in Zone AD!

**Have
Your
Say**



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.

PATRICK VOEK



Please fax to 03 768 7133; or post to PO Box 66, Greymouth 7840; or email us at feedback@wrc.govt.nz; or drop in at our office at 388 Main South Road, Paroa, between 8am and 5pm weekdays.

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**Have
Your
Say**

WEST COAST REGIONAL COUNCIL
**Annual Plan
2017-2018**



Submission Form

Name: Sharyn Duncan

Phone: 03 7311888

Organisation (if applicable): CLASS B GROUP RATEPAYER

Address (or email):

6 Owen St
Punakāiki

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: Sharyn Duncan

Your Submission



~~Civil Defence Emergency Management~~

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Con

4 Having lived through 2 major Christchurch earthquakes and the 1968 Inanghira earthquake I can advise that a major Coast Quake would take out bridges, roads, telecommunications making it impossible for Civil Defence to operate. It needs to be localised, more effectively with all small communities having control and not centralisation as a plan.



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

We have already said 'NO' twice now to the extention of the flood wall. The classifications are wrong. How do you justify the red group paying more than those directly affected. As a member of CLASS B GROUP we are fighting this plan. The current wall along the camping ground front is working sufficiently. What part of 'no' do you not get!!

Other Comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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THE WEST COAST
REGIONAL COUNCIL



Federated Farmers of New Zealand

Submission on West Coast Regional Council's Draft Annual Plan 2017-2018

20 June 2017

0800
327
646 | FED
FARM
.ORG.NZ

SUBMISSION TO WEST COAST REGIONAL COUNCIL ON THE
DRAFT ANNUAL PLAN 2017-2018

To: West Coast Regional Council
feedback@wrc.govt.nz

Submission on: Draft Annual Plan 2017-2018

Date: 20 June 2017

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

Contact: Angela Johnston
SENIOR REGIONAL POLICY ADVISOR

M 021 518 271

E ajohnston@fedfarm.org.nz

Address for service: Federated Farmers of New Zealand
PO Box 20448
Bishopdale
Christchurch 8543

We do not wish to be heard in support of this submission

SUBMISSION TO WEST COAST REGIONAL COUNCIL ON THE DRAFT ANNUAL PLAN 2017-2018

1. INTRODUCTION

- 1.1 Federated Farmers welcomes the opportunity to comment on the West Coast Regional Council's Draft Annual Plan 2017-18. We acknowledge and support any submissions from individual members of Federated Farmers.
- 1.2 Our feedback does not represent the views of an individual organisation, but reflects the perspectives of farmers across the region. As ratepayers, our members have a strong interest in ensuring Council's collection of rates is equitable and the use of rates revenue is appropriate.

2. Civil Defence and Emergency Management (CDEM) Improvements

- 2.1 Federated Farmers supports the CDEM improvements, but we have the strong view that the CDEM should be funded through a uniform targeted rate. The criteria for Councils decisions around how to fund activities through rates are outlined at S101 (3) of the Local Government Act. Applying these criteria, we consider a uniform targeted rate the most equitable method given the regional CDEM work will provide relatively equal benefit to all residents in the area.
- 2.2 As Council will be aware, the national CDEM recovery framework is aimed at addressing threats to both people and property, guided primarily by the '4Rs'; Reduction, Readiness, Response and Recovery. It has been Federated Farmers' experience that the operational implementation of these principles has focused largely on inhabited areas.
- 2.3 In our experience, efforts focussed on reduction are generally greater weighted towards urban areas. Information provided around how individuals, groups and communities may become more ready is also largely urban/residential focussed. Response and recovery also tend to focus heavily on urban or residential areas, simply as a result of the relative need in those areas.
- 2.4 This does not mean that rural residents and farmers do not benefit from the CDEM structure. However, from a funding perspective, this means the benefit of expenditure is at least equal between individuals, if not relatively weighted towards the urban areas. Using a property value based rate to fund a proportion of the CDEM costs would indicate that a higher value property would receive relatively more benefit. For the reasons above we do not consider this to be the case.

Decision Sought:

- 2.5 Adopt the proposed change and use a uniform targeted rate for the funding of West Coast's CDEM.

3. Erosion and Flood Protection

- 3.1 Federated Farmers supports the proposed targeted rating approach for the issues in the consultation document.

Decision Sought:

- 3.2 Adopt proposed rating changes for the specified rating districts.



PO Box 21135
Rototuna
HAMILTON 3256
www.nzfeatrust.org.nz

West Coast Regional Council
PO Box 66
Greymouth 7840

Dear Sir/Madam

Potential to work in partnership to promote land stewardship

Thank you for the opportunity to submit on the West Coast Regional Council Annual Plan 2017-18.

The New Zealand Farm Environment Trust is a charitable trust that was established in 2000 to promote sustainable farming through a range of activities including the Ballance Farm Environment Awards. The Trust is funded by a range of partners including:

- Ballance Agri-Nutrients
- Hill Laboratories
- Massey University
- Beef + Lamb New Zealand
- WaterForce
- CB Norwood Distributors
- QEII National Trust
- DairyNZ
- Ministry for Primary Industries
- Federated Farmers of New Zealand
- Rabobank.

The Trust is also supported through the generous support of the following local authorities:

- Northland Regional Council
- Auckland Council
- Waikato Regional Council
- Bay of Plenty Regional Council
- Hawke's Bay Regional Council
- Gisborne District Council
- Horizons Regional Council
- Taranaki Regional Council
- Greater Wellington Regional Council
- Environment Canterbury
- Otago Regional Council
- Environment Southland.

Our flagship activity is the Ballance Farm Environment Awards. Through the awards programme, farmers gain independent feedback which they use to improve their farm business. We also find that our entrants feel strongly about the need to share positive stories about farming and growing in New Zealand. In many cases, entrants have gone on to important leadership roles in which they have championed sustainable farming.

Any farming or growing operation is eligible to enter the Awards provided it can be defined as a business enterprise which is based on the productive or amenity use of soils including agriculture, horticulture or viticulture. The awards take into account a variety of factors including social, financial and environmental sustainability.

We believe that now, more than ever, it is important to celebrate land stewardship. It is important so that farmers can learn from other farmers and also so that people living in urban areas can better connect with the communities in which their food is produced.

One of the strengths of the awards programme is that it is managed regionally by a group of locals passionate about farming. The Trust's role is to help provide co-ordination and to be a point of contact with national partners.

We operate in every part of the country except the West Coast, Tasman, Nelson and Marlborough. The Trust is committed to developing an awards programme that has national coverage. The Trust is interested in working with regional councils and potential business partners on the West Coast to develop an awards programme to meet the region's needs.

We believe that there is value in holding further discussions to support the development of an awards programme in the West Coast, potentially in partnership with Tasman District Council. It is our understanding that Tasman District Council has set funding aside on the understanding that West Coast Regional Council would also look favourably on an opportunity to partner with the New Zealand Farm Environment Trust.

Although regional council support is not essential to run the awards programme, given the important leadership role it holds, it is our preference to obtain a commitment in principle to partner with the regional council before we progressed discussions with other local stakeholders.

While we are not looking for a financial contribution in 2017-18 we would welcome a commitment from the regional council to explore the possibility of a partnership ahead of the awards programme in 2018-19.

Yours sincerely



James Ryan
General Manager

Phone 027 324 5517
James.Ryan@nzfeatrust.org.nz

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



West Coast Regional Council
 P O Box 66
 GREYMOUTH 7840

re: Submission to the West Coast Regional Council's Annual Plan 2017.

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 increased physical activity, improved nutrition, living 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 which includes:

- 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. We support in principle the adoption of the Annual Plan and make the following comments based on our submission to the 2015 Long Term Plan.

Regional Transport Planning:

AWC acknowledges and supports Council's activities in coordinating and administering Regional Transport Planning for the West Coast. The appointment of the Regional Transport Committee, the maintenance of the Regional Land Transport Strategy and participation in the regional Road Safety Committee ensures the West Coast region has a high level of service provision focussed on improving the roading network and user safety.

We particularly support Council's role in the provision of the Total Mobility Programme to support the transport disadvantaged on the West Coast.

In previous submissions we have asked Council to include, where appropriate, the floodwall systems as part of the Region's cycle trails. While we understand the main use of these structures is to prevent flood, they are often used by the public as a means of active transport. Additionally parts of the Greymouth Floodwall system link directly to the Wilderness Trail so there is potential to formally increase the cycle trail network while still mitigating flood risk.

River Flood warning systems:

The West Coast has had a number of weather events which have resulted in flooding, and coastal and river-bank erosion in many areas. These events have impacted on land and property and had the potential to put public health at risk. The expected increased frequency of storms and sea-surge events will require infrastructure designed to mitigate climate change effects and protect communities from flooding and land loss.

We therefore support the proposal to strengthen the river flood warning capability.

We also encourage Council to include climate change mitigation in current and future infrastructure activities.

West Coast Warmer Homes Project:

We are disappointed Council has limited the Warmer Homes targeted rate as the service provided support for home-owners and landlords to insulate and install clean heating in their homes. We encourage Council to reconsider extending this service across the region as warmer, drier housing is, as described above, essential to healthy communities. A housing stock that supports wellbeing is also an economic tool. People living in warm, dry homes are less likely to get sick and are more productive in their workplaces

and other community roles. Better housing stock also makes the area more attractive to potential residents.

We encourage Council to reconsider extending the Warmer Homes targeted rate to assist the region's residents to install insulation and clean home heating appliances.

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

Rosie McGrath
Coordinator
Active West Coast

Robert Mallinson

From: West Coast Regional Council <noreply@wrc.govt.nz>
Sent: Thursday, 22 June 2017 21:44
To: feedback
Subject: WCR Website - 2017-2018 Annual Plan Submission Form ref: WCR-QF-170622-CRLE0-RJL

WCR Website - 2017-2018 Annual Plan Submission Form

Reference: WCR-QF-170622-CRLE0-RJL

Attachment: not attached

Do you support the improvements proposed for Civil Defence Emergency Management?: Yes

Emergency Management Comment:

I support the proposed arrangements for Civil Defence. The current part time positions do not provide staff adequate time to engage in community based planning as well as undertaking and providing training for emergencies, liaison with other agencies, and the ability to focus on a co-ordinated response across the West Coast. The proposed structure fixes these issues, provides a more centralised management structure (similar to other Emergency Services), while providing excellent (and likely improved from current) service to each of the districts. From a response viewpoint it will allow a consistent and readily available structure between CDEM and emergency services, and will not be as reliant on individual personnel availability. Given the West Coast environment it will enhance our understanding of the hazards and risks, and will ensure suitable planning and preparation occurs. This structure is in keeping with developments in other Regions as a greater focus on emergency and disaster preparedness develops within communities

The Rating District my submission relates to is:: not supplied

Do you support the improvements to this rating district?: not supplied

Rating District Comment:

not supplied

Other Comments

not supplied

Name: Mark Boere

Email: Mark.boere@fire.org.nz

Phone: 03 768 0313

Organisation (if applicable): New Zealand Fire Service

Address

12 High Street
Greymouth 7805

I wish to present these comments to the Council in person at the hearing: No

From: West Coast Regional Council <noreply@wrc.govt.nz>
Sent: Tuesday, 6 June 2017 07:45
To: feedback
Subject: WCR Website - 2017-2018 Annual Plan Submission Form ref: WCR-QF-170606-4FKQC-XCP

WCR Website - 2017-2018 Annual Plan Submission Form

Reference: WCR-QF-170606-4FKQC-XCP

Attachment: not attached

Do you support the improvements proposed for Civil Defence Emergency Management?: No

Emergency Management Comment:

I have lived at 13 Peel st Cobden since 1998 and my house is one of the houses affected by the proposed flood protection. In the time I have lived there the flooding has never entered my house it only affects the section and the road. After the rain stops the surface water disappears quite quickly. If you build this floodwall it will trap the water in and make the flooding worse in this area as the flooding dose not come from range creek or the grey river directly. It is because of heavy rain combined with the rising water table. A year or 2 ago westroads came and cut a channel out of the side of range creek which flows directly into Nelson Quay. This too has made the flooding worse. I think the next time we have some heavy rain someone from the council should come down to the area and actually see where the flooding is coming from. This proposed wall will be a waste of ratepayers money and could quite possibly make the flooding worse.

The Rating District my submission relates to is:: Cobden

Do you support the improvements to this rating district?: No

Rating District Comment:

not supplied

Other Comments

not supplied

Name: James Millar

Email: stpeel@hotmail.com

Phone: (03)7323877 business hours

Organisation (if applicable): not supplied

Address

13 Peel st Cobden

I wish to present these comments to the Council in person at the hearing: No

**Have
Your
Say**

WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: RON HARDVICK

Phone: 768-4295 / 027 777 9833

Organisation (if applicable):

Address (or email):
12 PEEL ST, COBDEN
GREYMOOTH 7802

I wish to present these comments to the Council in person at the hearing. (tick one) Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: Ron Hardvick

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? (tick one) Yes No

Comment:





Rating District Improvements

The Rating District my submission relates to is:

Kaniere
 Neils Beach
 Punakaiki
 Cobden

Q. Do you support the improvements to this Rating District? (tick one) Yes No

Comment:

I FEEL THE RESIDENTS OF THE AFFECTED AREA SHOULD BE GIVEN THE SAME PROTECTION AS OTHERS. I SUFFER FROM C.O.P.D & WATER BACKING UP & UNDER MY HOUSE DOES ME NO GOOD AT ALL. THERE HAVE BEEN TIMES WHEN OUR CARE GIVERS I-HAVE BEEN UNABLE TO GAIN ACCESS TO THE PROPERTY DUE TO FLOODING. MY GARAGE SUFFERS BADLY AS IT IS SLIGHTLY LOWER THAN THE HOUSE.

Other Comments

WHEN THE NEW FLOOD GATE WAS INSTALLED THE LEVEL OF THE "DUCK POND" WAS RAISED BY ABOUT 12 METRES (300MM).

**Have
Your
Say**



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**THE WEST COAST
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**Have
Your
Say**

WEST COAST REGIONAL COUNCIL

Annual Plan 2017-2018



Submission Form

Name: Meryn Hardwick

Phone: (03) 768-4295

Organisation (if applicable):

Address (or email):

12 Peel Street

Cobden

Greymouth 7802.

I wish to present these comments to the Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: MJHardwick

Your Submission

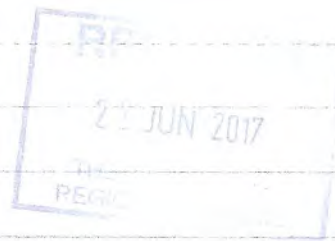


Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:





Rating District Improvements

The Rating District my submission relates to is:

Kaniere
 Neils Beach
 Punakaiki
 Cobden

Q. Do you support the improvements to this Rating District? Isk.090. Yes No

Comment:

I expect the Rate Payers in Cobden should be given the same flood protection as others in the Greymouth Areas, particularly those in the Nelson Quay and Peel Street Areas. Both ~~our~~ ^{my} husband and I have medical conditions. Caregivers have been unable to get access to our home in the times of flooding.

Other Comments

Empty lined area for other comments.



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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THE WEST COAST
REGIONAL COUNCIL



Annual Plan 2017-2018



Submission Form

Name: Neil Darling

Phone: 0226044626

Organisation (if applicable):

Address (or email):

neildarling@slingshot.co.nz

I wish to present these comments to the Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:

Handwritten comment area with multiple lines for text entry.



The Rating District my submission relates to is.

Kaniere Neils Beach Punakaki Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

As a victim of flooding, which has now been corrected, I support improvements in the cobden area to ensure residents feel their property is safe.

Other Comments

Empty lined area for other comments.



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email: feedback@wrc.govt.nz



THE WEST COAST REGIONAL COUNCIL



Annual Plan 2017-2018



Submission Form

Name: Jason WALL Phone: 03 768 0725

Organisation (if applicable):

Address (or email):

I wish to present these comments to the Council in person at the hearing. Yes No
Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

Your Submission



Civil Defence Emergency Management

Q. Do you support the Improvements proposed for Civil Defence Emergency Management? Yes No

Comment:



Rating District Improvement

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

Everyone Deserves The Protection from Flooding. We all Need to feel safe.

Other Comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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THE WEST COAST REGIONAL COUNCIL



Annual Plan 2017-2018



Submission Form

Name: *Nicola Graham*

Phone: *03 768 9629*

Organisation (if applicable):

Address (or email):

nickygraham_73@hotmail.com

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:



The Rating District my submission relates to is

Kaniere Neils Beach Punakaiki Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

I believe that the residents in areas of Cobden need to know that their houses are safe from flooding with the rain we have here on the coast

Other Comments

Empty lined area for other comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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www.wcrc.govt.nz

freephone: 0508 800 118
phone: 03 768 0466
email: feedback@wrc.govt.nz



THE WEST COAST REGIONAL COUNCIL



Annual Plan 2017-2018



Submission Form

Name: *RACHAEL MARTINS*

Phone: *03 7680049*

Organisation (if applicable):

Address (or email):

I wish to present these comments to the Council in person at the hearing. Yes No
Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: *R Martins*

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? *(initials)* () Yes () No

Comment:



What Rating District does your submission relate to?

The Rating District my submission relates to is:

Kaniere Neils Beach Punakaki Cobden

Q. Do you support the improvements to this Rating District?

Yes No

Comment:

People in the affected area need to feel safe from flooding. They don't need to feel stressed every time it rains heavily. This is something that can be easily rectified.

Other Comments

Empty lined area for other comments.



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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WEST COAST REGIONAL COUNCIL
**Annual Plan
2017-2018**



Submission Form

Name: Craig Findlay

Phone: 03 7311 894

Organisation (if applicable): Punakaiki Beach Camp Limited

Address (or email):
beachcamp@xtra.co.nz

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: C. Findlay

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:

18 JUN 2017



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District?

- Yes
- No

Comment:

As the lessees of the Punakaiki Beach Camp we support the improvements to the Rating District. However as the lease is not registered we are deemed not to be the rate payer under the Reserves Act.

Other Comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



Please fax to 03 768 7133; or post to PO Box 66, Greymouth 7840; or email us at feedback@wrc.govt.nz; or drop in at our office at 388 Main South Road, Paroa, between 8am and 5pm weekdays.

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PO Box 66
Greymouth 7840

freephone: 0508 800 118
phone: 03 768 0466
email: feedback@wrc.govt.nz

www.wrc.govt.nz



THE WEST COAST
REGIONAL COUNCIL

**Have
Your
Say**

WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: Craig Findlay

Phone: 03 73 1158

Organisation (if applicable):

Address (or email):
cdfindlay@xtra.co.nz

I wish to present these comments to the Council in person at the hearing. Yes No
Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: [Signature]

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:

10 JUN 2017

**Have
Your
Say**

WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: SEAN CASEY

Phone: 0274 44 44 60

Organisation (if applicable): Thomson Casey Family Trust

Address (or email):

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: _____

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:

10 JUN 2017



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the Improvements to this Rating District?

- Yes
- No

Comment:

Previous information on file. WCRRC.

Other Comments



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**Have
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WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: GORDON & DEIRDRE FREEMAN Phone: 7311884

Organisation (if applicable):

Address (or email):
2 OWEN ST
Punakaiki

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: D & G Freeman

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:

RECEIVED
20 JUN 2017
THE WEST COAST
REGIONAL COUNCIL



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

NO TO THE NORTHERN WALL
 EXTENSION FOR THE THIRD TIME.
 WE HAVE JOINED THE group FOR THE
 CLASS B MAINTENANCE COST AND
 WE ARE SAYING NO. OUR group IS
 PREPARED TO SPEAK AT A MEETING
 IF SO REQUIRED.

Other Comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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THE WEST COAST
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WEST COAST REGIONAL COUNCIL

Annual Plan 2017-2018



Submission Form

Name:

John Albert Menzies

Phone:

03 7627415

Organisation (if applicable):

Address (or email):

714e Seven mile
Road Runanga 7854

~~J A Menzies~~

I wish to present these comments to the
Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

J A Menzies

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:

Multiple horizontal lines for writing a comment.



Rating District Improvements

The Rating District my submission relates to is:

- Kanieri
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District?

Yes No

Comment:

No because money is just being wasted.

Other Comments

All you need to do is take a good look at punakaiki sea wall. That now has been built twice, at the expense of the punakaiki rate payer with unsuitable rocks. So far we are only seeing Failure from Regional council not so called improvements



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.

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THE WEST COAST
REGIONAL COUNCIL

West Coast Regional Annual Draft Plan 2017-2018

Submitted by Allan Piercy, Neils Beach Home Owner

I attended the meeting with council representatives on the 21/10/16 where a number of issues were discussed and agreement was reached on creating a new rating district to allow payment by landowners for works completed to protect homes and land from further erosion by the sea.

Firstly, the minutes of that meeting as displayed on the council website are not accurate and I understand this issue has been raised with council, but changes have not been made. This needs to be addressed as a meeting of this importance needs to be accurately reported on in the minutes.

At the meeting, a subcommittee group of the rates payers were elected to represent the total group of rates payers.

It was verbally agreed and should be reflected in the minutes that no further money is to be spent without the prior agreement of this elected group. It was agreed that the \$15000 for the construction of the protective bund be collected via a new rate along with \$1200 to attain a resource consent to build a rock wall should it be required in the future so as to eliminate delays in acquiring such when quick action is needed. Resident ratepayers were under the impression the construction of the bund was to come from "emergency funds" and would not cost the rate payers. At the meeting, the council representatives rather dismissively stated that wasn't the case. In any event it was agreed we would pay for it even although most of us believe it would have been ineffective should the sea have continued as it had been. By the time of this meeting the river mouth had changed and the problem was being alleviated naturally. Only a rock wall, properly constructed would ultimately be of any permanent use if it were necessary. Luckily the river mouth has stayed where it should be and has continued to result in a build-up of material in front of the settlement.

Additionally, a sum of \$5000 was agreed to be collected to fund work if it were deemed necessary AND agreed to by our rate payer's subcommittee. The proposal of a further sum of \$5000 in the 18/19 year has not been agreed to by our committee and this needs to be deleted from the proposed plan.

Further the \$5000 sum we have agreed to be collected to fund work can only be spent following consultation with AND the agreement of the rate payer subcommittee. Should such expenditure be approved then the council should supply details of accounts to be paid associated with such expenditure to the subcommittee.

At the meeting, the council representatives verbally agreed no more work would be carried out or money spent without the prior approval of the subcommittee. They did agree to put a pipe under the bund to allow storm water to escape from in front of the bund out onto the beach, and this was to be at council expense not the ratepayers. This hasn't been done.

Also at the meeting the council reps indicated a dual rate system of A and B classified rate payers pay differing proportions of the new rate. This was voted on at the meeting by attending rate payers who wanted one rate amount per \$100K valuation struck for all rate payers. It was subsequently agreed the subcommittee survey all rate payers for their opinion. The result was the majority wanted one rate for all. I understand our subcommittee has supplied council with the result of the survey. At the meeting, the council reps agreed to this process. Therefore, I reject your proposal for an A and B differential rate to be struck.

If the council cannot record correct minutes and then not correct mistakes when they are pointed out, then go back on agreements made relating to working with our subcommittee to decide on any further expenditure and take no notice of the democratically decided decision on the proposed differential rate being struck they are demonstrating gross arrogance. I also understand the subcommittee hasn't heard anything about the resource consent application which the council representatives said they were going to action immediately.

I am very disappointed that the wishes of ratepayers are not being listened to and undertakings made by council representatives' have not been honoured.

I request my concerns be noted and remediated via our elected subcommittee as a matter of urgency.

Yours Sincerely

Allan Piercy

WEST COAST REGIONAL ANNUAL PLAN DRAFT 2017-2018
Submission from the Neil's Beach Ratepayer's Committee

The Neil's Beach Ratepayer's Committee as at 16.6.17

- John Hare - Chairman 0274 368 717 or jack.whare@gmail.com
- Jim Murray - 03 686 1393 or 021 351 512 glenmorestation@xtra.co.nz
- Geoff Robson - 03 750 0844 or barnbayfishing@xtra.co.nz
- Nick Terpstra - 03 230 4144 or liznick@xtra.co.nz
- Shane Metcalf - PO Box 24, Neil's Beach, Haast or 03 7500 109 or 027 351 4570
- John Sutton - 027 449 2562 or (03) 449 2562 or suttonoffice@xtra.co.nz
- Mandy Deans - 0275 684460 or 03 443 2855 or mandydeans@yahoo.com

Address: C/- Box 415, Wanaka 9343.

We do not wish to present these comments to the Council in person at the hearing.

The portion of the Draft Annual Plan (the Plan) that we wish to comment on is the River, Drainage and Coastal Protection Work on pages 16, 17, 18.

1. Neil's Beach

Neil's Beach Rating District:

A rating district was established for Neil's Beach at a meeting on 21/10/16 to enable WCRC to perform the protection works at Neil's Beach.

At that meeting the following was agreed:

- The Ratepayers' group agreed to pay for emergency works to the tune of \$15,000 already undertaken and for future works eg the River mouth another \$5k was included.
- A Committee of Ratepayers was formed.
- A Resource Consent was to be sought by WCRC (at our expense) for further work on extending the shingle bunds or a rock wall (one consent will cover both) and will be sought for 35 years. This should cost around \$1200.
- Except for the Resource Consent, no further work will be done on the shingle bunds and no additional monies spent until this Committee gets approval from ratepayers.

The total cost therefore to Ratepayers for the 2017/2018 year should be no more than \$21,200 which is the amount proposed in the Draft Annual Plan 2017/2018.

We request WCRC to pro rata this payment over 5 years (ie from 2017 to 2021) for each ratepayer as has been the case with other West Coast protection schemes.

No further monies should be levied on ratepayers ie the sum of \$5,000 specified for the 2018/2019 Plan has **NOT** been approved by ratepayers or the Neil's Beach Committee.

Neil's Beach Ratepayers Survey:

At the meeting on 21st October 2016 of ratepayers and after a show of hands from those present it was demonstrated the majority were in favour of a single rating district for Neil's Beach coast protection works. It was at WCRC's suggestion that if the ratepayer's committee under took their own survey and if a substantial majority were in favour of a single rating district, WCRC would be happy for a single rate to apply.

This survey was emailed and posted out to ratepayers on 31.10.16. The ratepayers have confirmed their wishes in writing to the committee secretary and the results are shown below:

- Those for a single rating district = 70.5% of ALL ratepayers
- Those for a dual rating district = 13.7%
- No response = 15.8%

TOTAL: We had 45 responses from 51 on the WCRC list = 88% feedback

The Draft Annual Plan however does not reflect this result. The committee and the vast majority of the ratepayers feel WCRC should stand by their word and implement the single rating district as 70.5% of Neil's Beach ratepayers wish, not on the A and B differential as stated in the Plan.

Would WCRC please respond to our committee and tell us why we are being totally ignored.

Future Work at Neil's Beach

The Plan says: *"Council advises that if major works are undertaken in the future, then the scheme agreed to for the 17/18 year would also apply to who pays for future major works."*

This has not been agreed upon by Neil's Beach ratepayers because WCRC still continue with the dual rating district. For future years WCRC needs to come back to the Ratepayer's Committee to confirm any further payments beyond the 2017/2018 year.

Resource Consent:

The Committee has not as yet been advised by WCRC if they have obtained the Resource Consent for the major seawall should it be required in the future, or of any progress on same.

We wish to remind WCRC that:

WCRC agreed that no further works would be undertaken at Neil's Beach either under Emergency or at any other time without first consulting the Neil's Beach Ratepayers Committee.



Rating District Improvements

The Rating District my submission relates to is:

Kaniere Neils Beach Punakaiki Cobden

Q. Do you support the improvements to this Rating District?

Yes No

Comment:

Although it seems as though the class A area is slightly more vulnerable to any sea encroachment than class B, we all know that all house values will be affected by any threat of coastal erosion. Therefore I submit that all buildings / rate payers should be paying the same for council work done to protect the village.

Other Comments

**Have
Your
Say**



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THE WEST COAST
REGIONAL COUNCIL



Rating District Improvements

The Rating District my submission relates to is:

Kaniere Neils Beach Punakaiki Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

The work that has been done and any on going maintenance work does not protect my property and will not protect my property in the future - the only properties that benefit are the properties directly behind the sacrificial bund - I have been saying this all the way through this consultation - If anything - any work undertaken - could possibly cause more erosion in front of my property - why would I pay any more for that.

Other Comments

Also - the company OKuru enterprises (the pipeline - what is this going to do as far as erosion) Are they going to be paying for any maintenance - they certainly should be.

**Have
Your
Say**



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THE WEST COAST
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Have
Your
Say

RECEIVED

12 JUN 2017

THE
-REGIONAL COUNCIL

WEST COAST REGIONAL COUNCIL

Annual Plan 2017-2018



Submission Form

Name: D.I. & I.M. HEDGES

Phone: 03750067 OR 035729003

Organisation (if applicable):

Address (or email):

11 NEILS BEACH

HAAST

DUNCAN.HEDGES@CLEAR.NET.NZ

I wish to present these comments to the Council in person at the hearing.

 Yes

 No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

[Signature]

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

 Yes

 No

Comment:

AS RATEPAYERS OF WEST COAST DISTRICT & REGIONAL COUNCILS. I DUNCAN HEDGES HAVE ATTENDED LOCAL MEETINGS AND CONFIRM I AM NOT IN FAVOUR OF ANY FUTURE EROSION PROTECTION CONSTRUCTION.

THERE WAS NO RESIDENTIAL CONSULTATION IN THE SACRIFICIAL BUND.

I FEEL THE SEASIDE PROPERTIES ARE THE ONLY ONES TO BENEFIT FROM ALL BUND & PROPOSED PROTECTION.



Rating District Improvements

The Rating District my submission relates to is:

Kaniere Neils Beach Punakaiki Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

THE BEACH IS NOW BUILDING, SO PROBABLY THERE
WILL BE NO MAINTENANCE REQUIRED TO BUND.
WHAT HAPPENS TO MAINTENANCE UNUSED MONIES?

Other Comments



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by 1.00pm Friday 23 June 2017.



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THE WEST COAST
REGIONAL COUNCIL



WEST COAST REGIONAL COUNCIL

Annual Plan 2017-2018



Submission Form

Name: TONY ANDERSON

Phone: 0274473809

Organisation (if applicable):

Address (or email):
tonykath57@gmail.com

I wish to present these comments to the Council in person at the hearing. Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: T. Anderson

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:



Rating District Improvements

The Rating District my submission relates to is:

- Kanieri
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District?

Yes No

Comment:

re. Neils Beach proposed differential rate

I strongly disagree with a differential rate for Neils Beach properties. If Neils Beach is affected by worsening erosion all property values will be affected therefore a single rate is the fair option. Also a differential rate would cause some animosity amongst this close knit community. This topic was discussed at The Neils Beach community consultation meeting in 2016.

Other Comments



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**Have
Your
Say**

WEST COAST REGIONAL COUNCIL
**Annual Plan
2017-2018**



Submission Form

Name: *Charles Hughes*

Phone: *03 4451218*

Organisation (if applicable): *Neils Beach Ltd.*

Address (or email): *nickchar@hotmail.co.nz*

10 Terrace St

Bannockburn

RD2

Cromwell 9384

I wish to present these comments to the
Council in person at the hearing.

Yes No

Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed:

CHughes

Your Submission



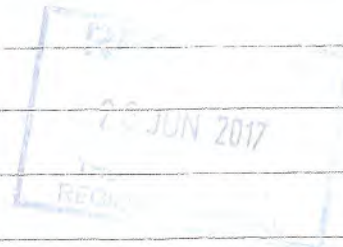
Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management?

Yes No

Comment:

[A large diagonal line is drawn across the comment box, indicating no comment was provided.]





Rating District Improvements

The Rating District my submission relates to is:

- Kaitiaki
- Neils Beach
- Funakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment: Neils Beach Special Rating Area

1/ I do not support the proposed differential rating area of 2 differentiate

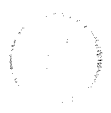
2/ I support the Neils Beach Ratepayers Committee submission of a single rating district.

3/ Lot 15 DP 370607 is not a residential site and should not be rated as residential. Lot 15 was subdivided off as an archaeological site (E 37/1) ^{attached} refer to copies of letter to Westland DC. dated 3 March & 16 May 2017.

Other Comments



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



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THE WEST COAST
REGIONAL COUNCIL

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Neils Beach Ltd
10 Terrace Street
Bannockburn RD 2
CROMWELL

Rates Officer
Westland District Council
Private Bag 704
HOKITIKA 7842

copy

16 May 2017

Attention: Petro Klopper

Dear Madam

Reference: 25810 36608 Neils Beach

Your final notice for payment of rates dated 5 May 2017 refers

The rates have not been paid because

- 1) Council has incorrectly assessed the allotment (Lot15 DP 370607) as residential
- 2) I have received no response to my letter of 3 March 2017 which refers to the resource consents for the subdivision. The consents did not approve Lot 15 as residential but specifically as an archaeological site (E37/1).

Please reassess the rates based on the correct land use (NOT RESIDENTIAL) and refund overpaid rates.

Encl: Letter 3 March 2017.

Yours faithfully

Charlie Hughes
Director

Neils Beach Ltd

Neils Beach Ltd
10 Terrace Street
Bannockburn RD 2
CROMWELL

Rates Officer
Westland District Council
Private Bag 704
HOKITIKA 7842

copy

3 March 2017

Attention: Petro Klopper

Dear Madam

Rates Remission: Lot 15 DP 370607 Blk 1 Arawata subdivision Neils Beach
Valuation no 25801-36608

Further to correspondence 20th August 2016 and subsequent discussions with yourself and Dave Shaw of Quotable vales. I believe Council and Quotable values have misinterpreted the consented use of lot 15.

Please refer to consent 010016 & 010017 discussion page 1 first bullet point There are " 13 allotments to be used for residential purposes Lots 1-12 and 14 including erection of dwelling and accessory building on each allotment".

ie Lot 15 is specifically excluded from this provision and therefore a dwelling cannot be built on this site. It is also substandard in area for rural zone. the application was amended to specifically provide for lot 15 being the archaeological site E37/1

Fourth bullet point

"the provision of an allotment (Lot 15 which is to be transferred to Te Runanga o Makaawhio for the purposes of protecting archaeological site E37/1".

Part of the agreement between Makaawhio and developer (Neils Beach Ltd) was that lot 15 be fenced off to protect the site from damage. (wooden rail fence erected). The Incorporated Society (Neils Beach Airstrip Incorporated Society) also keeps the site tidy by mowing and free of noxious weeds.

Condition x) "The new allotment created for residential purposes (excluding Lot 15) are assessed as being valued in excess of \$40,000 each (4000 m2 nominal residential area). A contribution towards recreational facilities of \$2000 (GST exempt) which is the maximum amount able to be imposed is payable in respect of each of the 13 new allotments created".

Note the reserve contribution specifically excluded Lot 15 as a residential allotment.

Conclusion

The resource consent clearly excludes the use of Lot 15 for residential purposes. Council has been rating Lot 15 as a residential site which is incorrect.

I therefore request Council to readdress my request for rates remission (and call off the hounds!).

Yours faithfully

Neils Beach Ltd



Charlie Hughes

cc Dave Shaw QV

Submission: Rating District Neils Beach. from James George Murray (ratepayer)

1. Full Council Recognition of Neils Beach Ratepayers Association
2. All future maintenance protection work on the Neils Beach bund must have approval and approval of costings from the Neils Beach Ratepayers Association before any work is commenced.
3. All Neils Beach rate payers should only have the one classification and therefore the one rate to pay. The capital value of all the properties is similarly affected by the beach erosion.
4. The costings of the sacrificial bund already constructed should be itemised to all ratepayers who before any rate payment is made, need to know exactly each cost involved in the project.
5. Other than your projected \$5000 18/19 year clarification is needed to assure that the total \$21,200 is collected in the 17/18 year and that there will be no more additional rate demands levied by council.



James George Murray.

P.O.Box 4133,

Highfield

TIMARU.



WEST COAST REGIONAL COUNCIL Annual Plan 2017-2018



Submission Form

Name: SHANE METCALF Phone: 037500109

Organisation (if applicable):

Address (or email):
P.O. BOX 24
NEILS BEACH
HAAST

I wish to present these comments to the Council in person at the hearing. Yes No
Hearings are scheduled for Tuesday 27 June, 2017
You will be notified when to appear.

Signed: *A Metcalf*

Your Submission



Civil Defence Emergency Management

Q. Do you support the improvements proposed for Civil Defence Emergency Management? Yes No

Comment:
WHAT CIVIL DEFENCE IMPROVEMENTS
NOTHING HAS BEEN ORGANISED FOR DOWN HERE
TYPICAL WE WILL BE LEFT TO DO IT OURSELVES
LIKE LAST TIME

SHANE METCALF



Rating District Improvements

The Rating District my submission relates to is:

- Kaniere
- Neils Beach
- Punakaiki
- Cobden

Q. Do you support the improvements to this Rating District? Yes No

Comment:

WE'VE HAD MEETINGS BETWEEN COUNCIL & RATEPAYERS STUFF. COUNCIL AGREED TO DO HAS NOT BEEN DONE TOLD US WHAT WE WANTED TO HERE THEN WALKED AWAY. AS FOR MONEY TO BE HELD FOR MAINTANKE & PROPOSED WORKS DEFINITELY NOT UNTIL AGREED TO BY RATEPAYERS COMMITTEE

Other Comments

A LOT OF WORK & TIME HAS BEEN SPENT BY RATEPAYERS DOING WHAT THE COUNCIL SHOULD BE ORGANISING AND PUTTING IN PLACE IF COUNCIL REPRESENTATIVES AREN'T GOING TO UP HOLD AGREEMENTS MADE WITH RATEPAYERS. PERHAPES THEY SHOULD STAND DOWN AND GET SOMEONE ELSE IN THAT CAN DO IT



Your submission must arrive at the Regional Council by 1.00pm Friday 23 June 2017.



Please fax to 03 768 7133; or post to PO Box 66, Greymouth 7840; or email us at feedback@wrc.govt.nz; or drop in at our office at 388 Main South Road, Paroa, between 8am and 5pm weekdays.

Note that your submission and any information you supply as part of your submission is considered public information and will be available in reports and documents relating to this process and may be published on our website.

Only submissions on proposals in the consultation document will be considered by the Council.

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THE WEST COAST REGIONAL COUNCIL