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LGOIMA

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Information requested by the media, lobby groups, public sector organisations and MPs will always be published, while information specific to an individual or their property will not generally be published.

Request from:	Cr Ryan Kennedy
Information requested:	Franz Josef Strategy / Master Plan
Response from:	Simon Bastion, Chief Executive

18 June 2021

Cr Ryan Kennedy

Via Email: cr.kennedy@westlanddc.govt.nz

Dear Ryan

Official information request for information and correspondence related to the Franz Josef Strategy/Master Plan from the last 2 years.

I refer to your official information request on behalf of, dated 27 May 2021 for information and correspondence related to the Franz Josef Strategy/Master Plan from the last 2 years.

Part of the information you have requested is enclosed. However, we have decided to refuse your request for the following:

Confidential Report to Council on 29 April 2021 as stated in the 29 April 2021 Council Agenda under:

Section 48(1)(a) – that the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason or withholding exists.

Section 7(2)(a) – protect the privacy of natural persons, including that of deceased natural persons.

Section 7(2)(b) – protect information where the making available of the information:

(ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.

Section 7(2)(f) - Maintain the effective conduct of public affairs through—

(i) the free and frank expression of opinions by or between or to members or officers or employees of any local authority, or any persons to whom section 2(5) applies, in the course of their duty; or

(ii) the protection of such members, officers, employees, and persons from improper pressure or harassment.

Reports from Murchison Planning under the following sections of LGOIMA:

Section 7(2)(h) – enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.

Some information has also been redacted under the following sections of LGOIMA:

Section 7(2)(a) – protect the privacy of natural persons, including that of deceased natural persons.

Section 7(2)(f)(i) – maintain the effective conduct of public affairs through – the free and frank expression of opinions by or between or to members or officers or employees of any local author, or any persons to whom section 2(5) applies, in the course of their duty

Section 7(2)(h) – enable any local authority holding the information to carry out, without prejudice or disadvantage, commercial activities.

Some information has been redacted as it falls outside the scope of the original request.

There is no charge in supplying this information to you.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Council has adopted a Proactive Release Policy and accordingly may publish LGOIMA responses on the Council Website at <https://www.westlanddc.govt.nz/lgoima-responses>.

The collection and use of personal information by the Westland District Council is regulated by the Privacy Act 2020. Westland District Council's Privacy Statement is available on our website [here](#)

If you wish to discuss this decision with us, please feel free to contact Mary-anne Bell, Senior Administration Assistant at LGOIMA@westlanddc.govt.nz, 03 756 9091.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Simon Bastion | Chief Executive

SB/MB

Report

WESTLAND
DISTRICT COUNCIL



DATE: 23 January 2020
TO: Mayor and Councillors
FROM: Planning and Customer Services Manager

FRANZ JOSEF MASTER PLAN

1 SUMMARY

- 1.1 The purpose of this report is to provide options to progress management of land use issues at Franz Josef/Waiau in a report prepared by Lynda Murchison. The content of this report is detailed below.
- 1.2 The Franz Josef/Waiau area has a series of challenging land use issues. The area has significant natural hazard risk associated with inundation from the Waiho River and other streams; and from potential seismic activity along the Alpine Fault. The area is a major and growing tourist destination, with approximately 700 000 visitors to Franz Josef glacier each year, and provision of support services for tourism and outdoor recreation is a major economic activity in the Franz Josef/Waiau area.

To that end, land use and infrastructure planning for Franz Josef Township and its surrounds needs to provide for tourism growth, with appropriate land available for commercial and residential activities, including seasonal staff accommodation; and appropriate provision and funding of infrastructure, as well as managing natural hazard risk. A series of reports and studies commissioned since 2002 have considered various land use issues in the area, but they have tended to be in isolation from one another and, except for provisions to manage inundation on the south side of the Waiho River, the issues have not been addressed in a statutory planning framework.

- 1.3 Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in May 2018, which are set out in the Long Term Plan 2018-28. These are stated on Page 2 of this agenda.

- 1.4 This report concludes by recommending that Council,
- 1.4.1 Approve Option Three of this report being the development of a strategy to provide for a comprehensive and integrated approach to managing land use issues associated with natural hazards, area growth and development, infrastructure, and urban design for the Franz Josef/Waiho community.
 - 1.4.2 Approach Te Rūnanga o Makaawhio to discuss how they would like to partake in decision-making on the process in accordance with s14(1)(d) the Local Government Act 2002.
 - 1.4.3 That a proposal for developing the strategy including a scope of issues; a proposal for engagement with the Franz Josef/Waiho community and consultation with other stakeholders; and proposed timeframe, resource and reporting requirements be presented to the Planning and Regulatory Committee for approval.

2 BACKGROUND

- 2.1 The area of Franz Josef/Waiho is located at the approximate mid-point between Hokitika and Haast on State Highway 6 (SH6), a few kilometres north-west of Franz Josef Glacier/Ka Roimata o Hinehukaterere. The area falls within the takiwā of Ngāti/Kāti Mawaki ki Makaawhio who are represented by Te Rūnanga o Makaawhio. In 2016, the resident population of the Franz Josef/Waiho area was estimated at 510 people (Tonkin & Taylor, 2016, p.2).
- 2.2 Typical of the West Coast/Te Tai Poutini, the area has a rich history of mining, farming and since the 1890s outdoor recreation. Geographically the area is both interesting and challenging with a combination of alpine, glacial and rainforest landscapes; and the township is centred on the provision of support services for visitors to the glacier and surrounds. In 2016 over 700 000 people visited Franz Josef Glacier/ Ka Roimata o Hinehukaterere spending 553 000 visitor nights in the area (Tonkin & Taylor, 2016, p.17).
- 2.3 The landscapes and geomorphological features that make the area a popular tourist attraction also provide natural conditions which, mixed with people and property, create significant natural hazard risks. These risks are significant' either because of the frequency with which they occur and the damage they do, or because the probability of occurrence in any year is low but the potential impacts of such an event are high. Of these potential natural hazards, the three which are given the most attention in the technical reports cited in paragraph 1.3.1 above are:
- (i) Flooding of the township and rural areas south of the township from the Waiho River which flows from the terminus of Franz Josef Glacier/Ka Roimata o Hinehukaterere.

- (ii) Vertical and horizontal land displacement through fault rupture along the Alpine Fault which runs in close proximity to and in places through Franz Josef Township.
 - (iii) Slope failure and land slips resulting from an earthquake, with a particular focus on the range front immediately east of Franz Josef Township and the Callery catchment where land slips may lead to a dam burst.
- 2.4 While risk of these natural events and associated natural hazards has been known for a long time, arguably the focus on managing that risk has increased in the last 15 years. Research on the Alpine Fault has yielded more information on the frequency and nature of past fault ruptures and the magnitude of land displacement, lending greater evidential support to the notion that the Alpine Fault is 'overdue' for a significant rupture based on historic timeframes. Significant earthquakes in 2010, 2011 and 2016 have provided recent reminders of the vulnerability of New Zealand to seismic activity and highlighted challenges in land use planning to minimise the risk of natural hazards.
- 2.5 Both anecdotal observation and more formal studies have acknowledged the flood risks posed from aggradation of the Waiho riverbed since at least 1948 if not earlier, but recent flood events have resulted in substantial aggradation of the bed in single episodes. These events have challenged previous technical estimates of the rate of riverbed aggradation and raised questions about the efficacy of continuing to manage flood risk using defence mechanisms (stopbanks) alone.
- 2.6 Aside from natural hazard risks, Franz Josef as a tourist area continues to grow and with that has emerged other town planning challenges. These include:
- (i) The provision of appropriate land and infrastructure to support housing for permanent residents and accommodation for seasonal staff;
 - (ii) The provision of appropriate infrastructure for both existing and expanded township areas, including water supply and sewage treatment and disposal at the Franz Josef Alpine Resort area;
 - (iii) Township expansion in accordance with good urban design principles and managing potential issues from residential and commercial activities occurring in close proximity; and
 - (iv) Managing through traffic on SH6 with local traffic and pedestrians in the township, and the on-going issue of access during a prolonged closure of SH6.

3 CURRENT SITUATION

- 3.1 Land use planning for natural hazards in Franz Josef/Waiiau has focused on flood management; both river defence mechanisms and active retreat of assets

away from the river. River defence mechanism have included stopbanks on both the south and north side of the river. Active retreat has occurred from the land between the river and SH6 on the true left bank of the Waiho, and periodic raising of the height of the bridge and SH6 as the riverbed has aggraded.

- 3.2 More recently, natural hazard risk from seismic activity has been given consideration. The West Coast Regional Council commissioned reports to identify areas of likely fault rupture and areas which may be prone to land displacement or landslips in significant earthquakes along the Alpine Fault (Landgridge & Ries, 2010; and Langridge and Baden, 2011). As a consequence of that process, the Westland District Council introduced a plan change to the Westland District Plan in August 2012.
- 3.3 Proposed Plan Change 7 to the Westland District Plan introduced two new zones: the Franz Josef /Waiiau Fault Rupture Avoidance Zone and the General Fault Rupture Avoidance Zone; and new rules to control the subdivision of land, erection of new buildings, and extensions to or changes to the use of existing buildings in those areas. There were no proposed changes or additions to the objectives and policies of the Westland District Plan in Proposed Plan Change 7. Because the mapping of the Franz Josef/Waiiau Fault Rupture Avoidance Zone was more precise than the General Fault Rupture Avoidance Zone, the rules differed between the zones. In essence, within the General Fault Rupture Avoidance Zone provision was made for landowners to submit additional information to show whether the land they were wishing to build on was subject to fault rupture.
- 3.4 Submissions on the plan change were received from landholders and residents within the Franz Josef/Waiiau area, the Franz Josef Community Committee, West Coast Regional Council, Community and Public Health – West Coast, Heritage New Zealand Pouhere Taonga (Historic Places Trust), and Federated Farmers of New Zealand Inc. The major concerns raised in submissions by those opposing the plan change centred on four themes:
- (i) Those submitters who prefer to 'live with the risk' and do not want new rules;
 - (ii) Concerns with how the proposed rules impact on the ability to maintain or sell existing properties;
 - (iii) The plan change placing the onus on landowners to prove their land is not subject to land rupture in the General Fault Rupture Avoidance Zone; and
 - (iv) Requests that natural hazard management is part of a larger strategy prepared in consultation with the community.
- 3.5 In 2015, submissions on the proposed plan change were heard by two independent hearing commissioners appointed by Westland District Council. The Hearing Commissioners recommended the plan change proceed subject

to some amendments requested in submissions. The plan change decision was appealed to the Environment Court and in December 2016, before any appeal was heard, Council resolved to withdraw the proposed plan change under Clause 17 of the First Schedule to the Resource Management Act 1991 (RMA).

- 3.6 Westland District Council also commissioned a Franz Josef Urban Revitalisation Master Plan in 2010 to address issues of town growth and urban design. The plan was completed in 2014 but, by that stage, Plan Change 7 was proposed and Council staff recognised the potential for conflict between the two documents. In addition the Department of Conservation and the Glacier Guides sites had shifted, and the Urban Revitalisation Master Plan needed updating to reflect that and include the northern end of the township. An amended Urban Revitalisation Master Plan was provided in September 2014 but was not formally adopted because Council was waiting the outcome of Proposed Plan Change 7.
- 3.7 The current planning regime for land use in Franz Josef/Waiiau is based on the provisions in the Westland District Plan including Plan Change 6 (rezoning of the Franz Josef Alpine Resort area). Land in the township and the Franz Josef Alpine Resort area is zoned either Tourist Zone or Residential Zone, with Rural Zone over the wider area.
- 3.8 In relation to natural hazards, the Westland District Plan identifies a Waiho River Severe Flood Hazard Zone and a General Flood Hazard Zone. The Waiho River Severe Flood Hazard Zone applies to land on the south side of the river, between the stopbank and SH6. Managed retreat of buildings and assets in that area has occurred, and only agriculture and forestry are permitted activities in that zone (without buildings). The General Flood Hazard Zone applies in several places in Westland District, including the area of land anticipated to be inundated from a breach of the southern Waiho Stopbank. In that zone erecting a dwelling is a restricted discretionary activity.
- 3.9 There are no specific provisions to manage the risk of inundation within Franz Josef Township and no provisions to manage risk of natural hazards from land displacement or landslips caused by rupture of the Alpine Fault. There does not appear to be designations for river defence mechanisms in the district plan to facilitate their maintenance and repair without the need to obtain resource consents from the district council or rely on emergency work provisions. Similarly, there are no land designations or other provisions to assist with the eventual relocation of key infrastructure from within flood or fault rupture areas over time.
- 3.10 The current district plan provisions do not offer an integrated plan for the future development of Franz Josef/Waiiau area. There is undeveloped land zoned Tourist and Residential within Franz Josef Township and the Franz Josef Alpine Resort area. However, these areas are disconnected from one

another. There are no urban design provisions to give effect to the Franz Josef Urban Revitalisation Master Plan. There may be benefit in reviewing the provisions for infrastructure and financial contributions in the district plan to ensure residential or commercial development has an appropriate level of infrastructure servicing and funding.

- 3.11 Due to the planning processes initiated but not completed in recent years, there may now be a degree of uncertainty and 'consultation fatigue' within the Franz Josef/Waiau community. Ideally any further planning process will be resourced, timed and managed to achieve an appropriate balance between providing opportunities for effective participation by the community and progressing the proposal in a timely fashion.

4 STATUTORY POWERS FUNCTIONS AND DUTIES

- 4.1 This section discusses whether and why Council needs to consider additional planning for Franz Josef/Waiau having regard to the statutory powers, functions and duties of the council. Territorial local authorities are statutory agencies; that is they are formed by and must act in accordance with the powers, functions and duties specified to them in relevant statutes. The statutes considered in this section are the Local Government Act 2002 (LGA); the Resource Management Act 1991 (RMA); and the Civil Defence Emergency Management Act 2002 (CDEMA).

- 4.2 The LGA sets out the general powers to create local authorities and their purpose, and general powers, functions and duties of governance. Section 10 of the LGA sets out the purpose of local government which is to enable democratic local decision-making and action by, and on behalf of, communities; and to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The role of local authorities is set out in s11 of the LGA and is essentially to give effect to the purpose of local government within their district or region. Prior to May 2019, Section 11A of the LGA identified core services of local authorities, which included network infrastructure (s11A(a)) and the avoidance or mitigation of natural hazards (s11A(d)). That section was repealed in the Local Government Amendment Act 2019, but given the purpose of that amendment act was to enlarge the scope of local government functions around community well-being, it is unlikely, in my view, that the repeal of Section 11A is intended to remove any obligation on local authorities to provide those core services.

- 4.3 Local authorities have specific functions in relation to land use planning and natural hazards under the RMA. Territorial local authorities have three functions under the RMA which are relevant to land use issues in the Franz Josef/Waiau area:

- The establishment, implementation and review of objectives, policies and methods to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district (s31(1)(a));
- The establishment, implementation and review of objectives, policies and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (s31(1)(b)); and
- The control of any actual or potential effects of the use, development or protection of land, including for the purpose of the avoidance or mitigation of natural hazards (s31(1)(c)).

4.4 The purpose of a district plan is to assist territorial authorities to carry out their functions to achieve the purpose of the RMA (s72). It does not follow that a district plan must have rules to address every issue under the RMA. Rather s32 of the RMA requires a local authority to undertake an evaluation and be satisfied that the method(s) it chooses, including any rules, is necessary and the most appropriate method to achieve the plan objectives. However, a local authority should actively consider every issue and make a decision as to whether it is necessary to address the issue and the best method to do so. That is, the decision to 'do nothing' should be consciously made. In preparing a district plan, a territorial authority must consider a range of matters listed in sections 74 and 75 of the RMA, including a requirement to give effect to any relevant national policy statement and the regional policy statement (s75(3)).

4.5 Irrespective of any rules in a district plan, a territorial authority has the power to refuse a subdivision consent if it considers that the land or any structure on the land is or is likely to be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source under the RMA (s106). Similar provisions exist under s71 and s72 of the Building Act 2004, whereby a building consent authority must refuse building consent on land which is subject to a natural hazard unless it is satisfied appropriate protection or restoration work is undertaken.

4.6 Local authorities also have powers, functions and duties in relation to natural hazard management under the CDEMA 2002. The purpose of that act is several fold and includes: improving and promoting sustainable management of hazards in a way that contributes to social, economic, cultural and environmental well-being and the safety of people and protection of property; enabling communities to identify acceptable levels of risk; and planning and preparation for emergencies, response and recovery (s3). Local authorities have functions under the CDEMA, including planning and providing for civil defence emergency management within the district or region (s64).

4.7 In summary, territorial local authorities have both general and specific powers, functions and duties in relation to land use planning and natural

hazard management under several statutes. While arguably these statutory functions and duties place some onus on Council to recognise and address land use issues in the Franz Josef/Waiau area, they also provide opportunities for an integrated management plan utilising a variety of tools and approaches to manage those issues.

5 IDENTIFICATION AND EVALUATION OF OPTIONS

5.1 Three options are identified and evaluated in this report for managing current and likely future land use issues in the Franz Josef/Waiau area as a result of natural hazards and tourism/settlement growth:

- (i) Do Nothing
- (ii) Reinstate Plan Change 7 to the Westland District Plan
- (iii) Develop a Franz Josef Strategy and associated changes to relevant statutory documents

5.2 Each option is described below. The three options are evaluated in Attachment One and the evaluation summarised below.

Option One – Do Nothing

5.3 In the 'Do Nothing' scenario, the Council will rely on the current provisions in the Westland District Plan and its powers under s106 of the RMA and ss71-72 of the Building Act 2004, to manage issues associated with subdividing land or building in areas subject to natural hazards in Franz Josef/Waiau.

Option Two - Reinstate Plan Change 7 to the Westland District Plan

5.4 The second option evaluated is reinstating Proposed Plan Change 7 to the Westland District Plan. This option has been included in the evaluation because it was the option Westland District Council originally decided on, so presumably was the preferred outcome in an evaluation of options at some point.

Option Three – Undertake a Strategic Planning Process for Franz Josef/Waiau Area

5.5 Option Three is to develop a strategy to manage a variety of land use issues in the Franz Josef/Waiau area including: natural hazard management from both inundation and seismic activity; township growth; the provision and funding of infrastructure; access and urban design. The strategy should consider management options to deal with issues now and providing some direction for long-term planning.

5.6 The strategy may identify the need for changes or additions to provisions in the Westland District Plan to manage some issues but will likely include a package of management options. In some cases the preferred management option may be to 'accept the risk' but this decision ought to be made after a careful evaluation of risk and mitigation options. While it would be inappropriate to preclude any management option at this stage, the strategy ought to fully and frankly identify constraints and costs of attempting to 'relocate' Franz Josef Township; including the commitment that would be required from central government to facilitate that option.

6 SIGNIFICANCE AND ENGAGEMENT

6.1 This paper is deemed to be of low significance in accordance the Westland District Council's Significance and Engagement Policy 2014 because the recommendation does not impact on key assets of infrastructure, levels of service, rates or Council debt. The recommendations in this report do not have cultural significance to Māori and the cost of scoping a proposal for a Franz Josef Strategy is within the Council's current planning budget. This report may be of some interest to members of the Franz Josef community and other statutory agencies. Should Council give approval for a Franz Josef/Waiiau Strategy to be developed, the strategy itself will likely be of high significance and to that end provision for public consultation will be included in the strategy itself.

7 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)

7.1 Attachment One is an evaluation of the three options against a set of criteria Including: the issues they address; the management options which can be considered; the opportunity for input from Te Rūnanga o Makaawhio, the Franz Josef/Waiiau community, and other stakeholders; and the administrative cost of undertaking that option.

7.2 Option Three is the recommended option based on that evaluation. There is a cost to develop the strategy under Option Three, but it is the only option which enables a comprehensive and integrated consideration of all the land use issues identified in Section 2 of this report and is the only option that provides an opportunity for Council and the Franz Josef/Waiiau community to consider management options under all the statutes Council administers. The cost of Option Three can be managed by Council setting a scope and budget for the strategy development process, and implementation of the strategy can be staged.

7.3 Option One is the cheapest option to administer as no further action is required. However, the only natural hazard issue that is addressed by Option One is management of inundation from a breach of the Waiho stopbank on

the south side relying on the existing land use provisions in the Westland District Plan. While Council and the Franz Josef/Waiau community may make the decision to 'live with the risk' of other natural hazards, that decision ought to result from an evaluation of risk and options. Under Option One there is land zoned for additional Tourist and Residential development at both Franz Josef Township and Franz Josef Alpine Resort within the current plan, but there is no overall growth and development strategy for the area and there are issues with the provision of infrastructure in the Franz Josef Alpine Resort area. There are no provisions that help implement the urban design concepts from the Franz Josef Urban Revitalisation Master Plan within Franz Josef Township.

- 7.4 Adopting Option Two means there will be provision to manage effects of land displacement from a rupture of the Alpine Fault in the Westland District Plan. However these provisions are developed and implemented in isolation from a comprehensive natural hazard and land use strategy for the area. In the absence of a managed exit and reinvestment strategy for activities and assets within the Fault Rupture Avoidance Zone, these provisions have the potential to affect people's economic and social well-being and the built fabric of the township. The provisions prevent any expansion or redevelopment of existing buildings and facilities in the zone, but there is no accompanying strategy for where and how to relocate those activities or any associated funding mechanism. As with Option One, Option Two does not address other land use issues in the Franz Josef/Waiau area identified in Section 2 of this report or consider other management approaches than regulation of land use.
- 7.5 At face value Option Two may appear cheaper than Option Three to develop, as the proposed plan change is already developed. However because the plan change has been withdrawn, it would need to be renotified and reheard. In addition, the plan change would need to be revised to take account of amendments to the RMA and the review of the Westland Regional Policy Statement which have occurred since it was first notified, and ideally to address pertinent points made in submissions. Reinstating the proposed plan change does not provide an opportunity to engage with the Franz Josef/Waiau community with an 'open mind'. For these reasons Option Two is not recommended.

8 PREFERRED OPTION(S) AND REASONS

- 8.1 Option Three is the preferred option as detailed above and in **Appendix 1**.

9 RECOMMENDATION(S)

- A) **THAT** Council approve Option Three of this report being the development of a strategy to provide for a comprehensive and integrated approach to managing land use issues associated with natural hazards, area growth and development, infrastructure, and urban design for the Franz Josef/Waiho community.
- B) **THAT**... Council approach Te Rūnanga o Makaawhio to discuss how they would like to partake in decision-making on the process in accordance with s14(1)(d) the Local Government Act 2002.
- C) **THAT** a proposal for developing the strategy including a scope of issues; a proposal for engagement with the Franz Josef/Waiho community and consultation with other stakeholders; and proposed timeframe, resource and reporting requirements be presented to the Planning and Regulatory Committee for approval.

Fiona Scadden
Planning Manager

Appendix 1: Evaluation of Options for managing land use issues at Franz Josef
Appendix 2: Proposed timeline for reporting, consultation and notification

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Attachment One – Evaluation of Options for Managing Land Use Issues at Franz Josef

Evaluative Criteria	Option 1 - Do Nothing	Option 2 – Plan Change 7	Option 3 – Franz Josef Strategy
Flooding	Current district plan provisions address new development in Waiho Flood Zone	Current district plan provisions address new development in Waiho Flood Zone	Yes to a nominated level of risk
Seismic Activity	Current district plan provisions do not address fault rupture or seismic shaking	Yes for erecting dwellings or intensifying existing activities in fault rupture zones. However there is no accompanying strategy for relocating activities and new development.	Yes the community can make informed decisions about level of acceptable risk and therefore the degree of land use control
Area/urban growth	Franz Josef Alpine Resort in Plan Change 6 but no overall strategy for Franz Josef/Waiiau future development	Franz Josef Alpine Resort in Plan Change 6 but no overall strategy for Franz Josef/Waiiau future development	Yes
Urban design for Franz Josef Town Centre Revitalisation	No	No	Yes
Infrastructure provision & funding	No	No	Yes, including: Option for Franz Josef Alpine Resort sewerage & water supply Provisions for water & sewerage for new development Long-term planning for Franz Josef when sewage ponds reach end of life Designations for river defences
Access when SH6 closed	No	No	Yes
Long-term planning, including rebuild/relocate decision should a significant adverse event occur	No	No	Yes
Does this option provide for integrated management of the area?	No	No	Yes
Evaluative Criteria	Option 1 - Do Nothing	Option 2 – Plan Change 7	Option 3 – Franz Josef Strategy
Does this option enable community input into issues & options	No	Yes but only in relation to the issues included in the plan change and only through the submission process	Yes
Cost to develop option	No cost	Proposed plan change 7 is already prepared but needs reviewing for new RPS & changes to RMA. It will also have	The most expensive option to implement but also most cost-effective.

		to be re-notified and reheard. The cost of the planning process is hard to quantify as it depends on the number and nature of submissions. Suggest \$100 000 for renotification & rehearing.	Council can manage overall cost through controlling the scope of the strategy or developing it in stages. There is currently budgeted \$50 000 and a strategy could be developed within this budget.
Cost to implement option	No direct cost, but there is on-going potential cost and risk to Council and the Franz Josef community while these issues are not addressed.	Cost to implement proposed Plan Change 7 falls on the Franz Josef community in terms of resource consent and information requirements for building in the General Fault Rupture Zone; and costs to land holders in the Franz Josef Fault Rupture Zone who can no longer build or extend or intensify their activities on their properties.	This option does the most, so implementing it is the most costly. Implementation costs depend on management options chosen in the strategy but implementation can be staged. The strategy approach may help identify options to reduce costs using integrated processes. Other funding streams may become available once there is a clear strategy for managing natural hazard risk in the area.

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Attachment Two – Proposed Timeline for Reporting, Consultation and Notification

Task	Date	Report
Approval to prepare a strategy for Franz Josef as a management response to various land use issues	23 rd Jan 2020	Council
Invite Te Rūnanga o Makaawhio to indicate whether and how they wish to be involved in the process.	Feb 2020	
Confirm scope of strategy, issues, community consultation process, timeframe & budget	12 March 2020	Planning & Regulatory Services Committee
Undertake consultation on specific issues in a one on one forum: Fran Josef Alpine residents (infrastructure) Landholders south Waiho Core facilities & hazardous substances in Fault Rupture zones	Apr-Jun 2020	
Report on immediate steps for infrastructure at Franz Josef Alpine Resort	09 July 2020 12 Aug 2020	Planning & Regulatory Services Committee Capital Projects & Tenders Committee
Approve discussion document for community consultation on key issues Liaise with Franz Josef Community Committee	14 May 2020	Planning & Regulatory Committee
Public meetings & feedback on discussion document (on line & hard copy)	Jun-Jul 2020	
Report community feedback & recommended management options for key issues	10 Sept 2020	Planning & Regulatory Services Committee
Draft strategy for approval with proposed steps, timeframes and budgets for implementation	12 Nov 2020	Planning & Regulatory Services Committee
Council approves Franz Josef strategy	26 Nov 2020	Council

Planning & Regulatory Committee – 12 March 2020

- Action list
 - Freedom Camping Working group sub-committee.
 - Legacy landfills: Protection works are holding up at the Fox Landfill; work to do for finding a new site in Haast.
- Racecourse land workshop
 - This workshop was moved out of the meeting and held after the formal proceedings.
- Town centre plan workshop
 - This workshop was moved out of the meeting and held after the formal proceedings.
- District wide signage
 - Fiona Scadden, Planning and Customer Services Manager, gave an update on signage issues in the District. Compliance matters are being attended to with signage owners to ensure compliance with the District Plan rules.
- Franz Josef Strategy – Confirmation of proposal, process and budget
 - The Committee resolved to release this item from Public Excluded. Staff were directed to work on developing a plan to be consulted on by the public from November 2020.

Public Excluded items

- Franz Alpine Resort update

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PLANNING AND REGULATORY COMMITTEE MINUTES

**MINUTES OF THE PLANNING AND REGULATORY COMMITTEE MEETING,
WESTLAND DISTRICT COUNCIL, HELD IN THE COUNCIL CHAMBERS, 36
WELD STREET, HOKITIKA ON THURSDAY 12 MARCH 2020 COMMENCING
AT 3.05 PM**

1. MEMBERS PRESENT

Chairperson	Cr Martin	
Committee Members	His Worship the Mayor	
	Cr Davidson	Cr Kennedy
	Cr Hartshorne	Kw Madgwick (from 3.45 pm)
Also in Attendance	Cr Keogan	
Ngā Whakapaaha Apologies	Kw Tumahai	

Moved Cr Hartshorne, seconded Cr Kennedy and **Resolved** that the apology from Kw Tumahai be received and accepted.

STAFF PRESENT

S.R. Bastion, Chief Executive; F. Scadden, Planning and Customer Services Manager; D.M. Maitland, Executive Assistant and Committee Secretary, E. Rae, Strategy and Communications Advisor; Te Aroha Cook, Regulatory Services Manager.

2. WHAKAPUAKITANGA WHAIPANGA DECLARATIONS OF INTEREST

The Interest Register was circulated and no amendments were noted.

3. NGĀ MENETI O TE HŪ KAUNIHERA MINUTES OF MEETINGS

The Minutes of the Planning and Regulatory Services Committee Meeting held on the 21 January 2020 had been circulated separately via Microsoft Teams.

Moved Cr Kennedy, seconded Cr Hartshorne and **Resolved** that the Minutes of the Planning and Regulatory Services Committee Meeting, held on the 21 January 2020 be confirmed as a true and correct record of the meeting.

4. ACTION LIST

The Regulatory Services Manager spoke to the Action List as follows:

- Freedom Camping Working Group Subcommittee – Minutes of the Subcommittee will be circulates separately.
- Legacy Landfills – Landfills have been identified and work will be done on protecting the landfills which have been identified as high risk. Council staff are working with Ministry for the Environment and also Golders regarding this

matter. The Chief Executive advised he will circulate a full register of legacy landfills to the Committee.

Moved Cr Davidson, seconded Cr Hartshorne and **Resolved** that the updated Action List be received.

The following item was taken out of order to the Agenda papers:

7. DISTRICT WIDE SIGNAGE

The Planning and Customer Services Manager spoke to this item and advised there is some compliance matters in relation to signage in the District. These items are being worked through.

His Worship the Mayor spoke regarding promoting economic wellbeing in the community and for a business not being able to advertise its product at the present time is unrealistic. The Mayor asked that enforcement regarding signage be deferred until mid-winter (May 2020) due to the current economic situation.

Cr Madgwick attended the meeting at 3.45 pm.

The Chair invited Cr Keogan (not part of the Planning and Regulatory Services Committee) to sit at the Council table and to be granted speaking rights at the meeting.

Cr Keogan suggested that Council come up with a plan regarding economic development for the Westland District to include regulation and planning support for the community at the moment.

5. RACECOURSE LAND WORKSHOP

A workshop on the Racecourse land was deferred to a later date.

6. TOWN CENTRE PLAN WORKSHOP

A workshop on the Town Centre Plan was deferred to a later date.

**8. KA MATATAPU TE WHAKATAUNGA I TE TŪMATANUI
RESOLUTION TO GO INTO PUBLIC EXCLUDED**

(to consider and adopt confidential items)

Moved Cr Kennedy, seconded His Worship the Mayor and **Resolved** that Council confirm that the public were excluded from the meeting in accordance with Section 48, Local Government Official Information and Meetings Act 1987 at 3.50 pm.

The general subject of the matters to be considered while the public are excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of the resolution are as follows:

Item No.	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1.	Franz Josef Strategy – Confirmation of proposal, process and budget	Good reason to withhold exist under Section 7	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason or withholding exists. Section 48(1)(a)
2.	Franz Alpine Resort update	Good reason to withhold exist under Section 7	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason or withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) and (d) of the Local Government Official Information and Meetings Act 1987 and the particular interests or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No.	Interest
1, 2	Protect information where the making available of the information: (i) would disclose a trade secret; and (ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information (Schedule 7(2)(b)).
1, 2	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (Schedule 7(2)(i)).
2	Maintain legal professional privilege (Section 7(2)(g)).

Moved Cr Martshorne, seconded Cr Davidson and **Resolved** that the business conducted in the 'Public Excluded Section' be confirmed and accordingly, the meeting went back to the open part of the meeting at 4.47 pm.

PUBLIC EXCLUDED INFORMATION RELEASED INTO THE PUBLIC ARENA

- Franz Josef Strategy – Confirmation of proposal, process and budget

Confidential Report



DATE: 12 March 2020
TO: Planning and Regulatory Services Committee
FROM: Planning & Customer Services Manager

FRANZ JOSEF STRATEGY; CONFIRMATION OF PROPOSAL, PROCESS AND BUDGET

1 SUMMARY

- 1.1 The purpose of this report is to consider the adoption of a report prepared by Lynda Murchison on behalf of Council. The report is titled Franz Josef Strategy: Confirmation of Scope, Consultation and Timeframe and is intended to set the intention for progressing with master planning for Franz Josef.
- 1.2 This issue arises from a need to set a clear process for progressing the master plan for Franz Josef.
- 1.3 Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in May 2018, which are set out in the Long Term Plan 2018-28. These are stated on Page 2 of this agenda.
- 1.4 This report concludes by recommending that Council accept the proposed process as outlined in the attached report.

2 BACKGROUND

- 2.1 The Franz Josef/Waiiau area has a series of challenging land use issues relating to natural hazards, town growth, provision of infrastructure, urban design and management of residential and commercial land uses.
- 2.2 In January 2020 the Council accepted a recommendation that the best option to manage this complex array of issues was to prepare an overall strategy for the Franz Josef/Waiiau area in consultation with the local community.

- 2.3 The aim of the strategy is to identify a series of co-ordinated, community-endorsed responses to manage these issues both in the immediate future and longer term. Also the strategy will identify the steps required to implement each management response, including any changes required to legislation or statutory planning documents, and any further information, funding or other measures needed.

3 CURRENT SITUATION

- 3.1 Following on from that Council resolution, a report has been developed by Lynda Murchison (consultant for Franz Josef Master Plan). Lynda's report (attached as appendix one) considers the scope of the Franz Josef Strategy, the issues and area it will cover; a consultation plan for engaging with the community and other stakeholders; and a project plan to deliver a draft Franz Josef Strategy.
- 3.2 If these recommendations are accepted, the next steps will be to provide the draft scope and consultation plan to Te Runanga o Makaawhio to enable nga rūnanaga to make an informed decision about involvement in this process, and to prepare a discussion document for community consultation.

4 OPTIONS

- 4.1 To accept this report and agree to the actions outlined in the attached Franz Josef Strategy: Confirmation of Scope, Consultation Process and Timeframe.

5 SIGNIFICANCE AND ENGAGEMENT

- 5.1 Agreeing to the report is deemed to be of medium significance in accordance the Westland District Council's Significance and Engagement Policy 2014. While at the consultation and development stage the strategy does not impact on key assets of infrastructure, levels of service, rates or Council debt, it is the process to identify management responses which, if implemented, may affect one or more of these matters.
- 5.2 The recommendations may have cultural significance to Māori and will be of interest to members of the Franz Josef community and some statutory agencies. At least some or the management options identified in the strategy will likely be of high significance and will be subject to public consultation either as part of adopting the strategy under the Local Government Act 2002, or in implementing the management responses, as appropriate.

6 ASSESSMENT OF OPTIONS (INCLUDING FINANCIAL IMPLICATIONS)

- 6.1 Option one would include approving the proposed strategy. Adequate budget for this year (19/20) already exists. Carry overs to next financial year (20/21) financial year will account for next year's expenditure. Future additional information for the strategy and additional consultation costs will be considered at the time of LTP review.
- 6.2 Option two would include not accepting the proposed strategy and therefore not progressing Franz Josef Master Planning. The potential implications of doing nothing is risking, life and property from potential natural hazard risks, economic growth and ad hoc inappropriate development.

7 PREFERRED OPTION(S) AND REASONS

- 7.1 Option one is the preferred option. Approving the proposed strategy would enable the masterplan process to proceed for Franz Josef. The long term gains are, achieving community input to improvement of the natural hazard risk profile of Franz Josef, a cohesive residential and commercial zone with a vibrant town centre, future proofing infrastructure and developing short, medium and long term actions.

8 RECOMMENDATION(S)

- A) **THAT** the process outlined in the attached report (Franz Josef Strategy: Confirmation of Scope, Consultation Process and Timeframe) be adopted with a view to achieving a master plan for Franz Josef.

Fiona Scadden
Planning and Customer Service Manager

Appendix 1: Franz Josef Strategy: Confirmation of Scope, Consultation Process and Timeframe



Franz Josef Strategy: Confirmation of Scope, Consultation Process and Timeframe



Report 2 Prepared for Westland District Council

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6.	Conclusions, Risks and Next Steps	p.13

This report has been prepared for Westland District Council by consultant planner Lynda Murchison, MA (hons) MNZP. Consultant address: c/- 380 Waipara Flat Rd, RD 3, Amberley 7483, Ph 027 2238 070 or 03 3146 153. Email: murchisonplanning@outlook.com

Disclaimer: This report has been prepared solely for the benefit of Westland District Council and for the purpose requested by officers of the Westland District Council and is based on the information available to the author at the time the report was prepared. No liability is accepted by the author with respect to the accuracy of the information or its use by any other person. This disclaimer shall apply notwithstanding that the report may be made available to other persons to fulfil a legal requirement.

Summary, Significance & Recommendations

Summary

The Franz Josef/Waiiau area has a series of challenging land use issues relating to natural hazards, town growth, provision of infrastructure, urban design and management of residential and commercial land uses. In January 2020 the Council accepted a recommendation that the best option to manage this complex array of issues was to prepare an overall strategy for the Franz Josef/Waiiau area in consultation with the local community. The aim of the strategy is to identify a series of co-ordinated, community-endorsed responses to manage these issues both in the immediate future and longer term. Also the strategy will identify the steps required to implement each management response, including any changes required to legislation or statutory planning documents, and any further information, funding or other measures needed. Following on from that Council resolution, this report proposes: the scope of the Franz Josef Strategy, the issues and area it will cover; a consultation plan for engaging with the community and other stakeholders; and a project plan to deliver a draft Franz Josef Strategy. If these recommendations are accepted, the next steps will be to provide the draft scope and consultation plan to Te Rūnanga o Makaawhio to enable ika rūnanga to make an informed decision about involvement in this process, and to prepare a discussion document for community consultation.

Significance

This paper is deemed to be of medium significance in accordance with the Westland District Council's Significance and Engagement Policy 2014. While at the consultation and development stage the strategy does not impact on key assets of infrastructure, levels of service, rates or Council debt, it is the process to identify management responses which, if implemented, may affect one or more of these matters. The recommendations may have cultural significance to Māori and will be of interest to members of the Franz Josef community and some statutory agencies. At least some of the management options identified in the strategy will likely be of high significance and will be subject to public consultation either as part of adopting the strategy under the Local Government Act 2002, or in implementing the management responses, as appropriate.

Recommendations

1. That the Planning and Regulatory Services Committee approves the scope of the Franz Josef Strategy as outlined in this report, including:
 - Managing potential natural hazards – both inundation and seismic activity
 - Town growth or development – both short and long-term
 - Provision of infrastructure
 - Urban design
 - Access
 - Geographical area of the strategy
2. That the Planning and Regulatory Services Committee approves the proposed consultation plan as outlined in this report.

1. Introduction

- 1.1 The Franz Josef/Waiiau community is experiencing a number of complex natural hazard, town planning and infrastructure issues. At an ordinary meeting held on 23rd January 2020, the Westland District Council resolved to prepare a comprehensive strategy, in consultation with the Franz Josef/Waiiau community, to identify and implement appropriate management responses for those issues.
- 1.2 In some cases the management response may be to 'live with the risk' of some issues, however that decision ought to be made in an informed way considering the costs and benefits of the main management options to address each issue. The development of a Franz Josef Strategy provides the platform to make these assessments and provides a guiding framework for implementing management responses to the various issues in a co-ordinated and consistent fashion.
- 1.3 The next step is to begin developing the Franz Josef Strategy and, as part of that process, to seek approval of the scope of the strategy and a community consultation plan. This report
- (i) Provides a description of the area and issues which are recommended to form the scope of the Franz Josef Strategy;
 - (ii) Outlines a draft community consultation plan for developing the strategy; and
 - (iii) Provides a project plan, including an estimate of the timeframe and budget.
- 1.4 In preparing this report the following information sources have been considered:

Technical Reports

- Langridge R & W Ries, *Mapping and fault rupture avoidance zone for the Alpine Fault in the West Coast region*, GNS Science Consultancy Report 2009/18, 2010.
- Langridge RM & JG Beban, *Planning for a safer Franz Josef-Waiiau Community, Westland District: considering rupture of the Alpine Fault*, GNS Science Consultancy Report 2011/217, 2011.
- Langridge RM, JD Howarth, R Buxton & WF Ries, *Natural Hazard Assessment for the Township of Franz Josef*, GNS Science Consultancy Report 2016/33, 2016.
- Optimix Risk Management Consultancy Services, *Waiho River Flooding Risk Assessment for Ministry of Civil Defence Emergency Management*, Report 80295/2, 2002
- Resolve Group Ltd, *Franz Josef Cost-Benefit Analysis of Options for Improved Resilience*, A Report Prepared for Ministry of Business, Innovation and Employment, January 2020
- Tonkin & Taylor and EY, *Franz Josef Natural Hazards Options Assessment and Cost Benefit Analysis*, West Coast Regional Council, 2017

Policy Documents

- West Coast Regional Policy Statement (2000) and Proposed West Coast Regional Policy Statement as amended by decisions on submissions (2018)
- Westland District Council Significance and Engagement Policy, 2014
- Westland District Plan
- Submissions on Plan Change 7 to the Westland District Plan

2. Scope of Franz Josef Strategy

- 2.1 The scope of the Franz Josef Strategy determines both the geographical area covered by the strategy and the issues it addresses. Because this is a document prepared by Council in accordance with its powers under the Local Government Act 2002 (LGA) it is not restricted to matters that fall within a territorial local authority's powers, functions and duties under the Resource Management Act 1991 (RMA), in the way a change to the district plan would. Rather, the point of the strategy is to provide Council and community with a comprehensive response document which considers, in an integrated way, a variety of management options, including options which fall within Council's statutory powers, functions and duties under the RMA or the LGA, as well as management options that may require action from central government or other statutory agencies to implement.
- 2.2 Of course, Council can only implement management responses which fall within its statutory responsibilities. For other management responses, Council will need to advocate to central government or other statutory agencies, as opportunities arise. However, the efficacy of Council's advocacy in those situations may be assisted by having a co-ordinated management strategy for Franz Josef which reflects, to the extent practicable, the wishes of the Franz Josef/Waiiau community.
- 2.3 Geographically, the Franz Josef/Waiiau area is both interesting and challenging with a combination of alpine, glacial and rainforest landscapes; and the township is centred on the provision of support services for visitors to the glacier and surrounds. Therefore the matters which need to be addressed in the Franz Josef Strategy include:
- Managing potential natural hazards – both foundation and seismic activity
 - Town growth or development – both short and long-term
 - Provision of infrastructure
 - Urban design
 - Access
- 2.4 Each issue will be discussed in more detail below. Each issue will require an immediate or short-term response and long-term management. Also, the issues are interlinked: the preferred management options for addressing natural hazards determine the preferred management options for town growth or development, and vice versa. Similarly, the preferred management option for town growth or development will influence long-term infrastructure planning and urban design.
- 2.5 The Franz Josef Strategy provides the framework to manage these issues in an integrated way over space and time. This should avoid scenarios such as occurred with proposed Plan Change 7 to the Westland District Plan where the plan change introduced rules to prevent further building development in areas thought to be subject to fault rupture, but those provisions were not linked to a plan for future development of the township or the long-term management of properties affected by the building restrictions.
- 2.6 Given the number of technical studies that have already been prepared and the extent of consultation which has already occurred in the Franz Josef/Waiiau community, this report does not recommend consultation on the Franz Josef Strategy occur with a 'blank sheet.' Rather it recommends a discussion

document be prepared which builds on the work already done. The discussion document and consultation process is described in Section 3.

Natural Hazards

- 2.7 The landscapes and geomorphological features that make the Franz Josef/Waiiau area popular for tourism and outdoor recreation also provide natural conditions which, mixed with people and property, create significant natural hazard risks. Of these potential natural hazards, the three which are given the most attention in the technical reports cited in this report are:
- Flooding of the township and rural areas south of the township from the Waiho River which flows from the terminus of Franz Josef Glacier/Ka Roimata o Hinehukatere.
 - Vertical and horizontal land displacement through fault ruptures along the Alpine Fault which runs in close proximity to and in places through Franz Josef Township.
 - Slope failure and landslips resulting from an earthquake, with a particular focus on the range front immediately east of Franz Josef Township and the Callery catchment where landslips may lead to a dam burst.
- 2.8 The management options for natural hazards are the single most significant issue for the strategy for several reasons. Firstly, inundation from the Waiho River is the most highly visible natural hazard risk for the local community due to the frequency with which it is occurring. Secondly, the probability of significant natural hazard events associated with either the Waiho River or the Alpine Fault is identified in the technical reports as increasing; from the Waiho River due to the rapid aggradation of the riverbed, and from the Alpine Fault due to the timeframe since the last major rupture. Thirdly, it is the concern with natural hazard risk that is driving central government interest in Franz Josef and may trigger central government intervention if management is unable to occur at a local government level. Finally, how those natural hazard risks are managed drives town growth and development options and therefore the remainder of the Franz Josef Strategy.
- 2.9 Two technical reports have attempted a comprehensive assessment of natural hazard risk and management options for Franz Josef Township: Langridge et al (2016) and Tonkin and Taylor (2017). Langridge et al (2016) recommend managing the risk of inundation from the Waiho River by a combination of land use planning and strengthening river defence mechanisms on the northern side of the Waiho, while relaxing river defence mechanisms on the southern side which would affect landholders on the Waiho Flat. That report also recommends directing future growth of Franz Josef township away from land subject to fault rupture and relocating core facilities located across the fault.
- 2.10 The Tonkin & Taylor Report (2017) assessed three options for management of the natural hazard risks from inundation by the Waiho River and seismic activity on the Alpine Fault, including an option of relocating Franz Josef township to Lake Mapourika. This management option came in with the lowest benefit to cost assessment of the options considered in the Tonkin and Taylor Report (2017), but it has managed to garner interest in some quarters despite a cost estimate of nearly \$300 million (not including social costs of community dislocation or an assessment of other effects of relocating to the new site).
- 2.11 Understandably both these proposals have created a level of uncertainty within the Franz Josef/Waiiau community. One of the key outcomes of this strategy is providing some certainty to the community of

the preferred natural hazard management options both short and long-term; including whether and in what circumstances any relocation of the township is supported.

- 2.12 The Waiho River is not the only waterbody in the Franz Josef/Waiau area that floods, and what has become apparent in reviewing the technical reports done to date and potential areas assessed for future growth or relocation of Franz Josef Township, is the need for the strategy to consider natural hazard risk on other sites, including from inundation of the Tatare River and Stony Creek.
- 2.13 Despite Council's decision to withdraw proposed Plan Change 7 to the Westland District Plan, an informed decision ought to be made about whether and to what extent natural hazard risk from seismic activity on the Alpine Fault will be managed in the Franz Josef/Waiau community. A point raised in some submissions on proposed Plan Change 7 is that local residents are aware of the seismic risks of living in Franz Josef/Waiau and have chosen to live with that risk.
- 2.14 While 'live with the risk' may or may not be the preferred management option that emerges from developing the Franz Josef Strategy, these submissions on proposed Plan Change 7 indicate that there is a need to ensure the community is fully aware of what 'living with the risk' means, and to gauge the extent to which those views are shared beyond those who submitted on proposed Plan Change 7.

Town Growth and Development Options

- 2.15 In 2016, the wider Franz Josef/Waiau area had an estimated population of 510 people (Tonkin and Taylor, 2017, p.10) and approximately 144 properties comprising one or two storey buildings, used for residential or commercial purposes (Ibid, p. 3). It also hosts a large and growing tourism population, with an estimated 700 000 people visiting Fox and Franz Josef Glacier in 2016, creating demand for 553 000 visitor bed nights within Franz Josef township (Ibid, p.17). It is likely that within the foreseeable future there will continue to be growth pressure in Franz Josef/Waiau to accommodate these visitors, the services and facilities that support them, and to house both permanent residents and seasonal workers.
- 2.16 Residential, commercial and community facilities are concentrated in the Franz Josef/Waiau area in two disparate locations: the Franz Josef Township and the Franz Josef Alpine Resort north of the township, both of which have Tourist and Residential zones in the Westland District Plan. The Franz Josef/Waiau school is located between the two areas.
- 2.17 A second important part of the strategy is to identify likely demand for land for future residential and commercial development in the Franz Josef/Waiau area, and the preferred pattern and location for urban growth or development. For example, is the preference one of: Residential or Tourist Zones anywhere in the Franz Josef/Waiau area provided the land is suitable; to encourage town growth in one preferred area, to allow both Franz Josef Township and the Franz Josef Alpine Resort Area to expand but avoid new Residential or Tourist zones outside of these two areas; or allow new Residential and Tourist Zones in a specified area, for example between Franz Josef Township and Franz Josef Alpine Resort?
- 2.18 By addressing such strategic questions, the Franz Josef Strategy provides an overarching framework for guiding matters such as asset management planning and ensuring appropriate policies, rules and

zoning in the district plan for urban development, urban design, and infrastructure designations and funding. It is also helpful for potential investors in the area to be able to ascertain the patterns and locations where residential or tourist development are preferred.

- 2.19 As part of identifying preferred future town growth and development scenarios, the strategy will need to determine what areas are appropriate for development considering natural hazard risk, demand for and impact on infrastructure including roading, water and sewage, and any ecological, landscape or cultural issues associated with the area(s) identified. This information requirement is discussed in Section 4 of this report in relation to project planning.

Infrastructure

- 2.20 There are two key issues with infrastructure development that ought to be addressed in the Franz Josef Strategy. Firstly, there are current issues with the privately owned water and sewage systems at Franz Josef Alpine Resort that require an immediate resolution; and secondly, there is the issue of long-term provision of infrastructure as part of the future growth of the Franz Josef/Waiiau community.
- 2.21 Council staffers are already investigating options to address issues with the provision of sewage and water infrastructure to existing property owners in Franz Josef Alpine Resort. The consultation process for developing the Franz Josef Strategy provides an opportunity to engage with those property owners over infrastructure options in the short-term and provision is made for this in the consultation plan in Section 3 of this report.
- 2.22 In addition, current resource consents for the Franz Josef sewage treatment and disposal system have been issued for 15 years. At the expiry of these consents Council and the community will need to have determined an appropriate location for ongoing sewage treatment and disposal. The Franz Josef Strategy provides the opportunity to consider long-term sewage treatment and disposal options for the area in tandem with future growth and development and natural hazard management. Appropriate steps can then be taken to purchase or designate a site for this purpose if a new site is required, and to put in place appropriate funding mechanisms through the Council's district planning and Long Term Plan processes.

Urban Design

- 2.23 There are two current land use issues pertaining to urban design in Franz Josef Township that ought to be addressed through the strategy. Firstly, the co-location of residential and some commercial activities in the township affects amenity values and privacy for residents and can restrict how commercial activities can operate and advertise. The Franz Josef Strategy can explore the extent of this issue and the best management response, which may include amendments to provisions in the district plan and the creation of dedicated space for each activity.
- 2.24 Secondly, urban design, community facilities and amenity values need to be considered as part of any further growth of Franz Josef Township, including green areas and communal spaces provided for residents and visitors. To that end, Council commissioned a Franz Josef Urban Revitalization Master

Plan in 2010 but the process was halted in 2014 because of the restrictions on new buildings or changes in use introduced in proposed Plan Change 7 to the Westland District Plan. In addition, the Urban Revitalization Master Plan was based on land use patterns in the township in 2010, and did not include urban design as part of expanding Franz Josef Township to the north.

- 2.25 As part of identifying preferred option(s) for future town growth and development in the Franz Josef/Waiiau area, the Franz Josef Strategy should also consider urban design within Franz Josef Township and the need for an updated or amended urban design plan. However, to ensure efficient use of resources that work should be integrated with preferences for town growth and development. This is another example of how an overarching strategy provides for more efficient use of resources by ensuring integration and consistency between specific pieces of work.

Access

- 2.26 A final issue which this report recommends be included in the discussion document for developing the Franz Josef Strategy, is the issue of access and impacts on both residents and visitors when parts of SH 6 are closed.
- 2.27 Given the geography of the area, it is unlikely that a secondary or temporary access route could be identified; and even if a secondary route could be found it would likely be subject to the same natural hazards that affect SH 6. However it is an issue that is likely to be raised in consultation and it may be more efficient and effective to proactively engage by having robust information on the issue in the discussion document from the outset.

Geographical Extent of the Strategy

- 2.28 Because the Franz Josef Strategy itself does not have new rules or regulations, identifying the geographical extent of the area it covers is not quite as important as is the case when introducing new rules in the district plan or bylaws under the LGA. However, there is still value in defining the geographical area covered by the Franz Josef Strategy so Council can ensure it has provided consultation opportunities to all parties within the area. Identifying the geographical scope of the strategy does not prevent people who live outside that area from providing feedback on it.
- 2.29 The study area of the Langridge et al (2016, p.5) Report was from Docherty Creek in the southwest to Potters Creek in the northeast. Considering the issues identified in that report will be addressed in the Franz Josef Strategy, the strategy is recommended to cover the same area.

3. Consultation Plan

3.1 This section of the report outlines a consultation plan for developing the Franz Josef Strategy. The consultation plan has been developed considering five key principles:

- There has already been a significant amount of consultation with the Franz Josef/Waiiau community on various issues, so the consultation process should be targeted to questions or issues on which Council requires more feedback.
- Consultation with the Franz Josef/Waiiau community ought to be timed to avoid peak tourist season and busy periods in the farming calendar.
- Information needs to be in an easily accessible form, including for those with poor/no internet coverage.
- Consultation processes need to be comfortable, respect people's privacy, and avoid creating group settings where people feeling pressured by others.
- The principles of consultation set out by the Court of Appeal in *Wellington International Airport v Air New Zealand* [1993] 1 NZLR 671 are upheld: that is, consultation is undertaken with an open-mind; there is sufficient information for people to understand the proposal; and sufficient time for them to make a meaningful response.

3.2 There are four recommended steps in the consultation plan:

Step 1. Consultation with Te Rūnanga o Mākaawhio about the need for and scope of the Franz Josef Strategy, the consultation process, and nga rūnanga preference for involvement, in accord with the Council's duty under s14(1)(d) of the Local Government Act 2002.

Step 2: Meet with key statutory agencies who have interests in the Franz Josef/Waiiau area so they are well-informed of the Franz Josef Strategy and the consultation process and are able to partake in the process as appropriate. Those parties include: West Coast Regional Council, New Zealand Transport Agency, Department of Conservation and appropriate contacts within the Ministry of Business, Innovation and Employment. Appropriate liaison should occur with the team drafting the West Coast One Plan.

Step 3: Targeted consultation with people whose properties will be directly affected by one or more issue(s) and management options(s) in the strategy. These parties include: landholders on the south side of the Waiho River; property owners in Franz Josef Alpine Resort; and people who own properties within the land rupture fault area of Franz Josef Township.

Step 4. The development and dissemination of a discussion document on issues and options for the Franz Josef Strategy for comment from people within the Franz Josef/Waiiau community and other interested parties.

- 3.3 As noted in paragraph 2.5, rather than consulting with a 'blank sheet' the consultation plan is centred on the preparation of a discussion document which summarises each issue and the technical assessments and community feedback on each issue to date; outlines the main management options for each issue and identifies if Council has a preferred option at this stage; and asks targeted questions to progress decision-making around those management options. People will also have the option of providing open-ended feedback on what ought to be included in the draft Franz Josef Strategy and other management options not included in the discussion document. The discussion document will be available in both electronic and hard copy form.
- 3.4 The period for consultation on the discussion document is targeted for the month of July 2020. The draft consultation plan proposes that Council host an information session(s) in Franz Josef/Waiau to launch the discussion document and explain the process, followed by scheduled 'drop in sessions' for people who wish to discuss issues with Council representatives.
- 3.5 Feedback can be received verbally at the 'drop in' sessions, in hard copy, or submitted on-line. Once consultation on the discussion document is complete, Council officers will use that feedback to prepare a consultation report and draft Franz Josef Strategy for Council approval. Council will then decide if it would like to formally adopt the strategy under the Local Government Act 2002, in which case it can be notified alongside or as part of the Long Term Plan process.

4. Project Plan

- 4.1 A project plan outlining the timeframe and estimated budget to prepare the draft Franz Josef Strategy for Council approval is shown in Attachment One.
- 4.2 The key points of the plan are as follows
- i. Drafting of the discussion document occurs through April and May with the aim of having the content approved by Planning and Regulatory Services Committee at the end May 2020.
 - ii. Consultation with directly affected parties and statutory agencies occurs during June 2020 (though earlier engagement may be required with the Franz Josef Alpine Resort property owners).
 - iii. The discussion document is open for community feedback in July 2020.
 - iv. A draft Franz Josef Strategy is prepared August to October 2020.
 - v. A draft Franz Josef Strategy is presented to Council for approval in November 2020.
- 4.3 Council can determine which projects from the strategy are to be included in the Long Term Plan process and if it wishes to formally adopt the strategy under the Local Government Act 2002.
- 4.4 The costs of staff and consultant's time to develop the Franz Josef Strategy up until 01 July 2020 is included in this year's annual budget. Provision will be requested in the annual plan process for 2020-2021 to cover costs for the next financial year.

- 4.5 There are three additional pieces of technical information that will likely be required as part of developing the strategy. Firstly there has been no cultural impact assessment of any of the management options identified in the technical reports to date. Council will need guidance from Te Rūnanga o Makaawhio on what work may be required in this area, but some budget has been identified in case work is requested.
- 4.6 Secondly, before identifying preferred areas or direction for future growth of Franz Josef Township, some high level assessment ought to be undertaken of potential natural hazard risk, potential issues with roading and infrastructure, and impacts on landscape, ecological or amenity values on the preferred areas or sites for town growth. This work will not be at the detailed level that would accompany any proposal to rezone land in the district plan, but Council ought to ensure town growth options are not being promoted in the Franz Josef Strategy that have significant issues or impediments which are not identified.
- 4.7 Finally, some economic assessment or comparative costing of the main options for managing natural hazards and town growth should be included in the discussion document to enable the community and other interested parties to make more informed comments about the management options.
- 4.8 Planning Manager Fiona Scadden advises that there are funds within the current budget to complete these assessments to a level which may be required for the discussion document and draft Franz Josef Strategy. If more detail assessments are required before a management option is finalised, this can be identified in the Franz Josef Strategy itself and appropriate funds assigned in the Long Term Plan.

5. Conclusions, Risks and Next Steps

- 5.1 At an ordinary meeting on 23rd January 2020 Westland District Council resolved to prepare a Franz Josef Strategy as an overarching document to guide the future natural hazard management, land use planning and infrastructure development in the Franz Josef/Waiu area.
- 5.2 This report recommends the scope of the Franz Josef Strategy, including the geographical area and issues it will cover, and a consultation plan for community input to developing the draft strategy. It provides a draft project plan.
- 5.3 The major risks with this project are:
- (i) A prolonged history of community consultation over managing issues, particularly natural hazards in the Franz Josef/Waiu area may have resulted in 'consultation fatigue' and limit the amount of community feedback that informs the Franz Josef Strategy.
 - (ii) A parallel investigative process for Franz Josef/Waiu is being undertaken at a Ministerial level and there is a risk that while Council is undertaking this process a different approach is determined at Ministerial level.
- 5.4 The first risk is being managed by tailoring the community consultation process to build on feedback already received, targeting outstanding issues, and being undertaken during winter when the tourism and farming calendars are less busy.
- 5.5 The second risk is beyond the control of Council other than to ensure it keeps the relevant ministerial contact informed of its own process and progress.

5.6 The next steps are:

- (i) Inform Te Rūnanga o Makaawhio of the draft proposal and consultation plan and seek nga rūnanga input as to how they would like to be involved.
- (ii) Develop the discussion document for approval by the Planning and Regulatory Service Committee at the end of May.
- (iii) Obtain the information needed for consultation with directly affected property owners starting with those in the Franz Josef Alpine Resort over infrastructure options.

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	A	B	C	D	E
1	Attachment Two - Budget Estimates (excl GST)				
2	Task	Labour Source	Estimate	Budget Avail	
3	Additional Information for Strategy				
4	Cultural Impact Assessment - TBC	Contract	15 000.00	Yes	
5	Natural Hazard Assessment Town Growth Options	Consultant	20 000.00	Yes	
6	Ecological & Landscape Assessment Town Growth Options	Consultant	15 000.00	Yes	
7	Roading & Infrastructure Assessment Town Growth Options	Internal			
8	Economic Assessment Management Options	Internal/Contract	5 000.00	Yes	
9	Total Additional Technical Budget		55 000.00		
10					
11	Consultation				
12	Liaise statutory agencies	Contract & Internal	3 120.00	Yes	
13	Consult directly affected parties	Contract & Internal	4 800.00	Yes	
14	Travel & accommodation		1 200.00		
15	Draft discussion document	Contract	14 400.00	Yes	
16	Print discussion document	Out source	3 000.00	Yes	
17	Total Prepare Discussion Document		26 520.00		
18					
19	01 July 2020 - 01 July 2021				
20	Community/public consultation	Contract/Internal	4 800.00		
21	Travel & accommodation	Contract/Internal	1 500.00		
22	Venue hire, advertising & sundries		1 000.00		
23	Preparing Draft Strategy				
24	Drafting Franz Josef Strategy	Contract	25 000.00		
25	Preparing Council Report	Contract	2 880.00		
26	Contingency for Legal Advice		15 000.00		
27	Total to Prepare Strategy		50 180.00		

	A	B	C	D	E	F	G	H	I	J	K	L
1	Attachment One: Proposed Timeline to Develop Franz Josef Strategy											
2	Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
3	Report on options	23-Jan										
4	Report on scope & consultation plan for FJS			12-Mar								
5	Liaise Te Rūnanga o Makaawhio											
6	Draft discussion document					28-May						
7	Meet statutory agencies											
8	Consult Franz Josef Alpine Resort											
9	Consult other affected parties											
10	Release discussion doc & public consultation											
11	Prepare draft Franz Josef Strategy											
12	Franz Josef Strategy approved											26-Nov

WDC 20.27.87 Released under L.O.I.M.F.

The Council resolved in the Public Excluded part of the meeting to release the following information into the public arena:

Moved Cr Kennedy seconded His Worship the Mayor and **Resolved** that the Report from the Planning and Customer Services Manager titled "Franz Josef Strategy: Confirmation of Scope, Consultation Process and Timeframe" including the attachments be made publicly available and released to the open part of the meeting.

**DATE OF NEXT PLANNING AND REGULATORY SERVICES COMMITTEE
MEETING – 14 MAY 2020
COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA**

MEETING CLOSED AT 4.47 PM

Confirmed by:



**Cr Martin
Chair**

Date: 12.11.21

WDC 20.27.87 Released under LGOMA

Archived: Wednesday, 16 June 2021 1:34:41 PM

From: [Lynda Murchison](#)

Mail received time: Fri, 4 Sep 2020 16:39:57

Sent: Fri, 4 Sep 2020 04:39:48

To: [Fiona Scadden](#)

Subject: Westland District Council.docx

Importance: Normal

Sensitivity: None

Attachments:

[Westland District Council.docx](#);

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Hi Fiona

Please find attached half a discussion document in draft. I wanted to see if this is heading along the lines you are expecting as a 'touch base'

It is quite long already with the urban development section still to come – though I have designed it so individual sections can stand alone.

I am wondering whether it might be better to put the tables in an appendix for those who are keen on the detail, but I also don't want us to be accused of hiding things, as the tables are where we spell out what each step means in terms of rules etc. Look forward to your thoughts. Im also keen to pick up our conversation again around working arrangements going forward for this. I am predicting that for this project to work well as we get to finalising and engagement, I will need to be over and in the office at bit. Give me a bell when you are free.

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:35:50 PM

From: [Megan Smith](#)

Mail received time: Thu, 29 Apr 2021 07:48:56

Sent: Wed, 28 Apr 2021 19:48:56

To: [WDC Councillors](#); [Francois Tumahai](#); [Paul Madgwick](#)

Cc: [Simon Bastion](#); [Diane Maitland](#)

Subject: 29.04.21 - Confidential Report to Council - DRAFT Franz Josef Strategy Document

Importance: High

Sensitivity: None

Attachments:

[29.04.21 - Confidential - Report to Council - DRAFT Franz Josef Strategy Westland District Council - Appendix 1.pdf](#);

Ata mārie, mōrena everyone,

Please find attached the updated DRAFT appendix for the Franz Josef Master Plan Report as part of the public excluded section of today's meeting.

I look forward to seeing everyone this afternoon.

Ngā mihi,
Megan

Megan Smith | Committee Secretary
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
P +64 3 756 9010 Ext 713 | M 027 391 3789 | Megan.Smith@westlanddc.govt.nz
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Archived: Wednesday, 16 June 2021 12:35:56 PM

From: [Megan Smith](#)

Mail received time: Wed, 28 Apr 2021 09:22:28

Sent: Tue, 27 Apr 2021 21:22:28

To: [WDC Councillors](#); [Francois Tumahai](#); [Paul Madgwick](#)

Subject: 29.04.21 CONFIDENTIAL - Report to Council - Franz Josef Strategy Process

Importance: Normal

Sensitivity: None

Attachments:

[29.04.21 - Confidential - Report to Council - Update of Franz Josef Strategy Progress.pdf](#); [29.04.21 - Confidential - Report to Council - Update of Franz Josef Strategy Progress - Appendix 1.pdf](#);

Ata mārie, mōrena everyone,

Please find attached the confidential report to be included as part of the public excluded section of the Council meeting tomorrow afternoon.

I look forward to seeing you all there. If you are unable to attend, or will be joining us via zoom please let me know.

Ngā mihi,
Megan

Megan Smith | Committee Secretary
Westland District Council

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Archived: Wednesday, 16 June 2021 12:36:01 PM

From: [Fiona Scadden](#)

Mail received time: Mon, 2 Mar 2020 13:43:49

Sent: Mon, 2 Mar 2020 00:43:48

To: [Mary-anne Bell](#)

Subject: Agenda

Importance: Normal

Sensitivity: None

Can we please table a report on Franz Josef Strategy; confirmation of proposal, process and budget.

thanks

Fiona Scadden | Planning and Customer Services Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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Archived: Wednesday, 16 June 2021 12:36:04 PM

From: [Fiona Scadden](#)

Mail received time: Thu, 22 Apr 2021 11:29:25

Sent: Wed, 21 Apr 2021 23:29:25

To: [Simon Bastion](#)

Cc: [Megan Smith](#)

Subject: Confidential Council report and appendix for Franz Josef Strategy for proof reading

Importance: Normal

Sensitivity: None

Attachments:

[Confidential - Report to Council - Franz Josef Strategy Update.docx](#); [DRAFT Franz Josef Strategy April 2021.docx](#);

Hi Simon

Please see attached the Council report and draft FJ strategy discussion document for Council meeting next week. It is not my best work but hopefully is along the right lines for what you were thinking. I'm waiting to hear back from Lynda with regard to whether she can present but I will hopefully have an answer by COB.

regards

Fiona Scadden | Planning Manager

Westland District Council

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Archived: Wednesday, 16 June 2021 12:36:10 PM

From: [Lynda Murchison](#)

Mail received time: Mon, 9 Dec 2019 22:48:00

Sent: Mon, 9 Dec 2019 09:47:41

To: [Fiona Scadden](#)

Subject: Council Report 1 - Options

Importance: Normal

Sensitivity: None

Attachments:

[Council Report 1 - Options.docx](#);

Hi Fiona

I know you'll be otherwise engaged at present but I've attached a draft report for Council. The front page is the stuff you may want to put in an officer's cover report. While you are reading I will find a pretty picture and complete Attachment One (evaluation table). Let me know if this is on point.

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:36:13 PM

From: [Lynda Murchison](#)

Mail received time: Tue, 14 Jan 2020 16:20:40

Sent: Tue, 14 Jan 2020 03:20:18

To: [Fiona Scadden](#)

Subject: Council Report Franz Josef Strategy

Importance: Normal

Sensitivity: None

Attachments:

[Council Report 1 - Options.docx](#);

Hi Fiona

Here is the background report and a draft timeline and reporting framework in Attachment Two. I hope this is what you are after. I recall you said we may need to get some feedback on Franz Josef Alpine Resort infrastructure issues sooner, so I have proposed that and I have anticipated that will need to go to a committee dealing with infrastructure as well as planning; so I have guessed that is Capital Projects & Tenders – so please amend if that is incorrect. I have not put a special consultative procedure process in the strategy; I am thinking once Council identifies management options there will likely be amendments to LTCP/annual plan & asset management plans as well as the district plan and adoption of the strategy and the funding needed for some of its actions could done together under LGA in due course?

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

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Archived: Wednesday, 16 June 2021 12:36:17 PM

From: [Fiona Scadden](#)

Mail received time: Wed, 24 Mar 2021 10:20:14

Sent: Tue, 23 Mar 2021 21:20:14

To: [Jo Paterson](#); [Jo Armstrong](#); [Claire Brown \(WCRC\)](#); [Vin Smith](#); [Edith Bretherton](#); [Lois Easton](#)

Subject: DRAFT and In CONFIDENCE

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council.docx](#);

Hi All

The still very draft discussion document provided in confidence for your information.

regards

Fiona Scadden | Planning Manager
Westland District Council

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Archived: Wednesday, 16 June 2021 12:36:21 PM

From: [Lynda Murchison](#)

Mail received time: Tue, 13 Apr 2021 11:28:09

Sent: Mon, 12 Apr 2021 23:27:49

To: [Fiona Scadden](#)

Subject: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council - Final.docx](#);

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Kia ora Fiona

Please find attached an amended draft strategy incorporating Vin's comments, the comments we discussed the last time we met and some commentary about Franz Alpine Resort which I have highlighted in yellow.

You will also see I have suggested a slight change of format, putting a simple strategy at the end of each section and the more detailed table in one schedule at the back – for the serious reader.

I was going to send you it with pictures but your intramap system has just crashed, so I thought I'd send you this to read and check while I fiddle with the pictures version.

Regards

Lynda

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:36:26 PM

From: [Vin Smith](#)

Mail received time: Wed, 24 Mar 2021 14:28:50

Sent: Wed, 24 Mar 2021 01:28:41

To: [Fiona Scadden](#)

Subject: DRAFT Franz Josef Strategy Westland District Council

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council.docx](#);

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Hi Fiona,

Good strategy framework. Couple of comments within for your consideration.

Cheers,

Vin

WDC 20.27.87 Released under LGOMA

Archived: Wednesday, 16 June 2021 12:36:29 PM

From: [Fiona Scadden](#)

Mail received time: Thu, 25 Mar 2021 10:03:21

Sent: Wed, 24 Mar 2021 21:03:21

To: [Lynda Murchison](#)

Subject: FJ Strategy

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council - WCRC input.docx](#);

Hi Lynda

Unfortunately I have had to pass the original draft on to WCRC (prior to receiving an updated version) and TToPP due to timeframes for District Plan zoning and alignment needed for our rallying on Ministers to support FJ. As such Vin has had a look and added his comments to the attached version to be considered. I have not managed to align a time for a consultation visit this month due to no space in my calendar but I do intend to get something locked in very soon.

regards

Fiona Scadden | Planning Manager
Westland District Council

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Archived: Wednesday, 16 June 2021 12:36:33 PM

From: [Lynda Murchison](#)

Mail received time: Sun, 25 Apr 2021 15:09:19

Sent: Sun, 25 Apr 2021 03:09:03

To: [Fiona Scadden](#)

Subject: Franz Josef Discussion Document

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council - Final.pdf](#)

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Hi Fiona

Please find attached the completed document in pdf form. I will try and send it in word as well, but it may be too large and may need to dropbox it.

If you can let me know timing for Thursday I may be able to attend Council meeting by Zoom. I will need some riding notes from you especially over your planned next steps.

In terms of my future involvement, I have yet to speak to Vin and wife I am sure I can be Thursday get him to indicate whether that is a possibility, I suspect will need to have some discussions between both councils as to what that may look like.

Regards

Lynda

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

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Archived: Wednesday, 16 June 2021 12:36:37 PM

From: [Lynda Murchison](#)

Mail received time: Wed, 4 Mar 2020 09:01:13

Sent: Tue, 3 Mar 2020 20:00:58

To: [Fiona Scadden](#)

Subject: Franz Josef Report

Importance: Normal

Sensitivity: None

Attachments:

[Council Report 2 - Confirm Proposal.docx](#); [Attachment One Proposed Timeline.xlsx](#); [Attachment Two Budget Estimate.xlsx](#);

Hi Fiona

Attached is a report for Council on the scope of the FJS and consultation plan, plus a draft timeframe and budget estimate as attachments. For commercial reasons I have not broken the dollar estimates down for the Council report [REDACTED] but happy to break that down for you.

Regards

Lynda

Redacted under Section 7(2)(h)

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

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WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:36:41 PM

From: [Lynda Murchison](#)

Mail received time: Tue, 6 Oct 2020 12:46:59

Sent: Mon, 5 Oct 2020 23:46:44

To: [Fiona Scadden](#); [Accounts](#)

Subject: Franz Josef Strategy - September Invoice

Importance: Normal

Sensitivity: None

Attachments:

[WDC Invoice Sept 2020.pdf](#)

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Hi Fiona
Please find attached my invoice for September for completing the first draft of the Franz Josef discussion document.
Regards
Lynda

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning
[Redacted]
[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:36:44 PM

From: [Fiona Scadden](#)

Mail received time: Wed, 3 Feb 2021 11:46:11

Sent: Tue, 2 Feb 2021 22:46:11

To: [Lynda Murchison](#)

Subject: Franz Josef Strategy

Importance: High

Sensitivity: None

Hi Lynda

I have an opportunity to meet with MP Damien O'Conner and WCRC staff after 2.30 this afternoon to try and get him on side with what we and WCRC are collaboratively trying to achieve with Franz Josef. Are you able to please send your most up to date draft strategy document (which I will mark confidential) so he can see that we are in fact working on a proposal. Sorry it is last minute, have to take these opportunities.

regards

Fiona Scadden | Planning Manager
Westland District Council

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Archived: Wednesday, 16 June 2021 12:36:48 PM

From: [Lynda Murchison](#)

Mail received time: Tue, 30 Jun 2020 12:05:20

Sent: Tue, 30 Jun 2020 00:05:06

To: [Fiona Scadden](#)

Subject: Franz Josef Update

Importance: Normal

Sensitivity: None

Hi Fiona

[Redacted]

[Redacted]

[Redacted]

Redacted under Section 7(2)(h)

[Redacted]

[Redacted]

[Redacted]

WDC 20-27-87 Released under LGOIMA

[Redacted]

Redacted under Section 7(2)(h)

Regards
Lynda

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:36:54 PM

From: [Mary-anne Bell](#)

Sent: Wed, 15 Jan 2020 23:58:57

To: [Simon Bastion](#)

Subject: FW: Council Report Franz Josef Strategy

Importance: Normal

Sensitivity: None

Attachments:

[Council Report 1 - Options.docx](#);

From: Te Aroha Cook

Sent: Thursday, 16 January 2020 12:51 PM

To: Mary-anne Bell <Mary-anne.Bell@westlanddc.govt.nz>

Subject: FW: Council Report Franz Josef Strategy

Have just saved this to the January Report file for next week's meeting

Conscious you're working on the agenda, so didn't want you to miss it ☺

Te Aroha Cook | Regulatory Services Manager

Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
DDI 03 756 9086 | M 027 277 6984 | tearoha.cook@westlanddc.govt.nz
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From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Thursday, 16 January 2020 12:03 PM

To: Te Aroha Cook <tearoha.cook@westlanddc.govt.nz>

Subject: Fw: Council Report Franz Josef Strategy

Hi TC

Happy NY

I am not sure that my email sent b4 so I am now forwarding off my phone. Can you please save the attached report as Franz Josef Master Plan in the minuyes and agendas folder for next weeks council meeting.

Thanks heaps

Fiona

Sent from my Huawei Mobile

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

Subject: Council Report Franz Josef Strategy

From: Lynda Murchison

To: Fiona Scadden

CC:

Hi Fiona

Here is the background report and a draft timeline and reporting framework in Attachment Two. I hope this is what you are after. I recall you said we may need to get some feedback on Franz Josef Alpine Resort infrastructure issues sooner, so I have proposed that and I have anticipated that will need to go to a committee dealing with infrastructure as well as planning; so I have guessed that is Capital Projects & Tenders – so please amend if that is incorrect. I have not put a special consultative procedure process in the strategy; I am thinking once Council identifies management options there will likely be amendments to LTCP/annual plan & asset management plans as well as the district plan and adoption of the strategy and the funding needed for some of its actions could done together under LGA in due course?

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOMA

WDC 20.27.87 Released Under LGOMA

Archived: Wednesday, 16 June 2021 12:37:00 PM

From: [Mary-anne Bell](#)

Sent: Mon, 10 Feb 2020 03:27:22

To: [Diane Maitland](#)

Subject: FW: Council Report Franz Josef Strategy

Importance: Normal

Sensitivity: None

Attachments:

[Council Report 1 - Options.docx](#);

From: Mary-anne Bell

Sent: Thursday, 16 January 2020 12:59 PM

To: Simon Bastion <simon.bastion@westlanddc.govt.nz>

Subject: FW: Council Report Franz Josef Strategy

From: Te Aroha Cook

Sent: Thursday, 16 January 2020 12:51 PM

To: Mary-anne Bell <Mary-anne.Bell@westlanddc.govt.nz>

Subject: FW: Council Report Franz Josef Strategy

Have just saved this to the January Report file for next week's meeting.

Conscious you're working on the agenda, so didn't want you to miss it. 😊

Te Aroha Cook | Regulatory Services Manager

Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz

DDI 03 756 9086 | M 027 277 6984 | tearoha.cook@westlanddc.govt.nz

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WDC 2020.07.07 Released under LGOIMA



From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Sent: Thursday, 16 January 2020 12:03 PM
To: Te Aroha Cook <tearoha.cook@westlanddc.govt.nz>
Subject: Fw: Council Report Franz Josef Strategy

Hi TC
Happy NY

I am not sure that my email sent b4 so I am now forwarding off my phone. Can you please save the attached report as Franz Josef Master Plan in the minuyes and agendas folder for next weeks council meeting.

Thanks heaps
Fiona
Sent from my Huawei Mobile

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

Subject: Council Report Franz Josef Strategy
From: Lynda Murchison
To: Fiona Scadden
CC:

Hi Fiona
Here is the background report and a draft timeline and reporting framework in Attachment Two. I hope this is what you are after. I recall you said we may need to get some feedback on Franz Josef Alpine Resort infrastructure issues sooner, so I have proposed that and I have anticipated that will need to go to a committee dealing with infrastructure as well as planning; so I have guessed that is Capital Projects & tenders – so please amend if that is incorrect. I have not put a special consultative procedure process in the strategy; I am thinking once Council identifies management options there will likely be amendments to LTCP/annual plan & asset management plans as well as the district plan and adoption of the strategy and the funding needed for some of its actions could done together under LGA in due course?
LM

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning



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MDC 2019/0187 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:05 PM

From: [Simon Bastion](#)

Mail received time: Thu, 29 Apr 2021 07:34:36

Sent: Wed, 28 Apr 2021 19:34:36

To: [Megan Smith](#)

Cc: [Diane Maitland](#)

Subject: FW: Franz Josef Discussion Document

Importance: Normal

Sensitivity: None

Attachments:

[DRAFT Franz Josef Strategy Westland District Council - Final.pdf](#);

Hi Megan,

Fiona has sent through an updated draft of the FJ Strategy for the confidential meeting. Can you please revise the appendix and send out to the councillors accordingly

Cheers

Simon Bastion | Chief Executive
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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WESTLAND
DISTRICT COUNCIL

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Thursday, 29 April 2021 7:20 am

To: Simon Bastion <simon.bastion@westlanddc.govt.nz>

Subject: Fwd: Franz Josef Discussion Document

Hi Simon

Please see attached the updated draft discussion document with maps and plans attached. I really wish that this could have been presented when I was able to be there. I hope it goes well.

Thanks

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WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:10 PM
From: [Simon Bastion](#)
Mail received time: Wed, 14 Apr 2021 07:42:57
Sent: Tue, 13 Apr 2021 19:42:57
To: [Fiona Scadden](#)
Subject: FW: Franz Josef Strategy Development
Importance: Normal
Sensitivity: None

Hi Fiona

Well that came from left field. Let's discuss this tomorrow at our meeting.

Simon Bastion | Chief Executive
Westland District Council

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DISTRICT COUNCIL

From: Ian Hartshorne <cr.hartshorne@westlanddc.govt.nz>
Sent: Tuesday, 13 April 2021 5:21 pm
To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC Executive Team [REDACTED]
Subject: RE: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Hi Simon

Sorry Simon your reply is not good enough for me!!
When did this get put on hold?
WHY is it on hold, the north side still needs to be addressed no matter what happens to the south side.
When were the councillors going to be told, let alone general public.
I find this totally embarrassing that Ryan and myself did not know this!

We are asking for some sort of information on what has been produced to date and have been asking for months, we are not looking for the final document. Can you tell me is there any type of drawing / plan ?

Yes change may be needed if things happen on the south side, but the total plan will not have to change.
Stake holders input needs to be seen on paper!

I would like to be sorry for the rant, but no.
This as been in the planning for several years and has not yet seen day light.

Myself and Ryan would like this added to this month agender please.

Cheers Ian

From: Simon Bastion <simon.bastion@westlanddc.govt.nz>
Sent: Monday, 12 April 2021 7:54 AM
To: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>; WDC Councillors [REDACTED] WDC
Executive Team [REDACTED]
Subject: RE: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Good morning Ryan and councillors,

I assume this is reference to the Master Planning work that Fiona was leading. The consultation process has been put on hold until we have a clear indication for Central Government in regards their intentions on the south side of the Waiho. WCRC have been held up whilst this topic is being debated. We did expect an announce by the end of March 21 but it failed to come – I expect this will take at least another couple of months.

Regards

Simon Bastion | Chief Executive
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>
Sent: Saturday, 10 April 2021 7:45 pm
To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC
Executive Team [REDACTED]
Subject: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Hi Simon,

Is it possible to get an update where the Franz Josef Strategy Development is in relation to the timeframe set out by staff? And how much has been spent on it thus far?

The Planning committee on the 12th of March 2020 agreed to the timeframe and budget proposed by staff, the strategy was to be approved on the 26th of November 2020.

Cheers Ryan

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:16 PM
From: [Simon Bastion](#)
Mail received time: Mon, 12 Apr 2021 07:51:32
Sent: Sun, 11 Apr 2021 19:51:32
To: [Fiona Scadden](#)
Subject: FW: Franz Josef Strategy Development
Importance: Normal
Sensitivity: None

Hi Fiona – I assume this is in reference to the Master Planning work.

Cheers

Simon Bastion | Chief Executive
Westland District Council

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From: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>
Sent: Saturday, 10 April 2021 7:45 pm
To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC Executive Team [REDACTED]
Subject: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Hi Simon,

Is it possible to get an update where the Franz Josef Strategy Development is in relation to the timeframe set out by staff? And how much has been spent on it thus far?

The Planning committee on the 12th of March 2020 agreed to the timeframe and budget proposed by staff, the strategy was to be approved on the 26th of November 2020.

Cheers Ryan

Archived: Wednesday, 16 June 2021 12:37:20 PM

From: [Fiona Scadden](#)

Mail received time: Thu, 29 Apr 2021 07:17:24

Sent: Wed, 28 Apr 2021 19:17:24

To: [Simon Bastion](#)

Subject: Fwd: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Importance: Normal

Sensitivity: None

\cbpat3\ff0Hi Simon

\cbpat3\ff0

\cbpat3\ff0This may be useful Background for today's meeting. I will send the updated draft in another email.

\cbpat3\ff0

\cbpat3\ff0Regards

\ff0

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Redacted under Section 7(2)(a) of LGOIMA

\ff0From: Lynda Murchison [REDACTED]

Sent: Saturday, April 24, 2021 4:16:15 PM

To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

\ff0

\ff0

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\ff0

Redacted under Section 7(2)(h)

Hi Fiona

[REDACTED]

[REDACTED]

[REDACTED]

Redacted under Section 7(2)(h)

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

Redacted under Section 7(2)(a) of LGOIMA

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Thursday, 22 April 2021 10:36 AM

To: Lynda Murchison

Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Hi Lynda

Further to my previous email. Are you able to have the amended draft to me within the next few days and also is there a possibility that you could be present for the Council meeting next week on the 29th. Councillors have asked for a report to go to Council regarding why there was a hold up with the completion of the document and the consultation. I have written a report but will not be in attendance and Simon B is presenting on my behalf but would like you there regarding next steps seen as I cant be.

regards

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7942 | www.westlanddc.govt.nz
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From: Lynda Murchison <[REDACTED]>
Sent: Tuesday, 20 April 2021 12:57 pm
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Redacted under Section 7(2)(a) of LGOIMA

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Hi Fiona

I have the draft with pickies just about done – just fiddling on the flooding map.

[REDACTED]

LM

Lynda Weastell Murchison

Redacted under Section 7(2)(h)

PRINCIPAL

Murchison Planning

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Redacted under Section 7(2)(a) of LGOIMA

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Sent: Tuesday, 20 April 2021 11:58 AM
To: Lynda Murchison <[REDACTED]>
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Hi Lynda

Thank you for that. Very timely as I have been asked to take it to Council on the basis that they believe we should be consulting by now. On that note are you still available if I co-ordinate a WCRC, DOC, NZTA, Iwi meeting???

Redacted under Section 7(2)(a) of LGOIMA

regards

Fiona Scadden | Planning Manager
Westland District Council

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From: Lynda Murchison <[REDACTED]>
Sent: Tuesday, 13 April 2021 11:28 am
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Redacted under Section 7(2)(a) of LGOIMA

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Kia ora Fiona

Please find attached an amended draft strategy incorporating Vin's comments, the comments we discussed the last time we met and some commentary about Franz Alpine Resort which I have highlighted in yellow.

You will also see I have suggested a slight change of format, putting a simple strategy at the end of each section and the more detailed table in one schedule at the back – for the serious reader.

I was going to send you it with pictures but your intranet system has just crashed, so I thought I'd send you this to read and check while I fiddle with the pictures version.

Regards

Lynda

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGIMA

[Redacted]

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WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:32 PM

From: [Mary-anne Bell](#)

Mail received time: Mon, 2 Mar 2020 14:12:43

Sent: Mon, 2 Mar 2020 01:12:43

To: [Diane Maitland](#)

Subject: Planning and reg committee agenda

Importance: Normal

Sensitivity: None

Attachments:

[12.03.20 - Planning and Regulatory Services Committee - Agenda.docx](#);

Hi Di,

This is the agenda I have, my question is, re the public excluded.

For the general subject of each matter to be considered, what I have here, is this ok?

Also, do I need to do a separate confidential agenda for this points? There is no reports, it is just a general discussion.

Thanks!

Mary-anne Bell | Senior Administration Assistant

Westland District Council

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WDC 20.2.21.81 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:36 PM

From: [Lynda Murchison](#)

Mail received time: Wed, 5 Aug 2020 14:02:19

Sent: Wed, 5 Aug 2020 02:01:56

To: [Fiona Scadden](#)

Subject: Points for FJ Community Meeting 5th Aug 2020.docx

Importance: Normal

Sensitivity: None

Attachments:

[Points for FJ Community Meeting 5th Aug 2020.docx](#);

Hi Fiona

A few suggested bullet points for tonight as discussed.

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning



WDC 20.27.87 Released under LGOIMA

Franz Josef/Waiho Strategy

1. **What are we doing?** Tackling the thorny issues of flooding, faultlines, town growth & development, & path for the future of Franz Josef/Waiho
2. **Why are we doing this?** Because we have two options: either it is led by community or led by Wellington
3. **How are we doing this?** - Franz Josef Strategy:
 - Tells the complete story: up until now only parts of the story have been told in various technical reports looking at specific things.
 - Tells the community's story – the strategy is about people and place. It is driven by the community, not scientists and technicians
 - Enables us to look at actions and responses in the short, medium & long-term and set out how you want to respond to 'what if' scenarios.
 - Identifies all the things that need to be done by various government agencies, not just the things WDC controls, so we've got a comprehensive picture for government that if they want this to happen or that to happen, this is what is required and this is how much it will cost.
 - Then we can start making things happen in short-term as agreed and planning for the medium and long-term actions.
4. **What happens next?**
 - We know you have been consulted over these issues multiple times.
 - We know whatever is done by Council now needs to be decided quickly.
 - Therefore we are putting together a draft strategy incorporating all your feedback from earlier processes & technical reports for you to consider.
 - It will be quite detailed, but please do not think it has all been decided without you.
 - We are giving you details because we need to get down to some practical on the ground thinking. But **nothing has been decided** – everything is up for discussion.
5. **Myth-busting** – with the history of technical reports on natural hazards and various notions that have been suggested over the future of Franz Josef/Waiho, we think it is really important to be very clear about what is and is not 'on the table.'
 - Moving the township – without government intervention in terms of both the legislation and funding to make it happen, there is **no proposal** to move Franz Josef township to Lake Mapourika or anywhere else. Central government has not given any indication that they are likely to consider doing that.
What we are keen to record is views within the community about how to respond, should the worst happen and Franz Josef township is destroyed by flood or earthquake? At that point, what does recovery look like and where do you want it to occur?

- River defence mechanisms – there is no proposal to suddenly stop maintaining or start removing stopbanks on either the south or north side of the Waiho.
As a community we do need to decide what sort of river defence mechanisms will be maintained in the medium term and to what level.
- Seismic risk – there is no proposal to reintroduce Plan Change 7. *But we do need to look at growing the township away from both the river flood channels and the fault rupture area. We need to look at whether and how we can move people and assets out of the fault rupture area in the medium term.*
- Future Franz Josef Township – we have not forgotten the plans for revitalisation of Franz Josef township. *We will be asking for people's thoughts on a village green space, amenity values, and what a future Franz Josef township looks like. We know that depends on cost, but we need that first discussion about what would be useful for the Council to cost out, so we can see if it is affordable.*

WDC 20.27.87 Released under LGIMA

Archived: Wednesday, 16 June 2021 12:37:40 PM

From: [Megan Smith](#)

Mail received time: Wed, 3 Feb 2021 13:30:02

Sent: Wed, 3 Feb 2021 00:30:01

To: [Fiona Scadden](#)

Subject: RE: Access to Confidential Agenda Reports March 2020

Importance: Normal

Sensitivity: None

Attachments:

[Confidential Report - Franz Josef Strategy.docx](#); [Confidential Report - Franz Josef Strategy - Appendix 1.docx](#); [Confidential Report - Franz Josef Strategy - Appendix 2.xlsx](#); [Confidential Report - Franz Josef Strategy - Appendix 3.xlsx](#);

Hi Fiona,

Docs attached.

Open section of the meeting: <T:\\FILES\\Agendas-Minutes\\Committees - Planning and Regulatory Services\\2020\\03 Mar\\12.03.20 - Planning and Regulatory Services Minutes.docx>

Meg

Megan Smith | Committee Secretary
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
P +64 3 756 9010 Ext 713 | M 027 391 3789 | Megan.Smith@westlanddc.govt.nz
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 **Safer Internet Day 2021**

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Wednesday, 3 February 2021 1:03 pm

To: Megan Smith <Megan.Smith@westlanddc.govt.nz>

Subject: FW: Access to Confidential Agenda Reports March 2020

Importance: High

Hi Megan

I sent this to Di earlier but I just saw her down the street so figure she wont be able to help any time soon. Can I please get you to have for the below items. I do not have permission for the confidential agendas and minutes.

regards

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Fiona Scadden

Sent: Wednesday, 3 February 2021 11:56 am

To: Diane Maitland <diane.maitland@westlanddc.govt.nz>

Subject: Access to Confidential Agenda Reports March 2020

Importance: High

Hi Di

Can I please have the Council reports and resolution sent to me regarding the Franz Josef Strategy reports in March 2020. I cant find them in the main folder so I assume that they were in the Confidential section. It should include the report to Council and a budget and timeframe indication from Lynda Murchison. Can this please be given urgent priority as I need it by 2.30 to meet with Damien O'Conner this afternoon and need to demonstrate that works are in fact underway for planning for Franz.

Thank you

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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Archived: Wednesday, 16 June 2021 12:37:48 PM

From: [Te Aroha Cook](#)

Sent: Wed, 15 Jan 2020 22:58:23

To: [Fiona Scadden](#)

Subject: RE: Council Report Franz Josef Strategy

Importance: Normal

Sensitivity: None

Will do. ☺

Te Aroha Cook | Regulatory Services Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Thursday, 16 January 2020 11:52 AM

To: Te Aroha Cook <tearoha.cook@westlanddc.govt.nz>

Subject: FW: Council Report Franz Josef Strategy

Hi TC

Unfortunately IT did not set up my new device with VPN remote access as requested and my tablet is not allowing me access to T FILES. Can you please rename the attached report Franz Josef Master Plan and save it into the agendas and minutes file for next weeks Council Meeting.

If there are any issues, please let me know.

regards

Fiona Scadden | Planning and Customer Services Manager
Westland District Council

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From: Lynda Murchison [REDACTED]
Sent: Tuesday, 14 January 2020 4:20 PM
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: Council Report Franz Josef Strategy

Hi Fiona

Here is the background report and a draft timeline and reporting framework in Attachment Two. I hope this is what you are after. I recall you said we may need to get some feedback on Franz Josef Alpine Resort infrastructure issues sooner, so I have proposed that and I have anticipated that will need to go to a committee dealing with infrastructure as well as planning; so I have guessed that is Capital Projects & Tenders – so please amend if that is incorrect. I have not put a special consultative procedure process in the strategy; I am thinking once Council identifies management options there will likely be amendments to LTCP/annual plan & asset management plans as well as the district plan and adoption of the strategy and the funding needed for some of its actions could done together under LGA in due course?

LM

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

[REDACTED]

[REDACTED]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 12:37:54 PM

From: [Te Aroha Cook](#)

Sent: Wed, 15 Jan 2020 23:49:54

To: [Fiona Scadden](#)

Subject: RE: Council Report Franz Josef Strategy

Importance: Normal

Sensitivity: None

Got both, and done 😊

Te Aroha Cook | Regulatory Services Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
DDI 03 756 9086 | M 027 277 6984 | tearoha.cook@westlanddc.govt.nz
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WEST COAST
UNTAMED NATURAL WILDERNESS



From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>

Sent: Thursday, 16 January 2020 12:03 PM

To: Te Aroha Cook <tearoha.cook@westlanddc.govt.nz>

Subject: Fw: Council Report Franz Josef Strategy

Hi TC

Happy NY

I am not sure that my email sent b4 so I am now forwarding off my phone. Can you please save the attached report as Franz Josef Master Plan in the minutes and agendas folder for next weeks council meeting.

Thanks heaps

Fiona

Sent from my Huawei Mobile

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

Subject: Council Report Franz Josef Strategy

From: Lynda Murchison

To: Fiona Scadden

CC:

Hi Fiona

Here is the background report and a draft timeline and reporting framework in Attachment Two. I hope this is what you are after. I recall you said we may need to get some feedback on Franz Josef Alpine Resort infrastructure issues sooner, so I have proposed that and I have anticipated that will need to go to a committee dealing with infrastructure as well as planning; so I have guessed that is Capital Projects & Tenders – so please amend if that is incorrect. I have not put a special consultative procedure process in the strategy; I am thinking once Council identifies management options there will likely be amendments to LTCP/annual plan & asset management plans as well as the district plan and adoption of the strategy and the funding needed for some of its actions could be done together under LGA in due course?

LM

Lynda Weastell Murchison

PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 1:35:49 PM
From: [Lynda Murchison](#)
Mail received time: Sat, 24 Apr 2021 16:16:29
Sent: Sat, 24 Apr 2021 04:16:15
To: [Fiona Scadden](#)
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx
Importance: Normal
Sensitivity: None

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

Hi Fiona
[Redacted]

[Redacted]

[Redacted]

[Redacted]

LM
Lynda Weastell Murchison
PRINCIPAL

Redacted under Section 7(2)(h)

Murchison Planning
[Redacted]

Redacted under Section 7(2)(a) of LGOMA

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Sent: Thursday, 22 April 2021 10:36 AM
To: Lynda Murchison
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Hi Lynda
Further to my previous email. Are you able to have the amended draft to me within the next few days and also is there a

possibility that you could be present for the Council meeting next week on the 29th. Councillors have asked for a report to go to Council regarding why there was a hold up with the completion of the document and the consultation. I have written a report but will not be in attendance and Simon B is presenting on my behalf but would like you there regarding next steps seen as I cant be.

regards

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
DDI +64 3 756 9085 | M +64 27 546 4079 | Fiona.Scadden@westlanddc.govt.nz
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From: Lynda Murchison [REDACTED]
Sent: Tuesday, 20 April 2021 12:57 pm
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

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Hi Fiona
I have the draft with pickies just about done – just fiddling on the flooding map.

[REDACTED]

LM

Redacted under section 7(2)(f)(i) of LGOIMA Redacted under Section 7(2)(a) of LGOIMA

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

[REDACTED]

[REDACTED]

Redacted under Section 7(2)(a) of LGOIMA

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Sent: Tuesday, 20 April 2021 11:58 AM
To: Lynda Murchison [REDACTED]
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Hi Lynda

Thank you for that. Very timely as I have been asked to take it to Council on the basis that they believe we should be consulting by now. On that note are you still available if I co-ordinate a WCRC, DOC, NZTA, Iwi meeting???

Redacted under Section 7(2)(a) of LGOIMA

regards

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Lynda Murchison <[redacted]>
Sent: Tuesday, 13 April 2021 11:28 am
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: DRAFT Franz Josef Strategy Westland District Council - Final.docx

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Kia ora Fiona

Please find attached an amended draft strategy incorporating Vin's comments, the comments we discussed the last time we met and some commentary about Franz Alpine Resort which I have highlighted in yellow.

You will also see I have suggested a slight change of format, putting a simple strategy at the end of each section and the more detailed table in one schedule at the back – for the serious reader.

I was going to send you it with pictures but your intranet system has just crashed, so I thought I'd send you this to read and check while I fiddle with the pictures version.

Regards
Lynda

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

Redacted under Section 7(2)(a) of LGOIMA

Archived: Wednesday, 16 June 2021 1:35:34 PM

From: [Fiona Scadden](#)

Mail received time: Tue, 20 Apr 2021 14:04:56

Sent: Tue, 20 Apr 2021 02:04:56

To: [Lynda Murchison](#)

Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Importance: Normal

Sensitivity: None

Hi Lynda



Thank you for the clarification. I love the thinking. I might have to chat to Vin and Simon about how we get the collaboration going strong.

regards

Fiona Scadden | Planning Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Lynda Murchison [REDACTED]
Sent: Tuesday, 20 April 2021 12:57 pm
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

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Hi Fiona
I have the draft with pickles just about done – just fiddling on the flooding map.

[REDACTED]

LM

Lynda Weastell Murchison
PRINCIPAL

Redacted under section 7(2)(f)(i) of LGOIMA

Redacted under Section 7(2)(a) of LGOIMA

Murchison Planning
[REDACTED]

Redacted under Section 7(2)(a) of LGOIMA

From: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Sent: Tuesday, 20 April 2021 11:58 AM
To: Lynda Murchison [REDACTED]
Subject: RE: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Hi Lynda

Thank you for that. Very timely as I have been asked to take it to Council on the basis that they believe we should be consulting by now. On that note are you still available if I co-ordinate a WCRC, DOC, NZTA, Lynda meeting???

regards

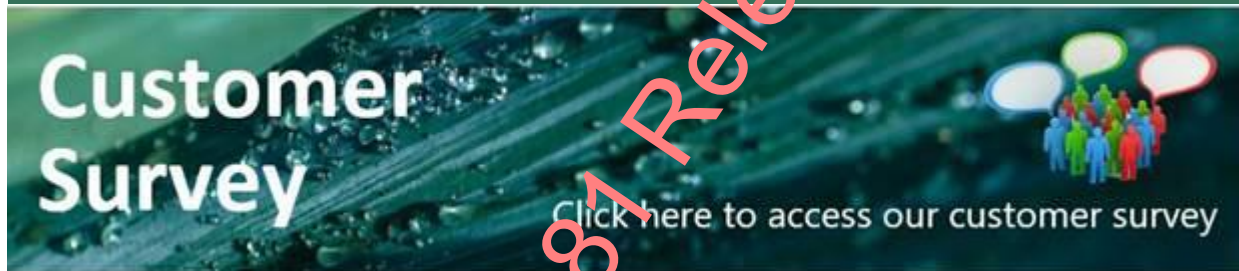
Redacted under Section 7(2)(a) of LGOIMA

Fiona Scadden | Planning Manager
Westland District Council

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From: Lynda Murchison [REDACTED] >
Sent: Tuesday, 13 April 2021 11:28 am
To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>
Subject: DRAFT Franz Josef Strategy Westland District Council - Final.docx

Redacted under Section 7(2)(a) of LGOIMA

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Kia ora Fiona

Please find attached an amended draft strategy incorporating Vin's comments, the comments we discussed the last time we met and some commentary about Franz Alpine Resort which I have highlighted in yellow.

You will also see I have suggested a slight change of format, putting a simple strategy at the end of each section and the more detailed table in our schedule at the back – for the serious reader.

I was going to send you it with pictures but your intranet system has just crashed, so I thought I'd send you this to read and check while I fiddle with the pictures version.

Regards
Lynda

Lynda Weastell Murchison
PRINCIPAL

Murchison Planning

[Redacted]

[Redacted]

Redacted under Section 7(2)(a) of LGOIMA

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WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 1:35:10 PM
From: [Simon Bastion](#)
Mail received time: Wed, 14 Apr 2021 09:25:24
Sent: Tue, 13 Apr 2021 21:25:24
To: [Ian Hartshorne](#); [Ryan Kennedy](#); [WDC Councillors](#); [WDC Executive Team](#)
Subject: RE: Franz Josef Strategy Development
Importance: High
Sensitivity: None

Good morning Ian and councillors,

Redacted under Section 7(2)(a) of LGOIMA

I would like to put some perspective around this. WDC & WCRC were contact [REDACTED] from DIA in Oct last year in regards to the river protection for the Waiho River. This was following WCRC successful application for \$24M for the protection works – the contract for this fund has been held up as DIA were keen to fast track the application towards an end game position – [REDACTED]

Redacted under Section 7(2)(h)

This decision has a massive impact on the Master plan and how it would affect the consultation process. We will not be putting forward a master plan that does not cover all of the impacts and changes. A plan change locks in the district plan for 10 years and is an expensive process – it gets significantly more expensive if anyone challenges the plan.

Redacted under Section 7(2)(h)

We will bring a report to council about where the Master Plan work is at.

Simon Bastion | Chief Executive
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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WESTLAND
DISTRICT COUNCIL

From: Ian Hartshorne <cr.hartshorne@westlanddc.govt.nz>
Sent: Tuesday, 13 April 2021 5:21 pm

To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>; WDC Councillors <[REDACTED]> WDC Executive Team <[REDACTED]>

Subject: RE: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Hi Simon

Sorry Simon your reply is not good enough for me!!

When did this get put on hold?

WHY is it on hold, the north side still needs to be addressed no matter what happens to the south side.

When were the councillors going to be told, let alone general public.

I find this totally embarrassing that Ryan and myself did not know this!

We are asking for some sort of information on what has been produced to date and have been asking for months, we are not looking for the final document. Can you tell me is there any type of drawing / plan ?

Yes change may be needed if things happen on the south side, but the total plan will not have to change.

Stake holders input needs to be seen on paper!

I would like to be sorry for the rant, but no.

This has been in the planning for several years and has not yet seen day light.

Myself and Ryan would like this added to this month agenda please.

Cheers Ian

From: Simon Bastion <simon.bastion@westlanddc.govt.nz>

Sent: Monday, 12 April 2021 7:54 AM

To: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>; WDC Councillors <[REDACTED]>; WDC Executive Team <[REDACTED]>

Subject: RE: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Good morning Ryan and councillors,

I assume this is reference to the Master Planning work that Fiona was leading. The consultation process has been put on hold until we have a clear indication for Central Government in regards their intentions on the south side of the Waiho. WCRC have been held up whilst this topic is being debated. We did expect an announce by the end of March 21 but it failed to come – I expect this will take at least another couple of months.

Regards

Simon Bastion | Chief Executive
Westland District Council

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WESTLAND
DISTRICT COUNCIL

From: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>

Sent: Saturday, 10 April 2021 7:45 pm

To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC Executive Team [REDACTED]

Subject: Franz Josef Strategy Development

Hi Simon,

Redacted under Section 7(2)(a) of LGOIMA

Is it possible to get an update where the Franz Josef Strategy Development is in relation to the timeframe set out by staff? And how much has been spent on it thus far?

The Planning committee on the 12th of March 2020 agreed to the timeframe and budget proposed by staff, the strategy was to be approved on the 26th of November 2020.

Cheers Ryan

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 1:34:55 PM
From: [Ryan Kennedy](#)
Mail received time: Tue, 13 Apr 2021 23:29:02
Sent: Tue, 13 Apr 2021 11:29:02
To: [Ian Hartshorne](#); [Simon Bastion](#); [WDC Councillors](#); [WDC Executive Team](#)
Subject: Re: Franz Josef Strategy Development
Importance: Normal
Sensitivity: None

Just to confirm what Ian said, I would like this placed on the agenda.

Cheers Ryan

From: Ian Hartshorne
Sent: Tuesday, 13 April 2021 5:20:52 PM
To: Simon Bastion; Ryan Kennedy; WDC Councillors; WDC Executive Team
Subject: RE: Franz Josef Strategy Development

Hi Simon

Sorry Simon your reply is not good enough for me!!
When did this get put on hold?
WHY is it on hold, the north side still needs to be addressed no matter what happens to the south side.
When were the councillors going to be told, let alone general public
I find this totally embarrassing that Ryan and myself did not know this!

We are asking for some sort of information on what has been produced to date and have been asking for months, we are not looking for the final document. Can you tell me is there any type of drawing / plan ?
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Stake holders input needs to be seen on paper!

I would like to be sorry for the rant, but no.
This has been in the planning for several years and has not yet seen day light.

Myself and Ryan would like this added to this month agenda please.

Cheers Ian

From: Simon Bastion <simon.bastion@westlanddc.govt.nz>
Sent: Monday, 12 April 2021 7:54 AM
To: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC Executive Team [REDACTED]
Subject: RE: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

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Regards

Simon Bastion | Chief Executive
Westland District Council

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WESTLAND
DISTRICT COUNCIL

From: Ryan Kennedy <cr.kennedy@westlanddc.govt.nz>

Sent: Saturday, 10 April 2021 7:45 pm

To: Simon Bastion <simon.bastion@westlanddc.govt.nz>; WDC Councillors [REDACTED]; WDC Executive Team [REDACTED]

Subject: Franz Josef Strategy Development

Redacted under Section 7(2)(a) of LGOIMA

Hi Simon,

Is it possible to get an update where the Franz Josef Strategy Development is in relation to the timeframe set out by staff? And how much has been spent on it thus far?

The Planning committee on the 12th of March 2020 agreed to the timeframe and budget proposed by staff, the strategy was to be approved on the 26th of November 2020.

Cheers Ryan

Archived: Wednesday, 16 June 2021 12:35:46 PM

From: [Fiona Scadden](#)

Mail received time: Wed, 8 Apr 2020 10:00:52

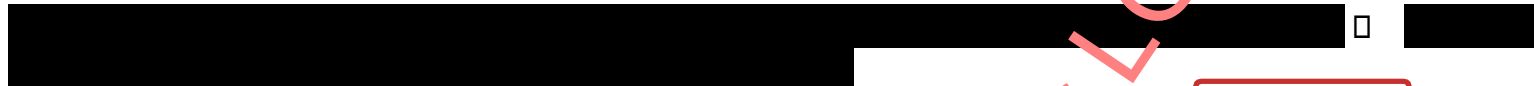
Sent: Tue, 7 Apr 2020 22:00:52

To: [Lynda Murchison](#)

Subject: RE: Invoice March 2020

Importance: Normal

Sensitivity: None

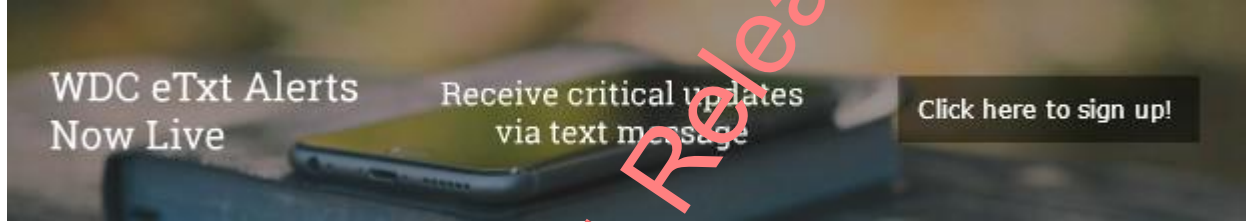



Redacted under section 7(2)(f) of LGOM

Fiona Scadden | Planning and Customer Services Manager
Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | www.westlanddc.govt.nz
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From: Lynda Murchison [Redacted]

Sent: Wednesday, 8 April 2020 9:27 am

To: Fiona Scadden <Fiona.Scadden@westlanddc.govt.nz>; Accounts <accounts@westlanddc.govt.nz>

Subject: Invoice March 2020

Hi Fiona

Hope you are well in your bubble. Please find attached my invoice for work on the Franz Josef Strategy until end of March. Your accounts team is copied into this.

I have invoiced up to the completion of the second report to Planning & Reg in March. The next invoice at the end of this month will relate to preparing the discussion document as discussed.

Regards

Lynda

Lynda Weastell Murchison

WDC 20.27.81 Released under LGOMA

PRINCIPAL

Murchison Planning

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Redacted under Section 7(2)(a) of LGOIMA

WDC 20.27.87 Released under LGOIMA

Archived: Wednesday, 16 June 2021 1:34:29 PM

From: [Edith Bretherton](#)

Mail received time: Mon, 30 Mar 2020 16:20:35

Sent: Mon, 30 Mar 2020 03:20:26

To: [Fiona Scadden](#)

Subject: Update on Franz?

Importance: Normal

Sensitivity: None

Hi Fiona,

I hope your well and the whanau are all ok?

With the changes to the work programme, natural hazards has got pulled forward. I am starting drafting on the paper on the approach. With Franz, its gone through sign off of the strategy but maybe on hold with covis?

This is what I have got currently under district planning

1. Westland District Council prepared Plan Change 7 to 'manage development within areas predicted to be subject to fault rupture risk to reduce the effect on this natural hazard and provide for the heather and safety of the District's residents and visitors'. The Plan Change was heard in 2015 and progressed through the RMA Schedule 1 process to appeals and was withdrawn in 2017.
2. Westland District Council has recently commenced a Franz Josef Strategy exercise. The Planning and Regulatory Committee approved a strategy proposal, process and budget at their March 2020 meeting.
3. [REDACTED]

Just wondering if there is anything else I can add at this stage?

Redacted under Section 7(2)(h)

Nga mihi

\itap2Edith Bretherton

\itap2Senior Planner – Te Tai o Poutini Plan

\itap2Tel. 03 768 0466

\itap2E: edithb@wrc.govt.nz

\itap2PO Box 66, Greymouth 7840

\itap2388 Main South Road

[\itap2www.ttpn.govt.nz](http://www.ttpn.govt.nz)

