

Te Tai o Poutini Plan Proposed Plan

Submission form



We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: KARL Surname: LUXON

Are you submitting as an individual, or on behalf of an organisation? Individual Organisation

Organisation (if applicable): SCENIC HOTEL GROUP

Would you gain an advantage in trade competition through this submission? Yes No

If you **could** gain an advantage in trade competition through this submission please complete the following:
I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: PO BOX 31-328
CHRISTCHURCH

Email: Karl@scenicgroup.co.nz Phone: 03 357 1909

Signature: [Handwritten Signature] Date: 11 NOVEMBER 2022

Your submission:

The specific provisions of the proposal that my submission relates to are:

- | | | |
|--|---|---|
| <input type="checkbox"/> Strategic Direction | <input checked="" type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input checked="" type="checkbox"/> Historical and Cultural Values | <input checked="" type="checkbox"/> Natural Environment Values | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> General District Wide Matters | <input checked="" type="checkbox"/> Zones | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Appendices | <input checked="" type="checkbox"/> General Feedback | |

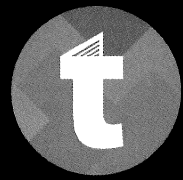
All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?
 Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?
www.ttpn.nz
0508 800 118



Te Tai o Poutini
PLAN
A combined district plan for the West Coast



Proposed Te Tai o Poutini Plan Submission

11 November 2022

We understand it is proposed that Te Tai o Poutini Plan will be the new combined District Plan for the Westland, Grey and Buller District Councils. It will replace the current individual district plans and provide objectives, policies, rules and maps for how activities and resources are managed across the three districts.

The proposed TTPP is extensive and there are significant changes proposed. We believe there needs to be more time, education, and consultation to ensure the plan is fair and workable.

Background

This submission is submitted by Scenic Hotel Group Limited ("Scenic") that owns and operates 18 hotels in New Zealand. Scenic is New Zealand's largest locally owned chain of hotels and has operated in New Zealand for 40 years. More relevant is that Scenic has owned and operated businesses on the West Coast for approximately 40 years.

Scenic is a committed long-term operator promoting and marketing the West Coast Region. We know our hotels and businesses add significant economic benefit and vitality to the communities our hotels are located. We provide sustainable employment for locals and host over 145,000 people to the region in a normal year at our hotels. Our business plan, policies and strategies carefully balance volume versus productivity, efficiencies, and quality guest experience.

The proposed TTPP has significant and hugely fundamental changes that we have had to carefully consider and balance against the way we operate our businesses and assets.

It is critical that our hospitality businesses and hotels, can face the future with clarity and confidence to ensure we grow, adapt and evolve. This includes planning for, climate change and climate change mitigation, enhancing, expanding our properties to facilitate and create new markets and economic contribution. At Scenic people come first and this is true of our community ethos. Our hotels are at the core of these communities not just as hospitality venues but informal places of resources and shelter in extreme events.

Scenic Hotel Group and its entities are a significant contributor to the West Coast economy, with further upside potential if the proposed TTPP is amended to empower Scenic and other landowners.

This submission is on behalf of all properties owned and operated by Scenic Hotel Group which will be affected by the Te Tai O Poutini Plan.

Those being;

- Te Waonui Forest Retreat, 3 Wallace Street, Franz Josef Glacier.
- Scenic Hotel Franz Josef Glacier, 45 State Highway 6, Franz Josef Glacier.
- Kea Staff Village, 93 Cron Street, Franz Josef Glacier.
- Heartland Hotel Glacier Country, 39 - 45 State Highway 6, Fox Glacier.
- Heartland Hotel Fox Glacier, 11 Cook Flat Road, Fox Glacier.
- Heartland Hotel Haast, Jackson Bay Road, Haast.
- Punakaiki Beachfront Motels, Mabel Street, Punakaiki
- Punakaiki Rocks Hotel & Garden Bar, Owen Street, Punakaiki.
- Ocean View Resort, 4327 State Highway 6, Punakaiki



Residential Properties at;

- 24 Cowan Street, Franz Josef Glacier.
- 26 Cron Street, Franz Josef Glacier.
- 2 Condon Street, Franz Josef Glacier.
- 27 – 31 Sullivan Road, Fox Glacier.
- 31 Pekanga Drive, Fox Glacier.
- 35 Pekanga Drive, Fox Glacier.
- Sec 21 Mabel Street, Punakaiki.
- Sec 23 Mabel Street, Punakaiki.
- Sec 24 Mabel Street, Punakaiki.
- Sec 25 Mabel Street, Punakaiki.

Scenic's submission addresses the concerns with the key issues as follows.

1. The consultation process.
2. Where and how future development is allowed.
3. Natural hazards management.
4. How the community grows and changes over time.
5. Bureaucratic compliance costs and unworkable regulations.

1. Consultation Process.

- a. Scenic believes the information provided by WCRC has been substantial and at times a lot to comprehend and absorb. A lot of detail needs to be provided and further explained.
- b. There needs to be more time and deeper engagement with ratepayers, business and residents covered by the TTPP.
- c. There needs to be funding provided to assist the above groups to do full research and discovery on the proposed policies and changes.
- d. We support ongoing open consultation by the WCRC with affected parties and landowners, rate payers including accurately addressed and timely communications.

2. Where and how future development is allowed.

- a. Scenic opposes all the proposed rules and zone changes.
- b. Scenic is extremely concerned the proposed changes limit the ability to develop future projects such as Hotel extensions, Conference Centre, Auditorium or Community Centre all of which would benefit the town and region economically.
- c. Scenic is concerned that the proposed changes could negatively impact valuations, raise property owners' costs thus reducing the likely hood of important future development that will bring economic growth to the region. We question what studies the council have undertaken to understand the future economic impact attributing to the proposed changes.
- d. Should any of these changes that restrict development be adopted then financial assistance or compensation, in conjunction with central government agencies, needs to be investigated as appropriate.
- e. We support long term environmental and economic sustainability and see little reference to this in the exposure draft.

- f. Scenic will oppose the proposed planning to rezone from Tourist Commercial Zone to General Rural Zone.
- g. We support the idea that Air BnB properties should be classified as a business in terms of rating and land-use.
- h. We see the recent Government investment funding the development the Paparoa Track as a positive investment. We reserve our rights to enhance and provide activities to encourage visitors to stay longer in the region. Through this we support remediation, maintaining and protecting the use of rights.
- i. Sites and areas significant to Maori cannot allow future developments and enhancements of private businesses to be restricted or delayed by onerous consent processing requirements. To allow privately owned land to be restricted from development would render private land to be a liability and essentially worthless.
- j. TTPP should include respect for property rights and focus on supporting their communities to care for the environmental, historical and cultural features.
- k. The process establishing Sites significant to Maori and the management of such site is not adequately provided for or explained within the TTPP. Steps or procedures need to be made public to ensure landowners and rate payers can be informed of the process.
- l. The raft of ill-conceived regulations is considered to be unworkable, causing considerable stress and anxiety for countless people caught up in the requirements of local councils.
- m. It is critically important that in either extreme weather we can quickly protect property and people without breaking the law. Many of the proposed policy and regulation don't allow for this to be possible without being in breach. The same applies to protecting property and land where environmental change occurs over a gradual period.

3. Natural Hazards Management

- a. Scenic opposes the proposed rules and zones as they are unnecessary, unduly restrictive and may affect funding of development as well as the insurability of property.
- b. In relation to **earthquake**, we specifically oppose the proposed Fault Avoidance Zone. We have previously submitted on this 21 September 2012 and reconfirm our submission as follows:
 - i. The Christchurch earthquake rebuild has shown that certain types of buildings and building materials can withstand even large earthquakes with little or moderate damage and that such buildings do not present a risk to life or unacceptable property damage.
 - ii. Lives and property can be protected by rules that permit new development and buildings within the fault rupture zone using modern materials and building techniques which are designed to withstand earthquakes. Council should adopt that approach rather than prohibiting buildings and redevelopment within the fault rupture zone.
 - iii. New rules should be adopted to permit modern buildings and techniques compliant with relevant building codes and standards that can withstand earthquakes without risk to life or unacceptable damage.

- iv. The Draft Natural Hazards Provisions companion document to the TTPP exposure draft plan includes a provision not to affect the ability to continue existing lawfully established activities, effectively to ensure existing use rights be maintained. Should a building be destroyed or damaged it can only be replaced with a building of the same or similar in character, intensity and scale. It is imperative existing rights in their entirety are preserved.
 - v. The plan change in its current form will significantly affect rate payer's ability to change the activities undertaken within established buildings and will prevent construction of any new building that might include a differing or larger footprint.
 - vi. Is the plan change and zone changes the TTPP intent to bring to an end the occupation of residential and commercial titles within the Natural Hazard zones? If this is the intent, then Council need, to provide support to landowners and rate payers who wish to participate in formal negotiations for compensation and or other suitable financial relief.
 - vii. Councils have an obligation to assist and guide rate payers through the resource consent process in regard to seismic strengthening of earthquake prone buildings. Preventative works such as earthquake or seismic strengthening do not seem to be adequately provided for in this TTPP.
 - viii. Whilst Coastal Hazards exist along the Punakaiki coastline it is important landowners and rate payer's adjoining the Tasman Sea be able to retain existing use rights and able to work with Council to develop and or construct sea wall protection structures. This would extend to the rights to dredge and clear storm water drainage infrastructure.
- c. **Safe evacuation** in the event of a natural hazard event. An emergency management plan for the village and surrounds should be material to the planning of this area.

For example:

- i. A modern Helicopter facility in a safe place could be included in future planning.
- ii. The development of a multi-purpose building housing Emergency Services for Police, Fire and Ambulance could be associated with this location.
- iii. This safe place could house the Civil Defense headquarters in the event of a disaster.
- iv. Residents could assemble to this building in the event of a disaster and the helicopters would be employed to get people out with ease should they need to evacuate the town.

4. How the community grows and changes over time.

- a. We support the idea of creating appropriately placed zones for further development of the town.
- b. The use of these zones should be compatible with those adjacent to them and therefore Scenic does not support light industrial land being developed alongside the proposed Settlement Zone near Cron Street Franz Josef

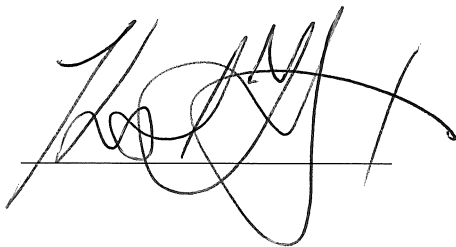
5. Cost and unworkable policy.

- a. In the current proposed format, many of the regulations are not workable adding lost time and cost.

We seek the following decisions from Council

1. Council should withdraw changes which restrict the development existing property rights and use of rights.
2. Council should withdraw the proposal to re-zone Tourist Commercial Zone in Franz Josef glacier to General Rural Zone.
3. Council should withdraw Sites and Areas significant to Māori where restrictions to private businesses and developments are imposed with these restrictions.
4. Council should withdraw Natural Hazards Provisions where the ability to continue existing lawfully established activities are hindered or restricted to do so.
5. Consult further with the various communities to adopt new rules for the land situated within the Fault Rupture Zones which will enable new buildings and developments using modern building techniques, materials and designs which can withstand a range of moderate to serious earthquakes.

Please can you confirm receipt of our submission and we request you involve us in all future communications on these very significant proposed changes.



Mr. Karl Luxon
Chief Executive Officer
Scenic Hotel Group Limited