

Te Tai Poutini Plan Submission

From

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I Submit the following relating to the Franz Alpine Resort Development north of Franz Josef.

The proposed plan gives little recognition to this development which began in 2001 that has been progressing steadily since. In 2003 75 hectares of land was rezoned to 50 hectares tourist settlement and 25 hectares residential. The proposed plan shows that most of the land is to be rezoned to Rural Residential. Attempts to find out why this is shown has not revealed a satisfactory reason apart from suggesting the land cannot be serviced with compliant water and sewage infrastructure. This is not correct and the plan committee has been misled on this issue by the Westland District Council representatives who have no knowledge of the status of these services which are privately owned by myself. I have attended plan workshops and discussions and made these points known to no avail. Information has never been sought from me.

This master planned development was initiated to provide a vibrant, far safer and more financially viable option for the future of Franz Josef.

It is a fact that the WDC have continually hampered the progress of this project through unfair actions—the above being but one of many. This has been done obviously to

protect and enhance the financial position of Council and its trading CCOs.

I request the opportunity to engage personally with your committee to expand on the above to restore this development so its existing status and Westland District Plan provisions are carried over to the new plan in their entirety.

Existing use rights provided by the RMA section 10 exist to fully provide for the above.

Any variance to this carry over of the rules will obviously be challenged in the Environment Court process by myself.

Issues I wish to cover will be –

Franz Alpine Resort rezoning of land status.

Incorrect flood zoning north of Franz Josef including Franz Alpine Resort.

Infrastructure provision at Franz Alpine Resort.

Seismic and Flood risk analysis at Franz Alpine Resort.

Rezoning of land surrounding Franz Josef.

Commercial viability of the Franz Josef Community and surrounding area.

I wish to be heard at any hearing should the above matters not be resolved by mutual agreement prior.

Kind Regards

Gavin Molloy

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