

During the development of the TTPPlan process I have engaged with staff and submission process to promote the positive benefits of Franz Alpine Resort to address the areas Natural Hazard issues to no avail.

My submission on the proposed rezoning of Franz Alpine Resort from Tourist/Residential has in my view been done based on information promoted by WDC representatives on the TTPPlan committee.

It is my understanding from a former WCRC staff member that Mr Bruce Smith (former Westland Mayor and HAL Chairman) as previous TTPPlan committee member was forthright in rezoning Franz Alpine Resort claiming it can't be adequately serviced.

That is completely rejected by myself as water and sewerage provider as I have comprehensive design and capability plans for these utilities.

This was simply a smokescreen to destroy the development as it is a competitor to WDC and its own town of Franz Josef and infrastructure.

My many dealings with the WDC in recent times regarding Franz Alpine Resort have been largely fruitless to achieve anything positive.

Recently I obtained correspondence via an LGIOMA request information from the WCRC .

The letter attached as (plan 1) dated 2/12/25 from Doug Bray (Senior Policy Planner) stated the TTPPlan committee was advised by WDC representatives that the rezoning decision was a result of the WDC having a master Plan for the future of Franz Josef (paragraph 1 page 2)

This is simply NOT TRUE and is a poor attempt by WDC reps to cover their lies and tracks.

I have been a resident of Franz Josef since 2001 and NO master planning process has ever been undertaken!!!!

Several reports by consultants have been written without any demonstrable outcome.

This is confirmed by attached letter (plan 2) from Stephanie Tangimetua (Planning Team Leader) WDC dated 4/12/25 which clearly states WDC DOES NOT have a future direction for Franz Josef!!!!

I have attached Franz Alpine Resort Brief History to background and help the Environment Court in its consideration of this issue.

I understand WDC has not submitted any meaningful or accurate information regarding the infrastructure status at Franz Alpine Resort.

I have never been asked to supply my information.

Approximately 2 years ago I made a LGIOMA request to the WDC for all information submitted or tendered to the TTPPlan Committee relative to Franz Alpine Resort. WDC CEO Simon Bastion replied stating there was NO information .

I have recently requested the new management and Council to engage with me to understand this issue and hopefully right the wrongs of the past and take this issue forward.

In summary I request this Environment Court process understands the deceit that has happened and formalizes the provisions of Section 5.4A of the current WDC District Plan in its entirety into the TTPPlan.

This would allow to Existing Landowner and myself as utility provider to perhaps reignite this project to provide a safe and viable option for the Glacier region to grow and prosper in as safe as practical location.

Any other outcome will simply endorse the questionable and I believe unlawful actions by allowing the WDC to gain a commercial advantage at the Franz Alpine Resort developments expense.

I am available via email or preferably phone (021 412 455) should you seek clarity on any of this content.

Kind Regards

Gavin Molloy

FRANZ ALPINE RESORT

A Brief Chronological History

The development known as Franz Alpine Resort was instigated by the writer and subsequently developed by my property development company Callery Holdings Limited.(CHL)

The writer and developer is a longtime Westland resident was an employed by the Westland County Council and District Council (WDC) (1979 – 93) as the Water and Wastewater Supervisor. Since then I have been involved in property development and civil contracting on my own account until semi retirement several years ago. I own and operate the water and sewerage infrastructure at Franz Alpine Resort.

Whilst employed by the WDC it became apparent to me that the future of Franz Josef village was under serious threat from significant natural hazards (Waiho River aggradation and Alpine Fault) and other issues (water / sewerage limitations, receding Glacier and highway issues) would likely inhibit future viability and growth potential of the area.

As a result of the above CHL purchased 94 hectares of mostly forested rural land at Stoney Creek 4 km north of Franz Josef in 2001 to create an opportunity for ongoing community growth and viability.

Subdivision of the site began in 2001 with a stages of 5 lots ,1 lot and 6 lots by way of separate resource consents.

In 2003 upon applying for a 16 lot subdivision WDC refused to consider it on the basis they wanted structured development primarily requiring water / sewerage infrastructure underground power and telecom services and a high quality roading system.

The council required CHL to undertake a District Plan Change to continue development on this site.

As a result of this CHL engaged the appropriate planning organisation to undertake the process. This involved the following expert involvement to plan for a new town for a population of 2000 people.

A tourism town master plan was formulated for 75 hectares (ha)of the site.

A comprehensive geo technical and flood risk assessment for the site.

A comprehensive water supply including fire fighting capability.

A comprehensive modular sewerage system.

A full expandable underground power and telecom network plan developed.

A tentative roading network plan developed.

A WDC plan change application (No 2) was heard and approved in 2003 which rezoned for 50 ha tourist zone and 25 ha residential from rural zone.

Several other resource consents were obtained from the WDC and West coast Regional Council were approved at this time.

The conditions of the approval are within the WDC plan (operative 11/ 2005) as section 5.4A and have controlled subsequent development (4 stages of approx. 68 sections developed) until 2009.

In 2004 resolved to close the Franz Josef Heliport close to the centre of Franz Josef because of its annoyance and environmental factors instructing the operators to develop an alternative site, During 2007 CHL saw an opportunity and purchased 31 ha of adjacent rural land and applied for resource consent for a replacement Franz Josef Heliport .

During this process WDC again resolved to close the existing heliport after requests from the operators to continue on the town site.

CHL continued with the resource consent application and eventually were granted consent through a publically notified and hearing process at significant expense.

CHL obtained CAA approval for its site subject to town heliport closing.

Prior to August 2009 when CHL was eventually granted consent CHL had constructed a 9 helipad facility on its site adjacent to the Tatare River.

At this time WDC CEO Robin Reeves and Hokitika Airport Ltd (HAL) (WDC Company)Chairman Bruce Smith signed a formal 15 year operating lease for the Franz Josef Heliport operation.

This was done in secrecy without any Councillor knowledge or input.

CHL protested significantly to Council to no avail.

Landing fees from the facility went from \$27,000 (WDC) in 2009 to approx. \$245,000 (HAL) in 2010 .

As a result of this significant injustice and financial loss to CHL and the flow on effects CHL collapsed financially to the point of receivership.

Civil Legal action was initiated by myself and continued through CHL`s liquidation against the WDC and its insurers and was eventually settled by payment of a significant confidential in an out of court settlement by WDC insurers IN FAVOUR of CHL and its liquidators

The Property development collapsed at this point.

Many buyers in developmental stage of 35 sections failed to settle at the time of exposure of WDC tactics re the new heliport lease and simply walked away.

As a result section values went from approx. \$110,000 to \$45,000 leaving many people affected.

From that time there was a very noticeable reversal of straight forward relationship and good dealings I had had with staff developing Franz Alpine Resort as a concept to provide along term solution to Franz Josef`s constraining problems.

Fw: FRANZ JOSEF ALPINE RESORT ISSUE: REQUEST FOR MEETING

From debbie molloy <debbie_molloy@hotmail.com>

Date Tue 2/12/2025 1:34 PM

To Dad <54gamo@gmail.com>

[Get Outlook for iOS](#)

From: Doug Bray <doug.bray@wrc.govt.nz>

Sent: Tuesday, December 2, 2025 12:51:19 PM

To: 54gamo@gmail.com <54gamo@gmail.com>; debbie_molloy@hotmail.com <debbie_molloy@hotmail.com>

Subject: FRANZ JOSEF ALPINE RESORT ISSUE: REQUEST FOR MEETING

Kia ora Gavin Molloy

I refer to your phone call made at 1.10pm on Friday 28 November 2025, and followed up again at 3.45pm that day, in which you request the opportunity to meet with someone (ideally Ms Lois Easton) about the Franz Josef Alpine Resort. Your call was received via the TTPP line. Unfortunately no TTPP staff were in the office on Friday, while yesterday was Westland Anniversary Day. So I have received the message this morning and discussed it with other TTPP staff once available.

Realistically:

- Your call relates to the proposed zoning for Franz Josef and surrounding areas in what is now the Decisions Version of the Proposed Te Tai o Poutini Plan; and
- Is more than likely in response to the reply which you received to your LGOIMA request (REQ-2025-3641), which I understand was sent on Friday itself.

Importantly:

- That reply includes all the information that is available with respect to those questions which were asked in your email of 24 October 2025; while
- There would nothing achieved by, hence no point in, *any* staff from the TTPP Team (including Ms Easton, Principal Planner) meeting with you at present, because such staff are not in a position to alter what is presently in the proposed Te Tai o Poutini Plan (TTPP).

Consistent with Clause 14, Schedule 1 of the Resource Management Act 1991 (RMA), the TTPP is presently at the stage of the "Decisions Version" (i.e. incorporating those recommendations of the Independent Hearings Commissioners on submissions and further submissions on the Plan as notified, and accepted by the TTPP Committee by resolution) being subject to potential Appeals to the Environment Court. That process is an Environment Court-managed one, with the TTPP Committee and staff who support it having *no power whatsoever* to alter Plan text or mapping at this stage.

Because you submitted on the TTPP when notified, you are entitled to lodge an Appeal on the Plan. Details on how to lodge or join an Appeal are available on the TTPP Website at <https://tpp.nz/how-to-lobby-or-join-an-appeal/>. Appeals close on Monday 8 December 2025, with opportunities to join any appeal lodged then open until Monday 19 January 2026. Importantly, any appeal lodged must be of relevance to one or more points in your own submission. If wishing to join an Appeal, your interest must be greater than that of the general public (e.g. because you own a given property within a zoning and

area that is being appealed), and your "interest" must be of relevance to the appeal as lodged. This is at present the only means of seeking changes to the TTPP.

Plan

Any queries about long term planning for Franz Josef and environs generally need to be directed to the Westland District Council. As previously explained to you (via the above-mentioned LGOIMA request and in previous phone calls) initial TTPP zoning was influenced principally by advice from the respective three Councils - Westland District Council in the case of Franz Josef and immediately surrounding areas. It is noted that this differs somewhat from what is in the Westland District Plan (Operative, 2002). That is understood to have been the result of a comprehensive Master Planning process for the area, which has led to one initial proposal to move the town northwards towards Lake Mapourika (as represented somewhat in the Operative Plan zoning) being dropped in favour of deciding to retain the present location but encourage growth towards the present town's north eastern end. That is understood to be reflected by the zoning in the TTPP. Importantly, that decision itself preceded the TTPP's commencement, while the TTPP Committee has not itself played any part in the Master Planning process for Franz Josef as managed by Westland District Council.

I am sorry that I am not able to afford you the opportunity which you seek. But satisfaction would obviously only be achieved by altering the TTPP in accordance with your wishes, which is something that TTPP staff themselves have no power whatsoever to do.

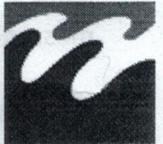
Cheers

Doug Bray
Senior Policy Planner | West Coast Regional Council

✉ doug.bray@wrc.govt.nz | ☎ +64 3 768 0466 ext. 9109 | 📱 +64272416771



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Plan 2

From: Gavin Molloy 54gamo@gmail.com
Subject: Fwd: Replying to telephone query 4.12.25
Date: 5 Dec 2025 at 11:26:55 AM
To: debbie molloy debbie_molloy@hotmail.com

Begin forwarded message:

From: Stephanie Tangimetua
<Stephanie.Tangimetua@westlanddc.govt.nz>
Date: 4 December 2025 at 11:46:49 AM NZDT
To: 54gamo@gmail.com
Subject: Replying to telephone query 4.12.25

Hi Gavin,

As mentioned, the drafted document, Future Franz Josef/
Waiiau Strategy: A Community Discussion Document (2020),
was never finalised and does not represent an adopted
position, policy, or completed work.

Kind regards,

Stephanie Tangimetua | Planning Team Leader
Te Kahui o Poutini | Westland District Council

36 Weld Street, Private Bag 704, Hokitika 7842 | 

 03 756 9010 |  027 206 2589 |  Stephanie.Tangimetua@westlanddc.govt.nz

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Te Tai Poutini Plan Submission

From
Gavin Molloy
28 Highlander Drive
Franz Alpine Resort
Franz Josef
54gamo@gmail.com
PO Box 88
Franz Josef
021 412 455

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

11 - 11 - 22

Handwritten notes at the bottom of the page, including the number "33" and some illegible scribbles.