From: Allan Sims [redacted]
Sent: Sunday, 19 April 2026 6:22 pm
To: BDC Comms & Engagement Requests <comms.engagement@bdc.govt.nz>
Subject: Fwd: Your response on Draft Annual Plan 2026/27

Sent from my iPhone

Begin forwarded message:

From: Allan Sims [redacted]
Date: April 19, 2026 at 6:20:57 PM GMT+12
To: Allan Sims [redacted]
Subject: Re: Your response on Draft Annual Plan 2026/27

Thank you.
Can you please add this to my submission as I totally agree with Tony's thoughts
Thank you
Allan Sims

Submission Decommissioning of theRegistered Water Supply Mokihinui Township Buller District

To Whom it may concern,

On behalf of the Mokihinui Ratepayers Association.
I am writing to support the decommissioning of the registered water supply servicing the Mokihinui township and camping Grounds.

Key Points for Consideration

- The Township Water Supply is not relied on for drinking water
- Mokihinui homeowners have established independent and functional rainwater collection and storage systems
- In addition to private household tanks, public rainwater tanks are also in place within the township, providing a reliable and accessible source of potable water.

Benefits of Rainwater catchment systems

- **Resilient and decentralised**, reducing reliance on any single network
- **Fit for purpose in a high rainfall environment**
- **Actively used as the primary source of potable water.**
- **Preferred Option widely accepted by the community as the preferred option**

Given that the Mokihinui Ratepayers have for many years been supplyingtheir own drinking water, maintaining a registered drinking water supply creates a mismatch between infrastructure and actual use.
The ongoing costs associated with compliance under the national drinking water standards, monitoring, treatment, and asset maintenance will place a disproportionate burden on ratepayers. This is difficult to justify when a functioning community supported alternative rainwater systems, including public rainwater tanks already exist.

Decommissioning the water supply would:

- Align council infrastructure with actual community and Business needs.

- Avoid unnecessary operational and compliance costs
- Reduce the long-term financial pressure on a small ratepayer base
- Recognise and support the townships self-sufficient water model.

In summary, Mokihinui already has a sustainable, resilient, practical, reliable, community-endorsed drinking water solution through its widespread use of rainwater collection, including established public supply points. Upgrading the registered water supply in parallel is
neither efficientnor necessary.
For these reasons, I strongly urge the Buller District Council not to apply further rate increases associated with this supply in the Annual Plan and instead work collaboratively with the community towards the decommissioning of the Mokihinui Registered water supply.

Yours sincerely

Tony J McNabb (Chairman of Mokihinui Rate Payers Association)

Sent from my iPhone

> On Apr 19, 2026, at 3:04 PM, Allan Sims [redacted] wrote:
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> > **From:** Lets talk Buller <comms.engagement@bdc.govt.nz>

Date: April 19, 2026 at 3:02:08 PM GMT+12
To: [redacted]
Subject: Your response on Draft Annual Plan 2026/27
Reply-To: comms.engagement@bdc.govt.nz

Thank you,
Buller District Council

Other projects that might interest you

Enhanced Annual Plan 2024/25

The Draft Enhanced Annual Plan 2024/25 is a one-year plan and part of the Council's longer-term...

View Project

View all projects

<image002.gif>

BDC 3 Waters Budget/Actual 2021-2025				Planned Budget					Actuals to Date				
Activity	Locn	GL Code	Description	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
WATER SUPPLY	**WATER SUPPLIES**												
	Little Wanganui												
		Revenue											
		73210702	Targeted Rates	17,480	17,710	21,416	21,472	21,123	17,674	17,790	19,489	17,559	21,104
		Operating Expenses											
			Total Opex:	15,816	12,159	19,463	40,038	29,613	18,358	19,259	26,718	44,019	27,034
		Capital Expenditure											
			Total Capex:	21,572	5,000	5,512	5,779	74,417	19,869	1,946	10,164	6,397	3,122
			Total Expenses:	37,388	17,159	24,975	45,817	104,030	38,227	21,206	36,882	50,416	30,156
WASTEWATER													
	Little Wanganui												
		Revenue											
		71410702	Targeted Rates	38,400	42,700	46,585	43,192	50,964	38,848	42,840	47,536	47,536	50,970
		71410926	Loans Raised	-	-	-	-	94,000	-	-	-	-	-
		Operating Expenses											
			Total Opex:	42,376	71,790	98,499	106,894	52,014	40,494	53,361	53,357	39,267	22,906
		Capital Expenditure											
		7141556301	Minor Capital	1,560	2,000	2,203	2,327	12,766	5,338	1,018	8,680	4,304	5,564
		7141556303	Wastewater Renewals	20,808	5,000	5,508	5,815	108,280	-	-	-	-	240
			Total Capex:	22,368	7,000	7,711	8,142	121,046	5,338	1,018	8,680	4,304	5,804
			Total Expenses:	64,744	78,790	106,210	115,036	173,060	45,832	54,379	62,037	43,571	28,710
			Unspent:	- 26,344	- 36,090	- 59,625	- 71,844	- 28,096	- 6,984	- 11,539	- 14,501	3,965	22,259

Activity	Locn	GL Code	Description	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
	The Statement below represents the actual financial results for Little Wanganui Water Account from 1/7/2015 - a projected Balance at 30/6/2025. If the closing balance is in brackets and in red colour it shows funds available.												
Water	**WATER SUPPLIES**												
	Little Wanganui												
		Revenue											
		73210702	Targeted Rates	13,089	13,415	15,037	16,874	17,674	17,674	17,790	19,489	17,559	21,104
		Operating Expenses											
		73212101	Internal Loan Interest						0	0	0	0	0
		73212501	Depreciation	2,857	2,857	3,780	2,982	3,031	3,338	3,895	5,355	5,406	7,907
		73212601	Consultants						0	1,584	2,183	1,833	0
		73212830	Insurance	169	197	178	222	277	226	383	404	448	470
		73212837	Westreef Outwork	5,148	7,178	2,439	4,438	6,274	8,594	7,534	12,667	16,083	19,500
		73212840	Power Heating & Lighting						0	0	0	0	0
		73212847	Repairs and Maintenance	55	1,135	17,627	604	299	966	1,467	2,680	15,318	1,738
		73212830	Insurance	197	178	222	277		226	383	404	448	470
		73212845	Rates	38	27	55	62	70	83	87		132	130
		73214505	Quality Assuance & Contract Supervision	252	1,097	1,772	1,185	203	608	105	0	4,050	4,287
		73214512	Overheads - Group Mgr Infrastructure Services	700	814	619	721	795	609	799	0	0	0
		73214514	Overheads - Corporate & Customer Services	766	764	2,090	954	758	845	645	488	2,316	1,924
		73214514	Overheads - Infrastructure Planning	1,514	1,910	2,473	2,163	2,853	3,102	2,764	3,372	3,840	2,871
			Total Opex:	11,695	16,155	31,254	13,608	14,561	18,597	19,646	27,553	49,873	39,296
		7321556001	Minor Capital	0	216	848	949	2,243	4,191	245	10,164	6,397	3,122
		7321556005	Drinking Water Standards						15,679	1,701	0	0	0
		7321556010	Backflow Prevention						0	0	0	0	0
			Total Capex:	0	216	848	949	2,243	19,869	1,946	10,164	6,397	3,122
			Total Expenses:	11,695	16,371	32,103	14,557	16,804	38,466	21,592	37,717	56,270	42,418
			Surplus/(Deficit) funds for year:	1,394	(2,956)	(17,065)	2,317	870	(20,792)	(3,803)	(18,228)	(38,711)	(21,314)
			operating surplus/(deficit) plus depreciation for annual cash movement						(17,454)	92	(12,873)	(33,304)	(13,407)
			Closing Balance of Cash Reserve at Year end						(29,000)	(29,092)	(16,219)	17,085	30,492

Activity	Locn	GL Code	Description	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25

The Statement below represents the actual financial results for Little Wanganui Water Account from 1/7/2015 - a projected Balance at 30/6/2025. If the closing balance is in brackets and in red colour it shows funds available.

WASTEWATER

Little Wanganui

Revenue

GL Code	Description	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
71410702	Targeted Rates	37,114	37,053	38,583	38,267	38,267	38,848	42,840	47,536	47,536	50,970

Operating Expenses

GL Code	Description	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
71412501	Depreciation	9,698	9,626	14,116	13,856	14,079	15,139	14,164	18,392	20,753	22,784
71412601	Consultants						0	9	0	2,288	1,320
71412837	Westreef Outwork	2,082	5,033	883	14,428	2,892	1,931	2,988	2,545	3,774	4,055
71412840	Power/Light/Heat	1,615	1,946	2,263	1,433	1,622	1,908	1,700	1,609	1,812	1,909
71412845	Rates	197	321	308	345		396	469	481	624	20
71412847	Repairs and Maintenance	2,909	3,553	3,861	3,890	10,901	12,185	8,844	18,508	5,142	609
71412830	Insurance	745	701	941	1,280		1,086	1,732	1,701	1,830	3,388
7141284702	Treatment & Monitoring						0	0	0	0	0
71412875	Monitoring & Reporting						0	0	0	8,776	6,252
71414505	Quality Assuance & Contract Supervision	313	535	631	1,027	569	385	420	698	2,169	595
71414508	Overheads - Group Mgr Infrastructure Services	1,167	1,356	1,033	1,202	1,318	1,015	1,339	0	0	0
71414512	Overheads - Corporate & Customer Services	2,417	2,337	2,511	1,929	3,939	2,572	3,943	6,251	6,444	3,010
71414514	Overheads - Infrastructure Planning	1,862	2,387	3,091	2,704	3,572	3,877	17,753	5,628	6,408	1,750
	Total Operating Expenses:	23,005	27,796	29,637	42,095	38,892	40,494	53,361	55,813	60,020	45,690

Capital Expenditure

GL Code	Description	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Jun-23	Jun-24	Jun-25
7141556301	Minor Capital	356	2,019	9,212	3,457	2,624	5,338	1,018	8,680	4,304	5,564
7141556303	Wastewater Renewals			9,097	39,635	5,761	0	0	0	0	240
	Total Capital Expenses:	356	2,019	18,309	43,092	8,385	5,338	1,018	8,680	4,304	5,804
	Total Expenses:	23,361	29,816	47,946	85,187	47,276	45,832	54,379	64,493	64,324	51,494
	Surplus/(Deficit) funds for year:	13,753	7,238	(9,363)	(46,919)	(9,009)	(6,984)	(11,539)	(16,957)	(16,788)	(525)
	operating surplus/(deficit) plus depreciation for annual cash movement						8,155	2,625	1,436	3,965	22,259
	Closing Balance of Cash Reserve at Year end						(54,000)	(56,625)	(58,061)	(62,025)	(84,285)

From: [redacted]
To: BDC Submissions
Cc: [redacted]
Subject: Annual & Long Term Plan
Date: Tuesday, 5 May 2026 11:58:26 am
Attachments: Little Wanganui Water & Wastewater.pdf
Little Wanganui 3Waters BudgetvsActual 2021-25.pdf

I was just informed that I was meant to get in the submission for this years plan today by 4.00pm

I am now presenting this as my submission to your annual plan.

I sent my submission in which only asked me one question about stormwater in Westport. Not my interest. I was expecting to answer questions related to our area. The submission that I sent in then completed???????? Is in reality the submission form you wanted did not relate to what is relevant to me and you are about to hand over our outrageous budgeted figures to LWDW. Shame on you.

My issues with Council overspending:
1) Too much effort, work, and waste of time and resources constantly with plans. I call it all hui no dooey.
2) Little Wanganui Water and Waste **Targeted Rates:**
a) You have not comeback for consultation with our community on how you can justify your outrageous claims for predicted costs. I asked for accounts justifying expenses as below. I replied immediately with questions as to why we were paying overhead admin costs on **Targeted Water/Waste** never got a reply. The attached documents outline your justification of these costs. The majority of our properties in the Subdivision are still just sections value lucky to be $100.00 developed properties average maybe $400.00 although many of those are not selling at present. Yet in your long term plan you expect us to be paying over $9600.00 a year in 2033 just for Targeted water/waste rates. We already pay admin costs in our normal rates side of our bill. Not prepared to receive your double dipping system. **So cease this practice now!**

In general our water is okay, although a simple upgrade could be done so we continue with water and waste. We know from Westreef staff that the pipes for waste were not in the state claimed by your staff that visited a while ago. Most of us would like to continue with the scheme. Some of the residents know they may need to have a simple drinking water system to comply with our over the top Government requirements. But to get all owners of properties to agree? Good luck not my responsibility to make this happen. When you haven't even come back with options we can discuss is proving once again. Consultation is not really what you do, you just pretend to do it.

b) Now you will be washing your hands of all this with your outrageous figures and handing them to LWDW. Shame on you for not sorting this beforehand.

c) I will quote Rosalie's solution to Karamea Domain Water solution. When she organised local people to contract a solution it cost $64,000 and took 3 months to implement. In comparison to years of consultation first quote $600,000 then reassessed at $450,000.00. You wonder why we have no confidence in your numbers of costs incurred past present or future.

3) I still have concern over your un-audited accounts. I have no confidence in your

accounting methods. I do not believe it is because of an outdated accounting system it is only incompetence of input. When I read your set of accounts. As below and see 2 lines indicating insurance???

4) We also have no resolution to the land our water scheme is on. A Council blunder once again. Okay past council but hey when do you stop blaming previous councils you still have’t even attempted to rectify this situation?

I can sum up once again all hui no doey. Yet we have to pay for this. I apologise to councillors who are victims of an incompetent staff but it is about time you hold them to account on our behalf.

I have sent this on to the Residents of Little Wanganui, the ones I have addresses for. Steve please pass this to Murray. So they are informed.

I keep saying you need to sort this or else I will start a petition to have all of Buller go back to paying 2021 Rates till you start cutting costs become realistic in your costing and actually do something not just talk about it.

Christine Carter
Little Wanganui Subdivision

Submission Decommissioning of the Registered Water Supply Mokihinui Township Buller District

To Whom it may concern,

On behalf of the Mokihinui Ratepayers Association.
I am writing to support the decommissioning of the registered water supply servicing the Mokihinui township and camping Grounds.

Key Points for Consideration

- The Township Water Supply is not relied on for drinking water
- Mokihinui homeowners have established independent and functional rainwater collection and storage systems
- In addition to private household tanks, public rainwater tanks are also in place within the township, providing a reliable and accessible source of potable water.

Benefits of Rainwater catchment systems

- **Resilient and decentralised**, reducing reliance on any single network
- **Fit for purpose** in a high rainfall environment
- **Actively used** as the primary source of potable water.
- **Preferred Option** widely accepted by the community as the preferred option

Given that the Mokihinui Ratepayers have for many years been supplying their own drinking water, maintaining a registered drinking water supply creates a mismatch between infrastructure and actual use.
The ongoing costs associated with compliance under the national drinking water standards, monitoring, treatment, and asset maintenance will place a disproportionate burden on ratepayers. This is difficult to justify when a functioning community supported alternative rainwater systems, including public rainwater tanks already exist.

Decommissioning the water supply would:

- Align council infrastructure with actual community and Business needs.
- Avoid unnecessary operational and compliance costs
- Reduce the long-term financial pressure on a small ratepayer base
- Recognise and support the townships self-sufficient water model.

In summary, Mokihinui already has a sustainable, resilient, practical, reliable, community-endorsed drinking water solution through its widespread use of rainwater collection, including established public supply points. Upgrading the registered water supply in parallel is neither efficient nor necessary.
For these reasons, I strongly urge the Buller District Council not to apply further rate increases associated with this supply in the Annual Plan and instead work collaboratively with the community towards the decommissioning of the Mokihinui Registered water supply.

Yours sincerely

Tony J McNabb **(Chairman of Mokihinui Rate Payers Association)**

Name	Address	Signature
MICK ADAMS	[redacted]	
Michael Spillane		
IAN MEEH		
Hamish Templeton.		
PAM MCNABB		
BRIAN BELL		
DEBORAH BELL		
Mandy Coleman		
Andrea Aitcheson		
Nev Barker		
Sue Barker		
Carol Woodward		
Neal Clementson		
Dallas Clementson		
Jeff WOODWARD		
Faye Spillane		
LORRAINE ADAMS		
BRIAN Morgan		
Matt Morgan.		
Karla Meek		
Lorraine Adams.		
Kristen Golem		
Mark Aitcheson		
Tania Templeton		
Janet Pretty		
Colin Pretty		
Tony McNabb		

30 names/signature = 1 submission.

#53

Name	Address	Signature
Josip Kozijevic	[redacted]	[illegible]
January Kozijevic		
Joan Climo		
Chris Lepine		
Tammy Lepine		R.Tihema
Robert Tihema		L.L.Tihema
Carole Tihema		

#53

Name	~~Adress~~ ADDRESS.	Signature
Joan Climo	[redacted]	Joan Climo
Basil Glenn Climo		[illegible] 965 Nikau Rd.
Steven Climo		[illegible]
Vern Osborne		021346559 963 Nikau Rd.
HELEN BENNETT		021378748. H.W.Bennett.
RONALD BENNETT		0212249180 T.R.Bennett.
TONY HART		THart signed on behalf TH
DIANNE HART		DHart signed on behalf TH

#53

BULLER MINING DISTRICTS COMMUNITY CENTRE SOCIETY
Our Heritage, Our People

Buller Mining Districts Community Centre Society Incorporated
C/- The Secretary
30 Main Road
Ngakawau
[redacted]

To//
Buller District Council
PO Box 21
Westport 7866

17th April 2025

SUBMISSION TO BULLER DISTRICT COUNCIL DRAFT ANNUAL PLAN 2026-27 - TOURISM AND PROPERTY

This letter is a submission to the Annual Plan of the Buller District Council for financial support of the Ngakawau Community Centre and the Ngakawau Swimming Pool.

1. **TOURISM INFORMATION SERVICES:** District Promotion and Tourism Support.

Requesting $5000 contribution (Year 2).
Funding previously approved under the Long-Term Plan
The Ngakawau Community Centre faces State Highway 67 and offers great parking and facilities for visitors. We recorded a total of over 1700 visitors to the Centre in the year ended March 2026. Approximately 10% of these were from out of our area. We saw a surge in tourist visitors to Northern Buller in the early months of this year.
We aim to encourage people to stay longer and do more in the region. We feel we add value as the midway point between Karamea and Westport and we're ideally placed to provide information on the coal mining heritage of our area along with its scenic and community attractions. We always encourage people to go further north to explore the best of Northern Buller. We also generate local employment from our services with our two Centre Assistants. This year we have been working with Promoting Buller Incorporated to utilise a slideshow of photos from their Image Bank on a large screen, enabling our visitors to get a glimpse of what's on offer in our region (picture attached). This has received a lot of positive comments.

2. **INFRASTRUCTURE SERVICES - PROPERTY:** District amenities and community facilities.

Seeking $3000 contribution from the Annual Plan
Water Safety NZ recently reported that one in ten kiwi kids can't tread water and more than 130,000 haven't had a swimming lesson. In a region full of rivers and streams and with our proximity to the Tasman Sea, a community pool to teach our children to swim is important.

Our amazing (now rare) community swimming pool was supported in late 2024 with a major refit through the Crown's Better Off Funding programme. This season over 1000 children and adults enjoyed time at this facility. (picture attached)

It is used by the local primary school during term one, and for rescue training by the local volunteer fire brigades. Other residents have told us they use it to support rehabilitation from injuries and general physical health. We try and keep entry fees affordable for residents and their whānau.

Electricity costs in Buller are some of the highest in the country whilst figures for 2023 show the West Coast (which includes the Buller district) has the nation's lowest median household income. In a recent survey of domestic power prices released by MBIE, consumers in the Buller District were shown to be paying 44.05 cents per kilowatt-hour, whilst Wellington and Christchurch residents pay just 31.17 cents, and 31.27 cents respectively.

Power costs for the pool are our largest expense for the facility, and we seek support from Council that reflects its ongoing commitment to supporting community wellbeing.

We would like to sincerely thank council for its past support of the work that we do to provide visitor information and community facilities in Northern Buller.

Yours sincerely

Jackie Mathers
Treasurer
BMDCCS Inc.


Little Wanganui
Let's Talk
BULLER
Annual Plan
Annual Plan
OPEN

NGAKAWAU/HECTOR RESERVE SUBCOMMITTEE

May 2026

SUBMISSION TO DRAFT ANNUAL PLAN – PROPERTY
Amenities, parks, domains, reserves and public spaces)

Thanks for the opportunity to submit on the draft annal plan on behalf of the Ngakawau-Hector Reserve Subcommittee.

With many of our parks and reserves used regularly by dog walkers, we ask if Council might consider more information and assistance for owners around disposal of waste. Not only does dog litter burn the grass, but it is picked up by mowers and distributed around fields used by children and families for recreation. The Marlborough District Council provides dedicated dog waste bins in certain public parks, reserves, and popular walking areas. Rotorua Lakes Council supplies biodegradable dog waste bags. **We would like Council to consider the provision of biodegradable bags as part of the annual dog registration fee and ask staff to investigate dog litter disposal containers for the district's play grounds and domains to encourage responsible waste disposal.**

We look forward to the Reserve Management Plan consultations and an Asset Management plan which will give the community choices around the **Hector Freedom Camping site**. The site is on reserve land. A portable toilet block was placed there in 2018 and paid for through central government's Responsible Camping Fund. The Reserve Subcommittee was informed at the time that this was not a permanent toilet, and that it would be located at the site only over the summer months to encourage responsible camping. It was to be removed at the end of each season. Cleaning products were also provided through the fund, with local volunteers happy to do this work in the belief that it would be short-term, and that they were helping to support local tourism. Westreef emptied the waste tanks. They were sometimes required to come out twice a week to do this, also paid for through the fund. The toilets were not removed from the site at the end of the season and the volunteer cleaners understandably stopped their work. Westreef was then engaged to clean them (also though the fund). The money was exhausted quite quickly, and then the Government funding ceased. The toilets were locked at that point because there was no funding to keep them open. The building was left at the site for some years and the signage, freedom camping brochures and apps continued to list the site as having toilets available. This resulted in some campers toileting inappropriately in the area. Understandably, residents have been upset and angered by this with some believing the toilets were being provided through rates and that they were removed for no reason. Issues at the site appear to be ongoing and **a resolution is needed**.

Support for **continued weed spraying via Council contractors of the field's footpath edges and reserve carpark.** We sincerely appreciate this assistance currently provided through Westreef Services Ltd. As a domain that is primarily maintained by volunteers, both from the subcommittee and from the local rugby club, we appreciate this assistance and ask that it continues under existing budgets. Spraying is generally done once every six months and/or combined with other spraying being done in the area.

Reserve Subcommittees play an important role in the well-being of our rural areas and volunteers work very hard and in good faith for their communities. We greatly appreciate any assistance that can be provided by Council in support of the work that we do.

Yours sincerely

Jackie Mathers
Secretary

Submission Decommissioning of the Registered Water Supply Mokihinui Township Buller District

o Whom it may concern,

On behalf of the Mokihinui Ratepayers Association.
am writing to support the decommissioning of the registered water supply servicing the Mokihinui township and camping Grounds.

Key Points for Consideration

- The Township Water Supply is not relied on for drinking water
- Mokihinui homeowners have established independent and functional rainwater collection and storage systems
- In addition to private household tanks, public rainwater tanks are also in place within the township, providing a reliable and accessible source of potable water.

Benefits of Rainwater catchment systems

- **Resilient and decentralised**, reducing reliance on any single network
- **Fit for purpose** in a high rainfall environment
- **Actively used** as the primary source of potable water.
- **Preferred Option** widely accepted by the community as the preferred option

Given that the Mokihinui Ratepayers have for many years been supplying their own drinking water, maintaining a registered drinking water supply creates a mismatch between infrastructure and actual use.
The ongoing costs associated with compliance under the national drinking water standards, monitoring, treatment, and asset maintenance will place a disproportionate burden on ratepayers. This is difficult to justify when a functioning community supported alternative rainwater systems, including public rainwater tanks already exist.

Decommissioning the water supply would:

- Align council infrastructure with actual community and Business needs.
- Avoid unnecessary operational and compliance costs
- Reduce the long-term financial pressure on a small ratepayer base
- Recognise and support the townships self-sufficient water model.

In summary, Mokihinui already has a sustainable, resilient, practical, reliable, community-endorsed drinking water solution through its widespread use of rainwater collection, including established public supply points. Upgrading the registered water supply in parallel is neither efficient nor necessary.
For these reasons, I strongly urge the Buller District Council not to apply further rate increases associated with this supply in the Annual Plan and instead work collaboratively with the community towards the decommissioning of the Mokihinui Registered water supply.

Yours sincerely

Tony J McNabb **(Chairman of Mokihinui Rate Payers Association)**

Neal Clementson

[redacted]

#60

Federated Farmers of New Zealand

Submission on the Buller District Council Annual Plan 2026-27

0800 327 646 FED FARM .ORG.NZ

SUBMISSION TO BULLER DISTRICT COUNCIL

To: Buller District Council
Via email: submissions@bdc.govt.nz

Submission on: **Annual Plan 2026-27**

Date: 5 May 2026

Submission by: Federated Farmers of New Zealand

Simon Cameron

WEST COAST PROVINCIAL PRESIDENT
Federated Farmers of New Zealand

[redacted]

Address for service: Hemi Bedggood

SENIOR POLICY ADVISOR
Federated Farmers of New Zealand

[redacted]

We wish to be heard in support of our submission.

ABOUT FEDERATED FARMERS

Federated Farmers of New Zealand is a membership organisation, which is mandated by its members to advocate on their behalf and ensure representation of their views. Federated Farmers does not collect a compulsory levy under the commodities levy act and is funded from voluntary membership.

Federated Farmers represents rural and farming businesses throughout New Zealand. We have a long and proud history of representing the needs and interests of New Zealand's farmers.

Federated Farmers aims to empower farmers to excel in farming. Our key strategic outcomes include provision for an economic and social environment within which:

- Our members may operate their business in a fair and flexible commercial environment;
- Our members' families and their staff have access to services essential to the needs of a vibrant rural community; and
- Our members adopt responsible management and sustainable food production practices.

1.0 SUBMISSION

1.1 Federated Farmers welcomes the opportunity to submit on Council's Draft Annual Plan. We appreciate Council's willingness to engage with the rural community.

1.2 The West Coast is a unique and highly productive region, with the economy strongly supported by agriculture, forestry, fishing and tourism. Agriculture, forestry and fishing are among the largest contributors to regional GDP, accounting for 14.3% of the West Coast's total economic output. The regions agriculture, forestry and fishing contribute $404.0m annually to GDP, employing 10.3% of the total population.

2.0 GENERAL

2.1 We acknowledge the challenging times for both residents and local government. Ongoing cost-of-living pressures, economic headwinds, and local government reform are reshaping the domestic landscape. This is a difficult period we should endeavor to navigate collaboratively.

2.2 Council has identified the following key matters to be considered: capital investment, operating expenditure and rates. The feedback from the rural community is clear; **transport infrastructure and land management fees are the most important issues**.

2.3 Federated Farmers congratulates Council for the work they have undertaken to gain funding from NZTA through the Funding Assistance Rate (FAR) receiving a 75% contribution for local roads and fully subsidising the Karamea Highway. We commend the additional $1.7m of funding from NZTA for the Karamea Highway.

2.4 Federated Farmers considers further funding support from NZTA, which supports rural roading networks, should be requested by Council. We acknowledge the external pressure Council faces regarding roading budgets, particularly with NZTA heavily restricting co-funding requests across the country. Federated Farmers has lobbied Government for essential rural roading support. Perhaps there is an opportunity to work together to leverage our combined regional and national voices to demand the fair infrastructure funding this district needs, reducing the burden on rural ratepayers.

2.5 Federated Farmers acknowledges the need to support shipping, rail, and energy sectors; we believe high performing national transport and energy networks are key to unlocking the potential of regional New Zealand.

3.0 REGIONAL REGULATION

3.1 Federated Farmers supports the registration of dogs as a tool for promoting public safety. However, it is important to recognise that rural landowners and farmers are not the primary source of dog-related issues. Working dogs are an essential part of farm operations and should be exempt from registration fees in recognition of their role as productive assets. Where fees are applied, a practical cap set at a maximum of five dogs would avoid placing undue financial burden on farming businesses that often rely on a number of working animals.

3.2 Pest management is of the utmost importance to the West Coast farming community, and the economic threat posed by pest species is often underestimated. We would greatly appreciate the opportunity to be actively involved as a collaborator in the development of a regional pest management strategy.

3.3 Under the Resource Management Act (RMA), land management rules are becoming increasingly restrictive. As part of any reform, it is important that planning frameworks better enable the subdivision of private property for well-established, standard land management practices such as farm succession.

3.4 In this context, we do not support proposed fees and charges under Category B - Subdivision Consents. The requirement for a $1,500 deposit in addition to a fee for subdivision and boundary adjustment, creates a significant barrier to routine land management on private land.

4.0 WATER SERVICES

4.1 Federated Farmers supports co-funding the upgrade to Westport's stormwater system where support from the regional infrastructure fund is provided.

4.2 Federated Farmers maintains solid waste, stormwater, wastewater and drinking water should be paid for through targeted rates by those who benefit. Those who benefit from an expense 'exclusively' should be paying for a given service. Council is within it's right to provide targeted rates with "differentials". Federated Farmers strongly supports the use of "differentials" and targeted rating zones where it makes sense.

4.3 Federated Farmers is not opposed to a combined West Coast water entity. However, Federated Farmers would appreciate on-going understanding that a new entity for the purpose of increasing debt will not be implemented and result in bespoke fees and charges in addition to rates. We believe it is best to consider these proposals in parallel with local government reforms.

5.0 RATES COMMENTS

5.1 The global economic environment remains challenging. Persistent inflation, debt servicing costs, insurance affordability and energy prices make it difficult to forecast operational and capital spending.

5.2 Farm input costs have never been greater, the cost of running a New Zealand farm is over 27% higher than it was before Covid. This places substantial pressure on owners, operators and workers. With record high energy prices, further increases in rates represent an additional cost many are unable to afford.

5.3 In 2025, the Office of the Auditor General reported that in 2023/24, councils' operating expenditure was higher than forecast the year prior. For all councils, the total operating expenditure was $18.1 billion. A 14% increase on what was budgeted ($15.9 billion).

5.4 We believe a back-to-basics approach is correct as rural communities and residents struggle to meet the demands of cost of living and fuel crises. Federated Farmers supports Council in delivering essentials before discretionary or aspirational initiatives.

5.5 While central government has sought to restore discipline to government spending, at 3.1% annual CPI inflation is above the target band (1 – 3%). This is projected to exceed 4%, and Treasury predicts inflation could reach 7.4% this financial year.

5.6 Federated Farmers remains concerned about rates affordability for farm operators. The total rates increase set out in the LTP was forecast at 9.05%. Council is now proposing a revised average increase of 4.4%, which is 4.65% lower than anticipated by the 2025 - 2034 Long-Term Plan. At 4.4%, the 2026–27 increase would be 2% lower than the 2025-26 average increase of 6.43% adopted by Council as part of the 2025 - 2034 Long-Term Plan. However, the average increase of 4.4% proposed by the 2026-27 Draft Annual Plan is 1.3% higher than annual inflation and 2.4% above target inflation.

5.7 Total operating expenditure forecast by the long-term plan in 2025-2026 was $42,601,000. The annual plan confirms a total operating expenditure of $49,895,000, a variance of 15% between the long-term plan and annual plan. Total operating expenditure in 2025-26 was $41,273,000 and in 2026-27 is expected to be $41,931,000, an increase of 1.5%. An annual increase to expenditure lower than the target rate of inflation is supported.

5.8 The 2026-27 Annual Plan sets out a total operating revenue of $47,012,000 and a total operating expenditure of $41,391,000, resulting in a surplus of $5,621,000. Gross debt has been earmarked to reach $60,000,000 under the 2025 - 2034 Long-Term Plan. The funding impact statement of the 2026-27 Annual Plan states Net Debt has increased by $3,887,000. We wonder if surplus revenue could be used to pay down gross debt.

5.9 We question why gross debt has not been reported in the annual plan. We believe gross debt provides an informed understanding of Council finances - Federated Farmers requests this figure. Federated Farmers believes it is also important Council provide residents with an understanding of gross debt per rating unit.

5.10 Section 21 of the Local Government Rating Act states local authorities may implement a UAGC of 30% of the total revenue from all rates sought by the local authority for that year at their discretion. Council are currently operating with a UAGC revenue of 23%. Federated Farmers encourages council to utilise the Uniform Annual General Charge (UAGC) to its legislative maximum (30%).

5.11 The current application of the differential is over complicated. We believe a simple table, comparable to the example below can be implemented. This differential should apply to all rating units associated with farming, across all types of charges.

Differential Category	Differential factor	Rev ($000)
Standard (Residential)	1.0	
Farming	0.75	

5.12 To counter inflation and provide a stable economic core into the future, Federated Farmers recommends rates movements that align with the target band of inflation (1% to 3%).

6.0 General Comments

6.1 Our key concerns are land management regulations and farming differentials. Our understanding is there are currently multiple categories provided by the rating information of Table 1 - Differentials. These are dependent on location and land use.

6.2 Federated Farmers supports a simplified differential for farming and an increase to the UAGC. Federated Farmers acknowledges the need to continue to grow tourist and worker accommodation. Clarifying farms won't be captured under fees and charges pertaining to subdivision, boundary adjustment, short-term or worker accommodation is win-win.

6.3 Federated Farmers thanks Council for the opportunity to engage in this process.

ENDS

Submission to BDC Annual Plan 2026/27

From Graeme Neylon

[redacted]

[redacted]

[redacted]

Employee Benefit Costs

This is the biggest single cos6t to ratepayers and if meaningful savings are to be made to keep rates at an affordable level, then this must be the first place looked at.

In 2014/15 employee benefits totalled $4,490,000.

In 2026/27 employee benefits of $10,246,963 are proposed.

My question is how and why this has happened as there is no easily understood explanation in this proposed AP.

Councils are able to set a Remuneration Policy which goes some way to keeping a lid on the rise in employee benefits.

I ask that you introduce a such a Policy and that you seek much more details of why employee benefits have risen exponentially every year and what are the drivers of these increases.

Has productivity increased at the same rate?

Have levels of service increased with the rise in this cost, if so can they be justified given the cost-of-living crisis ratepayers are facing on a daily basis.

As we all know times are tough, staff are being laid off across the district so companies can remain viable or are disappearing.

Rather than simply passing on these costs you should be taking a closer look at these significant costs.

Stormwater

Stormwater is paid for from General Rates collected across the whole district, yet it is predominantly a problem for urban areas and therefore should be treated as a targeted rate paid for by those that receive the benefits.

No different to water and wastewater charges.

The rural areas should not be contributing to stormwater in urban areas, they have to look after their own water, wastewater and stormwater.

Community and Recreational facilities

As councillors you have decided that Reserve Contribution Funds should be spent within a 25km radius of where the funds are collected from.

Surely this same philosophy should now be applied to community and recreational facilities, where the closer you are the more likely you are to use them, therefore the more you should contribute to running these facilities.

With the cost of travel rural people are having to pay more to use the facilities and therefore should pay less to operate them.

Other District Councils operate this way, and I ask that Buller does the same now that you have made a start with the Reserve Contribution Funds.

This can be done by a targeted rate.

General Comments

The basic cost of living for most of us has risen to a level where many cannot afford to accept any more cost increases.

Whilst you are proposing a modest rise of 4% in total rates, this does not correspond with actual rate rises on the ground for many properties.

Consideration must also be given to the accumulated rate rises over the last 5 years.

Affordability is your key objective and so the size of council and the levels of service currently being provided must be scrutinised and cuts made in order for many to survive.

Graeme Neylon

I do not wish to speak to my submission but only due to my current health condition.

6 March 2026

TO: **Mayor and Councillors, Buller District Council**

FROM: **Reefton Care Trust (Inc)**

SUBJECT: **Proposed acquisition and management of Council properties at 119/121 Broadway, Reefton**

1. Reefton Care Trust (the Care Trust) is a registered Charitable Trust formed in 2025 with the following purposes:

   a) To provide health-related care and housing for seniors and others who may require supported living within the Inangahua Ward of the Buller District; and

   b) To provide any other activities relating to the care of the elderly and those in need of supported living within the Inangahua Ward of the Buller District.

2. Buller District Council (BDC) has previously been informed of the existence and purposes of the Care Trust, including via community forums, meetings and resolutions of the Inangahua Community Board.

3. As a first step toward its purposes, the Care Trust proposes that:

   - BDC sells the elderly housing flats at 119/121 Broadway Reefton to the Care Trust for $1. We understand BDC intends selling these properties on the open market, with proceeds to be re-invested in elderly housing in Reefton, but we urge any such Council decisions to be reviewed urgently.

   - BDC allocates proceeds from the pending sale of its former Reefton Service Centre property to the Care Trust (in whole or part) in support of our purposes, and particularly (in the short-term) for the repair and refurbishment of the flats at 119/121 Broadway, for their return to the portfolio of elderly housing in Reefton.

   - The Care Trust will then restore and refurbish the flats and manage their use in accordance with our stated objectives.

Reefton Care Trust Inc.
[redacted]

4. In support of the above proposals, the Care Trust asks BDC to note the following:

   4.1 Despite their current unmaintained state, the flats at 119/121 Broadway remain structurally sound and weatherproof. They are readily capable of being refurbished and upgraded to Healthy Homes standards with a high level of accessibility.

   4.2 With our charitable status and with likely community support and sponsorship, the Care Trust is confident of renovating and upgrading the building efficiently and much more cost-effectively than could be achieved by BDC.

   4.2 Before the flats were allowed to fall into disuse, they were regularly fully occupied and genuinely met a need for local elder housing. We have been advised by a former district nurse that former tenants who had from time to time been offered larger units instead chose to stay, as they preferred the location with its proximity to the town centre and amenities.

   4.3 The Care Trust notes previous BDC commitments to build two new elder housing units in Reefton, as included in the LTP and consulted on, from at least 2006 until 2017, when a decision in Council removed this capital spend. These units were to be built in 2015, but an agreement was reached to instead bring forward construction of two units in Karamea, as there was a consensus that Karamea had greater urgency.

   4.4 Shortly after BDC's decision not to build the 2 new units in Reefton, it was decided that the flats at 119/121 Broadway were no longer viable as elder housing and were mothballed. This effectively reduced Reefton's elderly housing stocks by 4 units.

   4.5 The Care Trust understands that BDC consultation indicated a need for any new elder housing units to be of sufficient size to accommodate two persons, to allow couples to live together, or to accommodate a support person. However as noted, the 119/121 Broadway flats were previously fully occupied by elder persons choosing to live alone.

   4.6 Precedents exist in BDC's support of funding the Buller Health Trust in its establishment. This has gone on to prove an invaluable asset to Westport and the wider community

   4.7 This proposal would relieve BDC of significant short-term costs for marketing, sale and conveyancing of119/121 Broadway Properties, along with associated BDC staff and administration costs, which would effectively reduce capital available for elderly housing in Reefton

   4.6 This proposal has been supported by Resolutions of the Inangahua Community Board at various meetings.

5. In conclusion, the Care Trust is confident that agreement to this proposal would meet an important community need at little cost to BDC. We would welcome any opportunity to discuss this proposal in more detail at any forthcoming BDC meeting. We envisage being able to provide preliminary designs, work plans and costings, which are currently in progress.

[redacted]

6. We thank BDC for consideration of this proposal. Our contact for progressing this matter is via our secretary at:

Nick Hancox
[redacted]

Matthew O'Regan
Chairman

Submission to Buller District Council Draft Annual Plan 26/27

Inangahua Community Board

Chairperson – Tony Fortune

[redacted]

[redacted]

We wish to speak to this submission.

Key issues:

Reefton Footpaths

As we see more and more use of mobility scooters the use of footpaths is ever increasing. We see a need to accelerate the repairs to existing footpaths to make them more user friendly.

The footpath from Broadway to The Strand along Smith Street needs widening to cater for the disabled to enable access to the Strand toilets.

The seal on The Strand will need extending so as to act as a footpath to both the Visitor/Service Centre and the toilets.

We also see a need to plan for new 'feeder' footpaths that will cater for users from parts of town that are not currently serviced.

Action requested: Extend the footpath width on Smith Street and extend seal on The Strand.

Identify and plan for possible new footpaths for Reefton and identify necessary repairs to existing footpaths.

Signage

Signage required on Broadway to guide users to the toilets on The Strand, highlighting that they are suitable for disabled. There are several street signs around that need replacement and cleaning.

Street lighting

In some areas of Reefton there is still no street lighting and in other areas the existing street lighting needs enhancing as it can be difficult to negotiate at night.

Action Requested: Review of street lighting in Reefton.

Public Toilets Ikamatua

With public toilets only available during business hours there is a real need for 24-hour toilets in Ikamatua.

The majority of users will be visitors so the TIF should be the major funder.

Action requested: Decision to be made on improved access to toilets at Ikamatua.

Reefton Senior Housing – Rent increase

We are concerned about the rate of increase to the senior housing rents to be imposed for the next financial year. This coupled with the drastic increase in the cost of living is going to make some residents skint.

Action requested: We urge council to reconsider these drastic rent increases.

Public Toilets Springs Junction

The current toilets were installed after the Kaikoura earthquake and will not be sustainable in the future.

They are located on private land and there are traffic safety issues for users as they are very close to the forecourt of the service station.

The is public reserve land close by with plans to have a travelers way station on this land, with parking and a playground etc.

This would be the ideal place for the toilets and with 85% of the travelers just passing through our district the funder should be TIF.

Action requested

Investigate new toilet block for Springs Junction on reserve land.

Public Toilets Reefton – Broadway

The outside cladding of the toilets needs re-staining.

Maruia Landfill Recycling

The proposed rating for Zone 3 is $647, and it is questionable about the economic viability given the facility is only open for 1.5 hours **on a Thursday.** Residents also pay a targeted rate for the landfill.

Action requested: Check quantities of recycling and landfill use to determine ongoing viability.

Movie Theatre Signage

A need has been identified for signage pointing to the movie theatre to go on the main street of Broadway attached to the Reefton Service Centre building

with more and more visitors now staying in Reefton.

Requested action: New signage for the movie theatre displayed on Broadway

Surface flooding Reefton

Surface flooding seems to be an ever-increasing problem in areas around Reefton, and the underlying cause is not clear to residents. Residents are concerned every time it rains in some parts of Reefton that sewage is coming up onto the road and properties.

Requested action: Investigation of causes of increasing surface flooding during rain events and remediation where required.

Stormwater separation

If stormwater is to be separated in Westport and then Reefton in the future and is to be paid for by all general ratepayers, then payment should be by way of the UAGC rather than by general rates based on land value.

Reefton Community Centre

The kitchen is the Centre needs to be upgraded as it is currently not fit for purpose. We understand this may be ungraded under the Emergency Management funding which will be great.

Community Halls

We support the funding of the community halls at Inangahua and Maruia from the Reserves Contribution Fund to ensure upgrading and thus continued use of these important community facilities.

Swimming Pool

We understand that the HVAC system will be installed during the off season and completed for the 2026/2027 swimming season. We want to ensure once this work is completed the changing rooms are upgraded.

Reefton Visitor and Service Centre

Still waiting on a quote for automatic door openers for the existing doors to enable free access for all to the front of the Centre.

Reefton Cemetery Flooding

Concern has been raised at the ICB about the continued flooding at the cemetery. This needs to be investigated.

Inangahua & Ikamatua Footpaths

Inangahua and Ikamatua footpaths are still to be upgraded and resealed. Both these projects have been continually delayed over the last year.

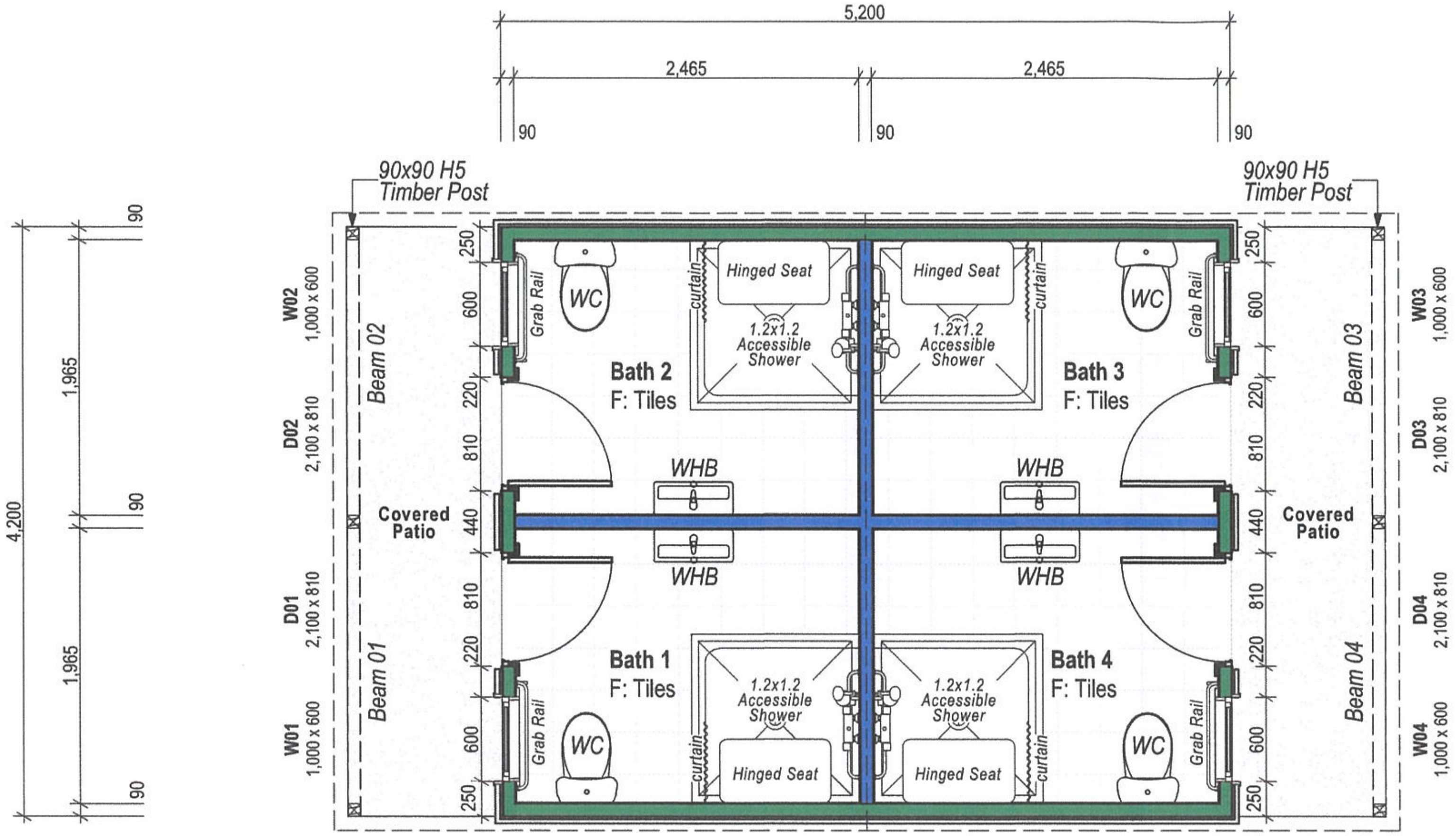
Buller Health Trust

We have Buller Health Trust which only looks after Westport. We would like them to either change their name to Westport Health Trust or start investigating the lack of Health Services in Reefton.

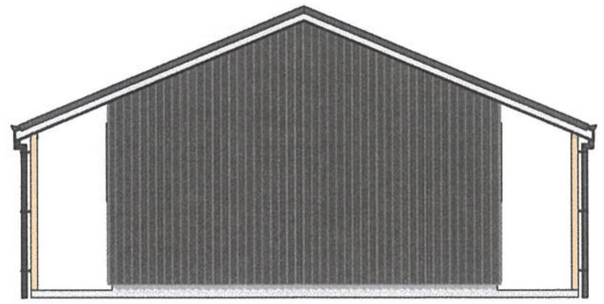
Stormwater

Stormwater is still currently being funded out of general rates. Those not in urban areas are subsiding those in urban areas. We recommend that stormwater becomes a targeted rate, paid for by those who benefit.

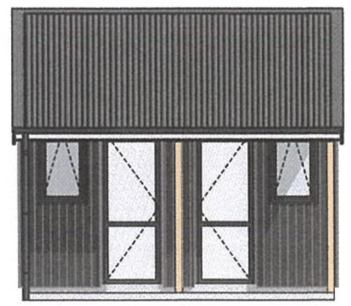

LADIES
GENTS



Floor Plan
1:50



Elevation 1
1:100



Elevation 2
1:100

Areas:	
Floor Area:	21.84m²
Roof Area:	33.44m²
Additional Area:	
Covered Patio:	10.08m²

ADAMS CONSTRUCTION LTD

the drafting zone Ltd

PROPOSED NEW ABLUTION BLOCK WITH ACCESSIBLE TOILETS AND SHOWERS FOR:
Sedenville Motor Camp

Floor Plan & Elevations (Option 2)
Scale 1:100, 1:50

All dimensions to be checked and verified by the contractor before commencement of any work.
All construction to comply with the NZBC/NZS:3604, alongside with all standards alike.

DATE: 08 Apr 25
DRAWN: TDZ 62

A3 Page Size vp1.0.0
PAGE: A202

ADAMS CONSTRUCTION LIMITED

DESIGN & BUILD SPECIALISTS

P O Box 281
Westport 7866
South Island
New Zealand

New Zealand Certified Builders Association NZCB

Mobile: 027 662 4848
Email: mick@adamsconstruction.co.nz
admin@adamsconstruction.co.nz

4 June 2025

Att Josh Hawes
BDC
Re: Seddonville motor camp

Quote to supply materials and labour/mileage to build an ablution block for the Seddonville motor camp

Provisional

- Cut existing concrete, dig out and prep ground run wastes and pour new floor — $ 14,606.00
- Frame up build verandas, fit fascia veranda beams & posts build trusses fit purlins Etc — $ 15,618.00
- Clad roof fit spouting & downpipes — $ 6,797.00
- Fit windows & doors clad exterior with 150 groove smooth weather groove. Fit soffit under veranda — $ 14,291.00
- Line interior, fit batts & gibboard plaster and paint — $15,486.00
- Supply all sub-trades

TRT	$8832.00	
Flooring plus	$16,012.00	
Mitre10 trusses	$1525.19	
Mitre10 bathroom fixtures	$9811.96	
Drafting zone plans drawn	$3810.00	
Milage	$4320.00	$44,311.15

- BDC to supply :

Council consent
Access to site
Power to site
Water to site

$ 111,109.15

Gst $ 16,66.37

Total $ 127,775.52

Estimate For: ADAMS CONSTRUCTION
Job Reference: Seddonville Motor Camp TRUSS
Estimate Number: 496055
Date: 03/06/2025
This estimate is valid until: 04/07/2025

MITRE 10 TRADE

Schedule of Materials

Stage/Usage	SKU	Description	Qty	Rate $	Value $
Materials					
	SPECIAL	Seddonville Motor Camp trusses	1	1396.47	1396.47
	170362	PURLIN CLEAT LUMBERLOK ZINC 40MM	42	1.41	59.17
	395178	SCREW WOOD T17 14GX75MM ELEC GALV 100PK	1	54.77	54.77
	179841	SCREW WOOD T17 14GX 35MM ELEC GALV 100PK	1	14.78	14.78
					1525.19

Sub Total	1525.19
GST	228.78
Grand total:	**1753.97**

Mitre 10 Westport
47 Palmerston Street
Westport 7825

Key contact: Kelvin Simpson
Email: kelvin.simpson@mitre10.co.nz
Mobile: 0274444476

Estimate For: ADAMS CONSTRUCTION
Job Reference: Mokihinui Camp Addition
Estimate Number: 496048
Date: 03/06/2025
This estimate is valid until: 05/07/2025

Schedule of Materials

Stage/Usage	SKU	Description	Qty	Rate $	Value $
Materials					
	Z07036	SIERRA WALL-HUNG BASIN 30917A-1-0	4	230.13	920.52
	Z07037	REACH SEMI-PED/SHROUD 18566X-0	4	136.24	544.97
	161116	WASTE BASIN SPRING LOADED 32MM W/OVRFLW	4	24.33	97.32
	SPECIAL	Polished Edge Mirror 1000x500mm glue fix	4	118.67	474.68
	mirrox polished edge- glue fix- vinyl backed				
	Y10448	STUDIO PIN BASIN MXR POLISHED CHROME	4	121.95	487.79
	Z07035	SIERRA BTW TLT-RAISED BUTTON/WRAP SEAT	4	533.96	2135.83
	Z07038	SIERRA GRAB RAIL 750 X 750MM 90O	4	53.30	213.18
	Y10447	STUDIO PIN SHOWER MXR- POLISHED CHROME	4	97.57	390.26
	290526	CARE T BAR SHOWER GRAB RAIL 600MM	4	299.56	1198.23
	236754	ELBOW BRASS LUXURY	4	17.47	69.88
	173628	SHOWER HEAD SINGLE SPRAY STREAM	4	33.35	133.39
	386800	1.5M SHOWER HOSE CHROME	4	11.34	45.36
	902275	SHOWERTRACK WHT 1200X1200MM	4	144.62	578.47
	Z03421	MEDICAL SHWR CURTAIN 2700W X 2000H	4	80.00	320.00
	WEIGHTED HEM				
	165473	SHOWER SEAT FOLD UP 800 X 450MM	4	446.11	1784.45
	334774	TOILET ROLL HOLDERLEGACY CHROME	4	24.61	98.43
	to be confirmed				
	950438	TILE SHOWER WASTE KIT 80MM SQ.CP	4	75.83	303.30
	to be confirmed				
	218127	HAT & COAT HOOK CHROME 273	4	3.97	15.90
					9811.96

Sub Total	9811.96
GST	1471.79
Grand total:	**11283.75**

This estimate is subject to included tags and Mitre 10's standard terms and conditions which can be found at www.mitre10.co.nz/trade/terms. All pricing is GST exclusive unless otherwise stated.

Mitre 10 Westport
47 Palmerston Street
Westport 7825

Key contact: Jacque Osburn
Email: jacque.osburn@mitre10.co.nz
Mobile: 0273282181

west coast
FLOORING PLUS

QUOTE

Adams Construction Ltd

Date
22 May 2025

Expiry
21 Jun 2025

Quote Number
QU-6455

Reference
Seddonville Camp Ground.

GST Number
118-401-190

West Coast Flooring Plus
125 Palmerston Street
Westport 7825
03 789 7747
sales@flooringplus.co.nz

Seddonville Camp Ground.

Description	Quantity	Unit Price	Amount NZD
To supply and install the following to 4x Bathroom Units:			
Floors - Tarkett Granit Safety range of commercial non-slip vinyl.	1.00	5,467.39	5,467.39
Walls - Tarkett Granit Standard range of commercial standard vinyl.	1.00	8,317.22	8,317.22
Travel.	4.00	34.78	139.13
Floor vinyl to be welded to wall vinyl. Wall vinyl to product height around room. Approximately 2150mm from floor.			
		Subtotal	13,923.74
		TOTAL GST 15%	2,088.56
		TOTAL NZD	**16,012.30**

Terms

All work requires a 50% deposit upon confirmation.

Quote is valid for 30 days and/or availability. Any product ordered in specifically for a customer cannot be cancelled. All goods remain the property of the vendor until paid in full. Interest and/or collection costs can be charged on overdue accounts. Areas to be clear of all furniture on arrival of our installers.

Account details for Direct Credit:

PLEASE NOTE - CHANGE OF BANK ACCOUNT

Westpac
[redacted]

TRT BUILDERS
TESTED · RELIABLE · TRUE

QUOTE

Adams Construction
PO Box 281
Westport 7866

Date
15 Apr 2025

Expiry
15 May 2025

Quote Number
QU-3542

Reference
Residential Series Single-Glazed Aluminium Joinery - Seddonville Camp

GST Number
129767243

TRT 2019 Limited trading as TRT Builders
P.O. Box 198
Westport 7866
Buller

Residential Series Single-Glazed Aluminium Joinery - Seddonville Camp

Our Quotation includes the following:

Description	Quantity	Unit Price	Amount NZD
To supply and deliver to your yard 8 items of our Residential Series single-glazed aluminium joinery in any of our popular colours. This will be comprised of 4 windows and 4 doors. These will be glazed in 6.38 translucent laminated obscure glass, with pre-primed finger jointed pine reveals and colour matching Urbo hardware as per Window View 12729 Ver 7 attached.	1.00	7,680.32	7,680.32
Please refer to Window View for detailed specifications on glass, frames, reveals, flashings and hardware.			
Price may vary slightly with final site measure.			
		Subtotal	7,680.32
		Total GST 15%	1,152.05
		TOTAL NZD	**8,832.37**

Thank for the opportunity to supply this quote.
If you have any queries regarding the quote, please do not hesitate to contact us.

Terms

Quote pricing is subject to change if not accepted by the stipulated expiry date.
A deposit may be required to secure the pricing.

Craft Plumbing and Gas Limited
251 Fairdown Road
RD1
Westport, 7891
craftplumbingandgas@gmail.com
027 88 66 020

Adams Construction Ltd

Site Address
Seddonville Motor Camp
Seddonville

Job Number: J-6539
GST Number: 121-183-021
Quote Date: 29th May 2025
Valid Until: 28th Jun 2025

Quote | for Plumbing for Seddonville Motor Camp Ablution Block

Plumbing for Seddonville Motor Camp Ablution Block

	Quantity	Price	Total
Plumbing for Seddonville Motor Camp Ablution Block			
Quote Does Not Include Tapware, Pump & Fixtures			
598516 WATER HEATER 874627LPZ INTEGRITY 27L EXT LPG	1.00	$1,685.13	$1,685.13
PI Plumbing	30.00	$85.00	$2,550.00
Gas Gasfitting	4.00	$95.00	$380.00
657433 AUTO CHANGE OVER KIT LPG 8KG C/W 600MM HOSES & CHAIN W/HOOD	1.00	$201.73	$201.73
689471 INSTANTANEOUS KIT 20MM IK20 MALE OR FEMALE	1.00	$51.36	$51.36
683465 CONDENSATE TRAP 15MM X 80MM 821184	1.00	$49.54	$49.54
Fittings, as needed	1.00	$3,000.00	$3,000.00
Cert Certifying Fees	1.00	$80.00	$80.00
VehO Vehicle Charge - Out Of Town	3.00	$20.00	$60.00
			$8,057.76

Subtotal	$8,057.76
GST Amount	$1,208.66
Total	**$9,266.42**

Sierra ® Raised Height / Back-To-Wall Toilet Suite

Colour/Finish	White.
Material	Vitreous China, UF Seat.
Included Components	Sierra toilet cistern 4.5/3L. Sierra rimless raised height toilet pan, P trap. Sierra toilet seat. Vario pan connector for S trap. Fill valves & flush valve. Mounting kitsets.
S - Trap installation	Standard Vario pan connector Set out: 95 - 190mm.
P - Trap installation	Set out: 185mm.
Water Inlet	Top left rear entry or right / left pan side entry.
WELS Rating	4 star - 3.5L av. flush.

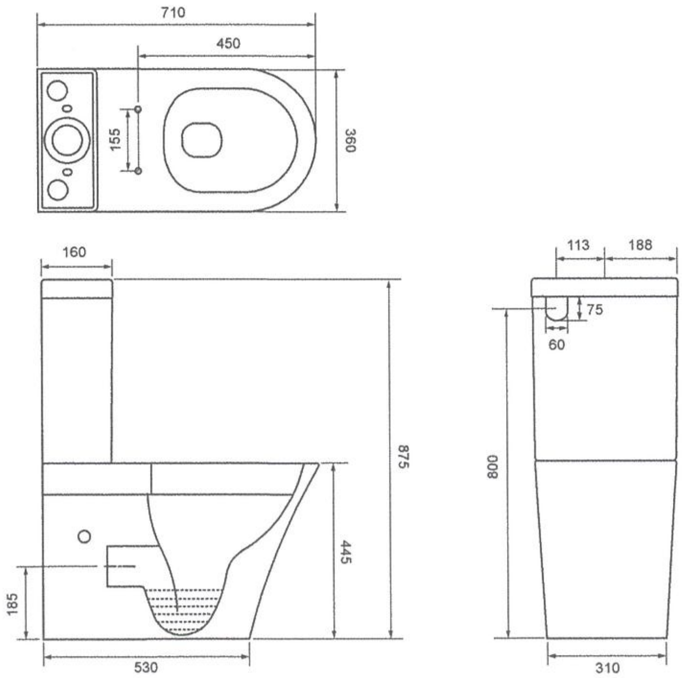
AS 1172.1
AS 1172.2
WM-022642

Features

- Exceptional rimless flush performance
- Toilet complies with AS1172.1&2, AS/NZS 6400 & NZS4121.
- Offer four unique accessories (raised flush button, arm rest, backrest & luminence contrast seat ring)
- Backrest & luminence contrast seat ring comply with AS1428.

Product SKU#	Product Description
31256A-0	Sierra Toilet Suite with Low Profile Seat - Care
32352A-0	Sierra Toilet Suite with Wrap Seat - Care
34573A-0	Sierra Toilet Suite with Low Profile Seat
34574A-0	Sierra Toilet Suite with Wrap Seat

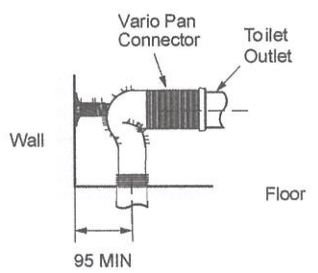
Rough In



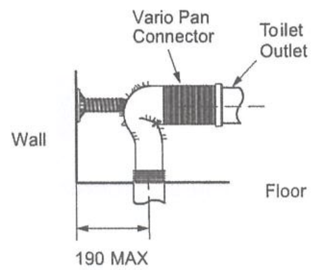
All measurements shown are in millimetres.
Sizes are approximate.

Vario Standard Pan Connector
(SKU#: 1534531)
S-trap Installation

Minimum set out

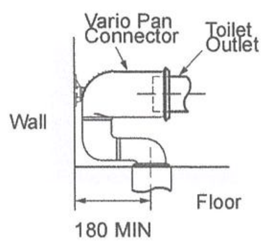


Maximum set out

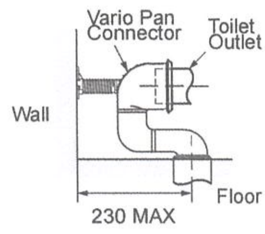


Vario Long Adjustable
Pan Connector *
(SKU#: 77837A-NA)

Minimum set out



Maximum set out

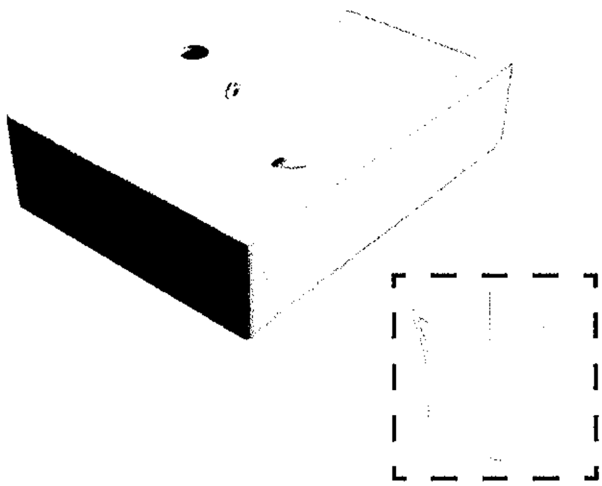


* Vario long adjustable pan connector not supplied.

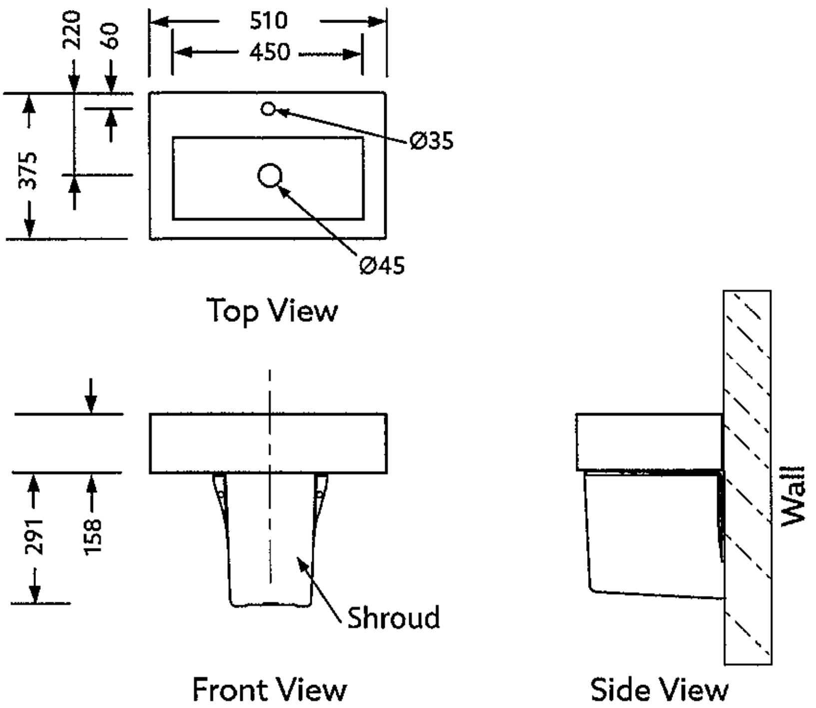
New Zealand
KOHLER NEW ZEALAND LTD
Ph: 0800 100 382
info@englefield.co.nz
englefield.co.nz

July 2024
1597365-A04-B

Sierra® Wall Hung Basin - 510 x 375mm



Features	-Wall-hung installation. -Overflow. -Compliant with NZS4121.
Material/Finish	-Vitreous china. -White.
Included Components	-Chrome overflow trim ring.
Optional Accessories	-Shroud.



Product Codes:

Product	Basin	30917A-1-0
Optional Accessories	Shroud	18566X-0

New Zealand
Kohler New Zealand Limited
0800 100 382
info@englefield.co.nz
englefield.co.nz

Australia
englefield.com

All measurements shown are in millimetres. Sizes are approximate.

March 2024
1576243-A04-A

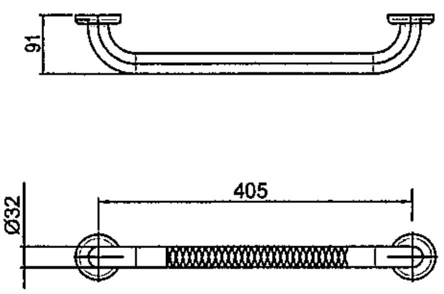
SIERRA® GRAB RAILS

Features/Options:
-Straight 400mm, 600mm or 900mm
-Angled 45 degree, 350 x 350mm
-Angled 90 degrees, 750 x 750mm
-Comply with NZS 4121

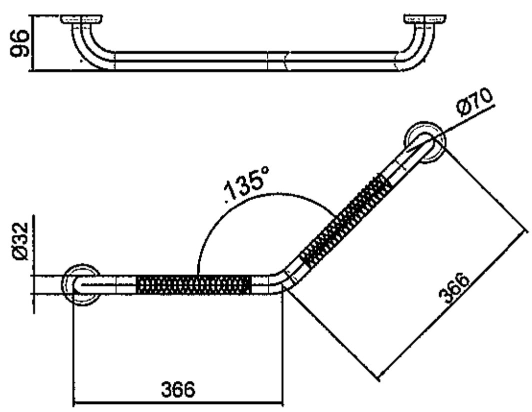
Material/Finishes:
-Brushed 304 Stainless Steel with knurled grip sections.

Technical Details:

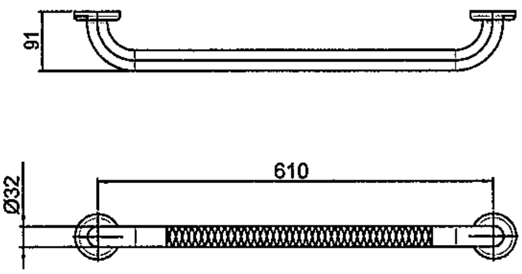
400mm



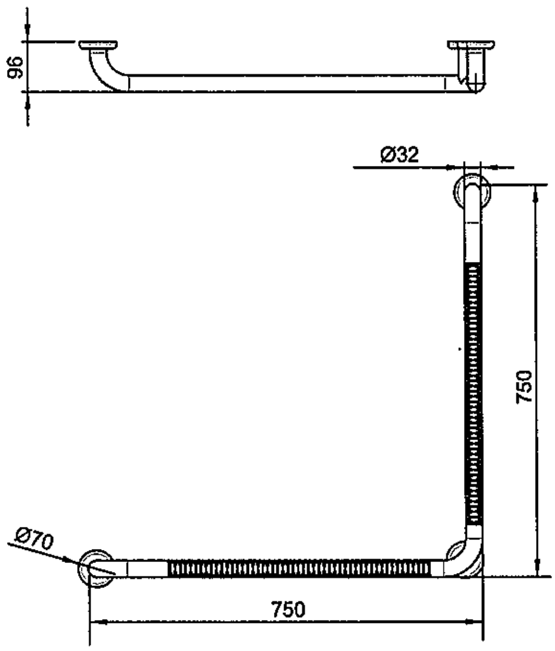
350 x 350mm - 45 degrees



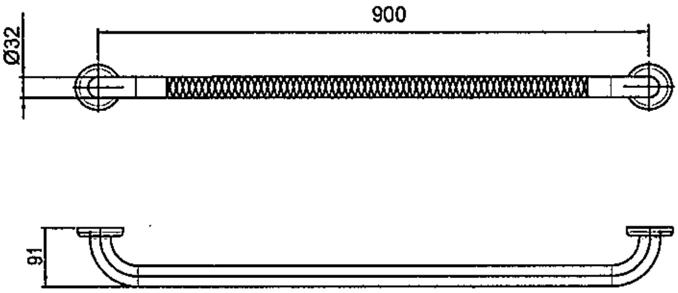
600mm



750 x 750mm - 90 degrees



900mm



Product Codes:

	Straight grab rails			Angle grab rails	
Product	400mm	600mm	900mm	750 x 750mm - 90DEG	350 x 350mm - 45DEG
Code	33451A-VS	33452A-VS	33454A-VS	33453A-VS	33450A-VS

[redacted]

4th May 2026

To Whom it may concern

Submission to the Buller District Council Annual Plan 26/27

Seddonville Reserve Subcommittee is seeking financial support through the annual plan for the essential need of a new ablution block at the Seddonville Holiday Park.

The toilets that are at the holiday park are original to the Seddonville School. Thought to have been built in the "40's" they are not fit for purpose. Currently there is no wheelchair access and no hot water for hygiene purposes. The exterior state is weather-beaten, peeling, and has rotten boards. The interior is damp and dingy. The new facilities would include showers, toilets and a laundry. The design would ensure that these could be used by all people. The laundry and showers will be coin operated. This block would also house a pump shed for our water pump. There are no power points in the current building. To make do for now we run an extension cord across the lawn to one of our powered sites to connect power to the pump. This has been raised with council as it is a health and safety issue. We have a had a few visits regarding this but after 12 plus months nothing has been done, so, by including a pump shed into the new ablution block this will then remove this concern. The septic system is new, installed approximately 10years ago and will cope with the new facilities. In the draft Reserves Management Plan for the Seddonville Soldiers Memorial Reserve Actions under Accessibility, Safety and Compliance the upgrading of these facilities has been marked in the short-term category. Council is aware that this is a requirement.

Quote attached: $127,775.52 inc GST. This quote was prepared for the Buller District Council June 2025.

Seddonville Holiday Park has a range of affordable accommodation choices, bunk rooms, caravan accommodation, powered & unpowered camping sites, communal lounge with fire and kitchen. There is plenty of room for development.

Our building and reserve support the 'Old Ghost Road', Charming Creek Walkway tourists and Ultra Marathon athletes, along with our regulars that have been coming back to stay for our whitebait season for the last 40 years. Furthermore, Development West Coast has highlighted this area for development, stating there is a great need for quality accommodation facilities to service and support the large number of people coming to our area year after year, also stating the public's interest in historical values.

Seddonville Holiday Park holds great historical value and purpose for our community, The Seddonville Holiday Park was originally The Seddonville School. The school was moved from Coal Creek to its current site in 1905. It was renovated and enlarged to what is there today around the 1940's. In 1981 the Seddonville School closed. The community leased the building and grounds from the Ministry of Education and developed the Seddonville Holiday Park, playground and civil defence headquarters. It was gazetted to the council in 1991. This building is Seddonville's only public building/space for community use.

With the lower parts of Seddonville flooding approximately every 10 years inundating homes the Seddonville Holiday Park is used as Seddonville's Civil defence welfare centre. Situated high and dry, out of Seddonville's flood zone, it is the only public space for people to shelter in an event, servicing not only our residence, but the many tourists that are stranded coming off the Old Ghost Road, Charming Creek and day walkers/bikers from Gentle Annie. We have also opened for residents of Mokihinui when there have been concerns of coastal inundation.

Seddonville Reserve is our only community space to hold reunions, community events, meetings, celebrations and our only playground for the children in our town.

Our community has maintained this facility in the past, with little to no Buller District Council support. We believe that this aligns with the Buller District council's plan, Resilient, Growing, Quality Infrastructure, Livable and Affordable.
We thank the Buller District Council for your understanding and stress this is something that cannot be left for much longer.

Yours faithfully

Aroha Commons

On behalf of the Seddonville Reserve Subcommittee

WEST COAST
REGIONAL COUNCIL

388 Main South Rd, Paroa
P.O. Box 66, Greymouth 7840
The West Coast, New Zealand
Telephone (03) 768 0466
Toll free 0508 800 118
Facsimile (03) 768 7133
Email info@wcrc.govt.nz
www.wcrc.govt.nz

4 May 2026

Buller District Council
PO Box 21
Westport 7866

submissions@bdc.govt.nz

To whom it may concern,

Consultation: Buller District Council Draft Annual Plan 2026/27

Thank you for the opportunity to make a submission on the Buller District Council (BDC) Draft Annual Plan 2026–27 consultation document.

West Coast Regional Council (WCRC) supports the rationale of the Resilient Westport package outlined in the discussion document (on Pages 16 and 20). It is our Council's objective to deliver a safer, more resilient Westport for all residents through coordinated solutions and community partnership, and achieving this requires strong collaboration between BDC and WCRC.

The upgrade of the Westport stormwater system intersects with our responsibilities for stormwater discharge management, and the delivery of flood hazard mitigation structures. As outlined in our previous submission on the BDC Long Term Plan 2025-2034, these must align with regional-scale flood risk modelling and regulatory expectations, given their implications for hydrological effects and climate adaptation actions. It is also a matter of national importance, under section 7(i) of the Resource Management Act, to have particular regard to the effects of climate change.

<u>WCRC supports Option 1: Co-funding the upgrade of the stormwater system</u>

WCRC supports the upgrade of the Westport stormwater system and its alignment with the construction of the flood protection scheme, to deliver the safest and most efficient service to the community. While Council understands the current cost of living pressures and the financial implications associated with Option 1, the risks of not proceeding with the upgrade could reduce the effectiveness of the flood protection scheme and result in significantly higher costs for the community in the future. Delaying the upgrade could also result in reduced infrastructure resilience and less effective climate adaptation outcomes.

Additional technical analysis

WCRC wishes to raise a matter with BDC regarding the need for clarity on the interaction between BDC's stormwater system and WCRC's stopbanks and floodwalls. Pluvial stormwater modelling undertaken for Buller District Council by Worley Consultants (1% AEP event) indicates that, with the exception of interior watercourses, there is only one location in the North End of the scheme where a connection between the stormwater network and either the Buller or Orowaiti Rivers is indicated.

Outside of this limited interface, there is no hydraulic connection between the urban stormwater system and the river system, and therefore the proposed stopbanks and floodwalls are not expected to intercept stormwater flows or alter stormwater flooding behaviour. In short, this means that the concerns around the possibility of 'bathtubbing' (a situation where flood protection structures prevent stormwater from draining naturally, causing water to become trapped and pond within a protected area) are not supported by the available modelling.

At the identified exception location, the direction of exchange between the Orowaiti River and the stormwater network is uncertain. However, this is considered a minor matter in the context of the overall scheme performance. In the Floating Lagoon/Derby Street area, upgrades to Buller District Council stormwater infrastructure have been coordinated with WCRC and incorporated into the stopbank design to ensure alignment of outcomes and avoid interface conflict.

Where BDC may elect to install pump stations, these will need to be carefully coordinated with the WCRC design team to ensure compatibility with flood protection assets and operating assumptions. It is likely that at least 2-3 additional pump stations will be required. Potential areas include the Queen Street/Stout Street vicinity, the Forbes Street/Gladstone Street/lower Derby Street vicinity, and the Colvin Street/Larsen Street vicinity. For interior watercourses (including Averys Drain and Abattoir Drain), WCRC has generally included replacement culverts within the stopbank design. Further coordination is required to confirm responsibility and upgrade scope for culverts in Lower Buller.

WCRC can provide further detail on these matters at the hearing if needed.

Conclusion

In conclusion, WCRC fully supports the upgrade due to its critical role in strengthening flood protection and infrastructure resilience, supporting effective climate change adaptation, and reducing the long-term risks and significantly higher costs that would arise for the community if investment were delayed. WCRC emphasises the ongoing collaborative approach between our organisation and BDC to ensure integrated design, coordinated infrastructure delivery, and effective management of flood risk and stormwater across the Buller area.

We wish to speak in support of our submission at the hearing.

This ends our submission.

Submission on Buller District Council Draft Annual Plan 2026/27, including Consultation Document

from: Kair Lippiatt

[redacted]

1. I wish to speak to my submission in person
2. I have read the Consultation Document and the Draft Annual Plan 2026/27
3. I prefer Option 1: Co-fund and upgrade the stormwater network, in line with the construction of floodwalls.
   I prefer this option because
   1.it is always cheaper to do the work on a greenfield than to go back and amend an existing structure
   2. The cost is reduced further by the funding on offer now.
   I support paying the interest on the loan to improve Westport's short term resilience (the flood walls) only because there is also the work on providing long term resilience by progressing the possible land exchange to higher ground option.
   I commend the Council: the map of the stationary pumps and floodwalls was very understandable.
4. I commend the council for keeping the proposed rates rise to less than 5%. Council must push back hard on central government's demands to do more locally and demand funding for those things central government adds to local council's portfolios.
5. I support anything Council does to reduce waste, so it's helpful to see some money for solid waste in the Capital budget (p16)of the Draft Annual Plan 2026/27.
   I hope that will be spent in line with the comment on p6 of the Draft Annual Plan 2026/27 Consultation Document "the budget is a very lean representation of what council need to provide key services...". The Re-use shop doesn't have to be a flash facility – the existing shed housing the plastic will do very well, with a bit of thought.
   I have an example from Taumaranui showing how one paid employee and a handful of volunteers have grown to support another two paid employees directly from the proceeds of sales from a re-use shop and yard - and divert hundreds of tons of waste from landfill.
   The West Coast Waste Management and Minimisation Plan shows that Buller is the only one of the three West Coast Councils that doesn't have a "tip shop": a place where one person's rubbish becomes another person's treasure – and pays the Council for it. The residents of Buller are missing out on cheap supplies of goods and paying for it in the cost to truck it as waste to Nelson.
   The same plan It also talks about diversion of waste from landfill and mentions figures of 30% reduction by behaviour change – where are the regular ads and advertorials in The Messenger reminding people about requirements for waste and the effect when those requirements aren't adhered to.
6. Reducing the budget for Repairs and Maintenance is risky in the long term as the cost of work delayed is likely to increase. Council needs good monitoring and risk analysis systems to adopt this strategy.

Your details

Name* Neville Barker

Organisation (if applicable)

[redacted]

1. Do you wish to speak in support of your submission at your council's hearing?*

- ○ Yes in person
- ○ Yes through a remote option
- ☑ No

**If you choose 'yes', we'll be in touch to arrange a time. Hearings will be live-streamed.*

2. Have you read the Consultation Document or the Draft Annual Plan 2026/27 or parts of these documents?

- ○ Yes
- ○ No

Westport's stormwater integration

We want the community's views on whether Council should co-fund 40% ($3.49 m) of the costs to upgrade Westport's stormwater network, in line with the construction of the floodwalls, or not co-fund and not upgrade the stormwater network prior to the floodwalls being constructed.

To learn more about Westport's stormwater integration & each option, read our Consultation Document pages 16- 20.

3. Which option do you prefer regarding Westport's stormwater integration?

- ○ **Option 1:** Co-fund and upgrade the stormwater network, in line with the construction of the floodwalls.
- ○ **Option 2:** Not co-fund and not upgrade the stormwater network prior to the floodwalls being constructed.

Feel free to provide an explanation why you prefer one of the options below:

4. Further feedback

We encourage you to comment on any other part of the Draft Annual Plan 2026/27.

To whom it may concern.

On behalf of the Mokihinui ratepayers association

I am writing to support the submission from Tony McNabb (chairman of the Mokihinui ratepayers association) decommissioning of the registered water supply servicing the Mokihinui township and camping grounds.

[redacted]

Your feedback shapes the future of our community. Thank you for your submission.

The submission period is from Tuesday, 7 April, to 4:30 pm Tuesday, 5 May 2026.
Submissions received outside these dates will not be accepted.

#68

Your details

Name* Susan Barker

Organisation (if applicable)

[redacted]

1. **Do you wish to speak in support of your submission at your council's hearing?***

○ Yes in person ○ Yes through a remote option ☑ No

If you choose 'yes', we'll be in touch to arrange a time. Hearings will be live-streamed.

2. **Have you read the Consultation Document or the Draft Annual Plan 2026/27 or parts of these documents?**

○ Yes ○ No

Westport's stormwater integration

We want the community's views on whether Council should co-fund 40% ($3.49 m) of the costs to upgrade Westport's stormwater network, in line with the construction of the floodwalls, or not co-fund and not upgrade the stormwater network prior to the floodwalls being constructed.

To learn more about Westport's stormwater integration & each option, read our Consultation Document pages 16-20.

3. **Which option do you prefer regarding Westport's stormwater integration?**

○ **Option 1:** Co-fund and upgrade the stormwater network, in line with the construction of the floodwalls.

○ **Option 2:** Not co-fund and not upgrade the stormwater network prior to the floodwalls being constructed.

Feel free to provide an explanation why you prefer one of the options below:

4. Further feedback

We encourage you to comment on any other part of the Draft Annual Plan 2026/27.

To whom it may concern.

On behalf of the Mokihinui Ratepayers Association

I am writing to support the Submission from Tony McNabb (chairman of the Mokihinui Ratepayers Assn) decommissioning of the registered water supply serving the Mokihinui town and camping grounds.

S K Barker

[redacted]

Your feedback shapes the future of our community. Thank you for your submission.

The submission period is from Tuesday, 7 April, to 4:30 pm Tuesday, 5 May 2026. Submissions received outside these dates will not be accepted.

From: [redacted]
To: [redacted];
[redacted]
[redacted]
Subject: Opposition to West Coast Buller Councils Draft Annual Plans
Date: Wednesday, 15 April 2026 4:20:50 am

WE as small business and home / property owners West Coast oppose Councils and DWC (Iwi & Doc) workings:
Opposing due to:

1. Preferential treatment to Iwi rather than Pioneer Descents of West Coast New Zealand
2. Lack of consultation with us of most interest
3. Meddling with Heritage and well being of our West Coast Buller Communities
4. Selling three waters to another Company when we have continually spoken out about CCOs and assets handed over to failing directorships not returning.
5. Allowing our West Coast Forests to change over to Ngai Tahu
6. Allowing dirty water flows from mining into ours from Ngai Tahu ground
7. Improper planning and consultation
8. Charging small business tourism promotion rates
9. Wasting rate & tax paid monies
10. Failing to comply to own legislation
11. Cause of health issues due to mandated ill informed mass injecting
12. Betrayal and cause of risk

Due to wasting of taxes and grants, WE have had Local Government Commission here on West Coast. WE called for unity, cost effective efficiency yet you have ALL not done that. Instead you have ALL (incl Iwi) betrayed.
Your Long Term Plans and the regime which you carry on in are poorly consulted, the information is not relayed properly so that our people understand, let alone to be well informed. You have been involved in mandating and coercion.
WE do not tolerate authoritarian (governments/iwi) who think they have higher moral ground and see that you as gullible and fearful, risk takers have taken for yourselves.
WE expect that due to us shining our light on your darkness, that our Heritage will be returned to us Pioneer Descendants of West Coast Buller (by Oath) who have spoken with Truth.
The mechanisms which our forebears put in place have been broken by over reaches and failures of governance / leaders and their consultants or commissioners (directors of companies).
WE see that the “crown” make up and all their “corporate body” is not that of royal blood or even respect to our royalty who worshiped greater by Oath.
In saying all of this : we as living man & woman also apply that WE are not any corporate body, we are us as Rex & Anthea (Christian names in full : Rex Anthony Mark and Anthea Rose) and the maxims we apply to listed liable causes on government or other leaders who have shown liable cause which you have: are
1. A concealed fault is equal to deceit (more so evil).
2. Gross negligence is equal to fraud
3. Deceit is an artifice since it pretends one thing and does another.
It is not for government to make law but to comply to law., never meddle with that which

does not belong to you. You make an Oath of Allegience but haven't complied to that.
WE/I have given police volunteer award back to local enforcing station as they have also protected the perpetrators.
While WE have called for less health care waiting lists and much improved health care for West Coast Buller you have taken wrongly and with much mis/mal/nonfeasance involvement.
In correcting you all we sign off as living man & woman and our property is ours, our work skills are our God given gifts and in giving & in health care proper. You must resign to the facts that your work is against the grain of general good practice.
In common sense, commonalities and for the common good we shine as
Rex & Anthea Keenan
General Fix It