



CONSULTATION FEEDBACK

March 2018

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Background

Franz Josef is a unique and iconic tourism destination of national significance, located on the West Coast. Due to the town's location it is faced with a number of significant challenges relating to natural hazards. For the Franz Josef community, these challenges have the potential to affect the future of the town including day-to-day life and long term economic activity.

The Tai Poutini West Coast Economic Development Action Plan, released in July 2017, recognised these issues and provided funding to undertake a natural hazards options assessment and cost benefit analysis. The West Coast Regional Council (the Council) recognised that this was a once in a lifetime opportunity for Franz Josef, not only to protect the value at stake in the Township, but to make a decision that would usually be made in haste after a catastrophic event has occurred.

The Council engaged Tonkin+Taylor and EY in 2017 to undertake work to develop an appropriate evidence base to assist decision-making about 'the best' way forward for the Township. Working closely with the community and stakeholders, three packages of options were identified:

- Avoid nature's most significant challenges
- Live with nature's challenges
- Defend against nature's challenges.

A questionnaire, '*Our future, our Franz Josef*', was designed to gather feedback from those who live, work and have investment interests in the area. This feedback, along with input from other stakeholders, will assist with making a collective decision regarding the best way forward.

This report, while containing valuable information to inform future decision making, cannot be relied on in isolation. The Franz Josef Governance Group will utilise this, as well as the information in the Tonkin + Taylor and EY Natural Hazards Options Assessment and Cost Benefit Analysis, and other guidance, as appropriate.

The Questionnaire – *Our future, our Franz Josef*

The consultation questionnaire was mailed to all ratepayers of the wider Franz Josef area. For those people who were not ratepayers, a Franz Josef PO Box drop was undertaken to try to capture them. This resulted in 423 paper copies being sent out (it is acknowledged that there would have been some instances of double ups due to businesses and individuals in the area). In addition to this, physical copies of the questionnaire were made available at the local Four Square and Mobil Station, and at the six local drop-in sessions held by the Council. Questionnaires were also available on Council's website.

Consultation ran from 14 November 2017 to 22 December 2017. A total of 82 submissions had been received at the start of January 2018. A message was circulated in early January encouraging the community to continue to provide feedback. Submissions formally closed on 19 January 2018 with an additional 20 submissions received.

Council provided an opportunity to complete the survey online as well as via the mail out or pickup option. Electronic responses were made through Survey Monkey (an online survey software). Paper copies were inputted into Survey Monkey manually to combine physical and electronic data for ease of analysis. An invitation to complete the online survey was provided on the questionnaire as well as on the Council's website and social media.

Six drop-in sessions were held during the consultation period to further facilitate public engagement. Each session was attended by Council staff, a Tonkin + Taylor representative and a representative from the Franz Josef Working Group. The drop-in sessions were advertised in the questionnaire, on Council's website as well as on social media. These sessions provided an opportunity to talk people

through the Natural Hazards Options Assessment and assist with understanding the various packages and options proposed.

The first three sessions were well attended, but the latter three sessions were not. In total, approximately 35 people attended.

Questionnaire Methodology

A total of 8 questions were asked of respondents. These were a combination of question types, including:

- Multiple choice – ask respondents to choose one answer from a list of answer choices
- Check boxes – let respondents select multiple answers from a list of answer choices
- Comment box – open-ended, written feedback from respondents
- Contact information – collect respondents relevant contact information

Questionnaire Limitations and Assumptions

Questionnaire (or research) limitations are influences that the researcher cannot control. They are shortcomings, conditions or influences that cannot be controlled by the researcher that place restrictions on the methodology and conclusions. Questionnaire (or research) assumptions are principles accepted as being true, based on logic or reasons, but without proof or verification: for example:

- The respondent understands the questions
- The respondent understands the sequence of the questions
- The respondent selects the answer(s) that correctly applies to the respondent
- The respondent understands and follows question instructions.

Due to a formatting and design error, respondents were able to select multiple answers to questions (2, 3, 4, 7 and 8) in physical versions of the questionnaire. Respondents were limited to one answer per question in the electronic questionnaire. Where this occurred, manual data entry was used to correctly represent those respondents answers from further feedback and comments.

Response

Response is **one** respondent's submission of the questionnaire, whether they completed the questionnaire, or only partially completed it.

Total respondents: 102

Physical respondents: 57

Electronic respondents: 45

Questions answered and questions skipped

'Questions answered' is the amount of respondents who have answered the question. 'Questions skipped' is the amount of respondents who have not answered the question and have moved onto the next question.

Not all respondents answered all questions.

Cross tabulating feedback results

Cross tabulation is a tool that allows the comparison of relationships between two variables. Cross tabulation will help to understand how the different variables identified below are related to each other. For example, if we wanted to see if there is a relationship between the interest of residents in Franz Josef and their appetite to risk.

No attempt has been made to conclude or summarise the results from this questionnaire. This document is exclusively the simplified results from the questionnaire.

Question 1

Question 1 sought to capture the community aspirations for the future of Franz Josef. Because it was an open-ended question there were a breadth of responses covering a range of ideas for the future. The common themes, with examples of the comments made, have been highlighted below.

'What is your vision for the future of the Franz Josef Township in the next 30-50 years? You may wish to consider location, core businesses, size of population, types of community infrastructure desired, and reputation.'

A table showing all of the responses to this question can be found in Appendix 1.

Aspirational vision -

"That the township is fit for purpose safe, modern, great facilities, reliable facilities, great community, a place people want to be!"

"I'd like Franz Josef to keep being an alpine gem to the West Coast, with a growing community of permanent residents and the infrastructure needed to make up for its geographic isolation."

Moving Franz Josef, to a new location, or a gradual move to the north -

"We want to see Franz Josef grow in future, I would like to see the town move to a safe location where it has the chance to develop in an ideal way for this type of growth. This our opportunity to develop the perfect and safe town designed around the needs of everyone. If we don't do it now then where the town is currently located will keep our costs too high to expand and develop safely. I also don't understand how with the knowledge we have hazards to town it can even be considered to stay where we are now."

"My vision is the continuation of Franz Josef township, maybe edging to the north, but retaining its historical feel, its essential 'kiwiness'. Any new developments should definitely be built north of the township."

Status quo, retain the township in its current location -

"Keep the town where it is. Fight the river. Relocate key buildings."

"For Franz to remain in its current location and naturally grow to match visitor and local expectations."

Planning and infrastructure -

"The current township is a current little town with an awesome vibe but the town will expand to triple the size in 30 odd yrs with the new gondola project going ahead. The township needs to be on hard solid ground if moved with potential of being near major infrastructure with reliable water source nearby and a sewerage system which is up with the times and can't enter any waterway which will have undesired effects below i.e. the lake getting effected like the majority of town/cities near lakes in NZ with them getting water issues. And a town which is setup well with motels altogether and away from the bars and restaurants."

"The town to go in a planned way over the coming years as it expands. It will likely triple in size over the next 30 years and it is very important that investment is made easy with a clear plan and appropriate infrastructure to cater for business."

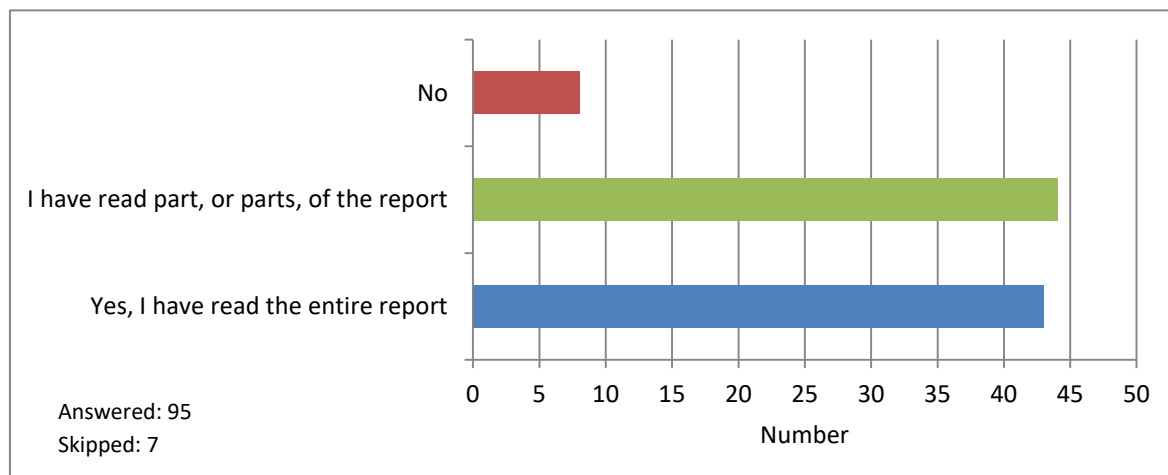
Population growth -

"Double in size every 20 - 30 years, perhaps 1000 people by 2040."

Question 2

With three packages, comprising multiple options which would contribute to addressing different issues, it was considered useful to know whether or not the report had been referred to as part of the decision making process when completing the questionnaire.

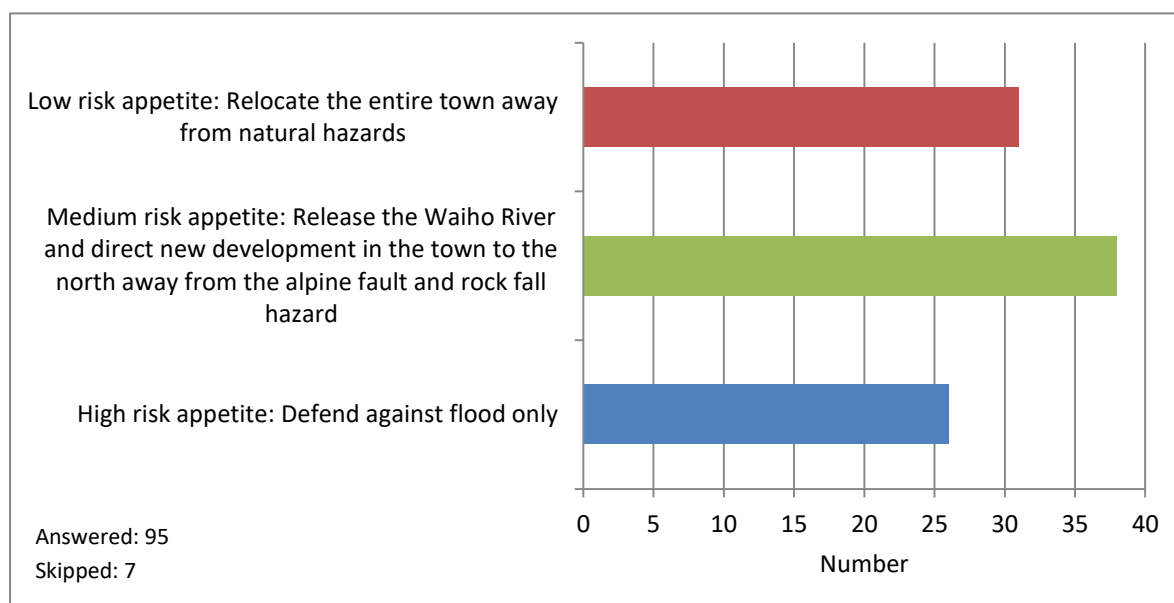
'Have you read the Franz Josef Natural Hazards: Options Assessment Report completed by Tonkin + Taylor?'



Question 3

It could be considered that those living, doing business, owning property or investing in Franz Josef already have a medium to high risk appetite compared to those undertaking similar activities in other communities. However, understanding the appetite of the current community provides context to future responses.

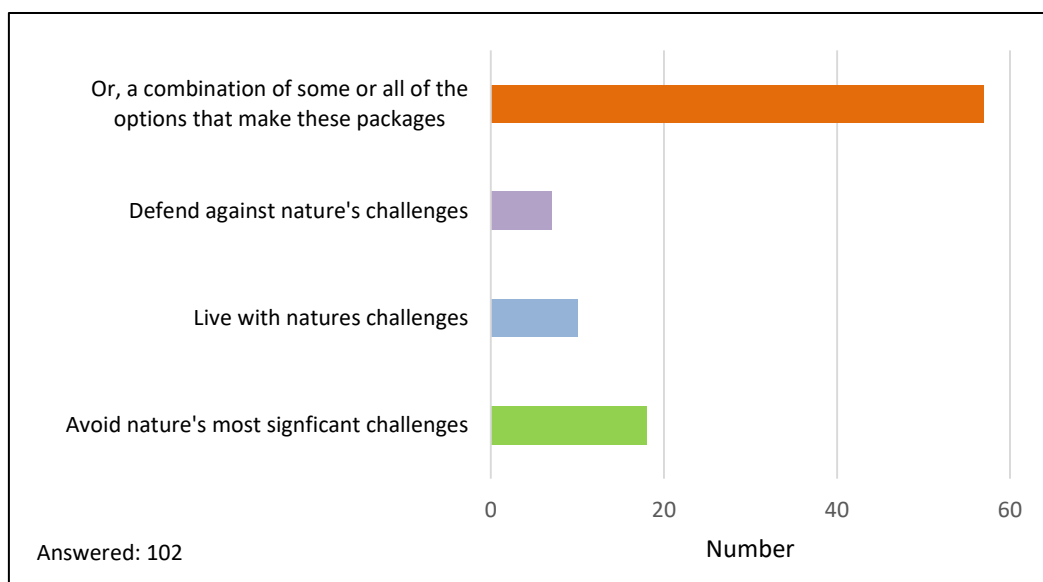
'The two major natural hazards identified in the report are flooding from the Waiho River and an Alpine Fault earthquake rupture (which could also cause a significant rock fall behind the town to occur). In light of this, how would you describe your appetite to risk in regards to natural hazards?'



Question 4

The packages had been designed as standalone future proposals by the consultants. However it was recognised that some of the options within various packages would be more favoured mixed with other options and this was an opportunity for the community to indicate this. The question was to be considered without the cost burden attached as this would be significant for at least one package potentially influencing the choice respondents would make.

'Costs aside, which package from the report do you prefer?'



In regards to completing the paper version of the questionnaire, some respondents would select one of the packages, but would then select options they preferred from the full suite of packages (questions 5a - 5c) or select one package and then some of the options within that package. When completing the questionnaire online, once a package had been chosen the respondent was taken directly to question 6. If the respondent chose 'a combination of some or all of the options' then that gave them the opportunity to select options from packages 5a-5c.

To ensure full representation of the options chosen when summarising the results, all packages were converted to 'combination of some or all of the options' with each of the options then selected under that particular package. This information is displayed in the graphs under Question 5.

Question 5

Question 5 provided respondents with the opportunity to select the options they preferred from the individual packages. The graphs below provide a visual representation of the preferred options from each package in the options assessment.

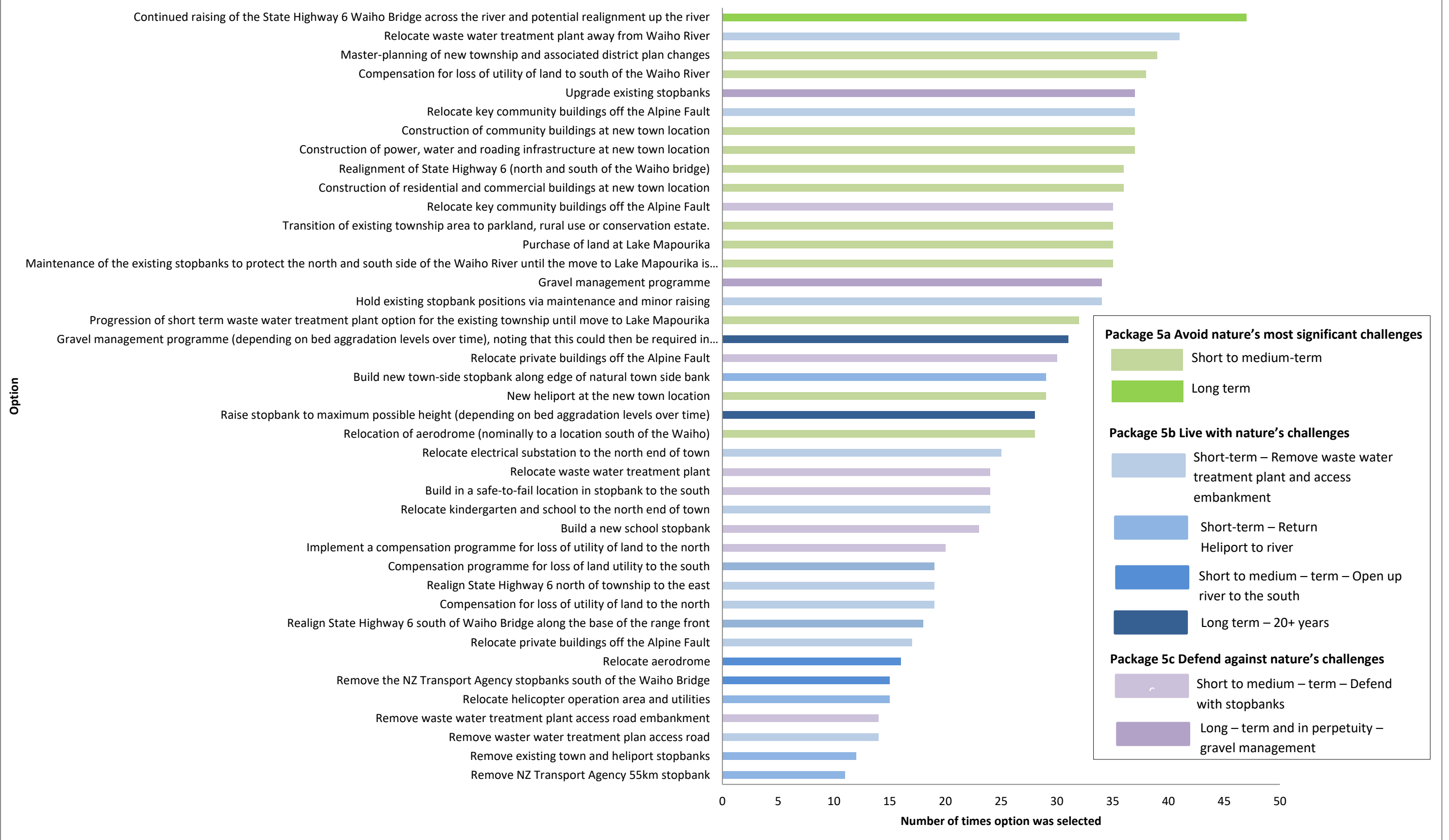
**Due to an administration error, 'Remove stopbank protecting oxidation ponds' in package 5b (Live with nature's challenges) was not included in the online questionnaire and therefore was not represented in those survey results. A total of 3 respondents chose this option in the paper version of the questionnaire.*

Graph 1 Provides a visual representation of the options chosen with the most favoured at the top. The colour highlighting indicates which package it is from.

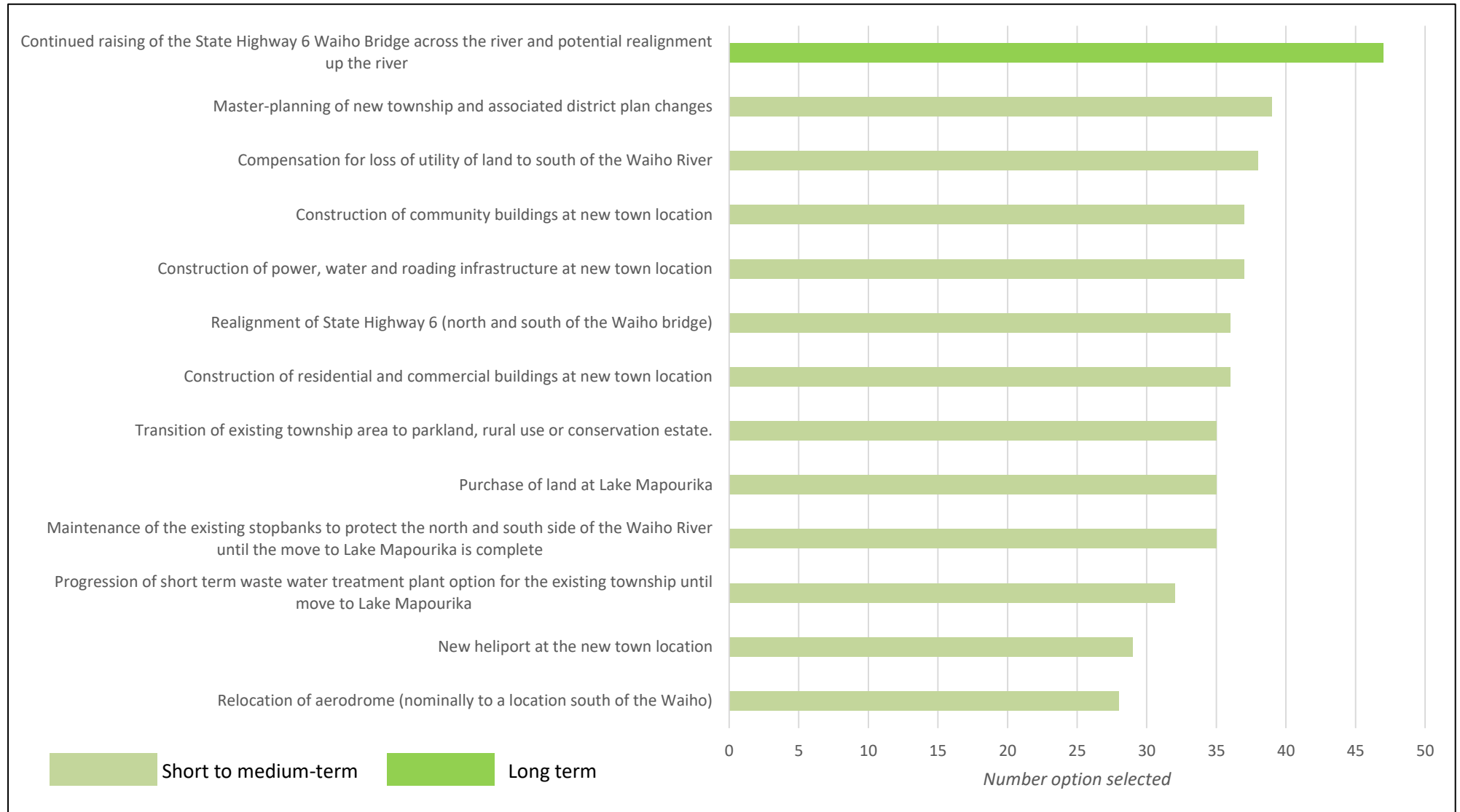
Graphs 2 - 4 Provides a breakdown of the most preferred options within each of the packages.

Graph 1 - Option Combination

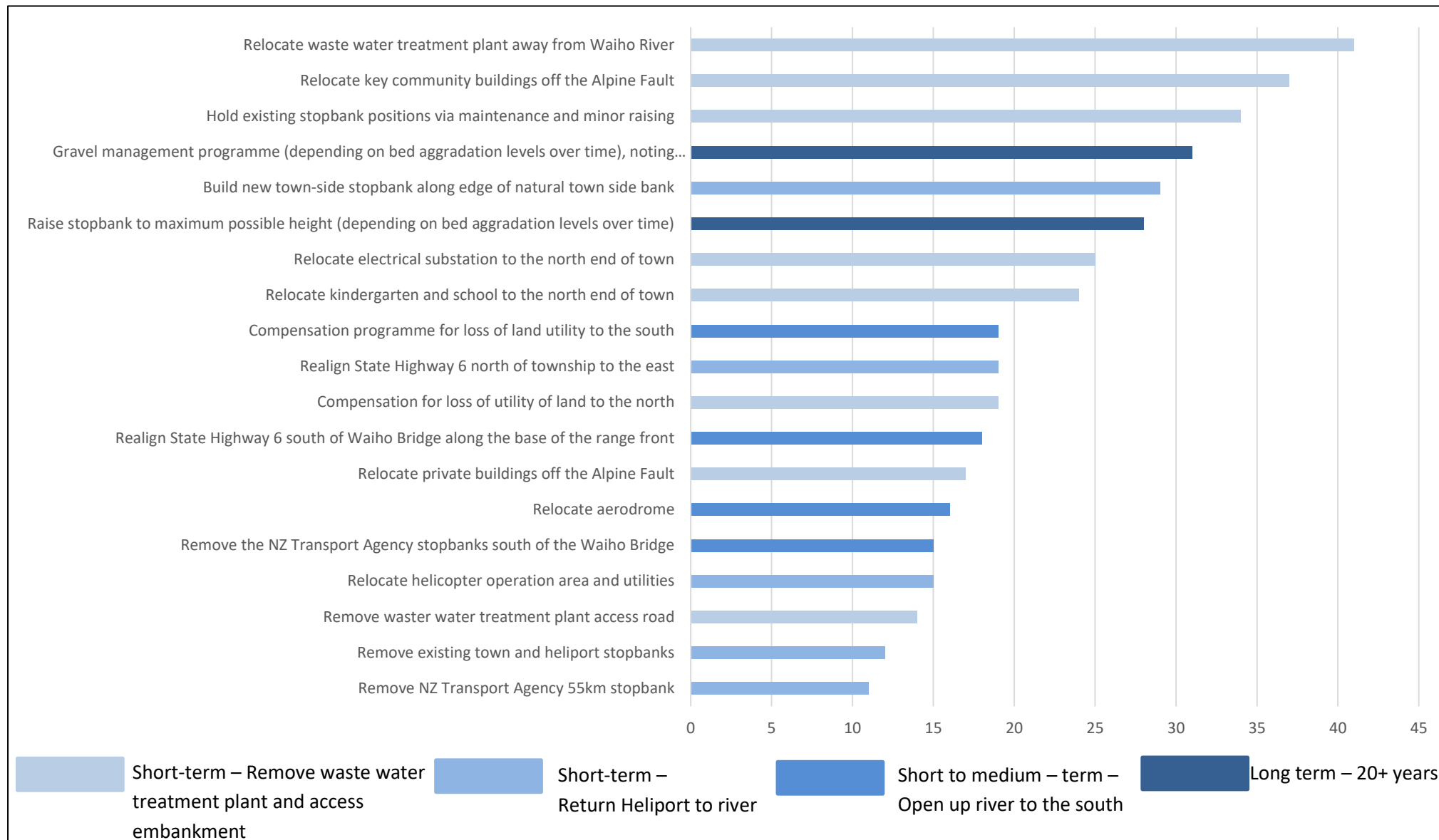
Franz Josef Options Assessment



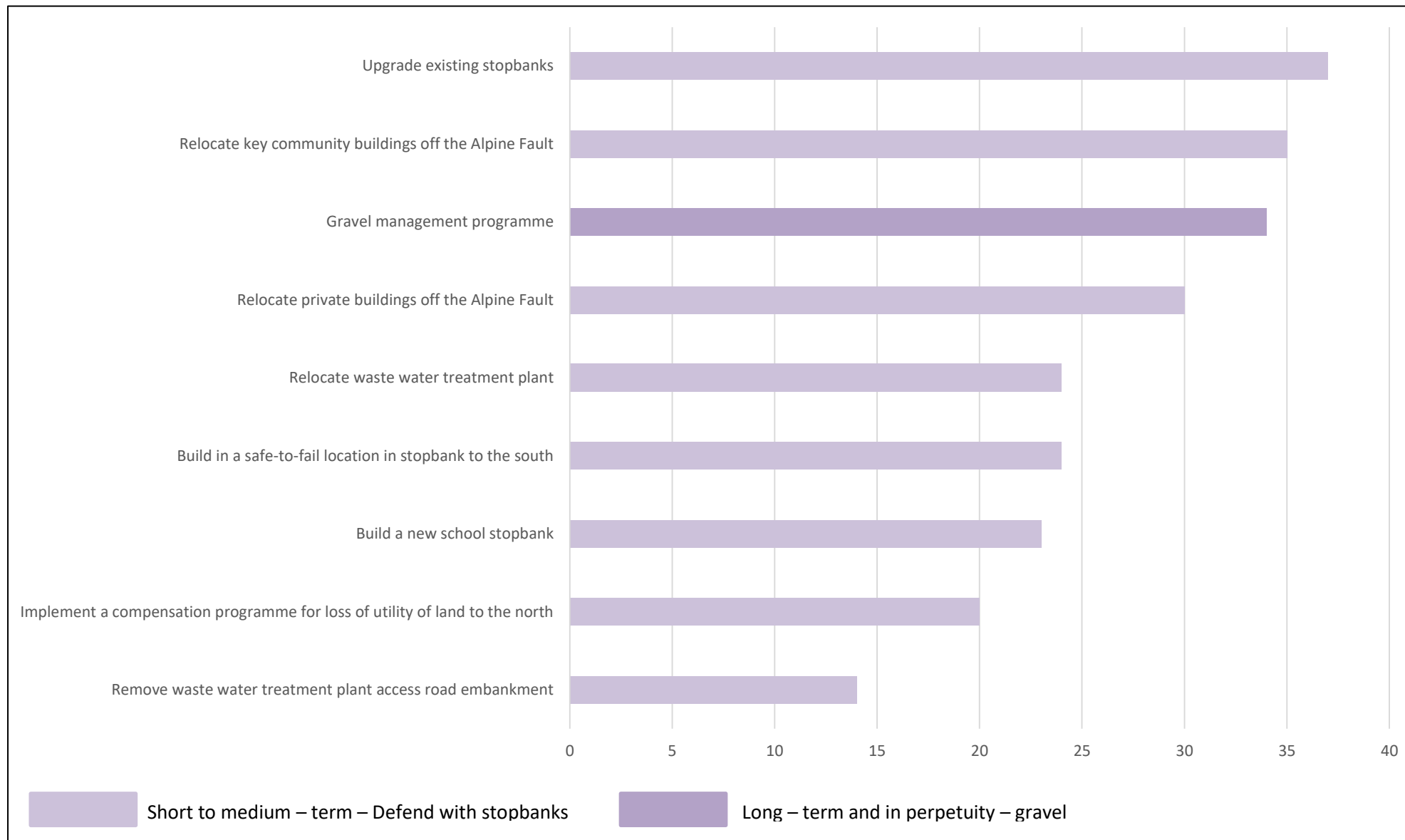
Graph 2 – Avoid nature’s most significant challenges



Graph 3 – Live with nature’s challenges



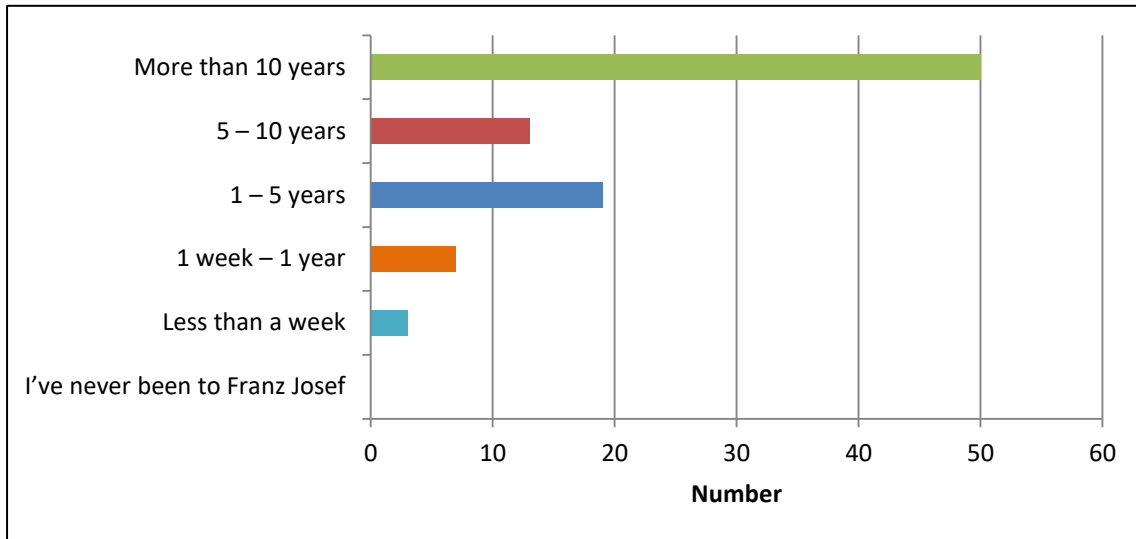
Graph 4 – Defend against nature’s challenges



Question 7

It is important to understand the background of those completing the questionnaire and providing feedback. Questions 7 and 8 provide basic information in this space.

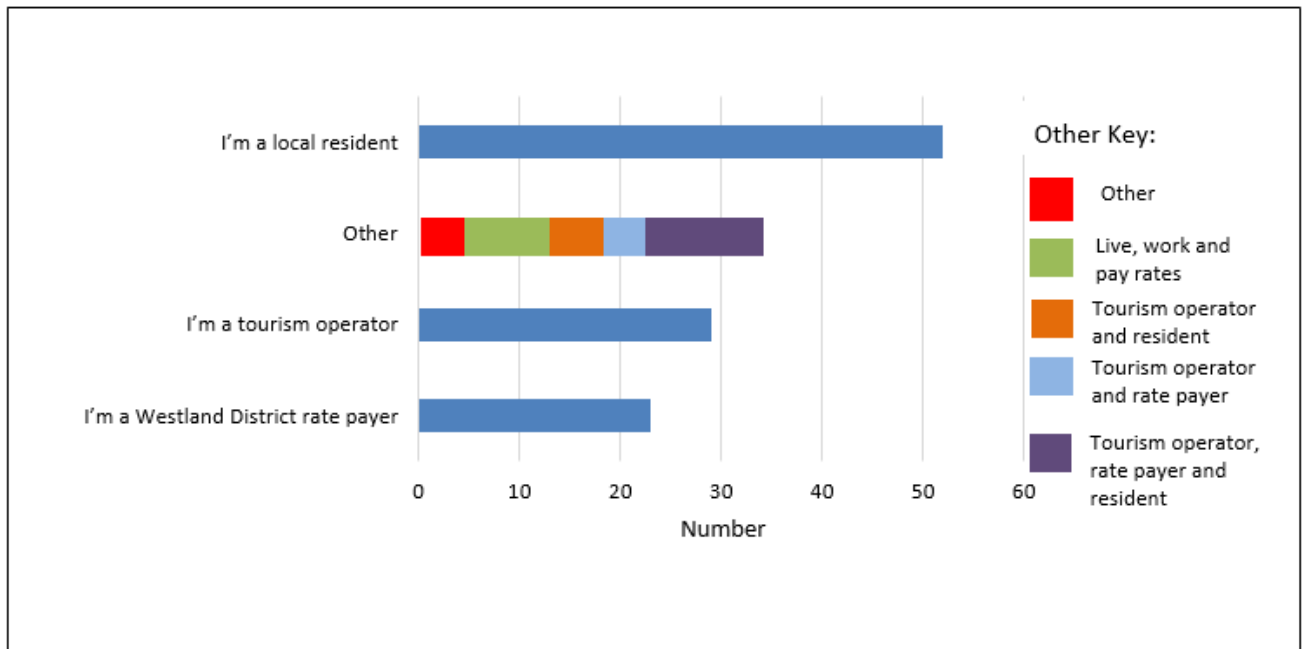
‘Cumulatively, how much time have you spent in Franz Josef?’



Question 8

A large number of respondents selected ‘other’ but on clarification, most of these were a combination of interests in Franz Josef, for example ‘live, work and play’. To show all of this information as clearly as possible, the ‘Other’ category has been divided into the various categories provided by respondents with a key noting their interest.

‘What interest do you have in Franz Josef?’

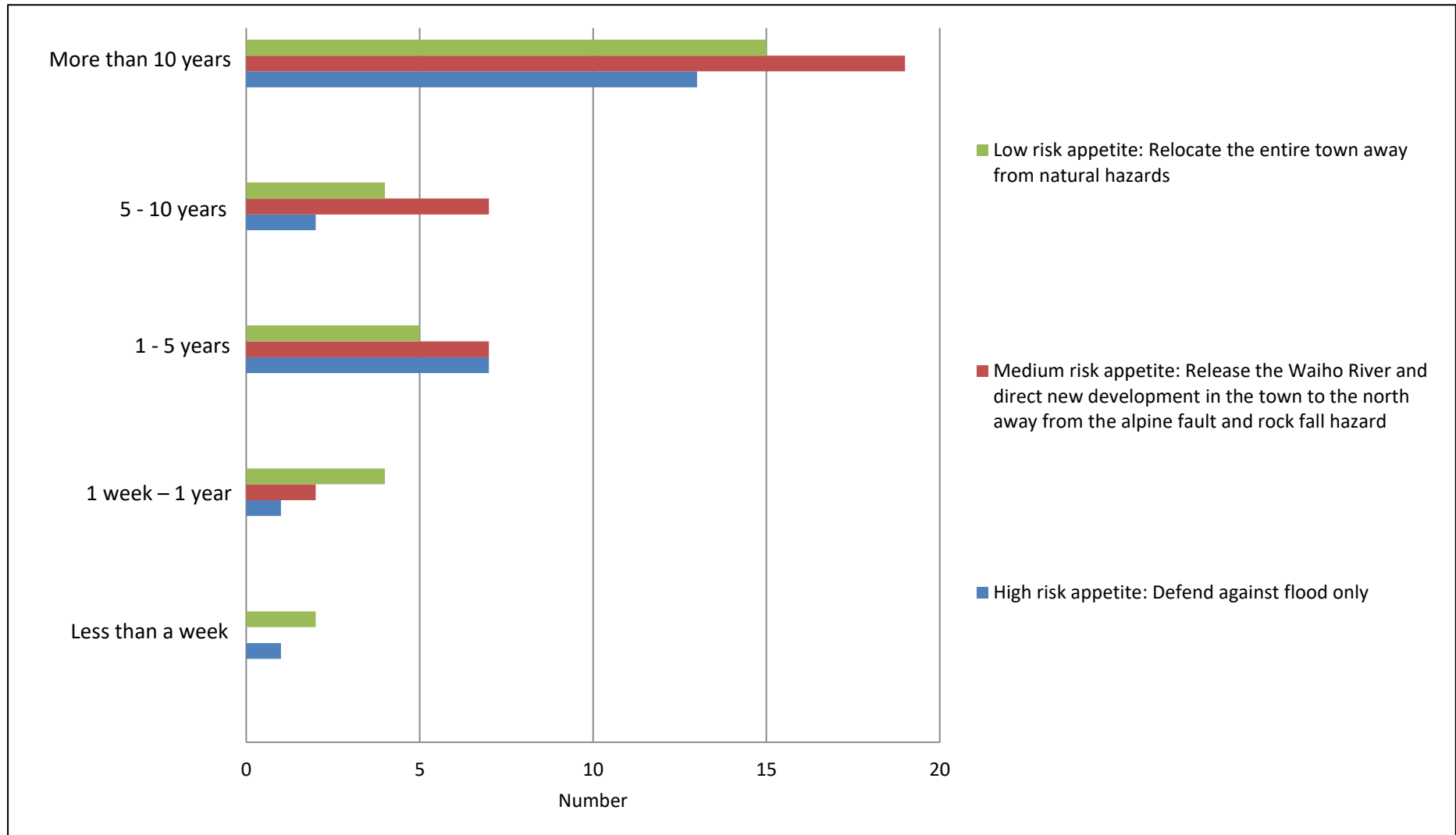


Comparison graphs

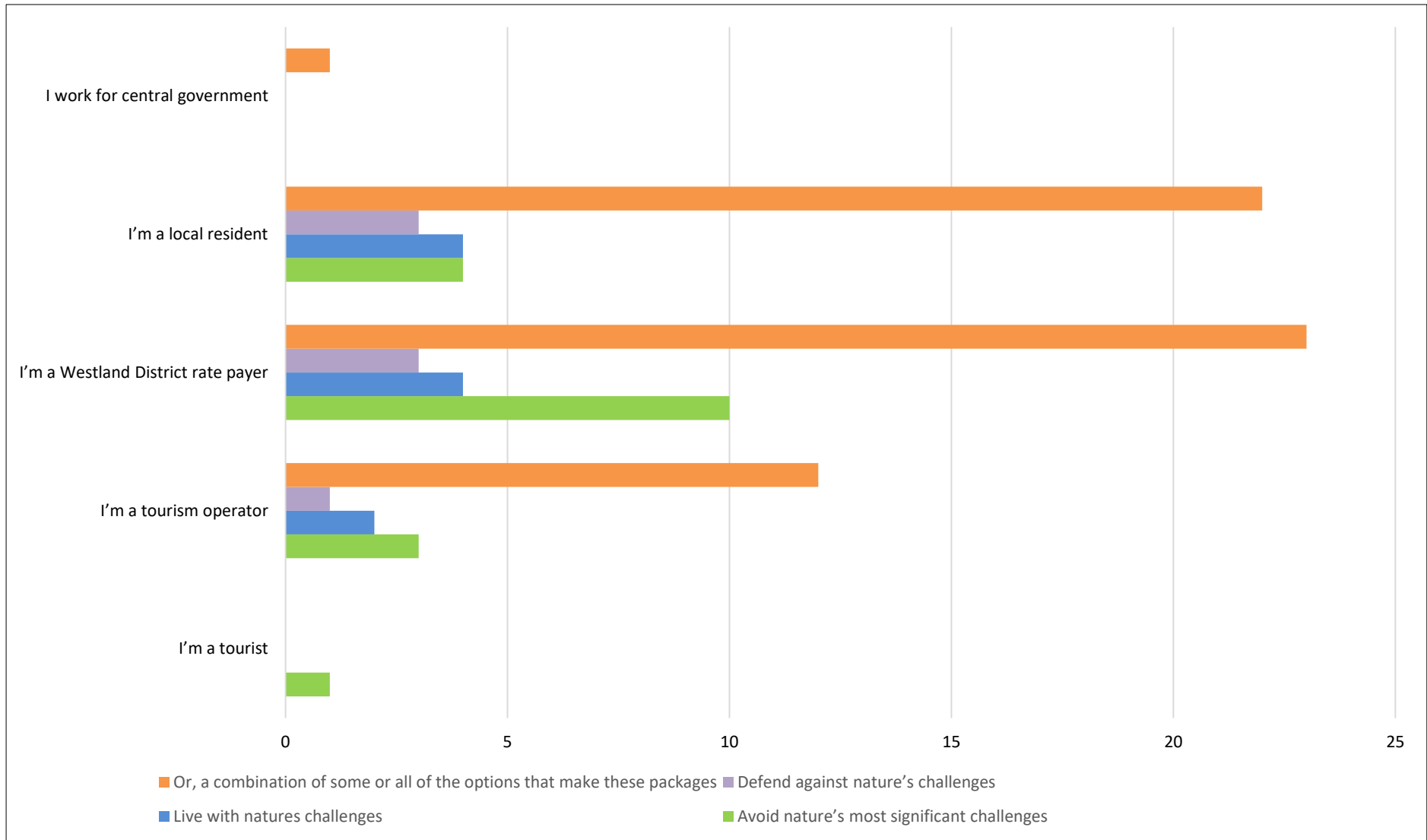
For the purpose of comparison, several further graphs have been constructed to provide the opportunity for further comparison and analysis. These included:

- Appetite for Risk vs Time spent in Franz Josef
- Preferred package vs Respondent interest in Franz Josef
- Respondent length of time spent in Franz Josef vs Preferred package

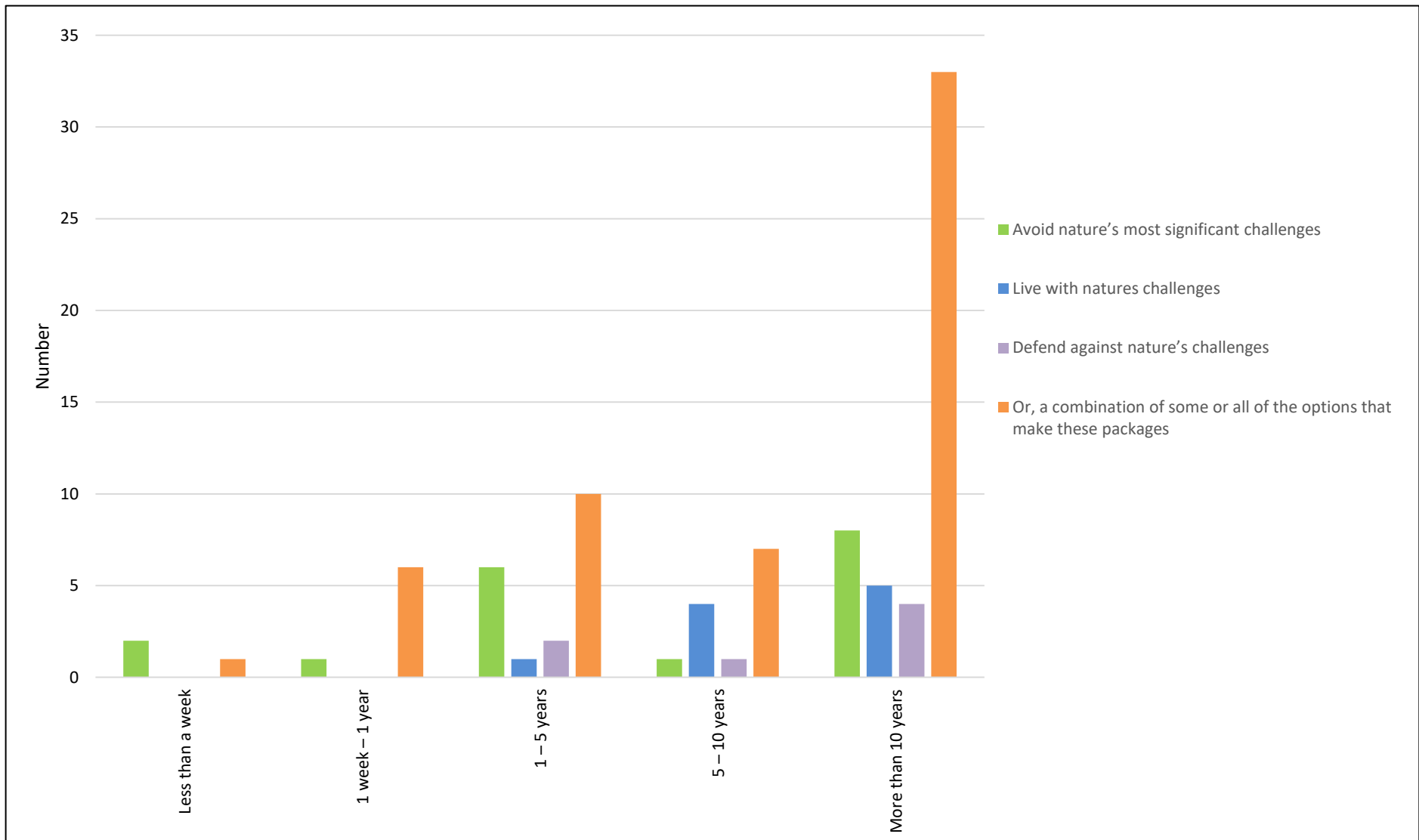
Appetite for Risk vs Time spent in Franz Josef



Preferred Package vs Respondent's Interest in Franz Josef



Respondent length of time spent in Franz Josef vs preferred package



Appendices

Appendix 1 Vision for Franz Josef – Summary of answers

Aspirational comments

A thriving tourist town, with a strong local community and catering for seasonal workers.
Ongoing tourist destination
That the township is fit for purpose safe, modern, great facilities, reliable facilities, great community, a place people want to be!!
For Franz Josef town to expand at its current location into a vibrant community where people will love to visit, work, play, invest and be educated.
Continued economic growth and strong community.
Continue to be a tourism and visitor hub, safely and environmentally aware. Good structure for locals, accessible and affordable housing, an excellent Civil defence response program and a knowledgeable community.
Continue to be a tourism and visitor hub, safely and environmentally aware. Good structure for locals, accessible and affordable housing, an excellent Civil defence response program and a knowledgeable community.
For the town to be world class, inviting pleasant to the tourist, welcoming and enjoying nature at its best
Safe, sustainable and resilient township thriving into the future
Continued to grow as a thriving tourist town,
To be a safe place to live with reliable infrastructure, a great community, modern world class destination for all to enjoy!
A world class destination providing a homely welcome for all. Not too big but big enough - all infrastructure in place.
A world class destination providing a homely welcome for all. Not too big but big enough - all infrastructure in place.
To be a world class destination, modern, providing excellent facilities, safe place for all to enjoy, people who live here and people who visit here.
For Franz Josef to be a vibrant Tourist hub and a great place to visit, work, live, play, learn and invest. The town will have a central town square with all of the amenities that a town of 3000 people and 15,000 visitor will enjoy living in and visiting.
I'd like Franz Josef to keep being an alpine gem to the West Coast, with a growing community of permanent residents and the infrastructure needed to make up for its geographic isolation.
Thriving community supporting tourism that puts the West Coast on the global map of top destinations to visit.
A well planned, safe, vibrant community providing a world class tourist experience
I'd like Franz Josef to keep being an Alpine gem to the West Coast, with a growing community of permanent residence and the infrastructure needs to make up for its geographic isolation.
Franz Josef is an important township which is vital to the NZ Tourism offering. The glaciers attract visitors to the coast and a quality township is vital to the local community as well as the wider region and indeed NZ.
A noted tourism destination with minimum disruption from natural hazards
To be able to respond to increased tourist numbers.

Moving Franz Josef to a new location, or a gradual move to the north

I'd like to eventually see the town spread north.
Continue our current growth as is with encouraged development north.
A chance to build a unique and beautiful village at the lake and away from the multiple risks. A safer place for locals and visitors. The old village becomes a garden park.
I agree that anything in the fault zone need to move north by not necessarily to Mapourika.
We want to see Franz Josef grow in future, I would like to see the town move to a safe location where it has the chance to develop in an ideal way for this type of growth. This our opportunity to develop the perfect and safe town designed around the needs of everyone. If we don't do it now then where the town is currently located will keep our costs too high to expand and develop safely. I also don't understand how with the knowledge we have hazards to town it can even be considered to stay where we are now.
Town can't stay where it is! We need to look at the long term future of town. The area around the Tatare and Stoney Creek area would make a lot of sense. With the recent investment by Totally Tourism we need to go with them, this will eliminate both major hazards and there is already some pre-existing infrastructure started which should help majorly reduce costs.

The township will need to move. Relocate - risks with earthquakes and river aggradation are too high to do nothing.
Franz Josef is the hub of the West Coast given its strategic locality. It needs to be a secure destination and therefore moved to the north of the existing township. ie. Cron Street North
Situated beside Lake Mapourika, quiet as helicopter base in old location away from new town.
My vision is the continuation of Franz Josef township, maybe edging to the north, but retaining its historical feel, it's essential 'kiwiness'. Any new developments should definitely be built north of the township.
My vision is that Franz Josef township is completely relocated away from natural hazards (mainly Waiho River) which would allow it to be planned and zoned properly to look after our visitors.
Locate away from major hazards, money spent on option b & c could all be wasted with one earthquake. Also helicopter operations a distance from town, smell and noise issue.
Move the town. Develop it fully for tourism. Move the town! Don't gamble with lives!
Total relocation of the township to the Mapourika sit with lake access to the beach on the south of the lake - a recreational water-front for the town. While the cost and disruption will cause short term problems we should plan for 100 years and plan for future generations to fully enjoy our unique environment.
For the town to naturally move north from it's current location away from the threat of the Waiho River and fault line. The businesses and private properties that have been identified as directly at risk from an Alpine Fault rupture need to be moved within the next 5 to 10 years, the owners have been sitting in limbo ever since the FRAZ was announced by an earlier WDC. The town needs to have a chance at growing and in its current location this can't happen due to the two identified risks. With the chance of moving the CBD there is also the opportunity to upgrade the existing waste water and water treatment plants. Growth will happen if things are thought out properly well in advance and with enough forethought to be able to expand infrastructure in a sensible way. There is already development at the north end of town (Grant Gibb) and also the development at Stoney Creek. The idea of moving the town to Lake Mapourika to me beggars belief when there is already the development at Stoney Creek. All I can see with a move to Lake Mapourika is a copy of Haast with 3 different towns. The move out to the lake, to quote a former resident who objected to the heliport being moved from town, "would split the community".
Similar to now with a village feel under the mountains, but away from the obvious danger of the river
Shift the centre of town north of the Tartare Stream.
The town should be shifted over time to a safer area.
Move town away from danger, in particular major land slip hazard post fault rupture. This event would result in major loss of life, both locals and visitors. The town should take the opportunity to move and become purpose built.
Next to Lake Mapourika, same businesses plus a few new ones, larger resident population, reliable future proofed infrastructure, planned streets and parks, all buildings will be eco-friendly and resilient to natural hazards.
Develop towards the north to make the most of Lake Mapourika and get away from the flood risks of the Waiho.
Franz will continue to grow, investing in a flood prone town is false economy. Moving will be hard at first but long term is only option.
It would be great to see Franz Josef grow in the future, to do this I think relocating town and setting up with this growth in mind would be very beneficial. This is our opportunity to develop the perfect town designed around the needs of everyone - if we don't do it now with our town at its current size it is only going to become more expensive and difficult down the track when we no longer have the option to do nothing.
Avoid makes sense, if Central Government can see the long term value in funding it 100%. Moving infrastructure will be easier than moving minds at this stage of the presentation. This level of consultation opportunity is essential but consultation/negotiation with land/infrastructure holders must guide the decision on which option.
I can see the township heading North. Providing Tourism holds its own, the population will grow and with this more robust infrastructure will be in place. better services etc. for the needs of the bigger population.
Remain on same location with expansion along Cron and north to Tataare Stream. Possible increase to tourist activities such as gondola
Thoughtful, planned growth of town in new location with sufficient infrastructure in place to cover growth.

Status quo, retain township in its current location

Small iconic destination much like it is at present
still be the same except glacier will be smaller
Being long term resident for over 45 years we have seen the Waiho wax and wane. Any relocation would have to be government funded and there is no safe option.
Franz township to stay where it is.
For the town to remain growing where it is.

Keep the town where it is. Fight the river. Relocate key buildings.
Keep the town where it is. Fight the river and relocate key buildings.
Keep the town where it is. Fight the river and relocate key buildings.
Keep the town where it is. Fight the river and relocate key buildings.
For Franz to remain in its current location and naturally grow to match visitor and local expectations
Business as usual ensuring existing assets are managed and maintained to current regulations
Still a busy tourist town. In the setting of the hill sides

Planning and infrastructure

Franz Josef is a key tourism location in NZ. There is the opportunity for Franz to grow and offer a sustainable economy for the West Coast, to do this we need to be able to offer investors and residents certainty on Franz moving forward. We do need to protect key infrastructure but also need to be mindful of keeping the town cohesive at the same time. There is potential for a reasonably large population growth in the area but to do this a clear vision needs to be cemented to provide people with the ability and willingness to invest in the area.
For Franz Josef to have state of the art infrastructure ie water treatment / fiber / wireless communications with no dead spots
A sustainable township. With out the continual breakdown of infrastructure.
Large destination on New Zealand tourism trail, well developed and well established infrastructure in place to support locals and tourist requirements.
Make it a place people want to live in for more than a season! We don't have basic necessities, eg library, pool, mechanic, park, hairdresser, movie theatre; lots for tourists and not much for people who actually live here. Not only that, the things we do have are old, broken or not big enough... street sizes and parking, town water and waste, public toilets, gym, petrol station, four square. People don't want to put money into town or the things we have here because it is so high risk and some don't want change altogether.
Town will be 2-3 times bigger it needs proper planning not what we have now, roads, parking all infrastructure, public toilets, water sewage etc.
Respond to tourist numbers - grow infrastructure accordingly. As a new business owner, we are focused on tourist numbers. We intend on purchasing property south of the town and a forced move north would prevent us, or be very difficult, to continue with our business with required resource consents and property availability.
The town to go in a planned way over the coming years as it expands. It will likely triple in size over the next 30 years and it is very important that investment is made easy with a clear plan and appropriate infrastructure to cater for business.
Don't grant building permits in the township. Grant permits in the new proposed area.
The current township is a current little town with an awesome vibe but the town will expand to triple the size in 30 odd yrs with the new gondola project going ahead. The township needs to be on hard solid ground if moved with potential of being near major infrasture with reliable water source nearby and a sewerage system which is up with the times and cant enter any waterway which will have undesired effects below ie the lake getting effected like the majority of town/cities near lakes in nz with them getting water issues. An a town which is setup well with motels altogether and away from the bars and restaurants
Regarding the relocations: It is imperative that the vacated buildings are dealt with responsibly and promptly, unlike the now derelict remains of the glacier gateway motel and DOC building.
To have the helicopters moved away from any town center to reduce the fuel smell & noise

Population growth

Double in size every 20 - 30 years, perhaps 1000 people by 2040.
To see township keep growing.
Lots more people
Maybe more people in town, more buildings built.
The town exists still, continue growth, enough residents and accommodation for businesses to succeed, full utilisation of current Cron Street and Stony Creek Developments.

Other

Franz Josef township needs leadership now to mitigate certain future problems - opportunity to develop great town with long future.
I remember when roads were gravel main street, so you tell me. Get on with other Council you have never done it in my 57 years here get FN hook groyne rock out of river that is problem - I put it in
For business in the area to get on with business and the councils take responsibility of their core job while we get

on with ours.
Resilience
Decline
Regarding the compensation scheme: Residents and businesses should be able to get the full value of their land or equivalent land in another location.
To continue to grow too large for its current surroundings

Appendix 2 Further feedback

Question 6 provided the opportunity to provide further feedback. A wide range of comments were made and have been included below.

Feedback around relocation

It's logical to move. However I fail to see how much safer we would be at the new site
I have lived here in the Okarito Forks for a year now, my views are purely selfish and full of ignorance to any significant areas, so I apologise in advance. I have not really thought this through. I am kiwi but not a local. I am interested in economical benefits to myself. I support the conservation of our forests. I would not support this if our giant trees were to be harmed. I support the relocation to Mapourika Lake. I think if you're asking people to be moved then at least make a little glacier town, out of this opportunity. I believe in movement and change and I believe not many people share my opinion. I would like the town to be made around Mapourika so that we can access the lake better - at the moment you will trip over kayaks and three sun bathers. I think it will be a quaint, little town and in time economical benefits will fall onto the house owners, probably overnight. Look at the airbnb market (Little Queenstown) DO IT I want to see this. Also can the four square and petrol station be moved the closest (on the fringe of this new lake town I have in mind) to Okarito - that would be very handy.
Moving the town to me seems the best long term option, otherwise the issues we face now will never cease, this needs urgent central government assistance.
A relocation may mean we avoid the risk of the river, but as we know an earthquake risk may never be avoided, could be anywhere anytime, who knows. But a move away from what is 'known' can at least mitigate against the risk somewhat.
Stop building the riverbanks so high? Isn't this going to create more damage if they burst banks? Relocate/Compensate those immediately effected by the Franz Zone, especially those that have overseas tourists in large quantities.
All 3 options affect our business in one way or another. Three houses and a hanger south of the Waiho and an office next to the petrol station. Moving buildings in the red zone essential but must be compensated!
If relocation of the town is the best option, it may not be the preferred option, there needs to be some 'very good' planning by all parties to make it happen.

Feedback on other options

<p>The North Side: Extend the existing heliport stop bank in a straight line towards the oxidation ponds and past the new stop bank by 100 metres. This stop bank to be armoured with rip rap, built to dam standard and will help protect the oxidation ponds. Leave the existing stop banks in place as secondary back-ups. As there is the plan for gravel extraction from the river of up to 300,000 cum per annum then this gravel could be used to fill in the area between the town and this new stop bank thereby creating a large flat terrace which would add significantly to the protection of the town and those properties north of the 55km corner. The area identified for gravel extraction is from approximately the convergence of the Callery to Carnavans Knob so surely the least distance to cart the material the better. The idea is to start at the church end and fill in the area all the way to the oxidation ponds. A channel would be needed between this and the current stop bank built by NZTA and WDC to allow the flow of town storm water. By having this area raised would also take the heliport out of the firing line of flooding. Once the river has passed this new stop bank allow it to flow north towards the Taratre River even if involves digging a channel. This would mean the loss of part of the farm land. Another option would be to take out the part of the southern end of the Waiho Loop to aid the flow of the river.</p>
<p>The South Side: In the report it is suggested to build a tunnel under Lake Wombat emptying to the south, a very expensive option. It was also suggested that up to two 'safe to fail' sections be built into south side stop bank to allow the river to flow south in the event of a serious flood event. Rather than put the lives, livelihoods (including farm stock) of those on the south side of the Waiho River at risk please consider the following. Build a concrete gated spillway upstream of the Waiho bridge across from the Callery Gorge, the overflow would empty into a concrete storm water canal similar to those used in Los Angeles and capable of taking at least half the flow associated with a 1 in 100 year flood. The creek on the south side would need to be diverted into the canal. The canal would go from the spillway and pass to the south side of Canavans Knob emptying back into the Waiho just downstream of the Waiho Loop, a distance of approximately 5 kms. Some access ramps could be built into the northern side of this canal to allow trucks and large roader access for the process of gravel extraction after floods. SH6 could also remain in its current location with a new section built along the top of the southern side of the canal. Yes, it would be an expensive option but much cheaper than moving the entire town and compensating those to the south. This would also allow for the removal of the current south side stop banks thereby allowing the river greater sweep. I see this as a 'win-win' for all.</p>
Take down Milton and others stop bank first this would allow time to plan and take pressure off existing stop banks,

could save top port from Canavans Knob to Ratanole then open the next stopbank at old rubbish dump if needed. This would give plenty of time for planning.
Let the river go back on its own bed and stop trying to control it. Release it and help it get back to where it should be.
The last two big floods the river has flooded north into the Tartare, why force it somewhere else, south? Moving town does nothing to lessen the effect of an earthquake putting the Waiho north into the Tartare is an immediate fix to cause the Waiho to cut - immediate results at minimal costs.
I have only ticked a few circles in option 5C because the rest are somewhat redundant now that \$1M dollars has been spent on a step back, now complete, running downstream from the 55km corner and nearly \$2M being allocated from central government for the upgrade of the sewage plant in its existing location. A better option would be to safeguard this investment with a new bank running parallel to the new river training trench and removing imported rock from the riverbed this allows the river to act naturally and relocate gravel down the sea
I have only chosen a few parts of the Defend section because since this survey was completed there has been a few developments such as the \$1.1 million dollars spent on a now completed stop bank below 55km corner and the \$2 m grant from central government to reinstate the sewer ponds making the rest of the options in defending the town not make sense. A better solution would be to create a defender bank 600 metres downstream from the heliport bank on an angle parallel to the soon to be completed river training channel. The lower section of this new channel should be cleared out at least 4 time yearly after a big weather event which will remove the gravel from the 1.2km offending section of the river where the gravel has been accumulating and causing potential flood risk. This will enable all of the imported rock to be removed from the river and thus allowing the river to go back to its natural ways of transporting river back down to the sea.

Feedback supporting preferred option

Our apologies for the lateness of our response. We are the owners of the property located at 268 Fox Glacier Highway bounding the old dump, Canavan's Knob and the Waiho River from Canavans Knob almost to Rata Knoll. Clearly our property is one of the most affected by potential changes to the Waiho River from flooding and the maintenance of the stop banks. The recently extended stop bank from Canavan's Knob (the rubbish dump stop bank) to Rata Knoll runs just outside our boundary. As far as the options discussed in the paper produced by Tonkin and Taylor and EY we favour the maintenance of the stop banks and the dredging of the riverbed or 'defend against nature's challenges'.
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Feedback about Franz Josef staying in present location

Impossible to move the entire town to Lake Mapourika. That will work regarding flood risk but will do minimal regarding Alpine Fault rupture. Work with the existing township, move the key assets to the north of the town.
Don't want to move airport out of town, a major tourist destination need an airport for future proofing.
Don't move the town, compensate and assist residences, businesses, community buildings to move/relocate off the FAZ. Dredge the river as well as strengthen stop banks

Other feedback

Our children and our visitors deserve to be safe. NZ tourists are aware of the risks but our international visitors are unlikely to know of the multiple hazards.
So many options, big decisions to be made, we hope this doesn't take too long as we are about 20 years behind already!!
Rate payers/people who live in Franz Josef just want to work within their businesses, enjoy our area and get on. I don't think we are asking for anything other tourist towns have already.
I think short term timeframe, main reason being to make all buildings up to highest possible safety regulations, with wide streets.
There is significant community apathy towards this consultation process and I suspect that the response rate will not be near the level you would expect for such an important issue. In my opinion there are two main reasons for this. Firstly this process is seen as being a waste of time as the WCRC has already made up their mind as to the preferred solution for the town. Secondly the main issue highlighted by this report facing the town in the medium term (the river) is seen by many as only an issue due to the WCRC inability to manage the river. Compounding these issues has been the lack of information flow and inconsistent communication (particularly informal communication as there was very little formal communication) from the working group resulting a lack of trust in the process. Some may disagree with the accuracy of these observations but this is the feeling of a significant number of residents. Most people I talk to that have invested in Franz Josef (people who have skin in the game, not just an opinion from a distance) feel that this process will go on for a number of years, result in more expensive reports, potentially legal action and ultimately go nowhere as has happened with the FRAZ. For this reason many people will not put significant effort into the process.

Economic Urgency: The biggest issue facing the viability of Franz Josef township is the Glacier and Glacier access, while a minor advance is occurring over the last 10 years a significant volume of ice has been lost and the Glacier risk falling off the tourism route due to combination of being difficult to access and less impressive. As highlighted in past reports Franz Josef remaining an attractive tourism destination is key to much of the West Coasts tourism revenue and future economic growth. The town of Franz Josef Glacier's growth was stagnated by the FRAZ for several years and this current process is likely to holt growth again. Without achieving critical mass of activities and becoming an attractive destination to visit in our own right before the Glacier significantly reduces further there is a significant risk that Franz Josef becomes another 'dead' West Coast town and along with this this tourism potential of the region is never achieved. None of the meetings or information provided demonstrates any material understanding of the economic urgency to achieve a critical mass through growth and to become a destination in addition to the Glacier. Without a significant increase in activities and attractions in Franz Josef over the coming years a slow decline in market share of the West Coast tourism industry will occur. This report and consultation process has put off outside investment (there are sales that have fallen through as a result) and created an environment where only those already in the area (and understand the risks more fully) are prepared to invest. For these reasons the time frame for completing this consultation any business case and resulting central government decision making need to be short as practical.

Governance: The proposed structure of the working/governance groups would result in only one person from Franz Josef being in the final decision making forum. There is no one person that can represent the views of the different interests of the Franz Josef community (e.g. South V North, freehold v lease hold, business v residential etc.) or would be trusted by all elements of the community. If the process is to regain some credibility and not be subject to constant criticism, which would in part undermine any case put to central government, improved governance needs to be put in place. For example meeting minutes should be taken and distributed timely, one level of working group or multiple community representatives on the governance group, wherever possible meetings being open to the public etc.

You can spend \$\$ on reports of course there are hazards like anywhere in New Zealand. Relocation is a pipe dreams and the State Highway still needs maintaining. If the hazards were so bad why is Westland District Council still issuing building permits. The old people in the past will say the Waiho has its own mind and too much money has been spent trying to tame nature and has been done several times. All rivers on the West Coast have issues. Lake Mapourika is not a safe area. I cannot think of one that's ideal.

