

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF THE TE TAI O POUTINI PLAN COMMITTEE HELD ON 9 SEPTEMBER 2019, AT THE OFFICES OF THE GREY DISTRICT COUNCIL, TAINUI STREET, COMMENCING AT 12.31P.M.

PRESENT:

R. Williams (Chairman), A. Robb, G. Howard (via teleconference), T. Kokshoorn, B. Smith, L. Martin (via teleconference)

IN ATTENDANCE:

J. Armstrong (Project Manager), R. Townrow (BDC), J. Canning (GDC), F. Scadden (WDC), T. Jellyman (Minutes Clerk)

WELCOME

The Chairman welcomed everyone to the meeting

APOLOGIES:

Moved (Kokshoorn / Robb)

That the apologies from S. Challenger, M. Meehan, P. Pretorius, A. Becker, S. Mason, S. Bastion, F. Tumahai, T. Rochford, , be accepted. There has been no response from G. Neylon.

Carried

CONFIRMATION OF MINUTES

Moved (Kokshoorn / Smith)

That the minutes of the Inaugural Meeting dated 19 July 2019, be confirmed as correct.

Carried

MATTERS ARISING FROM INAGURAL MEETING

There were no matters arising. These will be covered in J. Armstrong's report.

PUBLIC FORUM

The agenda for this meeting does not have a public forum slot. The Chairman advised Mr. Richard Osmaston that he would be able to address the meeting during the general business section.

STEERING GROUP REPORT

The Chairman advised that the Steering Group is yet to meet, and therefore they do not have anything to report as yet.

PROJECT MANAGER'S REPORT

J. Armstrong spoke to her report and advised that we are very fortunate that Lois Easton has now joined the team as Senior Planning Consultant. J. Armstrong reported that herself and L. Easton visited all three districts last week and met with planners and engineering staff. J. Armstrong advised that following consultation with the Technical Advisory Team (TAT), it was agreed that it is best to start looking at the zoning of settlements and townships as this is where most people are and also where development potential to enable enlivened centres is. J. Armstrong advised that conversations are now being started with Council Planners to set up workshops for people who use plans a lot, including developers, surveyors, builders, architects, along with national bodies such as Heritage NZ. She advised that workshops will be held in Grey/Westland and Buller. Other workshops will be held for district council staff including planners, engineers and infrastructure personnel, to ascertain how the Plan can support growth going forward. J. Armstrong stated that she and L. Easton are very happy with local council staff they have met to date and they are very grateful for the way they have been received.

J. Armstrong drew attention to the paper written by L. Easton which illustrates the timeframe for the work plan. She stated that there will be some quick wins, while some projects will take a lot longer. F. Scadden stated that it is likely there will be some quick wins with regard to the zoning of natural hazards as LiDAR that has recently been undertaken will assist in this area.

J. Armstrong advised that the strategic direction is required from the TAT and Councils, and they will need to ensure that a good strategic direction is set across the three districts. J. Armstrong answered questions relating to natural hazards work, coastal communities, and other zoning areas. J. Armstrong advised that L. Easton will be invited to future meetings. J. Armstrong advised that the next meeting of this committee will be held in Westport, on 18 November, with a meeting of the TAT held prior to the meeting. She advised that the TAT will be introduced to this committee. J. Armstrong spoke of the Stakeholder Questionnaire and advised that this is about to be sent out to planners and engineers who will be working in towns and settlements, zoning, heritage and archeological sites. J. Armstrong advised that once work commences on sections such as natural hazards, consultation will then include, for example, NZTA, DoC and other agencies. T. Kokshoorn stated that there have been quite a few changes with zoning in the residential and commercial areas. J. Armstrong advised that the National Planning Standards will not let the ad hoc development continue, and one focus will be on directing industry to areas that are under-utilised currently and are in the correct zone. She stated that the TAT will be very closely involved with this work.

J. Armstrong reported that she is meeting with a webpage planner this afternoon to develop a webpage which will be available on all four Council websites. She advised the website will be very open with minutes of meetings, dates for consultation and progress reports along with a question box. The Chairman raised the matter of communication, and who is responsible for keeping people informed. The Chairman spoke of the letter he has received from Cr Shayne Barry from BDC, who chairs the Community, Environmental and Services Committee. Mr Williams felt that Cr Barry is requesting that her committee is briefed and kept informed of progress by J. Armstrong. R. Townrow expanded on this matter and advised that the plans for public consultation in March 2020 are quite a long way off in this process, and may be a little late in the process as the community would like to have input from an earlier stage. The Chairman advised that when open days at settlements were suggested early in the process, the comments from Mayors and Councillors was not to hold them too early in the process because nobody would know what was happening. It was felt that TTPPC needed to go through the first few months, Mayor Howard was concerned that the open days could be confused with the election and other activities. Mayor Howard stated that he is concerned about going too far prior to community consultation as it makes it harder to make changes, and BDC is keen for pre consultation. The Chairman asked the meeting if they felt it was J. Armstrong's team's responsibility to talk to the community boards, or if the district councils themselves, and staff and mayors should do this. The Chairman stated that it is important that the same message is going through. Mayor Howard stated that he believes direct consultation via public meetings and media should be used to get early engagement. Cr Robb stated he feels this should be led by J. Armstrong's team, but there should be Councillors from each district encouraged to attend as well. Mayor Smith advised that he is supportive of this approach and feels that it is important not to over complicate things. J. Armstrong suggested that Cr Barry's group may wish to host a presentation. R. Townrow advised that as staff, planners can brief Councils on what is happening with progress to date. She was concerned that community has not been identified as key stakeholders. J. Armstrong clarified that she sees the community as the client, as it is the community that the combined plan is being developed for. It was agreed that the Chairman would formally reply to Cr Barry. Cr Robb stated that he supports involving the community from an early stage rather than showing them a draft, as this could be seen as already deciding on something. Mayor Kokshoorn stated that it is important that this committee is seen as driving

the process, ensuring that the community understands how the process is going to move, as well as timeframes for the project. He stated that some matters could be controversial but it is important that topics are well explained early on.

J. Armstrong advised that discussions have taken place about producing a pamphlet that could go out with rates, along with posters at councils and on the website. She stated that she is keen to hear any advice on getting information out to a far reaching audience. Mayor Kokshoorn suggested a twice yearly update via the rates newsletter.

The Chairman explained that a media release would be written following today's, and every, committee meeting. It was agreed that J. Armstrong and her team would liaise with communities, rather than councils doing this. F. Scadden agreed that J. Armstrong and her team need to get this feedback direct. Extensive discussion took place on public consultation opportunities, and the direct relationship between the plan and rates.

Cr Howard asked if there were any concerns with the funding from the Local Government Commission. J. Armstrong advised that R. Mallinson from WCRC is following up with the commission to ensure we receive the amount budgeted by LGC for this process. J. Armstrong advised that L. Easton is applying for a small grant from Envirolink. She stated that MfE are interested in natural hazards at the moment, and there have been conversations with them about coastal retreat as this is an issues for central government, local government, insurers, and homeowners. J. Armstrong stated that this could possibly be an opportunity for DoC land to be used to relocate houses. J. Armstrong also advised that the Earthquake Commission have indicated that they may consider funding a targeted project in the future. Cr Martin advised that WDC now has a separate rating policy which identifies what is residential, commercial and rural and what is rural residential which is quite separate from the district plan. He acknowledged that this needs to be considered coast wide. The Chairman advised that it is important to remember the linkage between rating and planning matters. J. Armstrong stated that consideration could be given to having rating officers present at the workshops.

FINANCIAL REPORT

The Chairman advised that there is no financial report at this stage. He advised that the WCRC will provide a monthly report in future but at the moment this would only be for the month of July when little activity occurred. The Chairman stated that he is very fussy about getting accurate and timely financial reports so that the committee knows exactly where it is going and what is being spent.

GENERAL BUSINESS

The Chairman spoke of the attempt from himself and J. Armstrong to meet with Minister O'Connor as there was an inquiry from his office around a month ago regarding progress to date. The Chairman advised that various meetings and phone call attempts have been made but to date this has not happened.

PUBLIC FORUM

The Chairman invited Mr. Richard Osmaston to address the meeting. Mr. Osmaston asked if there is a link to social and real world issues. Mr. Osmaston spoke briefly and was advised by The Chairman that as this is only the second meeting, and given the philosophical nature of Mr. Osmaston's comments, the Chairman suggested that he writes to the committee outlining his ideas.

The meeting closed at 1.22 p.m.

.....
Chairman

.....
Date

Meeting Dates:

- 18 November, commencing at 12 midday, in Westport