



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 September 2020 – 30 September 2020

Prepared By: Jo Armstrong
Date Prepared: 28 September 2020

Accomplishments this Period

- The planning team continue to work on the following topics:
 - non-residential activities in residential areas,
 - infrastructure,
 - historic heritage,
 - transport,
 - designations,
 - mineral extraction,
 - open space,
 - natural heritage,
 - tourism and
 - natural hazards
 - notable trees
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee. We encourage you all to engage with the TAT to discuss the planning aspirations for your district and region.
- The planning team completed the final leg of the Roadshow through northern Grey and Buller 22-24 September. Level of community attendance was very good at a number of venues, particularly in Barrytown and Punakaiki where group discussions covered numerous issues of interest to the local communities. Public meetings were held in Reefton and Westport. There was better attendance in Buller than at previous public meetings.
- Feedback from the community during the northern leg of the Roadshow included:
 - The importance of good internet infrastructure and services– fibre coming to settlements is increasing the possibilities for home business and people moving to the Coast for lifestyle
 - Issues with reverse sensitivity to mining on private land
 - SNAs - both the need for conservation and compensation – there was interest in the idea of transferrable development rights
 - Access to heritage sites and interpretation to encourage visitor interest and aid preservation
 - Zoning and lot sizes with interest in providing more site specific design to recognise

- natural features and topography rather than hard rules for things such as setbacks
- Insufficient housing stock as the number of short – term (Air BnB style) rental properties increase in small settlements
- Need for more residential housing in bigger towns – both for rental and owner occupied households including need for more general retirement housing – not just Council provided pensioner housing
- Interest in wider housing styles – including smaller houses, semi-detached and attached housing at Reefton
- Future planning for hazards and identifying areas for managed retreat
- Sourcing rock for protection works
- Protecting future land uses such as horticulture options at Karamea
- Protecting historic character of settlements while revitalising neglected areas
- Maintaining walkability of settlements and towns – and settlement in a compact form rather than ribbon development or cul de sacs
- Protecting the amenity of entry areas into settlements and not having them dominated by industrial buildings or big box retail
- Keeping community facilities such as hospitals
- Looking for job opportunities in the DoC estate to support local communities
- Freedom camping – the ambassador programme is working well but concerns about the impact on the local environment were expressed
- Support for wetlands project and cycle trail in the Westport area
- The team does a lot of stakeholder engagement, but we cannot reach everyone. We really appreciate the efforts of Committee members to introduce us to interested parties in the community. Recently Mayor Gibson and Councillors Becker, Roche and Coll-McLaughlin have helped us make connect with master builders, sphagnum moss growers and historical heritage groups. Kaiwhakahaere Madgwick has also given us numerous contacts. Please think about the people in your community that would be interested in discussing Plan provisions with us, and help us make the connections.
- Work is underway on an application for funding from the Jobs for Nature project. The application has been prepared in partnership with the West Coast Regional Council. It is to employ an ecologist and land managers to work with and advise landowners. Also included is a funding request to support landowners with fencing, planting and pest control, plus a student holiday job programme which it is hoped would encourage students to work on the West Coast once their studies are complete. This application was submitted to the West Coast Alliance and they are considering all applications prior to applying to central government for funding.
- The planning team gave a presentation about TTPP to Buller District Council on 16 September. The Council expressed their thanks for the information. We will be presenting to Grey District Council in October.
- The planning team has had ongoing discussions with West Coast Regional Council planning staff about the Plan Change process for the existing district plans prior to TTPP operability. We worked together to identify a process for applicants and council staff to follow, and suggested a possible make up of the hearings panel leading up to WCRC making decisions. WCRC staff will present a paper to their Council, and we will report back to you on the outcome.
- An Ecosystems and Indigenous Biodiversity workshop is being organised for the primary production sector in the last week of October. We will run another workshop on this topic for other industries with an interest in ecosystems and biodiversity on the Coast e.g. tourism, infrastructure and extractive industries. We are running this first round of workshops separately to allow for the different perspectives to be heard so the planning team can understand the diversity of issues and people can express themselves openly. Later workshops will include all interest groups together as we try and look for any consensus views.
- Planning is also underway for an evening workshop with business owners and lessees in the Greymouth CBD. This is an opportunity to share our current approach, and gain a better understanding of their issues and aspirations, and how Te Tai o Poutini Plan can help support their businesses into the future. We will discuss policy and rules that are already under

development in a number of areas that affect the CBD, including town centre zoning, mixed use zones, signs, parking rules and historic heritage, to get their feedback on early proposals.

- We are also planning to run a hui at Arahura Marae to talk about how the plan provides for Papakāinga, access to mahinga kai, Aotea Stone protection (for mana whenua use) and tino rangatiratanga.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – preparing for workshops with primary producers, Grey CBD businesses and the hui with local rūnanga.
- TAT meeting at West Coast Regional Council on 28 October
- TTPPC meetings on 14 October 1.00 – 4.00pm via Zoom and in person Thursday 29 October 10.00 – 2.30 at Grey District Council.

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan a stakeholder workshop and on-going engagement process	Project Manager	28 February 2020
Not producing a notified plan in a timely manner	Set achievable milestones and monitor/report progress. Identify additional expertise/capacity	Project Manager Planning Team	30 June 2024
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Project extended due to inability to retain unspent 2019/20 research budget	Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able	Project Manager TTPP Committee	Ongoing
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP Committee	Ongoing

Status

Overall	Project timing affected by delay in beginning SNA research. Budget for 2020/21 accepted. Research budget over 3 years reduced and this may delay Plan completion. Planning team making good progress with TAT and TTPPC input.
Schedule	Work programme set and achieving on schedule. We are catching up on stakeholder engagement postponed due to lockdown, but have lost time on the SNA research.
Resources	We are receiving good input from the TAT. Loss of some 2019/20 research funding makes seeking external party co-funding a priority.
Scope	Deliver efficient, effective and consistent Te Tai o Poutini Plan

Please note that the schedule and scope have been downgraded from green to orange. This is in response to the reduction in budget for 2020/21 and postponement of the SNA research. The delay in receiving permission to commence SNA desktop identification means we are unable to begin field assessments over the 2020/21 summer months. The

project may get back on schedule if funding applications are successful, or additional research funding is allocated in future budgets.

Schedule

Stage	Target Completion	Revised Completion	Comments
Complete project initiation documentation	30-Apr-19	19-July-2019	TTPPC approved
Identify and contact key stakeholders	03-May-19	Ongoing	Connection made with all key stakeholders and started a second round of contact with other interested parties
Contract senior planning consultant	01-Aug-19	29-July-2019	Contract in place 29/7/19 -30/6/20
Recruit permanent senior planner	30-Sep-19	7-Sep-2019	Started at WCRC on 14 October 2019
Set up Te Tai o Poutini Plan website and communications package	30-Sep-19	30 Nov- 2019	Development complete. Available at www.ttp.westcoast.govt.nz
Set planning milestones	31-Oct-19	30 Aug-2019	Presented at August TTPPC meeting
Hold key stakeholder workshop for Settlements section	28-Feb-20	23 Oct and 21 Nov 2019	Greymouth and Hokitika, then Westport
Hold Community information meetings	31-Mar-20	16-27 Mar 20 and 24-22 Sep 2020	Roadshow in March 2020 and opportunities to coincide with council-community meetings and local events Outcome of Roadshow to be presented to May TTPPC meeting
Hold key stakeholder workshops for Infrastructure section	30-Apr-20	31-Jul-20	Greymouth and Hokitika, then Westport. Delayed due to Covid-19 Lockdown
Draft Provisions (Issues, Objectives, Policy and Rules) for Urban Areas developed	31-May-20	31-May-20	For presentation to May TTPPC meeting
Workshop discussion with environmental interests re biodiversity provisions	30-Jul-20	31-Aug-20	Delayed due to Covid-19 Lockdown
Draft Provisions (Issues, Objectives, Policy and Rules) for Rural Zones and Settlement Zones developed	31 – Aug-20	31-Aug-20	For presentation to August TTPPC meeting
Hold key stakeholder workshops for mining and extractive industries	31-Aug-20	31-Jul-20	Due to work programme changes during Covid-19 lockdown
Historic Heritage Workshops	31-Aug-20	31-Aug-20	
Conclude TTPP Roadshow	30 –Sep-20	30-Sep-20	Postponed due to COVID-19
Potential Committee Field Trip	30 –Sep-20	2021	To look at specific matters to help with decisions - COVID-19 dependent
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 Oct 20	
Contact with landowners re SNA assessment, landowner meetings	30-Oct-20	30-Jun-21	This will be to seek permission to do field assessments. It is dependent on undertaking the desk top assessment first.
Commence field work for SNA assessments	30- Nov-20	30 Nov 21	It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23. This will be delayed until desktop study is completed
Zoning changes proposed	31-Dec-21		Specific zone change proposals will come to the Committee through 2021

Stage	Target Completion	Revised Completion	Comments
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	30 May-22	Targeted consultation with stakeholders on draft provisions from mid 2021-mid 2022 with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	30-July-22	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full "draft" Te Tai o Poutini Plan to Committee	30-Sep-22	30-Sep-22	Full draft (so that this term of the Committee has overseen the drafting of the whole plan). A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
[Local Body Elections]	Oct-22		
Community Consultation on "Draft" Te Tai o Poutini Plan	31-Nov-22	31 Jul 22	Roadshow in October/November 2022 with a "draft" Plan to discuss with community
Amendment of "Draft" Plan to "Proposed Plan" provisions	30-May-22	31 Aug 22	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Notify Te Tai o Poutini Plan	30-Jun-23	30 June 23	Indicative time only – this will be the "Proposed" Plan
Submissions Te Tai o Poutini Plan	30-Aug-23	30 Aug 23	40 working days for submissions is the legal requirement
Further Submissions	30-Oct-23	30 Oct 23	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	30-Feb-24	30 Feb 24	Indicative time only
Decisions Te Tai o Poutini Plan	31-August-24	31 Aug 24	Indicative time only
Appeal Period	30-Sep-24	30 Sep 24	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	30-June-25	30-Jun-25	Indicative time only. However the aim would be to complete the entire "Proposed – submissions-hearings –appeals-mediation-consent orders to Operative Plan" process within 1 term of the Committee
[Local Body Elections]	Oct-25		

Actions required

Due to the cancellation of the Committee meeting on 25 September, please be prepared for extended meetings in October to ensure we stay on schedule.



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