



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 October 2020 – 31 October 2020

Prepared By: Jo Armstrong
Date Prepared: 30 October 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 ran three partner and stakeholder workshops in October
- The first was an evening workshop with business owners and lessees from the Greymouth CBD. The workshop was an opportunity to share our current approach, and gain a better understanding of their business issues and aspirations, and how Te Tai o Poutini Plan can help support businesses into the future. We discussed TTPP policy and rules that are already under development in a number of areas which affect the CBD, including town centre zoning, mixed use zones, signs, parking rules and historic heritage. Participants expressed concern about the difficulties of raising finance and encouraging investment on leasehold land where some buildings require earthquake strengthening. They were supportive of the direction TTPP is taking and are keen to see a more vibrant town centre through permitting residential accommodation and beautification of the streetscape. Easing parking provisions and reuse of historic heritage buildings were discussed as ways of supporting business viability. Attendees had a number of interesting ideas including using buildings for multiple small shops, and utilising the stop bank and port.
- We discussed ecosystems and indigenous biodiversity, along with other topics of interest at a primary production sector workshop. Attendees expressed concerns about the SNA process.

They asked whether self-management under Farm Environment Plans would be an option. The idea of permitting some activities in SNAs was appreciated, but there was agreement that costs to protect and maintain SNAs would be significant.

- 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.
- We also worked in partnership with Ngāti Waewae and Ngāti Mahaki o Makaawhio to run a hui at Arahura Marae. We explained how the plan can provide for Papakāinga, access to mahinga kai, Aotea Stone protection (for mana whenua use) notable trees and tino rangatiratanga. The small group of attendees were excited by the possibility to either jointly manage or self-manage Maori land. This would allow them to achieve some long term goals, particularly around the Makaawhio and Arahura Marae sites. Attendees were also keen to see provision for papkainga and kaumatua housing on other privately owned land.
- Please think about other groups in your community that would be interested in discussing Plan provisions with us, and help us make the connections for future stakeholder engagement.
- The TTPP Planning Team also attended a meeting at Buller District Council with NZTA, Civil Defence and council staff to discuss master planning for Punakaiki. The Punakaiki Masterplan, Dolomite Point Redevelopment, Community Centre and Civil Defence Centre, and State Highway projects were discussed.
- Our application for funding from the Jobs for Nature project has not gained any traction with the West Coast Alliance. If we are unlikely to receive outside funding, we will have to consider an increased budget bid for next financial year.
- The planning team gave a presentation about TTPP to Grey District Council on 12 October. The Council asked some good questions, and seem well engaged with the TTPP process. This was the last of the district councils to have a presentation, and we look forward to the opportunity for presenting to WCRC at some stage.
- 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. WCRC staff presented the following information to their Council on 13 October.

Private Plan Change to a District Plan

Council has been approached by a developer wanting to rezone land from rural to residential. Staff have obtained legal advice, that due to the Local Government Commission Order which gives the Regional Council the function of developing a new district plan for the three Districts, the Regional Council is also responsible, during the development of the Te Tai o Poutini Plan, for processing any private plan change requests to the West Coast District Plans. Staff have developed an information sheet with the procedure for responding to a private plan change request (attached as Appendix 1). If the developer proceeds to lodge an application for a private plan change to the Grey District Plan, a planning consultant will be engaged to take the application through the RMA Schedule 1 process, and the developer will pay all the costs, including Council's costs. A pre-application meeting with the developer was held on 5 October.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – writing new information sheets and questionnaires to reflect policy already developed, and inform other topics of work underway.
- TAT meeting at Westland District Council on 25 November
- TTPPC meetings on Friday 13 November 10.00-12.00pm via Zoom, and in person Tuesday 24 November 10.00 – 2.30pm at West Coast Regional 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 reduced 2020/21 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

Stage	Target Completion	Revised Completion	Comments
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 TTPPC 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 2021	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
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	28 Feb 2022	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	31 March 2022	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 April 2022	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
Community Consultation on “Draft” Te Tai o Poutini Plan	Oct-22	31 May 2022	Roadshow with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	31-Nov-22	30 Sep 2022	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Local Body Elections	30-May-22	October 2022	

Stage	Target Completion	Revised Completion	Comments
New Committee Familiarise with Proposed Plan	30-Jun-23	Nov 2022 – May 2023	Introduce and explain all sections of the proposed plan before the new Committee notify it
Notify Te Tai o Poutini Plan	30-Aug-23	30 June 2023	Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Oct-23	30 August 2023	40 working days for submissions is the legal requirement
Further Submissions	30-Feb-24	30 October 2023	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	31-August-24	28 February 2024	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 August 2024	Indicative time only
Appeal Period	30-June-25	30 September 2024	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	30 June 2025	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	October 2025		
New Committee familiarised with operative plan	Nov/Dec 2025		
Ongoing Decision Making for TTPP	Oct 2025 onward		TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Environment Court	2026		

Actions required

Please consider stopping by the TTPP stand at AgFest and lending a hand if people have questions. Note revised completion dates above in response to Committee requesting submissions on the draft Plan are received within the current term of office.

Appendix 1

Information Sheet - Private Plan Changes

Private plan changes to district and regional plans, sought by individuals, groups or organisations, provide an opportunity to replace existing plan provisions with new ones. Requests for private plan changes potentially enable a wide range of changes such as the rezoning of land, amendments to design controls and the identification of important heritage sites.

This information sheet provides information on the process for a private plan change and the main considerations for a potential applicant. For detailed information on private plan changes please visit:

<https://www.qualityplanning.org.nz/sites/default/files/2018-11/Private%20Plan%20Change%20Process.pdf>

The West Coast Regional Council (the Council) has the function of processing private plan changes to District Plans as a temporary measure while Te Tai o Poutini Plan (One District Plan) is developed.

This is a result of the Order in Council (law) that was gazetted on 17 June 2019

(<https://gazette.govt.nz/notice/id/2019-go2872>).

Process of a private plan change

Council has developed the following process if it receives an application for a private plan change:

1. The applicant lodges a private plan change request to the Council.

2. Council engages a planning consultant to process the request. Further information, peer reviews, and commissioned reports can be sought as part of evaluating the private plan change request, if necessary.
3. If the Council subsequently considers that there is insufficient information to process the private plan change request, it may reject the request or not approve the plan change sought.
4. The Council may modify the application with the agreement of the applicant.
5. After receiving all the necessary information, the Council has 30 working days to decide whether to adopt, accept, or reject the plan change request, or convert the request to a resource consent.
6. The Council publicly notifies a request if adopted or accepted, allowing submissions and further submissions to then be made.
7. The Council holds a hearing where it assesses the request and submissions made, and then issues a decision on the request.
8. The Council decision is open to appeal to the Environment Court.

Matters to consider when preparing a private plan change

The following matters may need to be considered when preparing a private plan change:

- plans, maps, diagrams (layout, roads, servicing, open space areas), to scale, labelled and with a legend
- reasoning for the change
- consideration of the benefits of the change, and efficiency and effectiveness of the change
- actual and potential environmental effects, including on significant natural and cultural values, and how any adverse effects can be avoided, remedied or mitigated
- requirements under the Resource Management Act 1991, in particular Part 2 of the 1st Schedule and Section 32
- feedback from District Council staff
- site-specific details, including flooding and geotechnical reports
- servicing - water, sewerage, stormwater disposal, drainage and roading services to be provided for the development, or draft provisions that will limit development until services are available
- consultation with a private planning consultant, including gaining expert advice to support the proposed private plan change
- consultation with surrounding affected properties and occupants
- overall costs.

Timing and costs

The private plan change process usually takes six months to one year for small-scale, straightforward plan changes. However, for more complex or larger scale proposals it may take as long as three years or more. Council fees can include staff time, council consultants, legal advice, public notification and hearing costs. These costs do not include the applicant's costs or application preparation costs. Costs can range from a minimum of \$10,000, to \$1M and beyond for large-scale developments. As per the Quality Planning (www.qualityplanning.org.nz) document *Plan Development, Private Plan Change Process*, average costs can be in the vicinity of \$30,000 to \$50,000 for a rural residential subdivision with minimal opposition. Such costs and processing times may not be significantly different to those associated with a resource consent application for the same activity.

The initial application fee for a plan change is \$10,000. This fee is required to be paid at the time of submitting an application. All costs relating to the private plan change over and above the application fee will be charged to the applicant as an additional charge pursuant to section 36(5) of the Resource Management Act 1991.

Where to begin

If you are thinking of lodging a private plan change, the Council offers a pre-application meeting. This is where the applicant, and their consultants, can meet with Council staff and an Iwi representative at an early stage to discuss key details and requirements related to a private plan change request. To request a pre-application meeting for a private plan change, email: ls@wrc.govt.nz

Key matters Council may help with during a pre-application meeting are:

- local knowledge on services, constraints and environmental issues
- application fee costs
- District Plan and RMA requirements
- other plan changes and major resource consent applications that have been approved in nearby areas

- advice on whom to consult with.



Te Tai o Poutini

PLAN

A combined district plan for the West Coast