

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 29 OCTOBER 2020, AT THE OFFICES OF GREY DISTRICT COUNCIL & VIA ZOOM, COMMENCING AT 10.05 A.M.**

#### **PRESENT:**

R. Williams (Chairman), A. Birchfield, J. Cleine, S. Roche, T. Gibson, A. Becker, B. Smith, L. Coll McLaughlin, P. Madgwick, F Tumahai, L. Martin

#### **IN ATTENDANCE:**

J. Armstrong (Project Manager), L. Easton (Principal Planner), E. Bretherton (Senior Planner), V. Smith (WCRC), R. Mallinson (WCRC), S. Mason (BDC), P. Morris (GDC), T. Jellyman (WCRC), P. Lynch and A. Leith (Ngai Tahu)

#### **WELCOME**

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend. The Chairman welcomed any members of the public who may be viewing the meeting via Council's Facebook page.

#### **APOLOGIES:**

There were no apologies.

#### **CONFIRMATION OF MINUTES**

**Moved** (Gibson / Birchfield)

*That the minutes of the meeting dated 11 September and the reconvened meeting dated 14 October 2020, be confirmed as correct.*

*Carried*

#### **MATTERS ARISING**

There were no matters arising from the minutes.

Cr Birchfield advised that he was absent from the September meeting but was present for the October meeting.

#### **Financial Report**

R. Mallinson spoke to this report. He explained that the borrowing requirements are shown at the bottom of report. He stated that costs above \$500,000 will be met by borrowing. R. Mallinson stated that the budget is running well and if there is a shortfall at any time WCRC will borrow only if they absolutely have to. The Chairman stated that it is now time to think about next year's budget and bring thoughts back to the next meeting.

Cr Birchfield stated that a major item is the costs associated with the SNA study. He stated he would like a breakdown on what was spent. J. Armstrong stated that \$75,000 will be the cost for the desktop study and staff will need to identify areas for on-the-ground assessment from that. She advised that this will be further discussed around first quarter of next year. Cr Birchfield stated he is concerned for landowners.

**Moved** (Cleine / Becker)

*Carried*

### **Project Manager's Report**

J. Armstrong spoke to this report and stated that she is pleased with the project to date and is hoping to have the first cut of the TTPP written within the three years. J. Armstrong advised that there has been lots of stakeholder engagement. She reported that the final leg of the roadshow was completed in September and has continued to get very good feedback. Crs Laura Coll McLaughlin (WCRC) and Jo Howard (BDC) joined the Roadshow through Buller. J. Armstrong read out some of the feedback received to the meeting, including the following "Faster broadband is allowing *people to move here freehold and open business. Lots of ideas on tourism received. Insufficient housing stock is a concern. Impressed with community engagement for hazards faced by communities. Huge support for wetlands and cycle trails in Buller*".

J. Armstrong advised that funding for Jobs for Nature is not looking likely. She advised that she has made contact with MPI to establish if they have any funding options.

J. Armstrong advised that her team has presented on TTPP to the District Councils and is now keen to present to WCRC.

J. Armstrong stated that a plan change is being investigated in the Grey District, and representatives from the TTPP Technical Advisory Team are assisting with this work.

J. Armstrong advised that workshops are going well, and a hui is to be held at the marae this afternoon. She invited those present to attend.

Mayor Cleine asked about funding and where are we at with LGC. Discussion took place and it was agreed that it is timely to write a letter to the Local Government Minister in view of it being just after the election. Cr Coll McLaughlin stated that the West Coast is uniquely challenged as it is a first cab off the rank for combining plans.

**Moved** (Cleine / Gibson)

*That a letter is drafted to the Local Government Minister and the Local Government Commission.*

*Carried*

**Moved** (Becker / Coll McLaughlin) *That the Project Manager's report is received.*

*Carried*

### **Presentation – Poutini Ngai Tahu Cultural Landscapes**

F. Tumahai, P. Madgwick and P. Lynch spoke to this presentation. P. Lynch outlined her presentation to the meeting and clarified examples of cultural landscapes. P. Lynch advised that cultural landscapes are geographical areas that hold significance to Poutini Ngai Tahu. F. Tumahai also explained various cultural sites to the meeting including physical sites such as maraes, rivers and mountains.

P. Madgwick advised cultural landscapes include what is visible and invisible. He spoke of ancestral areas and sites.

P. Lynch explained historic and landscape features including mine site workings and tailings, the Brunner area, Denniston Mine and mine memorial sites. She advised that identification and protection of cultural landscapes is sought in the TTPP. Management approaches were discussed and clarified along with RMA requirements. The Regional Policy Statement objectives were also discussed. P. Lynch provided an example of provision examples from the Christchurch District Plan and Dunedin's 2GP District Plan.

P. Madgwick expanded on cultural mapping and stated that there is a lot of this which is not seen. P. Lynch advised that a lot of areas have now been GPS'd.

F. Tumahai answered questions regarding sites that are on Maori land. P. Madgwick advised that it is unlikely that any restrictions will be put in place. F. Tumahai advised that a case by case approach will be taken.

**Moved** (Coll McLaughlin / Birchfield) *that the Committee receives this report.*

*Carried*

### **Technical Report – Historic Heritage**

E. Bretherton spoke to this report and advised that workshops were held in Ross and Reefton.

Cr Roche stated that draft heritage policy number 1 is of concern, she stated that BDC are not well resourced to cover this. E. Bretherton advised how this is likely to work. Cr Roche stated that this may need to be revised as she is concerned about community expectation. Mayor Cleine drew attention to policy 3. Discussion took place and it was agreed that minor changes to wording would be made. It was noted that it is important that the Plan is enabling, especially in view of historic buildings, and to allow developers to participate in this process. P. Madgwick spoke of the importance in retaining heritage value for buildings.

He gave various examples within the Hokitika township. Cr Birchfield agreed and stated that practical approaches are important.

Discussion relating to wording took place. E. Bretherton advised that there is a list of criteria on what is heritage and how it meets the criteria.

The Chairman suggested that further work is done on this matter and is brought back to the next meeting. Mayor Smith spoke of earthquake prone buildings in Greymouth and what is going to be done about these buildings. Cr Becker commented that there are over 100 buildings in this situation.

E. Bretherton advised that recognition of sites as well as buildings has been revealed to be important. Cr Martin asked if residential houses have been included. E. Bretherton responded that only two private houses in Buller are included in the schedule.

General repairs and maintenance were discussed. E. Bretherton stated that this is usually a permitted activity. It was agreed that this would be a permitted activity but not re-piling.

It was agreed earthquake repairs would be a permitted activity.

L. Easton advised that generally restricted discretionary consents are not notified. She stated that if notification was wanted this would need to be written into the rules.

P. Madgwick stated that he feels the public should be consulted regarding public monuments.

Demolition and destruction was discussed and it was noted that this does not just apply to buildings. Different levels or tiers were discussed and whether or not these should be in place, and who would decide on which level or tier would be suitable. Cr Roche stated this is important as a barrier could be put in place unintentionally. L. Easton advised this would be done by including it in the Plan and it is important that there are clear rules so that they are well understood. It was agreed this would be included in a follow up paper. Mayor Smith stated he would like his Council to decide on what is included in the Plan for Hokitika, with a top five or ten buildings identified by each Council.

New buildings going into heritage areas were discussed. L. Easton advised that if a building is deemed to be a disaster and a risk then demolition would be a discretionary activity under what was currently proposed, so a Permitted Activity would need to be specifically written to deal with that situation.

It was agreed that this report would be re-drafted and brought back to a future meeting.

**Moved** (Smith / Tumahai)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the draft Objectives and Policies for Historic Heritage.*
3. *That the Committee provide rules direction for Historic Heritage.*

*Carried*

**The meeting adjourned for lunch at 12.22pm and reconvened at 12.40 pm**

### **Technical Report – Connections and Resilience Strategic Issues and Objectives**

L. Easton spoke to this report. Mayor Cleine spoke of structures that could be built and then impacted by climate change. He feels that the committee may need to be more proactive in this area. Cr Coll McLaughlin queried if there should be an objective included encouraging more self-sufficiency. V. Smith advised that it is likely that Councils will get a clear steer from central government regarding managed retreats. Mayor Cleine agreed with V. Smith and would like this provision included in the plan. Cr Martin stated that mapping will be critical and it is likely there will be adverse effects on property values. He stated that it is important to involve the community. Mayor Cleine stated that sooner or later communities are going to need to address this.

The Chairman asked if electricity supply is sufficiently covered in the plan. It was agreed that this is covered but the hazard-scape could be covered off better.

**Moved** (Madgwick / Cleine)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the proposed strategic issues and objective for connections and resilience.*

*Carried*

### **Technical Update – Agriculture Strategic Issues and Objectives**

L. Easton spoke to this report and stated that agriculture is a critical part of the economy on the West Coast. L. Easton answered questions from those present. Discussion took place on land uses, soil and mapping. It was agreed that all highly productive agriculture land would be included.

**Moved** (Cleine / Birchfield)

- 1. That the Committee receive the report*
- 2. That the Committee provide feedback on the proposed strategic issues and objectives for agriculture.*

*Carried*

### **Technical Report – Mineral Extraction Issues, Objectives and Policies**

L. Easton spoke to this report. She advised that Mineral Extraction is already a specific chapter in the Buller and Westland District Plans. She advised consultation with the minerals sector has been done and they have provided feedback. L. Easton advised that the minerals sector have advised that they feel this is going in the right direction. Extensive discussion took place on zones, and significant precinct areas. L. Easton stated that mineral maps have been obtained from MBIE. She stated that DoC are keen to see areas that require rock for protection works identified. It was agreed that pounamu would be referenced in the Plan.

**Moved** (Gibson / Roche)

- 1. That the Committee receive the report*
- 2. That the Committee provide feedback on the proposed strategic issues and objectives, and rural zone policies for mineral extraction.*

*Carried*

### **Technical Update – Neighbourhood Centre Zone Rules.**

L. Easton spoke to this report and advised that this covers small shops and other small businesses that are threaded through residential zones. Examples are dairies, takeaways shops, fire stations and similar places. L. Easton advised that in some areas these are no longer commercially viable and in some cases they have been converted to residential homes. It was noted that in some cases hotels and pubs have been converted to housing.

L. Easton explained permitted activities and answered questions.

**Moved** (Smith / Becker)

- 1. That the Committee receive the report*
- 2. That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Neighbourhood Centre Zone.*

*Carried*

### **Technical Update – Medium Density Residential Zone Rules**

L. Easton spoke to this report. She advised that an example of this type of zone is near the Greymouth town centre and south of Greymouth. She stated that Hamilton has very similar zones and she has used their design guidelines as a basis for the plan. L. Easton answered questions regarding retreating, re-zoning and rating. L. Easton advised that re-zoning maps can be sent out early.

**Moved** (Williams / Smith)

- 1. That the Committee receive the report*
- 2. That the Committee provide feedback on the draft Rules and Design Guidelines for the Medium Density Residential zone.*

**GENERAL BUSINESS**

Cr Birchfield thanked L. Easton, E. Bretherton and J. Armstrong for their work on this.

Action Points

- Press Release. It was agreed that a press release would be written and sent out at the conclusion of each meeting.
- That a letter is sent to the Minister for Local Government and the LGC.

The meeting closed at 1.52.pm.

The Chairman thanked everyone for their attendance.

**NEXT MEETING**

The next meeting will be held via Zoom on Friday 13 November 2020 commencing at 10.00 a.m.

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Chairman

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Date

**Meeting Dates for 2020**

- Friday 13 November (via Zoom)
- Tuesday 24 November (West Coast Regional Council)
- Wednesday 14 December (Westland District Council)