

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 24 NOVEMBER 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, B. Smith, L. Coll McLaughlin, P. Madgwick, A. Becker (left meeting at 12.00pm)

IN ATTENDANCE:

J. Armstrong (Project Manager) via Zoom, L. Easton via Zoom, E. Bretherton (WCRC), V. Smith (WCRC) (left meeting at 12.52 pm), S. Bastion (WDC), P. Morris (GDC), T. Jellyman (WCRC)

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:

Moved (Madgwick / Birchfield) *that the apologies from F. Tumahai, Cr Martin, S. Mason be accepted.*

Carried

LATE ITEM

Approval and Funding for Desktop Study Identifying Significant Natural Areas on Conservation Land

Moved (Williams / Smith) *That late item be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Roche / Coll McLaughlin) *That the minutes of the meeting dated 29 October 2020, be confirmed as correct, with the minor amendment below being made.*

Carried

MATTERS ARISING

The Chairman noted the minor typographical error relating to Westport Cycle trail.

Cr Coll McLaughlin asked if the letter to the Minister of Local Government Minister has been sent. Mayor Cleine confirmed that the letter was sent on 17 November.

Financial Report

J. Armstrong spoke to this report. She advised that the budget is tracking well with budget actual spend slightly under. J. Armstrong advised that this will even out once research and communications platform invoices are to hand.

Moved (Roche / Becker) *That the financial report is received.*

Carried

Approval and Funding for Desktop Study Identifying Significant Natural Areas on Conservation Land

J. Armstrong spoke to this report and advised that costs from Wildland Consulting for extending SNA identification over conservation land have come in at \$43,965 plus GST. J. Armstrong advised that a meeting has been held with DoC on the West Coast, and DoC will contribute to the costs. She advised that confirmation has been received with DoC's agreeing to contribute \$30,000 of the \$43,965. J. Armstrong advised this leaves \$13,965 to come out of the TTPP research budget. J. Armstrong advised that the study will give a clearer picture of all SNA's across the West Coast and will also give a clearer view on what needs to be protected on private land. J. Armstrong confirmed this will include all land on the West Coast. Cr Birchfield stated that he is happy with this.

Mayor Cleine stated that it is likely DoC will be a submitter when the draft plan is completed, he is concerned that there might be a legal risk in this area. J. Armstrong advised that DoC will not have input into the contract as it will be TTPP who hold the contract. L. Easton advised that the contribution that DoC will make is for their land, and they are unlikely to be a submitter or appellant around any SNA identification on their own land, but they may be very interested in what is on private land. L. Easton stated that Council is the lead contractor, Council holds the brief and there are good measures in place to ensure a robust process. Mayor Cleine asked if DoC have bought into the scope of the methodology that Wildlands are going to use. J. Armstrong confirmed that the scope has been sent to DoC. The Chairman read out a letter to the meeting from Mr. Mark Davies (DoC Director of Operations- West Coast), which confirms the funding. The Chairman advised he would write to Mr. Davies following today's meeting confirming receipt of the letter.

L. Easton explained how the analysis will be worked through with a big part of the contract being ecological review work, GIS analysis is also a big part of this. She advised that existing files will be used for this section of work, new GIS boundaries will not be created unless there is something of significant difference. L. Easton advised this analysis will be sufficient.

Cr Roche commented that there has been a desk top analysis done for Buller and said the information is available. L. Easton confirmed that this information has been passed on by BDC staff.

Moved (Roche / Becker)

- 1. That the Committee receives this report.*
- 2. That the Committee accepts the quote from Wildland Consulting.*
- 3. That the Committee request a variation to the current Wildland Consulting contract be drawn up.*
- 4. That the Committee approve the funding of \$13, 965 from the TTPP Research budget towards this additional work.*

Carried

Project Manager's Report

J. Armstrong spoke to this report. She stated it has been a busy time on the West Coast with a meeting held with members of the Greymouth CBD business association. J. Armstrong advised that the plan process was been discussed along with business concerns around raising finance and getting investment into the town. She stated that the group are supportive of Plan direction, and participants had lots of ideas for revitalizing the town centre, including using the floodwalls and having multiple small and pop up businesses sharing a premises.

J. Armstrong reported that there was a huge turnout for the Primary Sector workshop. She stated there was concern with SNA's especially in the Grey district, she advised them that landowners would be contacted. Participants queried whether Farm Environment Plans could be used for self-monitoring outcomes on farms. J Armstrong explained this was not something the TTPP can regulate, and would need to be discussed with individual councils. She commented that there is a lot of discussion required by individual councils around this matter.

J. Armstrong reported that a small hui was held at Arahura Marae which was very productive. The idea of joint management of Maori land was discussed at this meeting. She advised that this concept builds on the Mana Whakakahone a Rohe agreement. She stated that settlements and freehold land use as Papakainga was also discussed.

J. Armstrong stated that she is not hopeful of finding funding for TTPP from the Jobs for Nature fund.
J. Armstrong advised that she has been working with EA's regarding meeting dates for 2021. J. Armstrong will send out invitations for workshops for next year.
J. Armstrong advised she has been working on the long term budget for the next 10 years. A meeting is scheduled for 14 December to work through the accuracy of costs.
J. Armstrong confirmed that buildings would not be put on the stop banks / floodwall but conversations with businesses may include using them for markets and small events.
Mayor Cleine spoke of meeting frequency and feels a lot is operational, he suggested that timing is tightened up and less information coming to the committee. The Chairman stated that he had intended to ask the committee for their feedback on this. It was agreed this would be discussed off line and brought to the 14 December meeting. The Chairman stated he is keen to make the best use of time.

Moved (Coll McLaughlin / Gibson) *That the report is received.*

Carried

Port and Hospital Special Purpose Zone

L. Easton spoke to this report and said that core part of towns for Greymouth and Westport is their ports. She stated that the point of this report is to enable activity and recognise some activities can be smelly and dusty. Provisions were noted for water blasting and business along with fuel storage. Cr Birchfield spoke of the importance of ports and activities around them.

P. Madgwick spoke of concerns at Jacksons Bay should this area develop with holiday homes. He stated that the Jacksons Bay port is a working port. L. Easton advised this is currently zoned as a coastal settlement. She stated that she may not have hit on the right way to zone Jacksons Bay port but is aware port activity needs to be able to continue. P. Madgwick stated that it is important this is protected.

Mayor Smith stated that Jacksons Bay is the only deep water port on the West Coast. He asked if gravel coal and bulk fertilizer is considered. L. Easton this is considered as cargo and cargo also includes fish.

The Chairman noted that safety and security is very important and is concerned that the future of fishing vessels and cruise ships should be considered. He also spoke of the connection with rail and shunting. He stated that river control and floods need to be taken into account with regard to port activity. Discussion took place and it was noted that health and safety legislation may cover some of these concerns. Security, customs and links to transport were discussed with regard to multi modal transport.

Hospital Zone was discussed. L. Easton advised that the Greymouth hospital is in a commercial zone, Westport and Reefton hospitals are in residential zone. L. Easton spoke of the extensive activities that occur in and around hospitals.

Cr Roche queried if it should be changed to a health zone. L. Easton provided information on this matter. Cr Roche asked if names should be future proofed and it was noted that names are included in the planning standards and feels that names will not create problems. Mayor Cleine asked if the O'Connor Home should be included in the health zone. Extensive discussion took place and it was agreed that further work is required as this area. Helicopter facilities were discussed and it was noted that these do need to be provided for.

P. Madgwick stated that the correct spelling of the name of the new Greymouth Hospital is Te Nikau. Mayor Smith spoke of the medical centre in Hokitika. It was agreed that the Hokitika, Franz Josef and Haast health centres would be included.

Cr Coll McLaughlin asked if the staff could review zones and precincts as areas as these need to be future proofed. She would like this to come back to the meeting to consider Karamea and other zones. L. Easton agreed with this.

Moved (Cleine / Gibson)

- 1. That the Committee receive the report.*
- 2. That the Committee provide feedback on the draft objectives and policies for the Port and Hospital Zones.*

Carried

Tai o Poutini Plan Technical Update – Open Space Zone Rules

L. Easton spoke to this report and advised this is last paper on this matter. She spoke of the three open space zones and advised the key thing is to make it so normal activity does not require a resource consent.

L. Easton spoke of the importance of being aware of neighbour impacts which may trigger adverse reaction and used the example of sporting activities.

Mayor Cleine noted that commercial activity does not seem to have been allowed for, or grazing. L. Easton clarified matters relating to this and provided additional information. She stated that the purpose of the commercial activity needs to relate to the open space.

L. Easton answered questions and offered to follow up on activities relating to events and functions along with the use of community halls. She agreed that hours of operation will also be re looked at across all zones.

Mayor Cleine spoke of cell towers that might be on reserve land and feels that this example needs to be considered.

P. Madgwick – Pounamu Pathway, he stated that some of the pou whenua will be in rural areas and that it is important to provide for this.

Cr Roche requested that hours of operation for sports and recreation are also relooked at.

L. Easton answered questions and advised that conservation land could end up in the open space zone.

Extensive discussion took place on natural open space zone, Cr Coll McLaughlin expressed concern about community facilities in this zone. L. Easton advised that the natural open space this may not be required.

Mayor Smith stated that just because land is administered by DoC does not mean that it is a national park. Cr Coll McLaughlin commented that this may be a situation where the West Coast doesn't fit with the rest of New Zealand.

It was agreed that L. Easton would follow up on concerns of the committee with regard to open space zone matters.

P. Madgwick spoke of cemeteries and Urupa. He gave examples of whanau establishing a Urupa on farming or ancestral land. P. Madgwick advised that this may apply to others who have lived in a rural zone or on family owned land.

L. Easton offered to look into this in more detail and will bring back a paper on this to the meeting.

L. Easton advised that matters relating to noise will be brought to the meeting next year.

She provided information on beaches, esplanades and rules in this area. L. Easton advised that this plan will end at the mean high water springs high tide mark.

Moved (Coll McLaughlin / Birchfield)

- 1. That the Committee receives the report*
- 2. That the Committee provide feedback on the draft Rules for the Open Space Zones.*

Carried

Te Tai o Poutini Plan Technical Overview – Notable Tree Issues, Objectives and Policies

E. Bretherton spoke to this report. She advised that notable trees are different to SNA's. E. Bretherton advised that different criteria are being used in each district. She offered to answer questions.

P. Madgwick stated that it is very important that heritage trees are protected. He stated that there are numerous trees around the region that are deserving of protection. P. Madgwick suggested that particular trees would need to pass a test and rules would need to be in place to ensure that these trees are protected.

E. Bretherton explained schedules to the meeting, and next steps. She answered questions.

P. Madgwick stated that once heritage trees are gone, they are gone. He stated that now is a good opportunity to nominate trees and start the process to protect them. Discussion took place on how this would be managed. E. Bretherton confirmed that there is no national legislation on this. Policy four and six were noted.

Moved (Madgwick / Birchfield)

- 1. That the Committee receives the report*

2. *That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Notable Trees.*
3. *That the draft Issues, Objectives and Policies in this report (as amended by feedback from the Committee) be used to develop planning rules.*

Carried

Poutini Ngai Tahu Issues and Objectives and Policies

L. Easton spoke to this report and advised that P. Lynch, Ngai Tahu Planner, has been heavily involved with this. L. Easton answered question and provided further information to the meeting.

P. Madgwick stated that this chapter will be quite onerous for Ngai Tahu and will require a lot of workshopping. He stated this will go through every part of the West Coast. He spoke of cultural mapping requirements and expressed concern with the timeframe. L. Easton clarified future steps that are likely to be required.

P. Madgwick spoke of the opportunity for joint management agreements and stated that this is an exciting possibility. He spoke of the very significant areas such as the Arahura and Mahi Tahi Rivers that this would provide an opportunity for the runanga to manage. He stated that the district plans have scant detail on Poutini Ngai Tahu provisions at the moment and that it is good to see the work coming through for the new plan.

Moved (Madgwick / Gibson)

1. *That the information be received.*
2. *That the Committee provide feedback on the wording of the draft Ngai Tahu Issues, Objectives and Policies.*

Carried

Feedback from Consultation to Date

L. Easton spoke to this report. Cr Birchfield stated he was disappointed that there was not more feedback from the mining sector. L. Easton stated that consultation going forward will be much more targeted and more general public consultation is not due until 2022. Cr Birchfield stated that it is important that feedback is sought. J. Armstrong stated that a workshop has recently been held with the extractive industry. She stated that she provides quarterly updates to the sector and they have been very pleased to receive these updates.

Cr Coll McLaughlin stated that she attended the roadshow in Buller including Karamea and was very impressed with this.

Moved (Williams / Cleine) that the information be received.

Carried

Adjourned at 12.00 for lunch and reconvened at 12.30

Short-term Residential Visitor Accommodation

L. Easton spoke to this report. She noted that this activity occurs in lots of the small settlements around the West Coast especially in areas where it is not worth building large accommodation facilities. L. Easton advised that Christchurch City Council have now completed a plan change for this purpose.

L. Easton advised that there has been a large increase in visitor accommodation on the West Coast recently. She spoke of the impact of residential visitor accommodation on the housing market.

L. Easton stated that there are requirements under the Building Act and other areas of compliance. She explained that 180 days has been suggested as a maximum timeframe for short term rental accommodation use.

L. Easton advised that she has put a proposal together for unhosted residential accommodation. She also spoke of discussions previously had on this matter at previous meetings.

L. Easton offered to answer questions. Mayor Smith feels that Air BnB's should not be regulated and they should not be zoned commercial. Cr Roche stated that Buller has a different approach and is very happy

with what has been captured in this report. Cr Roche stated that housing is becoming a big issue in Buller due to the amount of people moving to the area. L. Easton provided information on compliance in other areas. L. Easton stated that it is much easier to monitor compliance if a resource consent is in place. She stated that permitted activities are much more difficult to monitor. L. Easton acknowledged that each district has a different view on this. P. Madgwick agrees with Cr Roche. He stated that a housing crisis is the result of the huge increase in Air BnB's and feels this cuts to the heart of community viability. P. Madgwick feels that housing is a duty of local authorities, he queried who else is going to provide this. He acknowledged that Air BnB's do provide accommodation for events but feels that we have got by without them. P. Madgwick stated that a lot of the housing for Air BnB's has been snapped up by people from outside of the region. Mayor Gibson feels that the Plan needs to be as simple as possible and the Building Code will cover some areas of this. Cr Birchfield agrees with Mayor Smith. He feels that landlords are being persecuted, and that people coming and going at Air BnB's is not a problem. Cr Birchfield stated that unnecessary red tape is not required. Cr Coll McLaughlin advised she asked people about this at the recent roadshow. She stated that there is a shortage of housing and Air BnB's are a real concern in the Buller. Mayor Cleine stated that this committee has a role to play with regard to housing. He stated that he is focussed on long term residents who are living and working in the district. Mayor Cleine stated it is very difficult to find accommodation for professionals who are moving to the town. Cr Coll McLaughlin stated that there is nowhere to rent in Westport at the moment.

L. Easton stated restricted discretionary activity could be an option in Buller, and for Grey and Westland it could be a permitted activity. It was agreed that further consultation would be undertaken next year.

P. Madgwick stated that this is an issue throughout the Coast, for Coasters. He feels that the consultation needs to be broader. It was noted that a common position is preferred that all districts have the same rules. Cr Coll McLaughlin feels there is value in revisiting this. Mayor Gibson stated that everyone has different views and different issues.

Mayor Smith agreed that there are huge differences between the three districts. All agreed that further consultation is required.

P. Madgwick stated that Westland is not different to Buller with regard to the shortage of rental accommodation. Mayor Cleine suggested that this matter is brought back to individual Councils for consultation in view of budget requirements.

L. Easton suggested a questionnaire is put on the website seeking feedback over a longer period of time. J. Armstrong advised that wide consultation has not been budgeted for. She stated that fact sheets and questionnaires are good but feels that if they could be sent to individual councils and feedback could be sought via Council newsletters. Mayor Cleine suggested a technical paper is written by TTPP staff and put on each Councils agenda.

Moved (Cleine / Gibson) *That the information be received, and that wider consultation be sought.*

Carried

Technical Report – Town Centre Zone Rules

L. Easton spoke to this report. She stated that differences are proposed for the four different town centres. L. Easton outlined these differences to the meeting. She advised that policies have been developed for each of the town centres. L. Easton explained urban design and revitalisation. She outlined matters relating to demolition of buildings. S. Bastion spoke of requirements not to block views of mountains or sea. L. Easton advised that at the moment this is a placeholder provision and would not be included in the Plan if there are no view shafts identified in Hokitika. P. Madgwick stated that this is going a bit far and feels that it could be problematic in the future. He also expressed concern around issues relating to pedestrianism. He feels this is an ideal and not suited to West Coast weather.

L. Easton answered questions and provided additional information on matters relating to Reefton and the CBD development plan for Greymouth. Cr Birchfield spoke of the importance of everyone buying into the plan.

Mayor Smith asked if the Plan would make it more difficult for large companies to build on the West Coast. L. Easton stated that the Plan would ensure developers are more site specific. P. Madgwick spoke of the importance of locations for large commercial buildings and feels they should be directed to the fringes of the CBD. L. Easton stated usually a large footprint is required and this is why they are usually on the periphery of the town centre. P. Madgwick advised that with regard to the Greymouth CBD the discussions need to include Māwhera Corporation. L. Easton advised that to date they have been supportive.

Moved (Birchfield / Roche)

1. *That the Committee receives the report*
2. *That the Committee provide feedback on the wording of the draft Town Centre Precincts policies and the performance standards and Rules for the Town Centre Zone.*

Carried

GENERAL BUSINESS

Cr Birchfield requested that when the maps come out for SNA's they need the maps quickly so that people are informed early. It was agreed this would be workshopped first.

The meeting closed at 1.28 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Westland District Council Chambers on Monday 14 December commencing at 11.00 am.

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Chairman

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Date

Action Points

- L. Easton to provide a report on cemeteries / Urupa's to the next meeting.
- Staff to prepare a technical paper on visitor accommodation.

Meeting Dates for 2021