



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

# news

**January 2021**

Update 7

## Welcome to the seventh update of Te Tai o Poutini Plan

Produced quarterly, Te Tai o Poutini Plan news provides the latest information to keep our partners and stakeholders up to date with progress on the combined district Plan.

## Project Background

Following a formal reorganisation in July 2019, Te Tai o Poutini Plan is being developed to replace the three current District Plans. A Joint Committee comprising the Mayor or Chair and one other Councillor from each council, one representative each from Te Rūnanga o Ngāti Waewae and Te Rūnanga o Makaawhio, and an independent chairperson, ensures each district has equal voting rights on what goes into the Plan.

## Progress to Date

Since the last update in October, we have continued to work alongside the Technical Advisory Team, made up of planners from the four councils and Poutini Ngāi Tahu, to develop draft issues, objectives, policies and rules for a large number of topics including:

- Poutini Ngāi Tahu
- Residential and Town Centre Zoning
- Historic Heritage
- Transport and Connections
- Mineral Extraction
- Commercial and Industrial Zoning
- Stadia Zoning
- Ecosystems and Indigenous Biodiversity
- Visitor Accommodation
- Airport and Hospital Zoning
- Agriculture
- Notable Trees

It is important that the planning team understands the uses and activities that will be affected by policies and rules in all these areas. The best way for us to do that is to meet with interested parties and individuals in the community to hear about these things first hand.

## Community Input

In the last three months we have met with a number of people in the community who have varying interests in topics under development in Te Tai o Poutini Plan.

Greymouth business owners and local development interests met with us to discuss issues and options for increased growth and vitality in the town centre. We discussed how the Plan might

help remove barriers to start-up businesses and encourage more investment in town, including possible reuses for heritage buildings and enabling mixed use (ground floor commercial with residential above). Design guidelines, parking, quality older person housing and keeping verandahs for wet weather protection were also discussed.

A **Primary Production workshop** drew attendees from throughout the West Coast and beyond. Dairy, dry stock, deer and sheep farming were all represented along with forestry and apiculture. There was a lot of discussion about the identification of significant natural areas on farms, which has been mandated by central government. Land owners expressed concern over their loss of productive value, reduced flexibility to innovate, and the cost of compliance. The planning team assured attendees that results of a desktop study currently underway to identify potential SNAs on private land, would be discussed with land owners first, prior to any public release. Having an ecologist check their property to ensure the accuracy of the results would also provide more certainty for owners.

Since the workshop, the planning team has secured support from the Department of Conservation to extend the desktop study over all West Coast Conservation land. Having the SNA information for the entire West Coast will help ensure that representative biodiversity is accurately assessed.

Attendees also discussed use and development opportunities that Te Tai o Poutini Plan could support on their land, such as gravel extraction, tourism, moss harvesting and production of hemp and flax.

A **hui with members of Poutini Ngāi Tahu** was held at Arahura Marae in October. Much of the discussion focused on self-determination, and the ability for iwi to manage their own lands under the RMA. The need to protect natural and cultural values on Maori land under current legislation was raised, including concerns over what the protection of significant natural areas would mean for the local Rūnanga. Options to support papakaianga, kaumatua, and social and community housing through Te Tai o Poutini Plan were also discussed.

## Looking Forward

We have a variety of workshops planned throughout the year. An indication of the timing can be found in the table below. For confirmed details visit our website at [tttp.westcoast.govt.nz](http://tttp.westcoast.govt.nz).

You can also provide feedback through our website by answering any or all of the questionnaires you will find there. We are developing an additional questionnaire about visitor accommodation, including Air BnBs, which should be available in February. The website also provides information on the TTPP development process, the project timeline, updates on progress and events, and contact details to get in touch with us.

| Input opportunity             | When       | Where  | How to get involved                                  |
|-------------------------------|------------|--|--|
| Te Tai o Poutini Plan Website | Anytime    | <a href="http://tttp.westcoast.govt.nz">tttp.westcoast.govt.nz</a> | Email <a href="mailto:info@tttp.nz">info@tttp.nz</a> |
| Housing Workshop              | March 2021 | Greymouth  | Email <a href="mailto:info@tttp.nz">info@tttp.nz</a> |
| Public Access Workshop        | May 2021   | Greymouth  | Email <a href="mailto:info@tttp.nz">info@tttp.nz</a> |

| Input opportunity                   | When                         | Where                     | How to get involved                                  |
|-------------------------------------|------------------------------|---------------------------|--|
| Natural Hazards Workshop            | 2 <sup>nd</sup> half of 2021 | Greymouth                 | Email <a href="mailto:info@tppp.nz">info@tppp.nz</a> |
| Significant Natural Areas Workshops | August 2021                  | Buller, Grey and Westland | Email <a href="mailto:info@tppp.nz">info@tppp.nz</a> |

### Opportunities for Input

As the plan develops there will be opportunities to provide input through our e-planning tool, and the workshops and questionnaires on different sections of the plan as they are being developed. Alternatively, you can email us your ideas or feedback to [info@tppp.nz](mailto:info@tppp.nz).

### To find out more

If you have any questions about the information contained in this update, contact:

Jo Armstrong - Project Manager  
 Email - [info@tppp.nz](mailto:info@tppp.nz)

The next update will be released in April 2021.



**Te Tai o Poutini**  
 PLAN

To support a vibrant and resilient West Coast