



**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

# Project Manager Update

**1 August 2021 – 31 August 2021**

Prepared By: **Jo Armstrong**  
Date Prepared: **31 August 2021**

## Accomplishments this Period

- The planning team have been working on the following topics:
  - Schedule of Natural Features
  - Future Urban Zone
  - Natural Hazards
  - Subdivision
  - High Visitor Zone
  - Stadium Zone
  - Jackson Bay Port Zone
  - Residential Visitor Accommodation
  - Riparian Margins and the Coastal Environment
  - Coastal Settlement Design Guidelines
  - Design Guidelines for Greymouth, Hokitika, Westport and Reefton
  - Industrial and Commercial Zones Review
  - Response to National Policy Statement for Freshwater Management requirements in District Plans
- The number and breath of topics is keeping the Planning Team very busy.
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee.
- Lockdown is not affecting our ability to work, and staff are supported and handling it well. Uncertainty about the length and level of lockdown through into early September and beyond may result in cancelled travel to the West Coast, and the meeting on 2 September is being run via Zoom. We will keep you up to date with plans.
- The Planning, Science and Innovation Manager at WCRC has taken a 10 month secondment overseas. After discussion with Rex, I have agreed to cover most of this role (Planning and Science) until someone is found for the remainder of the time. My focus is on supporting the three team leaders to deliver BAU, so this will limit my time required on the role. WCRC are paying me separately for this work, and I will continue to work fulltime on TTPP as my priority.
- Contact with the mining sector is ongoing. We have offered to run a workshop at the end of

September for extractive industries representatives, and will determine if interest is high enough to go ahead with this workshop.

- A TTPP update was presented at the West Coast Regional Council Resource Management Committee meeting on 10 August.
- A contract has been signed with NIWA and work is underway to identify the landward extent of High Coastal Hazard areas.
- Work has begun on flooding research to identify the residual risk for Hokitika and Greymouth defended areas.
- This month we also contracted for ongoing legal services with Wynn Williams who are located in Christchurch. Wynn Williams have worked with many of the smaller South Island councils, including on the Queenstown Lakes District Council plan.
- A draft contract for work to inform Poutini Ngāi Tahu chapters and other Plan input is currently with Pokeka for completion.
- Confirming that if the meeting on 28 September can happen in person, it will be held at WCRC, preceded by a workshop at 9am.
- At this stage we are still planning to hold the November meeting at Te Tauraka Waka a Maui Marae at Bruce Bay.

### Plans for Next Period

- Policy work on topics mentioned above will continue
- Ongoing work on contracts continues
- WCRC LTP hearings and deliberations will be happening in September. I am aiming to attend these, as the TTPP budget is a major contributor to increased costs in the LTP.
- TTPPC meeting at West Coast Regional Council on Thursday 28 September from 10.00 – 3.00 preceded by a workshop commencing at 9.00am.
- TAT meeting also at West Coast Regional Council on 30 September

### Key Issues, Risks & Concerns

- COVID lockdown may impact staff wellbeing and the ability to complete the draft Plan on schedule. It could also impact some stakeholder engagement on the draft Plan, but generally Zoom meetings will suffice. TTPP Committee meetings will be held via Zoom as necessary, and this has reduced the quality of discussion on occasions in the past.

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 proposed plan in a timely manner	Set achievable milestones and monitor/report progress. Identify additional expertise/capacity	Project Manager Planning Team	30 June 2022
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	30 June 2022
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

Item	Action/Resolution	Responsible	Completion Date
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP Committee	Ongoing
Time and Cost of Appeals Process	Realistic budget set for best case costs. Awareness that contentious issues such as SNAs, Natural hazards and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing
Fast track budget insufficient to meet new timing for Proposed Plan notification by 31 July 2022	Project Manager to report monthly on whether anticipated expenditure for the remainder of the period is on track to be met by the allocated budget	Project Manager TTPP Committee	31 July 2022
Increased fast track funding not provided by WCRC	Make a timely decision to slow down delivery to meet budgetary constraints	TTPP Committee	30 Sept 2021
Insufficient capacity for council and iwi technical staff to input fully into Draft and Proposed Plans	Planning Team provide outline of needs for technical input. TTPP Steering Group determine best delivery of technical services	Project Manager TTPP Steering Group	30 June 2022
Unable to meet 31 July 2022 notification date	Keep Committee informed of delays and investigate mitigation options	Project Manager TTPP Steering Group	31 July 2022
Risk of confidential, unverified or draft information being made public, negatively impacting development of TTPP (financially and/or time line) along with the outcomes for the West Coast	Ensure Committee members adhere to Standing Orders	Committee Chair	Ongoing

## Status

<b>Overall</b>	Fast track budget for 2021/22 is with WCRC.
<b>Schedule</b>	Work programme revised and achieving on schedule, but capacity of researchers to deliver to earlier timeframe uncertain
<b>Resources</b>	Staff capacity stretched under fast track
<b>Scope</b>	Deliver efficient, effective and consistent Te Tai o Poutini Plan

## Schedule

Stage	Target Completion	Revised Fast Track 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 <a href="http://www.ttp.westcoast.govt.nz">www.ttp.westcoast.govt.nz</a>
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

Stage	Target Completion	Revised Fast Track Completion	Comments
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	April – June 21	To look at specific zoning matters. Workshops and/or fieldtrips with individual District Councils
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 October 2020	
Commence contact with landowners re SNA assessment, landowner meetings - postponed	30-Oct-20	31 July 2021	This will be to discuss potential SNAs and seek permission to do field assessments.
Commence field work for SNA assessments -postponed	30- Nov-20	1 July 2021	Begin with drive-by evaluation prior to property assessment at owner invitation
Zoning changes proposed	31-Dec-21	30 September 2021	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	30 September 2021	Targeted consultation with stakeholders on draft provisions with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	20 November 2021	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “ <b>Draft</b> ” Te Tai o Poutini Plan to Committee	30-Sep-22	16 December 2021	A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Targeted Consultation on “ <b>Draft</b> ” Te Tai o Poutini Plan	Oct-22	31 March 2022	Targeted consultation – industry and interest groups, specifically affected landowners. Draft Plan also available for wider community feedback. Note that while we will be seeking feedback on the “Draft” Plan, possible SNA field assessments and possibly some natural hazards work will still be being undertaken and would feed into the final “Proposed Plan”, not this pre-notification draft.
Amendment of “ <b>Draft</b> ” Plan to “Proposed Plan” provisions	30-Nov-22	30 June 2022	Feedback to Committee on results of consultation, outcomes of SNA field assessments, any legal opinions on contentious provisions and decisions on final provisions

Stage	Target Completion	Revised Fast Track Completion	Comments
Notify Te Tai o Poutini Plan	30-Aug-23	31 July 2022	This will be the “ <b>Proposed</b> ” Plan
Submissions on Te Tai o Poutini Plan	30-Oct-23	30 September 2022	40 working days for submissions is the legal requirement
Local Body Elections	30-May-22	October 2022	
Further Submissions	30-Feb-24	30 November 2022	Submissions must be summarised and published and then there is a 20 working day period for further submissions [this part of the process may no longer be required depending on RMA reform progress]
Hearings Te Tai o Poutini Plan	31-August-24	28 April 2023	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 October 2023	Indicative time only
Appeal Period	30-June-25	30 November 2023	Indicative time only. Any parts of the Plan not appealed are completely operative from the end of the Appeal Period.
Ongoing Decision Making for TTPP	November 2025 onward	November 2023 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.
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	April 2024	Indicative time only.
Environment or High Court [Fast Track Process]	2026	2024-2025	Indicative time only.



# Te Tai o Poutini PLAN

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