



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 September 2021 – 30 September 2021

Prepared By: **Jo Armstrong**
Date Prepared: **30 September 2021**

Accomplishments this Period

- The planning team have been working on the following topics:
 - Natural Hazards
 - Public Access
 - Financial Contributions
 - Scenic Visitor Zone
 - Jackson Bay Port Zone
 - Outstanding Natural Landscapes
 - Ecosystems and Biodiversity
 - Design Guidelines for Hokitika and Reefton
 - Rural 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.
- The continuing Level 3 and 4 lockdown in Auckland has impacted the ability of our consultants to deliver results on time for work on high coastal hazard areas and residual flooding risks. This adds a level of stress for the team to be able to get October papers to TAT and the Committee.
- The Committee has requested individual council and iwi workshops looking at the possible natural hazards overlays to get a better understanding of the impacts of future rules. First discussions with TAT on the overlays, identified the need for further research to ensure we have the best hazard information possible to inform the Committee.
- The Planning Team are considering running two sets of workshops with both iwi and councils, the first in late October on topics with good current data, and a second in November on topics requiring further research. If we don't have what we need in November we will push this work out.
- Contact with the mining sector is ongoing. We had a Zoom meeting with coal, sand and alluvial gold mining interests. They were interested in adding a mining chapter to TTPP on top of the Buller Coalfield and Mineral Extraction zones. We explained that it is too late to develop this for

the draft plan, but suggested they provide that feedback on the draft so the Committee can consider it for the Proposed Plan.

- They asked about undertaking an economic analysis of the benefits of mining to the West Coast. This is something the planning team had been discussing, and we would like Committee input about contracting this piece of work. At the Committee meeting on 27 September, members suggested contacting Development West Coast to help undertake this study. The project manager will follow this up.
- We also met separately with some gold miners and quarriers. They were very supportive of the Mineral Extraction Zone, and are providing GIS information to aid us.
- A TTPP update was presented at the West Coast Regional Council Resource Management Committee meeting on 14 September.
- A draft contract for work to inform Poutini Ngāi Tahu chapters and other Plan input is nearing finalisation with Pokeka Poutini Ngai Tahu Limited.
- We are holding the November meeting at Te Tauraka Waka a Maui Marae at Bruce Bay. I will start a discussion about attendance and travel plans next month.

Plans for Next Period

- Policy work on topics mentioned above will continue
- TTPPC meeting on Friday 29 October at Buller District Council from 10.00 – 2.00
- TAT meeting also at Buller District Council on 28 October.

Key Issues, Risks & Concerns

- Ongoing COVID lockdown in Auckland is negatively impacting contractors working on projects for us, and may delay research and draft plan delivery timelines.

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan stakeholder workshops and on-going engagement process	Project Manager	Ongoing
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
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

Item	Action/Resolution	Responsible	Completion Date
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

Overall	Fast track budget for 2021/22 is with WCRC.
Schedule	Work programme revised and achieving on schedule, but capacity of researchers to deliver to earlier timeframe uncertain
Resources	Staff capacity stretched under fast track
Scope	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 www.ttp.westcoast.govt.nz
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

Stage	Target Completion	Revised Fast Track Completion	Comments
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	
Contact with landowners re SNA assessment, landowner meetings is on hold		31 July 2021	To discuss potential SNAs and seek permission if we do field assessments.
Field work for SNA assessments is on hold		1 July 2021	Begin with drive-by evaluation prior to possible 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 “ Draft ” 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 “ Draft ” 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 “ Draft ” 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
Notify Te Tai o Poutini Plan	30-Aug-23	31 July 2022	This will be the “ Proposed ” 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]

Stage	Target Completion	Revised Fast Track Completion	Comments
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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