



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 December 2021 – 24 December 2021

Prepared By: **Jo Armstrong**
Date Prepared: **24 December 2021**

Accomplishments this Period

- The planning team continued to work on the Natural Hazards Companion Document during the first half of December.
- Work to proof the Exposure Draft Plan was undertaken, however, the final Exposure Draft version is not complete. External links, and some provisions and overlays are not being included, due to time constraints. Generally, if we do not have all sites identified for a topic, we are not including the overlays, so as not to confuse the public. This is the accepted general practice for a Draft Plan out for feedback only, and not in a legally binding process.
- We had our final Technical Advisory Team meeting on 6 December for a last look at the Exposure Draft before it was printed for Committee members.
- Work continues with contractors on natural hazards research and development of overlays. This will result in a second Natural Hazards consultation document being produced in March, for April consultation.
- Our request to Development West Coast for funding of an economics study on the benefits of including separate mineral extraction zones in TTPP has been denied. DWC considered the scope too limited to be of use outside of the TTPP process.
- A TTPP update was presented at the West Coast Regional Council Resource Management Committee meeting on 14 December.
- There will not be a January 2022 TTPPC meeting, as the Exposure Draft is being launched on 26 January, and there will be no further development to report on at that time.
- The February meeting will be via Zoom, to give an update on the Exposure Draft consultation, and introduce the 2022/23 budget.
- The March meeting will receive the report on consultation feedback, and be asked to approve the second Natural Hazards Consultation Document. This meeting is planned for Te Tauraka Waka a Maui Marae at Bruce Bay.

Plans for Next Period





- Place hard copy Exposure Drafts and Natural Hazards Companion Documents at 18 sites across the West Coast for the consultation period 26 January to 11 March 2022.
- On-going natural hazards work to inform the second Natural Hazards Consultation Document
- Begin writing the Section 32 Cost Benefit Analysis to accompany the Proposed Plan in July.
- TTPPC meeting by Zoom on Thursday 17 February at 9.00am

Key Issues, Risks & Concerns

- Covid 19 disruptions

| 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 and/or 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 |
| 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. Work with contractors to expedite work. | 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 |
| Fast track budget insufficient to meet new timing for Proposed Plan notification by 14 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 |
| 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 14 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 |  | |
| 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.ttpc.westcoast.govt.nz |
| Set planning milestones | 31-Oct-19 | 30 Aug-2019 | Presented at August 2019 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 |
| 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 TTPPC Roadshow | 30 –Sep-20 | 30-Sep-20 | Postponed due to COVID-19 |
| Workshop with agricultural interests re biodiversity provisions | 30-Oct-20 | 28 October 2020 | |
| On Hold - Contact with landowners re SNA assessment, landowner meetings | | | To discuss potential SNAs and seek permission if we do field assessments. |
| On Hold - Field work for SNA assessments | | | 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 |

| Stage | Target Completion | Revised Fast Track Completion | Comments |
|--|----------------------|-------------------------------|--|
| | | | 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 | 11 March 2022 | Targeted consultation – industry and interest groups meetings. Draft Plan also available for wider community feedback, and community drop-in sessions. Note that while we will be seeking feedback on the “Draft” Plan, some work will still be being undertaken and would feed into the final “Proposed Plan”, not this pre-notification draft. |
| Further Natural Hazards Consultation | 22-Apr-22 | 22-Apr-22 | Consultation document and drop-in sessions on Coastal Hazards, Land Instability and Westport focused hazard provisions. |
| Amendment of “ Draft ” Plan to “Proposed Plan” provisions | 30-Nov-22 | 30 June 2022 | Feedback to Committee on results of Exposure Draft consultation, any legal opinions on contentious provisions and final decisions. |
| Notify Te Tai o Poutini Plan | 30-Aug-23 | 14 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] |
| 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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