

Te Tai o Poutini Plan – Section 32 Evaluation

Report One – Overview and Strategic Directions



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

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1.0 Introduction

Te Tai o Poutini Plan (TTPP) is a combined District Plan that covers the Buller, Grey and Westland Districts on the West Coast/Tai o Poutini. The Plan has been prepared under a Joint Committee of these three Councils (Te Tai o Poutini Plan Committee), the West Coast Regional Council (WCRC), Poutini Ngāi Tahu and an independent chair. TTPP replaces the three operative district plans – all of which were prepared in the late 1990s.

The Joint Committee and requirement for a combined district plan arises from the Order in Council created by the Local Government Commission in 2019. The Commission undertook a review of local government on the West Coast, and as a consequence, the district plan-making functions of the three West Coast district councils has been transferred to the West Coast Regional Council. A requirement of the Order in Council, was to delegate the power to prepare the combined district plan (TTPP) to the TTPP Committee. The WCRC is required to rate for and support the development of TTPP, but decision making rests solely with the TTPP Committee.

TTPP provides a framework to guide sustainable development on the West Coast/Tai o Poutini. It is a forward – looking document, managing use and development of natural and physical resources while protecting the interests and opportunities of future generations to also utilise those resources in a sustainable way.

The review of the existing district plans and development of TTPP commenced in 2019. Preliminary consultation to inform the development of TTPP was undertaken over 2019-2020 and then a draft Plan released for feedback in January 2022. Following feedback from the community, and further assessment and review the Proposed Plan has been prepared for public notification. The Proposed Plan has been prepared under the National Planning Standards.

TTPP therefore reflects the substantial changes that have occurred in the West Coast environment, community and the wider regulatory framework that has occurred in the 20 or more years since the previous district plans were drafted.

TTPP recognises the relationship of Poutini Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga, enables kaitiakitanga – and where possible, tino rangatiratanga, and takes into account the principals of the Treaty of Waitangi (Te Tiriti o Waitangi).

As part of a District Plan Review, a Resource Management Act (RMA), Section 32 (s32) evaluation report needs to be prepared. This report provides an overarching introduction to the purpose of a s32 evaluation, the legislative requirements and an overview of the process that the TTPP Committee has undertaken to develop TTPP, including consultation and engagement.

This first report provides the overview of the TTPP development process, sets out the statutory and policy context for the development of TTPP and addresses the Strategic Directions section of the Plan. Specific assessment of methods (including options assessment) are included in the topic related s32 reports.

2.0 Statutory and Policy Context

2.1 Resource Management Act

The development of TTPP has been undertaken in accordance with RMA requirements. This report provides an overview of the key requirements, which are then assessed in more detail in each s32 report.

Section 31 of the RMA details the key function of a territorial authority, and subsequently the matters that are to be addressed within a district plan. However, it is noted that a district plan is only one means for a council to undertake its functions under s31 of the Act, and to achieve the purpose of the RMA.

The district plan framework that seeks to address these matters is subject to a process under s32 of the RMA, the purpose of which is to ensure that provisions are robust, evidence-based and the most appropriate means to achieve the purpose of the Act. To that end, the TTPP Committee is required to undertake an evaluation of any Proposed TTPP provision before notifying those provisions. The s32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions, with the degree of detail of the assessment correlating to the scale and significance of the anticipated effect of the provisions (s32(1)(C)).

The evaluation examines the extent to which the provisions are the most appropriate way of achieving the purpose of the Act, which in summary is the sustainable management of physical and natural resources, and is further detailed in s5 of the Act. In achieving this purpose, authorities need also to recognise and provide for the matters of national importance identified in s6, have particular regard to 'other matters' (s7), and take into account the principles of the Treaty of Waitangi (s8).

The evaluation report also identifies other options for achieving the objectives of a district plan, and the efficiency and effectiveness of the provisions in achieving these objectives. When assessing the efficiency and effectiveness of the provisions, the proposed plan must under s32(2):

(a) "identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions."

Sections 72 – 77 set out the purpose and the processes associated with the development and operation of a district plan. With a district plan being a tool to allow a council to fulfil its functions under s72.

A district plan must be prepared under the requirements of Schedule 1. This Schedule outlines the statutory requirements for preparing a proposed plan, including consultation and process matters both prior to and post public notification (s73).

The authority preparing a district plan needs to consider higher order documents and also any Iwi Management Plans, and their bearing on the resource management issues of the district (s74).

Sections 75-77 outline what must be and what may be included in the district plan (s75), and authorises the inclusion of rules (s76) and the 'activity status' that can be given to activities (s77).

Furthermore, s58I requires the structure and framework of a district plan to be in accordance with the recently introduced National Planning Standards.

2.2 National Statutory Planning Documents

There are a number of higher order national statutory planning documents that TTPP must give effect to. The New Zealand Coastal Policy Statement (2010) (NZCPS) is a National Policy Statement under

the RMA. There are four other National Policy Statements (NPS) that are currently adopted. The directions in these statements have been given effect where relevant in the Strategic Directions, within the individual chapters, and within the associated s32 reports as outlined below.

There are also NPS that are either in draft form or currently under development. These do not have any legal status and have been only given consideration.

There are a number of National Environmental Standards that the Council must enforce and that a District Plan must be consistent with. The District Plan must also implement the recently adopted National Planning Standards.

2.2.1 New Zealand Coastal Policy Statement 2010 (NZCPS)

The NZCPS sets out the objectives and policies around achieving sustainable management in the coastal environment. The NZCPS was adopted in 1994 and then reviewed in 2010. The NZCPS recognises the important natural processes and development pressures around the coast and promotes a strategic and integrated approach to coastal planning and management.

A key focus of TTPP has been ensuring that the NZCPS (2010) has been given effect to.

The NZCPS is particularly relevant to the West Coast/Tai o Poutini as it has a very long coastline and a significant land area is subject to coastal influence. The coastal area in the West Coast/Tai o Poutini is influenced by coastal hazards, elements and features that contribute to the natural character, landscape, visual qualities or amenity values, items of cultural and historic heritage, and physical resources and built facilities, including infrastructure, that have modified the coastal environment.

The Proposed TTPP has identified a Coastal Environment which has a suite of provisions relating to the management of land, use and subdivision in the coastal environment, with the area identified on planning maps. This is detailed in the Coastal Environment Section 32 report.

2.2.2 National Policy Statement Electricity Transmission 2008

This NPS sets out the objective and policies to enable the management of the effects of the electricity transmission network under the RMA. The national grid plays a vital role in the well-being of New Zealand and its people. This NPS prioritises this importance while managing the potential effects associated with this large-scale infrastructure. The West Coast has an electricity transmission network that must be managed to give effect to the NPS requirements. This NPS is further considered in the Energy, Infrastructure and Transport and Subdivision s32 reports.

2.2.3 National Policy Statement for Renewable Electricity Generation 2011

This NPS sets out objectives and policies for renewable electricity generation under the RMA. This NPS provides a consistent approach to planning for renewable electricity generation across New Zealand. This NPS is further considered in the Energy, Infrastructure and Transport Section 32 report.

2.2.4 National Policy Statement on Freshwater Management 2020 (NPSFM)

The NPS-FM was introduced in 2011, updated and replaced in 2014, amended in 2017, and again replaced in 2020 with changes coming into effect on 3 September 2020.

The NPS-FM sets out an objective and policies that focus on:

- Managing freshwater in a way that 'gives effect' to Te Mana o te Wai: (the integrated and holistic well-being of a freshwater body) in the management of fresh water;
- Prioritising the health and wellbeing of water bodies and freshwater ecosystems, followed by the health needs of people, followed by the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future;
- Avoiding overallocation, improving and maximising efficient allocation and use of water and safeguarding its life-supporting capacity;
- Improving integrated management of fresh water and the use and development of land;
- Establishing a national objectives framework, monitoring progress, and accounting for freshwater takes and contaminants; and

- Providing for the active involvement of tangata whenua in freshwater management and that Māori freshwater values are identified and provided for.

The current West Coast Regional Policy Statement was prepared prior to the NPSFM 2020, however it has been informed by the 2014 and 2017 versions. Currently freshwater planning is underway for the freshwater management units on the West Coast and where there are relevant issues, these have been considered as part of the development of TTPP. The Natural Environment Values s32 report discusses this NPS in greater detail.

2.2.5 The National Policy Statement on Urban Development 2020 (NPSUD)

The NPSUD was introduced in 2020, took effect on 20 August 2020, and replaced the National Policy Statement on Urban Development Capacity 2016.

The NPSUD recognises the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- Providing sufficient development capacity to meet the different needs of people and communities.

The NPSUD requires that councils:

- Ensure urban development occurs in a way that takes into account the principles of the Treaty of Waitangi/ te Tiriti o Waitangi.
- Ensure that plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth.
- Develop, monitor, and maintain an evidence based about demand, supply, and prices for housing and land to inform planning decisions.
- Align and coordinate planning across urban areas.

The Grey District on the West Coast is a Tier 3 local authority under the NPSUD – which means that only a small number of the Objectives and Policies set out in the NPSUD are required to be implemented by TTPP. Based on Statistics New Zealand data, only a small amount of growth is projected for the three districts during the anticipated life of TTPP, however during the course of development of TTPP it has become very evident that there is a significant need for additional land to support both housing and industrial development, and that many aspects of the NPSUD are relevant in application on the West Coast/Tai o Poutini.

2.2.6 Draft National Policy Statement for Indigenous Biodiversity

The Draft National Policy Statement for Indigenous Biodiversity (NPSIB) sets out the objective and policies to provide clarity to local authorities on biodiversity management. In particular the NPSIB will seek to balance the protection of biodiversity, the interests and values of tangata whenua, the rights and responsibilities of landowners, and the broader national interests that may be at stake in future resource management decision-making.

The Draft NPSIB has been used as guidance when preparing the proposed provisions. This is discussed in greater detail in the Natural Environment Values s32 report.

2.2.7 Proposed National Policy Statement for Highly Productive Land (pNPS-HPL)

The Government has proposed this policy statement to prevent loss of highly productive land and to promote its sustainable management. The overall purpose of the pNPS-HPL is to:

- Recognise the full range of values and benefits associated with the use of highly productive land for primary production;
- Maintain its availability for primary production for future generations;
- Protect it from inappropriate subdivision, use and development.

There is very little land on the West Coast that meets the definition of Highly Productive Land. However, as such this is a scarce resource. The pNPS-HPL is discussed in greater detail in the Area Specific Matters s32 report.

2.2.8 National Environmental Standards

There are seven National Environmental Standards (NES) that are currently in place that prescribe standards that Councils must enforce. The relevance of these are summarised below:

1. The NES for Telecommunication Facilities allows network operators to install some low impact telecommunication infrastructure in road reserves without the need to apply for resource consent, provided they met specified conditions. The NES provides a set of rules for permitted telecommunication facilities. The Proposed Plan recognises these standards and ensures that no conflicts exist between rule provisions in the Proposed Plan and this NES.
2. The NES Electricity Transmission sets out to minimise the cost to councils of implementing the NPS for Electricity Transmission and ensure planning requirements are nationally consistent for maintenance and upgrading of transmission lines. The NES only applies to existing high voltage transmission lines and does not apply to new lines or substations. The Proposed Plan has considered the provisions set out in this NES for high voltage transmission lines and is consistent with the NES requirements.
3. The NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed and if necessary, the land is remediated or the contaminants contained to make the land safe for human use. All territorial authorities are required to observe and enforce the NESCS. The three district councils have been administering and enforcing this NES since its enactment in 2012. The Proposed Plan ensures consistency with this NES.
4. The NES for Plantation Forestry seeks to maintain and improve the environmental outcomes of plantation forestry nationally and to increase certainty and efficiency in the management of plantation forestry activities. The NES provides consistent rules across the country for specified forestry related activities. The Proposed Plan ensures consistency with this NES.
5. The National Environmental Standard for Air Quality is a regulation that aims to set a guaranteed minimum level of health protection for all New Zealanders. Regional Councils are required to manage air quality and the requirements under this NES through their regional plans.
6. The NES for Sources of Drinking Water protects human drinking water from becoming contaminated. The standard applies to source water before it is treated and only water that is used to supply human drinking water from lakes, rivers and groundwater. Regional Councils are required to manage contaminants that may enter drinking water sources through discharge permits.
7. The NES for Outdoor Storage of Tyres regulates the location and size of tyre storages so that adverse effects on the air and water are minimised. Regional Councils are responsible for the implementation of this NES.

The Ministry for the Environment is currently developing NES's relating to Ecological Flows and Water Levels and Marine Aquaculture. These relate specifically to regional council matters.

2.3 National Planning Standards

The National Planning Standards (planning standards) were gazetted in April 2019. The purpose of the planning standards is to improve consistency in plan and policy statement structure, format and content.

The planning standards were introduced as part of the 2017 amendments to the RMA. Their development is enabled by sections 58B–58J of the RMA. The planning standards provide mandatory direction by requiring consistent structure, definitions, format and electronic functionality and accessibility. Councils are required to implement the planning standards under section 58I. Under this section the council is able to make consequential amendments to avoid duplication or conflict with the amendments.

The planning standards determine the sections that should be included in a district plan. Mandatory directions are also set out to determine how a district plan should be ordered.

The planning standards must be in place within five years from April 2019 or at the time that a district plan is reviewed.

2.4 Regional Planning Documents

2.4.1 West Coast Regional Policy Statement

Section 75(3) of the RMA requires a district plan to give effect to any regional policy statement (RPS), with the RPS providing methods which district councils are directed to give consideration to. The RPS details the resource management issues the West Coast Region faces, and sets out a range of objectives and policies to address these. While a significant portion of the issues, objectives, and policies are wholly within the realm of regional planning documents, direction is provided for territorial authorities when creating, and implementing their district plan. Primarily this direction is in regard to regionally significant infrastructure, Poutini Ngāi Tahu values, indigenous biodiversity, natural character, the coastal environment, natural hazards, the protection of outstanding natural features and landscapes, and the built environment.

The individual relevant components of the RPS have been further discussed within the specific s32 reports.

2.4.2 Regional Plans

Section 75(4) of the RMA requires a district plan to not be inconsistent with any regional plan that is in force. On the West Coast/Tai o Poutini, there are a range of regional plans that are relevant to the district plan review, these being:

- Operative West Coast Regional Coastal Plan
- Proposed West Coast Regional Coastal Plan
- West Coast Regional Land and Water Plan
- West Coast Regional Air Plan

A more detailed assessment is provided in specific s32 reports.

2.5 Iwi Management Plans

Iwi Management Plans must be taken into account under Section 74(2A) of the RMA. Both Ngāti Mahaki ki Makaawhio and Ngāti Waewae have prepared Pounamu Management Plans which have been recognised by Te Rūnanga o Ngāi Tahu as iwi planning documents. The Lake Mahinapua Management Plan is also recognised by Te Rūnanga o Ngāi Tahu as an iwi management plan.

These iwi management plans have been taken into account in this Plan through participation of Poutini Ngāi Tahu representatives in development of the Plan provisions.

2.6 Mana Whakahono a Rohe Agreements

The West Coast Regional Council has a Mana Whakahono a Rohe agreement with Poutini Ngāi Tahu prepared under Section 58R of the RMA.

This outlines in detail the relationship between the parties and how they will work together around resource management. There are some key sections which have guided the development of TTPP.

- Sections 3.18 – 3.23 recognise Poutini Ngāi Tahu historic heritage and cultural landscapes and practices – wāhi tupuna, wāhi tapu, urupā, Poutini Ngāi Tahu archaeological and cultural sites, kōiwi tangata and taonga (collectively Poutini Ngāi Tahu Heritage). It is identified that Poutini Ngāi Tahu Heritage is recorded within planning instruments, that there is a whakapapa relationship of Poutini Ngāi Tahu with Poutini Ngāi Tahu Heritage and that impacts on Poutini Ngāi Tahu Heritage are impacts on Poutini Ngāi Tahu. It recognises the Poutini Ngāi Tahu should participate in decisions that impact on Poutini Ngāi Tahu Heritage.

- Section 3.34 identifies that Pounamu Management Areas should be given priority as areas of protection and Poutini Ngāi Tahu whānui access, including through the use of local planning instruments.
- Section 3.36 identifies that aotea is given a similar level of priority to pounamu as areas of protection and Ngāti Māhaki whānui access, including through the use of local planning instruments.
- Section 4 recognises the importance of Iwi Management Plans and that they shall inform the development of planning frameworks, instruments and documents, as well as decisions on individual resource consents. Acting in accordance with iwi management plans is agreed as the primary means by which a Treaty partnership approach to resource management in the region can be achieved.

2.7 Other Legislation and Policy Documents

Other legislation and regulations that are relevant and have been considered when preparing the Proposed Plan, are:

2.7.1 Local Government Act 2002 (LGA)

Sections 14(c), (g) and (h) of the LGA are also of relevance in terms of policy development and decision making:

(c) When making a decision, a local authority should take account of-

- i. the diversity of the community, and the community's interests, within its district or region; and*
- ii. the interests of future as well as current communities; and*
- iii. the likely impact of any decision on the interests referred to in subparagraphs i and ii.*

(g) A local authority should ensure prudent stewardship and the efficient and effective use of its resources in the interests of its district or region, including by planning effectively for the future management of its assets; and

(h) In taking a sustainable development approach, a local authority should take into account—

- i. the social, economic, and cultural interests of people and communities; and*
- ii. the need to maintain and enhance the quality of the environment; and*
- iii. the reasonably foreseeable needs of future generations.*

As per Part II of the RMA, the provisions emphasise a strong intergenerational approach, considering not only current environments, communities and residents but also those of the future. They direct a future focused policy approach, balanced with considering current needs and interests. The provisions also emphasise the need to take into account social, economic and cultural matters in addition to environmental ones.

Section 102 of the LGA requires the district councils to adopt a policy on development contributions or financial contributions. Residential development increases pressure on the capacity of the district council's infrastructure (roads, sewers, stormwater, water and open space) and service delivery and can result in the need to upgrade existing and/or develop new infrastructure and services. This Proposed Plan includes provisions for financial contributions which are discussed further in the District Wide Matters s32 report.

2.7.2 Other legislation and regulations

Other legislation and regulations that that are relevant and have been considered when preparing the Proposed District Plan, are:

- Building Act 2004
- Reserves Act 1977
- Heritage New Zealand Pouhere Taonga Act 2014

- Land Transport Act 1998
- Land Transport Management Act 2003
- Hazardous Substances and New Organisms Act 1996
- Ngāi Tahu Claims Settlement Act 1998
- Te Ture Whenua Maori Act (Māori Land Act) 1993
- Conservation Act 1987
- National Parks Act 1980
- Fire and Emergency New Zealand Act 2017
- Health Act 1956
- Telecommunications Act 2001
- Electricity Act 1992
- Gas Act 1992
- Utilities Access Act 2010
- Civil Defence Emergency Management Act 2002
- Railways Act 2005
- Soil Conservation and Rivers Control Act 1941
- Land Transport (Road User) Rule 2004
- Civil Aviation Act 1990
- Health and Safety at Work Act 2015
- Health and Safety at Work (Hazardous Substances) Regulations 2017
- Freedom Camping Act 2011
- National Water Conservation (Buller River) Order 2001
- National Water Conservation (Grey River) Order 1991

The Proposed TTPP gives effect to other legislation by rules that implement the appropriate standards of the relevant Acts, with this being further discussed in detail within the specific s32 reports. Additionally, a multitude of guidance documents prepared by Central Government, Regional Government, and external parties has been relied on for technical information and are referred to within the relevant specific s32 reports.

2.7.3 Statutory Acknowledgements

As a result of treaty settlement processes there are a number of statutory acknowledgements on the West Coast/Tai o Poutini. These areas are set out in the deed of settlement signed between Ngāi Tahu and the Crown. These statutory acknowledgements are a formal acknowledgement by the Crown recognising the particular cultural, spiritual, historical and traditional association of Poutini Ngāi Tahu with a site of significance or resource identified as a statutory acknowledgement area. These statutory acknowledgements are included in the Proposed TTPP.

2.7.4 Local Policies, Plans and Strategies

The West Coast Councils have a number of local policies, plans and strategies which informed the development of TTPP. Key amongst these are:

- Development Contributions Policy – all three district councils have development contributions policies. These outline that the Councils will continue to collect financial contributions for infrastructure through the District Plan mechanism. This is discussed further in the Subdivision and Financial Contributions s32 report.
- Long Term Plans (LTP) – all three district councils, and the West Coast Regional Council have recently (2021) completed their LTP for the period 2021-2031. The LTPs drive the decision making for projects and services for the next ten years. It is important that the LTP is aligned with the TTPP and that budget implications are addressed. While the TTPP provides the regulatory framework, its objectives cannot be fully met without alignment with the councils' LTP and Infrastructure Strategies. It is important to align growth demands and zoning requirements with the delivery of infrastructure to enable well planned and timely urban environments. An integrated approach to growth planning is also required to meet the objectives of the NPS – UD. LTPs are also the places where funding for "Other Methods" identified within TTPP is sourced. Because the TTPP Committee has no decision making power over the LTP of the four councils, and based on feedback from the councils, there is

very little use of “Other Methods” which require the four councils to fund work outside of the TTPP. This is discussed further in relevant s32 reports.

- Infrastructure Strategies – The West Coast District Councils all have Infrastructure Strategies (IS) which provide for infrastructure planning over the next 30 years. The IS have been refreshed with the 2021-2031 Long Term Plans. The IS identifies significant infrastructure issues the three West Coast districts are likely to face over the next 30 years. The IS takes a long-term view of the infrastructure and services our communities will need over time and how we might provide them and the necessary funding is then reflected in the LTP. The IS addresses transportation, recreation and open space, water supply, wastewater, stormwater and solid waste. This strategy is inherently linked with TTPP, in particular the Future Urban Zones and how these areas will be serviced from all key infrastructure assets. Any future growth areas need to be planned ahead to ensure the necessary infrastructure is costed and set out in the IS to be then included in the LTP and the Development and Financial Contributions Policy. This is to ensure that any zoned land has the necessary and available infrastructure to service that area.
- Regional Economic Development - Development West Coast is the regional development agency for the West Coast, with priorities to provide a strategic and focused approach to regional economic development and tourism promotion. Development West Coast works across a broad range of sectors and invests in businesses and regional development projects that will benefit the West Coast now and in the future. The West Coast Economic Development Strategy (2018-2025) was developed in partnership with the West Coast councils, Poutini Ngāi Tahu and the local business sector. There are 8 key strategies developed to deliver on the vision of a prosperous and thriving region. Te Whanaketanga 2050 is a collaborative document developed by Development West Coast, West Coast Councils and Poutini Ngāi Tahu. It sets out key strategic directions for the West Coast around economic development, regional identity and stronger communities. TTPP is a key enabler of these strategies.
- Bylaws There are a number of Bylaws that control specific activities within the three West Coast districts. The Bylaws are reviewed in accordance with the Local Government Act and are often a response to particular local nuisance problems. It is important that there is consistency between Bylaws and matters in TTPP.
- Regional Land Transport Strategy 2021-2031. This strategy sets out the strategic direction for the regions land transport system, identifies proposed land transport activities for investment by local and central government up until 2031

3.0 Methodology

To ensure consistency of evaluation, the TTPP Committee has developed a standard methodology and approach to its s32 evaluation. This approach has been developed taking into account guidance from the Ministry for the Environment, the Quality Planning website, case law and best practice approaches throughout New Zealand. This methodology has been applied consistently across the development of the Proposed Plan. The TTPP Committee has reviewed the Operative District Plans, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and partner, stakeholder and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed provisions.

3.1 Functions of District Plans

The RMA sets out those matters which must be addressed in the preparation of district plans, to meet district council obligations and functions. These functions have all been transferred to the TTPP Committee through the Order in Council which established the combined district plan approach.

The key provisions are contained in Part 2 (Sections 5, 6, 7 and 8) and Sections 31, 72, 73, 74 and 75. In summary, district council functions are:

- to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources;
- control effects of the use, development or protection of land, including for the purpose of: - avoiding or mitigating natural hazards;
- managing the use of contaminated land;
- recognising and providing for a range of matters of national importance;
- control the emission and effects of noise; and
- control effects of activities on the surface of lakes and rivers.

As part of preparing the combined district plan, the TTPP Committee is also required under section 32 of the RMA to examine all objectives, policies and rules in its district plan to ensure they are necessary, efficient, effective in achieving the purpose of the RMA and do not impose costs on the community that exceed their benefits. This Proposed TTPP has been prepared in accordance with this requirement and the costs and benefits of each provision have been assessed. The evaluations prepared under s32 are not part of the Proposed Plan itself but are available for reference.

3.2 Reason for the review

Section 79(1)(c) of the RMA requires that local authorities commence a review of any provision that has not been subject to a review or change within the previous ten years. This was a key issue identified by the Local Government Commission which drove the decision to create a combined district plan – TTPP. All three of the Operative District Plans on the West Coast are more than ten years old. The Buller District Plan was made fully operative in 2000, the Grey District Plan was made fully operative in 2005 and the Westland District Plan was made fully operative in 2002.

Following the Plans being made Operative there have been a small number of Plan Changes – 132 in Buller, 9 in Grey and 6 in Westland.

The Grey District Council undertook an Efficiency and Effectiveness Analysis in 2010 which identified issues at that time – only 5 years after that Plan had been made operative. One plan change resulted from this review, but apart from the significant natural area (SNA) identification programme no progress was made on the other identified matters.

The Westland District Council undertook a District Plan review Issues and Options analysis in 2009 which also identified substantial matters to be addressed. No plan changes resulted from that review however.

In 2016 the Buller District Council commenced their District Plan review with an initial proposal to revise and consolidate the Objectives and Policies. These did not progress to hearings prior to the Local Government Commission Review in 2018.

3.2.1 Local Government Commission Directive

The Local Government Commission undertook a review of local government on the West Coast in 2018. Its final proposal was released in September 2018 (<https://www.lgc.govt.nz/local-government-reorganisation/final-proposal-for-a-combined-west-coast-district-plan/>). As part of the work for the review and final proposal Boffa Miskell undertook an analysis of the three Operative District Plans¹. This concluded that creation of a combined district plan was appropriate, and that the Operative Plans were very out of date, and did not comply with current RMA requirements.

The Commission decided that a combined district plan should be developed and that the functions of the three West Coast District Councils in relation to Plan making should be transferred to the West Coast Regional Council, and then fully delegated to the TTPP Committee. The Order in Council (<https://gazette.govt.nz/notice/id/2018-go5585>) set the requirements for this process. This has meant that a full review of the Operative District Plans provisions has been undertaken.

3.3 Principles to Guide the Development of the Combined Plan

The following principles have been developed and followed throughout the development of the Proposed TTPP. The Proposed TTPP should:

- Express a clear purpose through the provisions
- Be focused on what can most appropriately be done under the RMA;
- Recognise that there are alternative methods outside the RMA that may be more effective in achieving desired outcomes;
- Be outcome led, with a clear line of sight between issue identification, formulation of objectives and policies to address the issues, and the methods to achieve them;
- Have a simple, clear and logical structure to ensure usability.
- Where possible provisions (particularly Rules) should be harmonised across the whole West Coast provided this is consistent with the statutory direction and is an appropriate response to any local resource management matters.

The statutory purpose of the Proposed TTPP is to promote and achieve the sustainable management of natural and physical resources. In advancing that purpose the TTPP Committee has used the following principles:

- enabling people's wellbeing requires allowing for people's choices;
- where constraints have been proposed, clear evidential basis needs to be provided;
- where a substantial burden is placed on a private land owner it must be for a significant public interest.

¹Boffa Miskell Limited 2018. *West Coast Combined District Plan Proposal: Planning Status Report*. Report prepared by Boffa Miskell Limited for Local Government Commission.



3.4 Drafting protocol

A drafting protocol was developed to achieve consistency in plan drafting throughout the TTPP development and to ensure completeness and improve readability. Additionally, it means that statutory requirements are also fulfilled such as under s32(I)(b)(i), which requires that all reasonably practicable options for achieving the objectives are identified. Generally the TTPP Committee notes that it is seeking a district plan which is:

- contained in one volume;
- is user-friendly with clear, consistent and concise language;
- is consistent with the National Planning Standards structure for district plans; and
- will be in an ePlan format;

And a district plan that does not contain:

- excess description or narrative beyond the scope prescribed in the National Planning Standards;
- issues;
- explanations and reasons;
- anticipated environmental results;
- statements in respect of monitoring;
- text which "interprets" the meaning of statutory requirements; and
- text which may date and consequently be of limited relevance in a short space of time.

3.5 Decision making

Decision making throughout the District Plan Review process has been by way of the TTPP Committee, which is chaired by an Independent Chair and includes the Mayor and a Councillor from each of the three West Coast district councils, the Chair and a Councillor from the West Coast Regional Council, the Kaiwhakahaere of Te Rūnanga o Makaawhio and the Kaiwhakahaere of Te Rūnanga o Ngāti Waewae.

4. 0 Context, Research and Trends

4.1 State of the environment

The West Coast Region/Tai o Poutini covers a land area of 23,245 km² stretching from Kahurangi Point in the north of Buller District to Awarua Point in the south of Westland District.

Te Tai o Poutini Plan covers the whole of the West Coast Region - made up of three Districts - Buller, Grey and Westland.

West Coast Wide

Small townships and settlements are a hallmark of the West Coast, many of which were established during the gold rushes of the 1860s. There are also bach communities and settlements based around whitebaiting, particularly in Buller and Westland. These settlements and townships were specifically zoned within the Grey and Westland District Operative Plans. Within the rural parts of the West Coast there are also many small pockets or clusters of houses. These smaller areas are generally not specifically provided for in the Operative District Plans, but form part of the wider Rural Zone.

The West Coast population is generally projected to remain static or only grow slightly over the next 10-20 years, however since 2019 the demand for housing has massively increased, and there is generally considered to be a housing shortage. In smaller settlements many dwellings are now used as short term rentals, but also the affordable prices on the West Coast, and availability of digital access for working has seen a recent trend of people relocating from other parts of the country. Lifestyle type development in particular has become exceedingly popular. In the Buller District the recent Westport floods have accelerated the need to provide for managed retreat options for Westport – but this is also a pressing issue for many other parts of the West Coast, where coastal, flooding and earthquake hazards place many communities at risk. Low growth estimates for the West Coast therefore need to be treated with caution – there is a general consensus within the councils that substantial additional land needs to be rezoned for residential and industrial purposes.

There are two hapu who have their takiwā on the West Coast/Tai o Poutini and exercise mana whenua– Ngāti Waewae and Ngāti Mahaki ki Makaawhio.

The dominant land use on the West Coast is public conservation land – with 84% of the West Coast managed by the Department of Conservation (DOC). Outside of public conservation land, the dominant land use is farming – mostly dairy farming. However, activities such as coal and gold mining, and tourism are also significant. There are small areas of horticulture within Buller and Grey Districts. Alongside these there are many other activities which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources.

The West Coast/Tai o Poutini contains a significant amount of intact natural diversity by comparison with most other parts of New Zealand. Continuous tracts of lowland and coastal forests and freshwater and coastal wetlands cover large areas. In many places indigenous ecosystems and habitats extend unbroken from the mountains to the sea. In total an estimated 90% of the West Coast/Tai o Poutini is covered in indigenous vegetation - compared with 24% nationally.

While the West Coast/Tai o Poutini is fortunate to have a wide range of diverse and intact ecosystems and vegetation types, there are some ecosystems and vegetation types not well represented in the protected areas network. These are generally ecosystems found in the lowland areas of the West Coast/Te Tai o Poutini. Alongside this, parts of the West Coast/Tai o Poutini include the last habitats or strongholds of some native species threatened with extinction.

Buller District

The Buller District covers a land area of 7,953 km² with a population of 9600 people (2020). The district extends from Kāhurangi Point in the north to the Punakaiki River in the south. It also extends inland to the main divide of the Southern Alps/Tiritiri-o-te-Moana. The two main towns of Reefton and Westport/Kawatiri were developed on the strength of their minerals industries.

Westport/Kawatiri is the West Coast/Tai o Poutini's oldest European settlement, established in 1861. Reefton was also established in the 1860s, being named for the gold reef found there and is the West Coast/Tai o Poutini's largest inland town.

Today principal land use activities in the Buller District are coal mining, dairy farming and fishing and the District is the home of New Zealand/Aotearoa's largest coal mining operation at Stockton. Tourism is also an important activity in Buller, with the Punakaiki Pancake Rocks among one of the most visited locations on the West Coast/Te Tai o Poutini.

Grey District

The Grey District covers a land area of 3,516 km² with a population of 13,800 people (2020). It is the most densely populated area on the West Coast/Te Tai o Poutini and is bounded by the Taramakau River in the south and the Punakaiki River in the north. The district extends inland up the Grey/Māwhera Valley. Greymouth/Māwhera is the largest town on the West Coast/Te Tai o Poutini and was established at the mouth of the Grey/Māwhera River. Ngāti Waewae had lived in the area for a considerable time before European settlement and the town was established at the site of Māwhera Pa during the West Coast Gold Rush of the 1860s, but for 150 years the economy of the Grey District has been based on coal mining, gold mining and native timber forestry. While mining is still a very important industry, dairy farming is now a major land use activity within the district.

Westland District

The Westland District covers a land area of 11,880 km² with a population of 8640 (2020). Much of the district is a long thin strip of land between the Southern Alps/Tiritiri-o-te-Moana and the Tasman Sea/Tai-o-Rēhua extending from the Taramakau River to Awarua Point. Hokitika is the main town in the district, founded on gold mining in 1864. Hokitika was the centre of the West Coast Gold Rush and by 1866 was one of New Zealand/Aotearoa's most populous centres. Many towns across Westland were also founded as a result of the gold rushes.

The Westland District is where much of the pounamu still found on the West Coast is located and in South Westland, aotea stone, which is a taonga for Ngāti Māhaki ki Makaawhio, who lived across South Westland, is also found.

Tourism, dairy farming and gold mining are land use activities in Westland, with the world famous glaciers in South Westland being one of the most visited tourist sites in New Zealand/Aotearoa.

4.2 Operative District Plan Approaches

The three different plans take different approaches to managing resource management issues.

4.2.1 Grey District Plan

The Grey District Plan is considered an "effects based" plan – whereby specific activities are generally not regulated, but instead effects standards are in place. For instance, an activity may not be dealt with specifically, but will have its potential effects assessed against the general provisions, covering aspects such as noise, earthworks and transportation etc. Consent is required not necessarily for the activity type but the intensity and scale of the effects associated with the activity.

This has created some issues with incompatible activities co-locating, because the Plan doesn't recognise that there may be some inherent incompatibilities.

The plan is also generally very permissive – as many "effects" (e.g. earthworks, urban design) are largely not regulated. The wide ability for different activities to locate in locations which may not actually be appropriate, combined with permissive nature of the Plan has created some issues – most notably reverse sensitivity issues around mineral extraction, and the degradation of urban amenity in Greymouth.

There have been 9 Plan Changes to the Grey District Plan since it became operative, the most notable of these were the introduction of the Kaiata Park Industrial Area and the closing of a loophole in the subdivision rules which allowed for very small lots clustering within the rural areas and some negative landscape, amenity and infrastructure outcomes as a consequence.

There is one Plan Change which was intended, but had not occurred at the time the TTPP development process commenced – the Scheduling and identification of Significant Natural Areas (SNAs). All the work (desktop and ground truthing) on identifying the SNAs had been undertaken and the draft Plan Change had been prepared, but not notified.

4.2.2 Buller District Plan

The Buller District Plan takes an “activities” based approach whereby specific activities are identified as suitable in different locations. Because of the age of the Plan, it contains many provisions that were “rolled over” from the Town and Country Planning Act, and includes aspects of regulation of some relatively minor issues, such as signs, which over time have proved to be unnecessarily complex.

The Plan also has a general approach of providing for “intermingling” of activities within rural and residential areas. This has created some issues of reverse sensitivity – though less so than in Grey and Westland, as the Buller performance standards are relatively stringent.

There have been 134 Plan Changes to the Buller District Plan since it became operative. These have all been relatively minor matters and include the creation of a Port Zone around the port and the identification of additional industrial land at Sergeant’s Hill.

Since the development of the Plan, rural lifestyle development has become very popular in Buller. The Plan makes no specific provision for this, so ad hoc rural lifestyle development has become widespread particularly around Westport, including in locations that may not be appropriate from a natural hazards perspective. Natural hazards are dealt with relatively poorly in the Buller District Plan despite there being a number of settlements subject to significant risks, most notably Westport and Granity.

A series of policy-based Plan Changes (Plan Change 135-144) were proposed in 2016 and submissions were received on these. No hearings were held and the Plan Changes have not been progressed.

4.2.3 Westland District Plan

The Westland District Plan also takes an “activities based” approach. It has many aspects of similarity to the Buller District Plan, but is notable in the level of restriction that it applies to residential activities in rural areas – all of which require a resource consent.

The Plan is very restrictive in regard to some matters, while being relatively permissive on others (e.g. urban design, earthworks).

The zoning provisions for residential and industrial areas in Westland are widely acknowledged to provide insufficient land for these activities. There is also no provision for rural lifestyle development which has become very popular, particularly around Hokitika, but also in South Westland. This has led to widespread ad hoc development and reverse sensitivity issues have arisen with a number of rural activities – including mining, dairy farming and beekeeping.

Natural hazards are dealt with relatively poorly in the Westland District Plan – although there are a number of settlements subject to significant risks, most notably Franz Josef and Hokitika. A Plan Change to address the Alpine Fault hazard was proposed in Plan Change 7 however this was withdrawn by the Council in 2015 following an appeal being made on the Plan Change.

4.3 Resource Management Issues – Common Themes

Various zone and activity specific issues have been identified and are discussed in detail within the relevant chapter s32 reports. In summary these issues stem from the potential effects of activities, as well as structural, efficiency, and effectiveness issues with the current district plan framework. These issues are leading to the West Coast not developing in a planned and cohesive way, affecting the ability for the district plans to provide for the community’s economic, cultural, environmental and social wellbeing. The common themes derived from the issues identified in the specific chapter s32 reports are:

- The need to better reflect Te Tiriti o Waitangi and enable tino rangatiratanga and kaitiakitanga within the resource management framework.
- Maintenance of urban character and amenity, and the appropriate response to support the revitalisation of the main West Coast town centres.
- Provision of adequate land for housing and industrial development, particularly in the light of the need for managed retreat from the most significant natural hazards on the West Coast.

- The need to comply with higher order regulation such as the New Zealand Coastal Policy Statement and the West Coast Regional Policy Statement.
- Unwieldy planning regulations can stifle development and the use of land unnecessarily, ranging from narrow housing typology choice, to having rules capturing activities with little to no effect.
- Being enabling of expected activities, while discouraging inappropriate development, or incompatible development for a particular zone or overlay area.
- The identification of those natural and physical resources that people apply particular value and importance to, and the subsequent protection of these resources.
- The interrelationship between zones and areas within zones, and the potential for cross zone boundary conflict.
- Ensuring the adequate provision of services required by the community, including the ability to access water and wastewater facilities, and emergency services.
- The need for integrated planning, development and infrastructure.

5. Consultation

5.1 Approach

Te Tai o Poutini Plan team undertook informal engagement over the period of June 2019 to October 2020. The aim was to check in with the community that we have a good understanding of the issues and potential options for managing these so we can prepare relevant and practical policy responses in TTPP that represents our communities views. We ran a roadshow about the Plan during March 2020 (Westland and part of Grey) and September 2020 (Buller and part of Grey), and had eight workshops with different interest groups around key topics. As well as feedback gathered at our engagement events, we had 70 responses to our questionnaires as well as individual feedback forms and emails.

5.2 How we engaged – Pre Plan Consultation

- Placed based factsheets and questionnaires for Reefton, Westport, Hokitika and Greymouth
- Te Tai o Poutini Plan roadshow with our Conversation Caravan – drop in sessions at 22 locations across the Coast in March and September 2020
- Consultation Hui at Arahura Mārae
- Public meetings at Greymouth, Hokitika, Reefton and Westport
- Numerous one-on-one meetings with key stakeholders (iwi, business, industry, heritage and environment)
- Multiple interest group workshops
- A purpose built website for the Te Tai o Poutini Plan consultation
- General factsheets and questionnaires for settlements, natural hazards, historic heritage, mining and biodiversity
- Quarterly newsletters to stakeholders

5.3 How we engaged – Draft Plan Consultation

- Advertising, media releases and a public notice about Draft Plan consultation and feedback period
- E-plan and information available on tpp.westcoast.govt.nz website and via council websites throughout feedback period
- Exposure Draft documents, information sheets and feedback forms at 18 locations across the districts
- 18 Drop-in sessions at 13 locations
- Meetings on eight topics of interest

5.4 Key Themes

- Across the West Coast housing availability and affordability were significant concerns in many settlements and towns. Consultation identified that there is a significant lack of housing for workers in some towns.
- Short term rental/Air BnB type accommodation was seen as a key driver of a lack of housing.
- Natural hazards are a concern for many communities. Communities were looking for TTPP to provide a consistent and clear way forward for natural hazard management, including how to undertake managed retreat. Future development needs to avoid exacerbating the natural hazard risk.
- Improving the attractiveness of settlements and towns was a key concern for people in a range of locations across the Coast.
- Significant natural areas were a concern in the rural areas. There was a clear need for good information and process to engage affected landowners, to identify what is and isn't significant and provide mechanisms to support and compensate affected landowners.

For details of specific consultation that occurred please see the individual s32 reports, the post engagement reports, and the communication and engagement plans developed for the District Plan Review (www.tpp.nz).

5.5 Consultation with iwi authorities

Section 32(4A)(b) requires the TTPP Committee to include in the evaluation report a summary of all the advice received from Iwi authorities on the development of the combined district plan.

Section 32(4A)(b) requires Council to provide a summary of how Council has responded to the advice received from Iwi authorities, including any provisions included in the Proposed TTPP that are intended to give effect to the advice.

The Proposed TTPP was co-developed with iwi as partners rather than just as a consultative approach. There were two iwi representatives on the TTPP Committee with full voting rights and the technical team developing the Plan included a Ngāi Tahu planner from Pokeka Environmental. All parts of the development of the Proposed Plan had input from the iwi representatives. The entire draft and Proposed Plans were reviewed by Pokeka Environment and recommendations incorporated. Additionally the Pokeka Environmental Staff and Kaiwhakahaere of the two hapu drove the development of specific provisions in relation to Māori Purpose Zone, Sites of Significance to Māori and papakāinga. Pokeka Environmental and Poutini Ngāi Tahu were also specifically engaged to develop and map the Sites and Areas of Significance to Māori Schedule.

Through the preparation of the Proposed TTPP the objectives and policies of the three Poutini Ngāi Tahu Iwi Management Plans have been taken into account. The Māori Purpose Zone has been developed to specifically enable Tino Rangatiratanga and this has been a key consideration of other policy areas where Poutini Ngāi Tahu identified this as important.

In addition to the provisions for Māori Purpose Zones, papakāinga and protection of culturally significant sites and areas, recognition of iwi values has been integrated into objectives, policies, rules and assessment matters throughout the Proposed Plan.

This advice, and how it has been responded to is detailed within specific s32 reports.

6. Key Resource Management Issues

The Resource Management Issues for the Strategic Objectives and Policies are:

Poutini Ngāi Tahu

Issue 1: Facilitating Papakāinga and Kaumatua Housing

Issue 2: Access to Māhinga kai and customary materials

Issue 3: Protecting Poutini Ngāi Tahu cultural landscapes and taonga

Issue 4: Protecting Pounamu and Aotea Stone and its management

Issue 5: Enabling Poutini Ngāi Tahu economic, social and cultural development

Issue 6: Enabling Tino Rangatiratanga and Kaitiakitanga particularly on Poutini Ngāi Tahu Land

Issue 7: Recognising that only Poutini Ngāi Tahu can identify impacts of activities on their taonga

Agriculture

Issue 1: How to ensure that the highest value soils and production land continue to be available for agriculture and horticultural activities.

Issue 2: How to support and enable the development of agriculture and innovation within types of agriculture undertaken, while ensuring that requirements for rural amenity and environmental quality are maintained and reverse sensitivity effects are avoided.

Issue 3: How to provide for agricultural support industries within rural areas.

Connections and Resilience

Issue 1: How to recognise the criticality of some types of infrastructure and connections and support their continued function and resilience in the face of natural hazards and severe weather events.

Issue 2: How to support the quick repair and recovery of critical infrastructure services and connections when adverse events occur.

Issue 3: How to support the long-term resilience of critical infrastructure and connections where relocation and alternative routes are required.

Mineral Extraction

Issue 1: How to protect mineral resources for ongoing extraction and manage issues of reverse sensitivity particularly where residential and rural lifestyle development has already occurred.

Issue 2: How to avoid unnecessary duplication of matters between the Regional Council, District Councils and Department of Conservation and minimise the complexity of the consenting process.

Issue 3: How to deliver a higher degree of certainty of outcome and continuity of operations for mineral extraction, given the often-high cost of resource consent processes.

Issue 4: How to ensure continuity of mineral extraction activity where Crown Mining Licences expire and activity beyond existing use rights is desired.

Natural Heritage

Issue 1: How to provide for the protection of significant natural heritage areas and features where this is located on Māori owned land while ensuring that the relationship of Māori with their culture, traditions and customary rights are also protected.

Issue 2: How to protect the significant and outstanding values of natural heritage in such a way that fosters an ethic of stewardship and enables positive actions by landowners.

Issue 3: How to achieve integrated management and enable wellbeing outcomes alongside each other, in terms of both protecting significant natural heritage, while providing for economic, cultural, and social development of West Coast Communities.

Issue 4: How to create certainty for landowners and development sectors around what natural heritage areas and features are significant and should be protected, and what types and locations of development are likely to be acceptable.

Tourism

Issue 1: An enabling framework for tourism and visitor activity is needed.

Issue 2: How to achieve a balance between tourism/visitor activity and maintaining the character and amenity of settlements and rural areas.

Issue 3: Tourism and visitors drive substantial demand for infrastructure and funding for this is limited by affordability for ratepayers.

Issue 4: Excessive tourism and visitor activity can undermine the values that bring visitors to the Coast and cumulative effects need to be carefully managed.

Issue 5: How to enable Poutini Ngāi Tahu to play a key and increasing role in tourism as a way to enable better economic outcomes for mana whenua.

Urban Form and Development

Issue 1: Planning for population and economic change where there is uncertainty around future growth.

Issue 2: Reinforcing the town centres and retaining the character of settlements.

Issue 3: Natural hazards limit the options for development in some locations - and mean hard decisions about managed retreat need to be made.

Issue 4: How to maintain the quality and amenity of the urban environment alongside use and development.

7. Proposed Te Tai o Poutini Plan Provisions

7.1 Plan Framework

7.1.1 Description

The Proposed TTPP follows an activities based planning framework, as required by the National Planning Standards. Some matters are dealt with issue by issue (typically where they occur throughout a district regardless of activity type or zone) while others are zone related, with certain issues and management solutions being dealt with solely within a zone or management area. Activity based plans allow for district-wide issues to be incorporated into the same plan as localised issues without repeating provisions in each zone or area based chapter. Those matters that are found throughout a district can be incorporated into 'District Wide Matters' and be cross-referenced from other parts of the plan. Those matters specific to an area or zone can be dealt with in discrete chapters that relate solely to those areas (Area Specific Matters).

The Proposed TTPP framework is set by the National Planning Standards. In particular the new plan:

- is a GIS driven ePlan that makes the Proposed Plan more accessible to the community;
- places a stronger focus on objectives and policies as these provide the decision making framework for resource consent applications;
- simplifies the provisions by providing separate, tailor made provisions for individual district wide matters and zones;
- simplifies the rule structure by using colour coding to indicate status, and uses a format that allows for a logical flow through different activity types.

How the Plan Works:

To determine if an activity is provided for by Te Tai o Poutini Plan, or is provided in a certain area, users of the Plan should take the following steps.

Step 1 - Check the planning maps

Check the planning maps to identify which zone applies to your property (e.g. General Residential Zone). Also check to see if any overlays or features apply to your property (e.g. Natural Hazards).

Step 2 - Locate the relevant zone rules

Go to the Zone Chapters and find the relevant zone rules that apply to the property (e.g. General Residential Zone rules)

Step 3 - Locate the relevant district-wide rules

There may be several sets of district-wide rules that you need to check for the activity e.g., Subdivision rules and Earthworks rules. If there is an overlay or feature on the property you also need to check those rule sets.

Step 4 - Check the relevant standards.

Check the Permitted Activity standards for the relevant zone and district-wide rules. If the activity complies with all the relevant standards, then it is permitted and can be undertaken without resource consent. To obtain council confirmation that it is a permitted activity, you may apply for a Certificate of Compliance.

Step 5 - Apply for resource consent

If any condition stated for a permitted activity is not complied with or you are proposing an activity that is listed as a controlled, restricted discretionary, discretionary or non-complying activity, you must obtain resource consent.

7.1.2 Assessment

The change in method of the operation of the district plan framework from three district plans with multiple approaches to a combined activities based plan, and the inclusion of strategic objectives to provide an overarching tone, is considered to be the most appropriate option in addressing the administration issues identified in relation to the three Operative District Plans.

The change will bring increased certainty to plan users, and increase the effectiveness and efficiency of the Proposed TTPP. While some flexibility will be lost for those activities that seek to establish 'out of zone', the protection of areas for their intended purpose will provide an overall gain for the economic and social wellbeing of the community.

The Strategic Objectives will direct decision making by expressing the outcomes to be achieved by the Proposed TTPP in addressing the key resource management issues for the district. They set up the framework for the TTPP and are supported by the chapter level objectives. The specific benefits and costs have been quantified where appropriate based on the scale and significance of the change, and these assessments can be found in the relevant chapter s32 reports.

7.2 Strategic Objectives

7.2.1 What is a Strategic Objective?

The role of a strategic objective is to provide the overall context for TTPP, the overarching direction for other chapters through high level objectives that provide an integrated policy framework for the West Coast as a whole and sets the land use pattern of the West Coast.

These provisions should have primacy, and all other provisions should be expressed and achieved in a manner consistent with the strategic objectives, subject to RMA requirements. In other words, a clear hierarchy should exist between them and those that are chapter specific.

Strategic objectives should identify and address district wide sustainable management priorities, give overarching direction, and ensure their purpose achieves the outcomes sought by higher order planning documents.

For a matter to qualify as a priority and warrant a strategic objective, the matter must be strategically important for achieving integrated management and the purpose of the RMA, or to give effect to a National Policy Statement including the NZCPS, or the West Coast RPS. For the purposes of preparing, changing, interpreting and implementing TTPP, all other objectives and policies in all other chapters of TTPP are to be read and achieved in a manner consistent with the strategic objectives. Additionally, no hierarchy should be placed on the strategic objectives, and that they should all be read as a whole.

7.2.2 Description and Evaluation

The proposed strategic objectives are set out in the Strategic Direction chapter of the Proposed TTPP. They are divided into seven sub-chapters. The strategic objectives identify the key strategic outcomes that the plan is seeking and how it will achieve these. These provisions should be referred to in conjunction with this evaluation report and are as follows:

Agriculture

AG - 01	To maintain the productive value of versatile soils and agricultural land for current and future agricultural and horticultural uses.
AG - 02	To recognise the significance of agriculture to the West Coast economy, provide for agricultural development and innovation and enable the support industries and services needed to maintain agricultural viability within rural areas.

The purpose of AG – 01 is effectively to maintain the productive value of versatile soils and land for agricultural use. Versatile soils in particular are very limited on the West Coast being mainly found at Karamea and in the upper Grey Valley. Alongside this, land suitable for horticulture is very limited on

the West Coast – under the Land Use Capability system only Land Use Capability Class 3 (LUC 3) and above are found on the West Coast – and LUC3 is found in very limited locations.

AG – O2 recognises that innovation and change in the agricultural sector is ongoing. It seeks to provide for this innovation and support the ongoing viability of agriculture and the diversification of the sector. Support industries are a critical part of this objective – agricultural product processing (e.g. dairy factories, packhouses, meat works) as well as the support industries (e.g. equipment and fertiliser supply) are instrumental to the ongoing viability of the agricultural sector. This objective allows for the social and economic wellbeing generated by the agriculture sector.

TTPP addresses these objectives particularly through provisions in the General Rural Zone.

Connections and Resilience

CR - O1	To build greater resilience in West Coast/Te Tai o Poutini communities and infrastructure, recognising the effects of climate change and the need to adapt to the changes associated with those effects.
CR - O2	To enable and protect the continued function and resilience of critical infrastructure and connections and facilitate their quick recovery from adverse events.
CR - O3	To ensure that new locations for critical infrastructure and connections take account of the hazardscape and where practicable are built away from natural hazards.
CR - O4	To support the development of greater infrastructure self - sufficiency and backup of critical infrastructure on the West Coast/Te Tai o Poutini.

CR – O1 and CR - O2 recognise that the West Coast is the frequent site of adverse events, particular as a result of the vigorous weather patterns that frequently batter the coast. The long and narrow nature of the land, sandwiched between the sea and the Southern Alps means that trunk infrastructure redundancy is very low – when a road or powerline is cut, it can have substantial consequences for a large part of the West Coast. These objectives recognise that enabling quick replacement/repair of critical infrastructure and connections is critical to the wellbeing of the community and economy on the West Coast.

CR – O2 and CR – O3 recognise that the West Coast hazardscape is significant – with fault lines, coastal hazards, land instability and flooding in particular. While it is often not possible to place critical infrastructure in a completely hazard-free location, awareness of significant natural hazards should be factored into future decision making around locations of critical infrastructure so that the difficult situation already in place is not made worse.

CR -O4 is focussed around increasing the resilience of the West Coast through greater self – sufficiency and redundancy of critical infrastructure. For example, the West Coast, while having some local energy generation, is largely reliant on import to the region via the national grid. Similarly, there is currently little redundancy in terms of road connections. Where opportunities arise to increase self – sufficiency, this objective supports this, in order to support more resilient communities.

TTPP addresses these objectives particularly through District Wide provisions in the Infrastructure, Energy and Transport chapters and in the Subdivision chapter.

Mineral Extraction

MIN - O1	To ensure provision for the use and development of the West Coast/Te Tai o Poutini's mineral resources while also avoiding duplication of regulation across agencies.
MIN - O2	To enable mineral extraction and ancillary activities which support it, including specifically within the Buller Coalfield Zone, Mineral Extraction Zone, Rural Zones and Open Space Zone.
MIN - O3	To recognise that mineral resources are widespread and fixed in location throughout the West Coast/Te Tai o Poutini and that provided adverse effects are managed, mineral extraction activities can be appropriate in a range of locations outside specified zones and precincts.
MIN - O4	To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation.
MIN - O5	To support Poutini Ngāi Tahu manage their pounamu and aotea stone resources through the use of Pounamu and Aotea Management Area Overlays.
MIN - O6	<p>To:</p> <ol style="list-style-type: none"> a. Minimise the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural heritage, and amenity values, including: <ol style="list-style-type: none"> i. Poutini Ngāi Tahu cultural resources and taonga including sites and areas of significant to Māori identified in Schedule Three; ii. Areas of significant indigenous vegetation, significant indigenous fauna habitat and protected native fauna; iii. Outstanding natural landscapes and features; iv. Waterways and waterbodies; v. The coastal environment; vi. The wellbeing of people and communities; and b. Allow adverse effects to be addressed by alternative mitigation measures such as biodiversity offsetting and environmental compensation.

MIN – O1 recognises that there are several layers of approval for mineral extraction – with TTPP being only one part of the regulatory picture. For any individual mineral extraction activity there will be:

- Crown minerals approvals
- West Coast Regional Council resource consents (with regard to air, water and land disturbance effects); and often
- The Department of Conservation (as landowner or with responsibilities around the Wildlife Act).

As a result, some matters in relation to mining consents can be duplicated and considered by multiple parties. While recognising that mining activities can have significant adverse effects that must be carefully considered and managed, this objective seeks for Te Tai o Poutini Plan to minimise the complexity of the consenting process (where consenting is required) and to avoid duplication of provisions with other agencies.

MIN – O2 relates to the areas where mineral resource extraction is an expected activity. Mineral extraction is a very significant contributor to the economy and social and cultural wellbeing of the West Coast – which is essentially a region founded on, and still having a substantial role, for the mineral extraction industry. This objective confirms that role of mineral extraction being an ongoing and important part of the West Coast economy and land use activities.

MIN – O3 follows on from MIN – O2 in recognising that there is ongoing exploration and finds of minerals across the West Coast. While in the past gold and coal have been the significant resources, other mineral extraction – such as for garnets, ilmenite, and rare earth elements is now becoming of economic interest. This objective recognises that provided adverse effects are managed, mineral extraction can be an appropriate activity in many locations.

Because of the nature of mining and quarrying – with activities such as blasting, heavy vehicle movements, earthworks, noise and dust generation - they are activities at significant risk of reverse sensitivity effects. MIN – O4 recognises this and that there are many existing mineral extraction operations in place that could be impacted by reverse sensitivity if inappropriate use and development occurs nearby.

MIN – O5 has specific provisions which relate to the culturally important mineral resources of pounamu and aotea. While pounamu is entirely vested in Poutini Ngāi Tahu under the Pounamu Vesting Act, these protections do not exist for aotea – a culturally important mineral resource for Ngāti Mahaki ki Makaawhio.

MIN – O6 addresses the adverse effects of mineral extraction activities on key natural and cultural resources of the West Coast. Because so much of the West Coast is vegetated (over 90% of the land area) there are situations where mitigation measures such as biodiversity offsetting and environmental compensation are most applicable, and their use is supported by this objective.

TTPP has a comprehensive layer of provisions addressing these mineral extraction objectives – with special zones and overlays as well as general provisions threaded through the zone chapters of the plan.

Natural Environment

NENV- O1	To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identify and Poutini Ngāi Tahu's cultural and spiritual values.
NENV – O2	To ensure that the rights, interests and values of Poutini Ngai Tahu to natural heritage areas and features are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.
NENV – O3	<p>To recognise:</p> <ul style="list-style-type: none"> a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b. The need for infrastructure to sometimes be located in significant areas; and c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.

NENV – O4	<p>To clearly identify:</p> <ul style="list-style-type: none"> a. Unique and important natural heritage areas and features on the West Coast/Tai o Poutini; and b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed.
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NENV – O1 recognises the key requirements of Section 6 (a-c) of the RMA in relation to the need to protect significant and outstanding natural areas and specific values,

NENV – O2 looks at this with awareness of Section 6 (e) - *recognising and providing for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga*. The nature of land and development on the West Coast means that many ancestral lands are currently undeveloped and covered by vegetation. NENV – O2 recognises that if Māori Land is treated in the same way as private land in relation to key matters of natural heritage then this undermines the mana of Poutini Ngāi Tahu who have been exercising kaitiakitanga over these areas for hundreds of years. The intrinsic values that exist and result in areas being identified as “significant” or “outstanding” are there because of this exercise of kaitiakitanga within tikanga Māori. This objective recognises that legacy and seeks to embody the principles of Te Tiriti in TTPP and enable Poutini Ngāi Tahu to continue to exercise kaitiakitanga and tino rangatiratanga over their lands and resources.

NENV – O3 addresses the overriding direction of the RMA to protect the significant and outstanding values associated with natural heritage matters. There are some types of ecosystems, landscapes and features where, though there are some intrinsic values, the extent of representation and quality of habitat of this ecosystem type, feature or landscape within existing protected land, means that in context, development of these areas should not result in the types of significant adverse effects the RMA and RPS are seeking to avoid. Where ecosystems with significant values exist on private land, such protections will limit development rights for landowners. But in many cases effective protection – which includes ensuring pests and weeds are managed, stock are excluded and existing uses do not degrade areas, requires the willing input of landowners. This is the ethic of stewardship talked about in Section 7 of the Act, and arguably without it, many of the Section 6 requirements will not be achieved. Many landowners are concerned about the impact of further regulation on themselves and their land. The West Coast is a large and remote area, and no Council can effectively police all aspects of its regulation without the goodwill and engagement of the wider community. In relation to breaches of Permitted Activity rules in particular Councils rely heavily on community reporting. Without buy-in from the community and landowners to protection mechanisms within TTPP, they could well be undermined.

NENV – O4 recognises that key to addressing landowner concerns around natural heritage protection is providing some certainty to landowners about the areas and impacts on their land. Being clear about where development is likely to be acceptable in most circumstances (and where it is not), would give a good degree of certainty to landowners and those such as the minerals, infrastructure and farming sectors, something they have been seeking.

These strategic objectives bring together the key natural environmental values that the District Plan is seeking to address relating to biodiversity, the coastal environment, riparian areas and outstanding natural landscapes. Providing for the protection of the natural environment is a matter of national importance in section 6 of the RMA.

TTPP protects the natural environment through the identification and protection of significant natural areas, natural features and landscapes and riparian areas. These objectives are generally managed through the District wide matters in the Natural Environmental Values Chapters and Coastal Environment Chapter.

Poutini Ngāi Tahu

Unlike other Strategic Direction Chapters the Poutini Ngāi Tahu chapter has both strategic objectives and policies. This comprehensive set of strategic provisions seeks to address the current issues around poor understanding of appropriate practices around cultural matters on the West Coast, by providing stronger guidance through the Plan.

Poutini Ngāi Tahu Strategic Objectives

POU - O1 To enable the occupation, development and use of Poutini Ngāi Tahu land in accordance with tikanga and for the benefit of Poutini Ngāi Tahu.

POU - O2 To include Tai Poutini wide provisions to support Poutini Ngāi Tahu exercise of cultural rights and interests including:

- Establishment of papakāinga and kaumatua housing;
- Access to mahinga kai and cultural materials;
- Management of Pounamu and Aotea stone; and
- Management of taonga and wāhi tapu.

POU - O3 To support Poutini Ngāi Tahu to identify cultural landscapes and sites and areas of significance and provide for their management in ways that preserve the cultural relationships Poutini Ngāi Tahu have with these landscapes, sites and areas.

POU - O4 To support Poutini Ngāi Tahu in their exercise of kaitiakitanga and recognise their special relationship with te taiao, Poutini Ngāi Tahu taonga and wāhi tapu through resource management process and decisions.

Poutini Ngāi Tahu Strategic Policies

POU - P1 Support the use of Joint Management Agreements and s33 Transfer of Powers for resource management functions on Poutini Ngāi Tahu Land.

POU - P2 Enable rangatiratanga and kaitiakitanga in accordance with tikanga on Poutini Ngāi Tahu land through the development and use of Iwi/Papatipu Rūnanga Management Plans.

POU - P3 Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.

POU - P4 Provide for papakāinga and kaumatua housing, marae and Māori cultural activities to be established throughout the West Coast/Tai Poutini settlements and on Poutini Ngāi Tahu land.

POU - P5	Poutini Ngai Tahu should be able to freely access mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.
POU - P6	Support the implementation of the Pounamu Vesting Act and the management of Aotea Stone and Pounamu by Poutini Ngāi Tahu through the use of overlays and Plan provisions.
POU - P7	Provide for active participation by Poutini Ngāi Tahu in the sustainable management of West Coast/Te Tai o Poutini resources.
POU - P8	Recognise the role of Poutini Ngāi Tahu as kaitiaki and provide for them to exercise kaitiakitanga through the resource management process.
POU - P9	Recognise Poutini Ngāi Tahu as specialists in tikanga and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga.
POU - P10	Protect Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three, while ensuring Poutini Ngāi Tahu's key role in decision making around their management.

Most of the Poutini Ngāi Tahu land on the coast is either Native Reserve excluded from the Arahura Land Purchase in 1860, or land passed back to Poutini Ngāi Tahu under the South Island Landless Natives Act. There are also small pockets of land given to Poutini Ngāi Tahu as part of the redress under the Ngāi Tahu Treaty Settlement Act. Poutini Ngāi Tahu have a strong view that they should be able to exercise tino rangatiratanga (self-determination) over this land. These objectives and policies aim to deliver that outcome as much as is possible within the statutory framework provided for TTPP. Objectives POU – O1 and POU – O2 seek to achieve this, with more detail provided through Policy POU – P1, POU – P2, POU – P7 and POU – P8. Some development on the West Coast has negatively affected Poutini Ngāi Tahu taonga and the customary rights and practices of Poutini Ngāi Tahu within their ancestral rohe. When assessing the cultural impacts of activities on these customary rights, practices and taonga only Poutini Ngāi Tahu are able to identify those impacts. While Joint Management Agreements and s33 Transfer of Powers mechanisms cannot be undertaken via a District Plan, as they require specific processes and resolutions of the Councils involved, the framework that is put in place can provide for this to occur. Poutini Ngāi Tahu participation in resource management decision-making and the integration of mātauranga Māori and tikanga into resource management is a key direction provided by these objectives and policies to ensure a sustainable future for Poutini Ngāi Tahu and for the West Coast as a whole.

Poutini Ngāi Tahu have been working to identify significant sites, taonga, cultural landscapes and wāhi tapu. Key to the protection of the values of these sites, is the recognition that some modification in accordance with tikanga may be appropriate. The critical issue is where decision making lies and that Poutini Ngāi Tahu must be integral to the decision-making process. Objective POU – O3 specifically relates to cultural landscapes and Objective POU – O4 relates to other taonga, significant sites, resources and wāhi tapu. These are supported by Strategic Policies POU – P3, POU – P6, POU – P9 and POU – P10.

Objective POU – O2 also addresses district wide issues such as the development of papakāinga and access to mahinga kai and cultural resources. This is detailed in Strategic Policies POU – P4 and POU – P5. The relationship between Poutini Ngāi Tahu and their culture, traditions, ancestral lands, water bodies, sites, landscapes, wāhi tapu and other taonga is a core part of the wellbeing of Poutini Ngāi Tahu whānau. Enabling the development of papakāinga housing, particularly adjacent to the Arahura Marae site and on Ngāti Māhaki land at Makaawhio River, but also more widely across the West Coast is a key concern of Poutini Ngāi Tahu. Because of the complexities around land ownership under Te Ture Whenua Act, providing for papakāinga on general title land is considered important, as it be a more straightforward mechanism for the hapū. Kaumatua (pensioner) housing is also a key concern. While some kaumatua housing could be associated with a larger papakāinga development, many Poutini Ngāi Tahu members now live in the main centres and wish to retire close to their families.

Together, these strategic objectives and policies have influenced many aspects of TTPP. The District Wide Chapters identify and protect sites of significance to Poutini Ngāi Tahu, enables development on Māori land through zone provisions and more specifically in the Māori Purpose Zone. The pounamu and aotea overlays apply across a wide area and there are provisions around papakāinga within the zone provisions. These objectives relate to all District-wide and Area Specific matters.

Tourism

TRM - O1	<p>To recognise the significance of tourism to the West Coast/Te Tai o Poutini economy by providing for sustainable tourism development while managing the adverse effects on the environment, communities and infrastructure. This includes:</p> <ol style="list-style-type: none"> 1. Supporting the development of visitor facilities and accommodation within and near existing settlements and communities and on Department of Conservation land where appropriate; 2. Supporting the development of cycling and walking connections between tourism sites; 3. Providing for the development and upgrading of supporting infrastructure whereby the costs are apportioned fairly to the exacerbators and beneficiaries; 4. Ensuring that visitor facilities are connected to existing services and infrastructure; 5. Managing the development and expansion of visitor activities and services so that the natural and cultural values, amenity and character of the West Coast/Te Tai o Poutini and its settlements are maintained; 6. Minimising the adverse effects and in particular cumulative adverse effects of visitor activities and services on cultural values and wāhi tapu, natural values, amenity and landscape; 7. Supporting Ngāti Waewae and Ngāti Māhaki o Makaawhio to exercise kaitiakitanga, and provide education about the cultural importance of maunga, other landforms, taonga and wāhi tapu to Poutini Ngāi Tahu and how to treat these areas with respect; and 8. Supporting Poutini Ngāi Tahu in expansion of their tourism and visitor activities to deliver better economic outcomes for the hapū.
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This objective recognises that tourism is increasing as an activity on the West Coast and replacing other traditional economic activities in some locations. In order to support the economic development of the West Coast, and assist in maintaining the viability of settlements and communities, a supportive framework for development of visitor support facilities is needed while also ensuring that the values that bring tourists to the Coast are not undermined by over-development. Large numbers of visitors to the West Coast create a significant demand for infrastructure and servicing. Key infrastructure that is under pressure from tourism includes roads, wastewater and water supply. This objective seeks to manage the balance between tourism and community wellbeing. Where there is a concentration of visitor activity and services at key locations – for

example Franz Josef and Punakaiki, the cumulative effects of visitor numbers on the landscape, cultural and natural values need to be carefully managed.

While there are many tourism businesses, it has recently been recognised in law that iwi should have priority access to DOC concessions, recognising their role as mana whenua. This creates the opportunity to support and enable Poutini Ngāi Tahu’s association with tourism and visitor activities to enable better economic outcomes for the hapū and as a way to connect back to their whenua and this is also encapsulated in this objective.

Urban Form and Development

UFD - O1	<p>To have urban environments and built form on the West Coast/Te Tai o Poutini that:</p> <ol style="list-style-type: none"> 1. Are attractive to residents, business and visitors; 2. Have areas of special character and amenity value identified and their values maintained; 3. Support the economic viability and function of town centres; 4. Recognise the risk of natural hazards whereby new development is located in less hazardous locations; 5. Promote the re-use and re-development of buildings and land, including private and public land; 6. Support inclusivity and housing choice for the diversity within the community now and into the future; 7. Improve overall accessibility and connectivity for people, transport (including opportunities for walking and cycling) and services; 8. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; 9. Maintain the health and wellbeing of waterbodies, freshwater ecosystems and receiving environments; and 10. Protect and enhance the distinctive character of the districts' settlements.
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Urban form and development refers to the built form and the environment and the activities that occur within these environments. This objective forms the basis for activities-based planning in the built environments and support the economic and social wellbeing of people on the West Coast. This objective recognises that growth projections for the West Coast are relatively small (despite the current “housing boom” underway at the moment) and that the costs of providing new infrastructure to West Coast communities is significant. While TTPP provides for new areas of development there is a strong direction to optimise the use of existing infrastructure and supporting redevelopment to maximise the investment already made in this. TTPP does provide for some growth of urban areas by rezoning land for urban development around Greymouth and Hokitika. Westport, with its substantial natural hazards, has areas which are identified for development away from the most hazardous locations, supporting the long term managed retreat of the township away from the coast and the Buller/Kawatiri River floodplain.

This objective has driven many aspects of TTPP, but in particular the residential, commercial and mixed use, and industrial zone provisions in the Plan.

7.2.3 Evaluation of Proposed Strategic Objectives and Policies

Proposed Objective	Evaluation and appropriateness to achieve the purpose of the Act
Overall context	<p>The presence of strategic objectives within the District Plan were deemed to improve the overall quality of the plan by:</p> <ul style="list-style-type: none"> • Addressing the significant land use issues for the District;

- Providing context for the key outcomes (in terms of the pattern of land use) that the Plan is seeking to influence or achieve;
- Articulating the strategic objectives in a single place within the Plan (rather than being located in individual chapters) and to promote integrated thinking/ consideration of these matters by decisionmakers;

The purpose of the RMA, in section 5, is to promote the sustainable management of natural and physical resources by managing their use, development and protection in a way which enables people and communities to provide for their social, economic and cultural well-being. Section 6 outlines those matters of national importance that must be recognised and provided for. Section 7 sets out those other matters which require particular regard to and Section 8 relates to taking into account the principles of the Treaty of Waitangi/ Te Tiriti o Waitangi.

Many of the objectives have an element of the theme of community and resilience within them. The West Coast is a relatively isolated and sparsely populated area of New Zealand, with low population growth and a high reliance on a small number of factors to retain community wellbeing. These objectives strive to maintain the West Coast's identity and character that stems from its mineral resources, productive rural economy, landscapes and biodiversity values. Additionally they seek to maintain the character of each township by reinforcing and enhancing key attributes and features, safeguarding cultural and historic values, ecological values, access to the great outdoors and other community aspirations.

The objectives set the framework for lower order provisions to facilitate development within existing or identified areas. It ensures an appropriate scale and distribution of rural, residential, and business activities, and provides for a thriving economy and higher quality business environments.

They will ensure that future development achieves good urban design outcomes to create attractive living environments. The objectives also strive to meet the needs and aspirations of each community by creating accessible and functional townships and by providing efficient and effective facility infrastructure.

This will have the outcome of strengthening the community's economic and social wellbeing, and encourage appropriate levels of health, community and social services, opportunities for employment, and the provision of quality public spaces and community facilities within townships.

The objectives will ensure adequate and appropriate land is available for business activities. Furthermore, sufficient land should be provided to enable residential growth.

The objectives seek to protect important industries and economic capacity through seeking to remove potential reverse sensitivity triggers from the establishment of incompatible development.

Infrastructure related objectives will allow for the continual improvement of strategic transport networks, and the accessibility between townships, and with other districts.

Infrastructure and urban form objectives factor in anticipated natural hazards, including those caused or exacerbated by climate change, and encourages resilience to be built into the system. Critical infrastructure will be safeguarded from incompatible development, and also enabled in

	<p>scenarios where there may be subject to natural hazards due to their important role within society. The development of infrastructure will still require management of adverse effects where possible, but not to the detriment, or disablement to the infrastructure project where logistical or technical practicalities do not allow for total mitigation.</p> <p>The objectives include a requirement to incorporate the concepts of tino rangatiratanga and kaitiakitanga within decision making. They provides the direction that the world should be seen in a holistic way, and will mean that an integrated planning approach has been taken in the development of TTPP and in its implementation.</p> <p>Strategic objectives will strengthen the partnership between the district councils and Poutini Ngāi Tahu, and enhance the cultural connection between tāngata whenua and the land and recognise the people of the Poutini Ngāi Tahu as kaitiaki. Achievement of this is sought by identifying the elements where tāngata whenua can and should be involved.</p> <p>Essentially these objectives seek to ensure that Māori are decision makers for matters that are important to them, allows for kaitiakitanga to be practiced, recognises that the connection to the land including the spiritual values held by Poutini Ngāi Tahu are seen as legitimate considerations within TTPP and other Resource Management Act processes, and facilitates Poutini Ngāi Tahu to develop their land how they see fit.</p>
<p>Specific evaluation in relation to Part 2 of the RMA, National Policy Statements and West Coast Regional Policy Statement</p>	
<p>AG – O1 Productive values</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s7b, s7g of the RMA; - Objectives 1, 2 and 3 of the draft NPS Productive Land - Objectives 4.1 and 4.2 of the West Coast Regional Policy Statement
<p>AG – O2 Agricultural viability</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s7b, s7g of the RMA; and - Objectives 4.1 and 4.2 of the West Coast Regional Policy Statement
<p>CR – O1 Resilience of critical infrastructure and communities</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s6h and s7i,of the RMA; - Policies 2 and 5 of the NPS Electricity Transmission - Objectives 4.1, 6.1 and 11.1 of the West Coast Regional Policy Statement
<p>CR – O2 Continued function and resilience</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s6h and s7i,of the RMA; - Policies 2 and 5 of the NPS Electricity Transmission <p>Objectives 4.1, 6.1 and 11.1 of the West Coast Regional Policy Statement</p>
<p>CR – O3 New locations for critical infrastructure</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s6h and s7i,of the RMA; - Policies 4 and 6 of the NPS Renewable Energy Generation - Objectives 4.1, 6.1, 9.2 and 11.1 of the West Coast Regional Policy Statement
<p>CR – O4 Infrastructure self - sufficiency</p>	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5 and 7jof the RMA;

	<ul style="list-style-type: none"> - Policy A, C1 and of the NPS Renewable Energy Generation, Policy 1 of the NPS Electricity Transmission - Objectives 4.1 and 6.1 of the West Coast Regional Policy Statement
MIN - O1 – Avoiding duplication of regulation	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5 and 7b of the RMA; - Objective 5.1 of the West Coast Regional Policy Statement
MIN - O2 Enabling mineral extraction in certain locations	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5 and 7b of the RMA; - Objectives 4.1, 4.2 and 5.1 of the West Coast Regional Policy Statement
MIN – O3 Widespread provision for mineral extraction	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5 and 7b of the RMA; - Objectives 4.1, 4.2 and 5.1 of the West Coast Regional Policy Statement
MIN – O4 Managing reverse sensitivity to existing mineral extraction	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 7c and 7b of the RMA; - Objectives 4.1, 4.2, 5.1 and 5.2 of the West Coast Regional Policy Statement
MIN – O5 Poutini Ngāi Tahu pounamu and aotea resource overlays	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 3.1 and 3.2 of the West Coast Regional Policy Statement
MIN – O6 Minimising adverse effects of mineral extraction	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6a, 6b, 6c, 6d, 6e, 6f, and 7b of the RMA; - Objectives 1, 2 and 3 of the draft NPS Indigenous Biodiversity - Objectives 3,2, 5.2, 7.3, 7A.2, 7B.2, 8.2 and 9.2 of the West Coast Regional Policy Statement
NENV – O1 Recognising and protecting key natural environment features	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 1 and 6 of the draft NPS Indigenous Biodiversity - Objectives 1,2 and 3 of the New Zealand Coastal Policy Statement <p>Objectives 7.2, 7.4, 7A.1, 7B.1 and 9.1 of the West Coast Regional Policy Statement</p>
NENV – O2 Rights, interests and values of Poutini Ngāi Tahu to natural heritage	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 2,3 and 6 of the draft NPS Indigenous Biodiversity - Objectives 3 and 6 of the New Zealand Coastal Policy Statement - Objectives 3.2, 5.2, 7.3, 7A.2, 7B.2, 8.2 and 9.2 of the West Coast Regional Policy Statement
NENV – O3 – Recognising key West Coast context	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 1 and 6 of the draft NPS Indigenous Biodiversity - Objectives 1,2 and 3 of the New Zealand Coastal Policy Statement

	<ul style="list-style-type: none"> - Objectives 7.2, 7.4, 7A.1, 7B.1 and 9.1 of the West Coast Regional Policy Statement
NENV – O4 – Identifying important natural heritage and areas where development can occur	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 1 and 6 of the draft NPS Indigenous Biodiversity - Objectives 1,2,3,4 and 6 of the New Zealand Coastal Policy Statement - Objectives 7.1, 7.2 7A.1, 7A.2, 7B.1, 7B2 and 9.1 of the West Coast Regional Policy Statement
POU – O1 Use of Poutini Ngāi Tahu Land	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 3.1, 3.2 and 4.3 of the West Coast Regional Policy Statement
POU – O2 Te Tai o Poutini wide provisions	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 7a of the RMA; - Objectives 2,3 and 6 of the draft NPS Indigenous Biodiversity - Objectives 3.1 and 3. 2 of the West Coast Regional Policy Statement
POU – O3 Poutini Ngāi Tahu Cultural Landscapes	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 6f of the RMA; - Objectives 3.1, 3. 2 and 4.5 of the West Coast Regional Policy Statement
POU – O4 Exercise of kaitiakitanga	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, 6e and 6f of the RMA; - Objectives 3.1, 3. 2 and 4.5 of the West Coast Regional Policy Statement
TRM – O1	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s7a and 7b of the RMA - Objectives 3.2 and 5.2 of the West Coast Regional Policy Statement
UFD – O1	<p>This strategic objective fulfils the requirements of :</p> <ul style="list-style-type: none"> - s5, s7b and 7c of the RMA - Objectives 1-8 of the National Policy Statement for Urban Development - Objectives 4.1 and 5.2 of the West Coast Regional Policy Statement

7.2.4 Summary

The Strategic Directions Chapter provides an overview of the significant land use issues and the key outcomes for future land use on the West Coast. These strategic directions reflect those factors which are considered to be key to achieving the overall vision for the pattern and integration of land use within the West Coast. They provide an overarching direction for other chapters through high level objectives for the districts as a whole. For a matter to qualify as a priority and warrant a strategic objective, the matter must be strategically important for achieving integrated management and the purpose of the RMA, or to give effect to a National Policy Statement, the New Zealand Coastal Policy Statement, or the West Coast Regional Policy Statement. Strategic objectives will improve the quality and usability of TTPP by:

- Providing an overview of the significant land use issues for the West Coast;

- Providing context for the key outcomes (in terms of the pattern of land use) that the Plan is seeking to influence or achieve;
- Articulating the strategic objectives in a single place within the Plan (rather than being located in individual chapters) and to promote integrated thinking/ consideration of these matters by decision-makers;

In conclusion, the proposed strategic objectives are considered to be the most appropriate way to achieve the purpose of the RMA as they will provide for the social, economic, cultural, and environmental wellbeing of the West Coast. They will ensure an RMA outcome based approach to planning matters, so that strategic objectives can be achieved. Additionally, the objectives give effect to higher order documents.