



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 August 2022 – 31 August 2022

Prepared By: **Jo Armstrong**
Date Prepared: **31 August 2022**

Accomplishments this Period

- We continue to respond to public and council queries on the proposed Plan. This is a priority for the planning team with additional support from the WCRC Planning Business Support Officer.
- Sixteen of the eighteen public meetings for the proposed plan were completed in August. The final two are taking place in Buller on 1 September.
- Numbers varied at the different venues, with a 45 attending in Haast. Many came to get a better general understanding about what is in the Plan, and there was also good discussion on topics ranging from zoning to historic heritage.
- The last of the library sessions was run in Reefton on 12 August. The public and library staff were very appreciative of time taken to upskill them on using the Plan, and understanding the implications for their properties.
- Since notification on 14 July we have been receiving queries on a variety of topics, but mostly focussed on zoning, SASM and natural hazard overlays.
- Poutini Ngāi Tahu have been working on the updates required to the TTPP maps, and once this work is complete will be assisting the planning team to get confirmation letters out to affected landowners. We hope this will be complete in early September.
- Over a dozen information sheets have been produced to highlight some of the changes in different towns and settlements or explain what is happening on a specific topic such as mineral extraction. The information sheets are available on the TTPP website with printed copies at the public meetings.
- Advertising is ongoing.
- The next meeting is scheduled for 8 September primarily to approve the Committee's submission on TTPP. Your submission will be considered alongside every other submission received and can enable changes to be decided on without having to undertake a plan change.





Plans for Next Period

- Run final two Public meetings
- Respond to queries
- Update WCRC Resource Management Committee
- TTPPC meeting 8 September 2022 from 9.00am at West Coast Regional Council.

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan stakeholder workshops and on-going engagement process	Project Manager	Ongoing
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able. Work with contractors to expedite work.	Project Manager TTPP Committee	Ongoing
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP Committee	Ongoing
Time and Cost of Appeals Process	Realistic budget set for best case costs. Awareness that contentious issues such as SNAs, natural hazards, mineral extraction and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing
Community concerns over proposed Plan content	Respond to queries by phone, email and public meetings. Update information, encourage submissions.	TTPP Committee Project Manager	Ongoing

Status

Overall		
Schedule		Proposed Plan Notified
Resources		Future budgets required to cover hearings and mediation
Scope		Schedule 1 processes leading to updates to Plan to achieve operative status

Schedule

Stage	Target for Completion	Comments
Notify Te Tai o Poutini Plan	July 2022	This will be the “Proposed” Plan
Public Meetings	August 2022	Public meetings at 18 venues for proposed Plan
Submissions on Te Tai o Poutini Plan	30 September 2022	A Minimum of 40 working days for submissions
Local Body Elections	October 2022	
Further Submissions	31 January 2023	Submissions must be summarised and published and then there are 10 working days for further submissions
Pre-hearing meetings/ Mediation	30 April 2023	Indicative time only
Hearings Te Tai o Poutini Plan	31 August 2023	Indicative time only
Decisions Te Tai o Poutini	30 November 2023	Indicative time only

Stage	Target for Completion	Comments
Plan		
Ongoing Decision Making for TTPP	December 2023 onward	TTPPC is a permanent Committee. Once the Plan is adopted the ongoing Committee role includes monitoring implementation and the need for any amendments, and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Appeals and Mediation Te Tai o Poutini Plan	May 2024	Indicative time only. Any parts of the Plan not appealed are operative from the end of the Appeal Period.
Environment or High Court	2024-2025	Indicative time only.



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