



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

**Te Tai o Poutini Plan Committee Special Meeting  
Buller District Council Chambers  
29 August 2023  
10.30am  
Meeting will be livestreamed on facebook**

## AGENDA

<b>10.30</b>	Welcome and Apologies	<b>Chair</b>
	Confirm previous minutes	<b>Chair</b>
	Matters arising from previous meeting	<b>Chair</b>
<b>10.45</b>	Report – Variation to contracts	<b>Project Manager</b>
<b>11.15</b>	Report – Delegation of technical expert services	<b>Project Manager</b>
<b>11.45</b>	Financials – May, June	<b>Project Manager</b>
<b>12.00</b>	Project Manager Update	<b>Project Manager</b>
<b>12.30</b>	Meeting Ends	

### Meeting Dates for the rest of 2023.

- **Best days:** 12 October and 11 December

### Workshop on Natural Hazard Variation Plan Provisions – Staff



# Te Tai o Poutini PLAN

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## MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS AT 9.30AM ON 20 JUNE 2023

### **PRESENT:**

P. Haddock (WCRC Acting Chair), T. Gibson (GDC), A. Gibson (GDC) D. Lew (WCRC), G. Neylon (BDC), J. Clein (BDC), A. Cassin (WDC), P. Madgwick (PNT), P. Morris (GDC)

### **APOLOGIES:**

R. Williams (Chairman), H. Lash (WDC), F. Tumahai (PNT), B.Cummings (WCRC)

**Moved** (A. Gibson/T. Gibson) *That the apologies be accepted*

*Carried*

### **IN ATTENDANCE:**

K. Sims (WCRC), R. Vaughan (Project Manager)

### **WELCOME:**

Acting Chairman Haddock opened the meeting and called for apologies.

### **Consideration of Commissioner:**

R. Vaughan was delighted to announce the appointment of the Poutini Ngai Tahu Commissioner Maria Bartlet (Accredited Commissioner) Currently works for Ngai Tahu.

**Moved** (G. Naylor, A. Cassin)

1. Receives this paper.
2. Discusses a Poutini Ngai Tahu Commissioner nomination for TTPP hearings.
3. Directs the Project Manager to undertake contractual negotiations with the approved panel and Chair candidates.
4. Delegates signing authority for these contracts to the Chief Executive, West Coast Regional Council.

### **Member of the public:**

#### **Tangi Weepu spoke to the Committee. Main points:**

- Lake Mahinapua is Tapu, sacred land.
- Concern towards the lack of signage/education.
- Concern around the recreational use of the site without proper awareness of the cultural history.
- Concern that Runanga do not represent all Mana Whenua

*Meeting moved into workshop 10.40am*



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee  
Prepared by: Rachel Vaughan, Acting Project Manager  
Date: 10 August 2023  
Subject: **Te Tai o Poutini Plan – Contract Planning Services**

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## **OVERVIEW**

1. Planning services were required to assist the team to complete the statutory process of consideration of information and recommendations under Section 42a of the RMA.
2. A contract was signed with Barker and Associates to complete the planning work required for the chapters in which there was no capacity with the Principal Planner nor internal Council staff.
3. Additional work has now arisen from an application for a private plan variation that has been lodged.
4. The reporting obligations for the Minerals Extraction Topic has not been assigned to internal staff nor any of our consultant planners.
5. Barkers and Associates have internal capacity to complete the Plan Variation Work and the Minerals Extraction Topic.
6. Staff seek approval for a variation to the contract for Barkers and Associates be prepared for the Plan Variation Work and the Minerals Extraction Topic.

## **RECOMMENDATIONS**

*It is recommended that:*

A variation to the contract for Barkers and Associates be prepared, with signing of the variation to the contract delegated to the Chief Executive, West Coast Regional Council, for additional time

- a. for processing a variation to the Te Tai o Poutini Plan, for the Moana rezoning and the Mineral Extraction Topic, and
- b. for reporting on the Mineral Extraction Topic.

Rachel Vaughan  
**Acting Project Manager**

## **Background**

7. In the meeting on 28 April 2023, the Committee delegated to the Chief Executive of the West Coast Regional Council, authority to sign a contract with Barker and Associates to complete the planning work required to progress the statutory process.
8. These additional planning services were required to complete the statutory process of consideration of information and recommendations under Section 42a of the RMA, for each chapter of the Plan. This work applied to the following chapters:
  - Energy, Infrastructure and Transport
  - General District Wide Matters – Earthworks, Temporary Activities, Light
  - Noise
  - Subdivision and Financial Contributions
  - Commercial and Industrial Zones
  - Designations
9. Briar Belgrave and Ruth Evans are the staff from Barkers and Associates leading the TTPP Topic work.
10. Barker & Associates is a specialist planning consultancy founded in 1997. Today they have a team of more than 45 planning and urban design staff operating out of Kerikeri, Whangārei, Auckland, Tauranga, Hamilton, Cambridge, Napier, Wellington, Christchurch, Queenstown and Wānaka offices. Staff are currently assisting Councils throughout the Country with District Plan processes.

## **Plan Variation**

11. In addition to the reporting on the chapters outlined above, additional work has arisen from lodgement of a proposed variation to the Te Tai o Poutini Plan. This application is from Brunner Builders Limited, titled Moana North Rezoning. The objectives of the proposal are to rezone two sites with a collective area of 26.7ha located immediately north of Moana township, to settlement, commercial and light industrial.
12. The application has not yet been accepted as complete; the application is undergoing technical review of the information that has been received from the applicant. The staff involved with TTPP do not have capacity to process a private variation to the TTPP.
13. Processing of a plan variation is undertaken on a cost recovery basis, at the applicant's expense.
14. The plan variation process will be outlined in a later report to the Committee when all the required information has been accepted for processing.
15. Staff seek that a variation to the contract for Barkers and Associates be prepared, with signing of that contract delegated to the Chief Executive West Coast Regional Council, for additional time for processing a variation to the Te Tai o Poutini Plan, for the Moana rezoning.

### **Mineral Extraction Topic**

16. The last plan topic that has not been assigned to a reporting planner is the Mineral Extraction Provisions.
17. Barker and Associates have capacity to take on the mining chapter and would propose to use one of other partners David Badham for this work who has experience in drafting and preparing s42A reporting for mineral extraction and is able to take this topic.
18. The overall budget cap will need to be varied to reflect this additional s42A and hearing work for the Mineral Extraction topic.
19. David has worked for Whangārei District Council, Ngāti Whātua Ōrākei Resource Management Unit, and been an Environmental Advisor in the Queensland mining industry. He is well placed to do the reporting on the Mineral Extraction Topic.
20. Staff seek that they continue to work with Barkers and Associates for a proposal to do the reporting on the Mineral Extraction Topic. Following receipt of a proposal, a variation to the contract for Barkers and Associates be prepared, with signing of that contract delegated to the Chief Executive West Coast Regional Council, for additional time for the Mineral Extraction Topic.



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Rachel Vaughan, Acting Project Manager

Date: 11 August 2023

Subject: **Te Tai o Poutini Plan – Delegation of technical expert services**

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## **OVERVIEW**

1. As described in previous reports, planning services are required to assist the team to complete the statutory process of preparing a reporting on the Plan Topics at each of the hearing of submissions. These reports will include consideration of submissions, information for the Commissioners to consider and recommendations under Section 42a of the RMA.
2. Lois Easton and Barkers and Associates are assisting with the reporting on the Plan Topics at the hearings.
3. In some instances, additional input is required from technical experts to support our planners in preparation of this reports. The input from technical experts is to address matters in submissions or address a technical issue that has been questioned through submissions. This is due to the High Court rules stating that expert witnesses can only speak on their areas of expertise.
4. Staff seek that the delegation to work with technical experts for proposals to do the reporting on the technical requirements of the TTPP as they arise.

## **RECOMMENDATIONS**

*It is recommended that:*

- a. The Project Manager is delegated to obtain proposals for technical services for the purposes of technical input into reports prepare under Section 42a of the RMA,
- b. Signing of contracts of technical services is delegated to the Chief Executive, West Coast Regional Council.

Rachel Vaughan  
**Acting Project Manager**

## Background

1. Planning services have been contracted to assist the team to complete the statutory process of preparing reports on the Plan Topics at each of the hearing of submissions. These reports are required to assist the hearing Commissioners to with:
  - consideration of submissions,
  - further information for the Commissioners to consider on any topic raised during submissions,
  - and recommendations on plan matters under Section 42a of the RMA.
2. Lois Easton and Barkers and Associates are contracted to complete the reports on the Plan Topics and appear to answer any planning questions at the hearings of submissions.
3. In some instances, additional input is required from technical experts to support our planners in preparation of this reports. The input from technical experts is to address any matter raised in submissions or address a technical issue that has been questioned through submissions. There may also be instances where submitters contract their own technical expertise to provide evidence. In this scenario, planners require technical support to review the expert evidence and prepare recommendations.
4. Technical input has already been sought for a number of matters in the plan during the drafting process. These topics include natural hazards, airport noise contours, landscapes, natural character, infrastructure, ecosystems, sites and areas of significance to Maori, minerals etc.
5. Time frames and schedules for hearings have now been set. During the preparation of planning reports to the Hearings Commissioners, it has become apparent there are areas in which further technical input is required. There will also be instances where technical input may be required because of expert evidence being presented to the Hearings Commissioners.
6. The High Court rules in Schedule 4, Code of Conduct for Expert Witnesses states:

### Evidence of expert witness

3 In any evidence given by an expert witness, the expert witness must—

(a) acknowledge that the expert witness has read this code of conduct and agrees to comply with it:

(b) state the expert witness' qualifications as an expert:

(c) state the issues the evidence of the expert witness addresses and that the evidence is within the expert's area of expertise:

(d) state the facts and assumptions on which the opinions of the expert witness are based:

(e) state the reasons for the opinions given by the expert witness:

(f) specify any literature or other material used or relied on in support of the opinions expressed by the expert witness:

(g) describe any examinations, tests, or other investigations on which the expert witness has relied and identify, and give details of the qualifications of, any person who carried them out.

4 If an expert witness believes that his or her evidence or any part of it may be incomplete or inaccurate without some qualification, that qualification must be stated in his or her evidence.

5 If an expert witness believes that his or her opinion is not a concluded opinion because of insufficient research or data or for any other reason, this must be stated in his or her evidence.



### **Current technical requirements**

7. In the past, entering contracts for delivery of services has required the project manager to prepare a report to the committee. Delegation is then awarded to the appropriate person for signing contracts.
8. Staff seek that the delegation to work with technical experts for proposals and contracts be delegated to the CEO of the West Coast Regional Council. The TTPP committee currently has full delegation to obtain technical services for the delivery off the plan.
9. Technical input has been sought for a number of matters in the plan, including natural hazards, airport noise contours, landscapes, natural character, infrastructure, ecosystems, sites and areas of significance to Maori, minerals etc. For these matters, individual contracts were discussed with the Committee.
10. For some matters, technical or industry working groups were formed to provide guidance. The submission process has challenged some of the technical provisions in the plan, for planners to make an informed recommendation to the Hearings Commissioners, further technical information is required.
11. Planners reporting on the Plan Topics have sought further technical input from technical experts on the following matters, see attachment for a detailed analysis of submission points to which these relate:
  - Noise,
  - Light,
  - Energy,
  - Climate Change Policy.
12. Time frames and schedules for hearings have now been set, this means that all staff and submitters must comply with the evidence exchange timeframes. During the preparation of planning reports to the Hearings Commissioners, it has become apparent there are areas in which further technical input is required. The timeframes will not always allow for a committee meeting to be held to discuss contracts with technical experts.
13. There will also be instances where technical input may be required because of expert evidence being presented to the Hearings Commissioners. This scenario will require a very quick turnaround of evidence and discussions within timeframes set by the Commissioners for hearings.
14. To meet the evidence exchange timeframes, and to facilitate the process of expert input, staff are seeking that the delegation of contracts, to obtain technical expertise, be made to staff.
15. Staff seek that the delegation to work with technical experts for proposals to do the reporting on the technical requirements of the TTPP as they arise. Following receipt of a proposal, a contract will be prepared, with signing of that contract delegated to the Chief Executive West Coast Regional Council.

16. All contracts will be within the budget agreed by the TTPP Committee. This means that budget oversight will be maintained by the Project Manager, and all contracts will be within the amount budgeted by the Committee in the budget agreed in the meeting in April 2023. All contracts will be within the annual budget agreed by the TTPP Committee, up to a value of \$30,000.

## **Technical Information Requirements**

### **1.1 Earthworks**

#### **Technical Input:**

##### **Submission points considered to require technical input:**

**EW-R1 – Amend maximum heights and separation from buildings/boundaries to be more permissive. Confirmation from a building officer and/or engineer that the heights and separation from building is appropriate.**

- **Grey District Council (S608.085)**

**EW-R3 - Increase earthworks volumes as proposed rule are too restrictive. Technical evidence to support proposed rule limits. Alternatively run an amenity argument.**

- **Peter Langford (S615.115 and .117)**
- **Karamea Lime Company (S614.115 and .117)**
- **Tim and Phaedra Robins (S579.030)**
- **Koiterangi Lime Co LTD (S577.070)**
- **Catherine Smart-Simpson (S564.091 and .092)**
- **Joel and Jennifer Watkins (S565.033 and .034)**
- **Westpower Limited (S547.470)**
- **Steve Croasdale (S516.090 and .091)**
- **Geoff Volckman (S563.080 and .081)**

**Amend EW-R4 - Condition 4(a) changing 250m<sup>2</sup> to 350m<sup>2</sup>. Condition 4(a) to read: "A maximum of 350m<sup>2</sup> /site of land is disturbed in any 12 month period" - Technical evidence to support proposed rule limits. Alternatively run an amenity argument.**

- **Grey District Council (S608.086)**

### **1.2 Light**

#### **Technical Input:**

##### **Submission points considered to require technical input:**

**LIGHT -R1 - technical assessment of appropriateness of proposed LUX limits and separation distances to manage effects, or recommendation of alternatives in response to submission points:**

- **Buller District Council (S538.324)**

**LIGHT-R2 technical assessment of appropriateness of proposed LUX limits particularly at night time to manage effects, or recommendation of alternatives in response to submission points:**

- **WMS Group (HQ) Limited and WMS Land Co. Limited (S599.091)**
- **Birchfield Coal Mines Ltd (S601.072)**
- **BRM Developments Limited (S603.050)**
- **Birchfield Ross Mining Limited (S604.065)**
- **Phoenix Minerals Limited (S606.051)**
- **Whyte Gold Limited (S607.049)**
- **Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441.033)**
- **Buller District Council (S538.325)**

**LIGHT-R3 - Colour corrected temperature of no greater than 2200K is too restrictive – technical assessment of appropriate colour corrected temperature is required.**

- **Buller Conservation Group (S552.150)**
- **WMS Group (HQ) Limited and WMS Land Co. Limited (S599.092)**
- **Frida Inta (S553.150)**
- **Peter Langford (S615.126)**
- **Karamea Lime Company (S614.126)**
- **Koiterangi Lime Co LTD (S577.079)**
- **Buller District Council (S538.326)**
- **Department of Conservation (S602.177)**

**LIGHT-R4 technical assessment of appropriateness of proposed LUX limits manage effects, or recommendation of alternatives in response to submission points:**

- **Buller Conservation Group (S552.151)**
- **WMS Group (HQ) Limited and WMS Land Co. Limited (S599.093)**
- **Frida Inta (S553.151)**
- **TiGa Minerals and Metals Limited (S493.087)**
- **Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190.524)**

- **Birchfield Coal Mines Ltd (S601.073)**
- **BRM Developments Limited (S603.051)**
- **Birchfield Ross Mining Limited (S604.066)**
- **Phoenix Minerals Limited (S606.052)**
- **Whyte Gold Limited (S607.050)**
- **Peter Langford (S615.127)**
- **Karamea Lime Company (S614.127)**
- **John Brazil (S360.057)**
- **Koiterangi Lime Co LTD (S577.080)**
- **Westpower Limited (S547.483)**
- **Buller District Council (S538.327)**
- **Horticulture New Zealand (S486.054)**
- **Federated Farmers of New Zealand (S524.099)**
- **Department of Conservation (S602.178)**

### **1.3 Noise**

#### **Technical Input:**

**NOISE-R1 – Amend to ensure that NZS6807:1994 to helicopter landing areas does not apply to intermittent use of helicopter landing areas for agricultural aviation. Technical review of effect of potential noise risk from agricultural aviation and the appropriateness of the standard.**

- **New Zealand Agricultural Aviation Association (S166.023)**

**NOISE-R3 and R13 - Various requests to amend acoustic attenuation requirements.**

**Technical evidence to support noise limits, noise contours and vibration standards**

- **Avery Brothers (S609.061)**
- **Te Runanga o Ngai Tahu, Te Runanga o Ngati Waewae, Te Runanga o Makaawhio (S620.211)**
- **Gina Hogarth (S304.002)**
- **Westport Pistol Club (S336.010)**
- **Chris Hartigan (S338.002)**

- **Te Mana Ora (Community and Public Health) of the NPHS/ Te Whatu Ora (S190.537)**
- **Deb Langridge (S252.006)**
- **Margaret Montgomery (S446.080)**
- **Totally Tourism Limited (S449.005)**
- **William McLaughlin (S567.386)**
- **Bert Hofmans (S504.012)**
- **Westport Rifle Club Incorporated (S457.009)**
- **Leonie Avery (S507.069)**
- **Lindy Millar (S505.012)**
- **Jared Avery (S508.069)**
- **Kyle Avery (S509.069)**
- **Avery Bros (S510.069)**
- **Bradshaw Farms (S511.069)**
- **Paul Avery (S512.069)**
- **Brett Avery (S513.069)**
- **Chris & Jan Coll (S558.325)**
- **Chris J Coll Surveying Limited (S566.325)**
- **Laura Coll McLaughlin (S574.325)**
- **Waka Kotahi NZ Transport Agency (S450.171)**
- **Silver Fern Farms Limited by its authorised agents Mitchell Daysh Limited (S441.041)**
- **Buller District Council (S538.333)**

#### **1.4 Designations**

##### **Questions for Council:**

- **Whether the exclusion of Grey District Council designation for mapped public roads was intentional.**
- **Whether the decision requested by Buller Conservation Group (S552.203) in relation to including a roading hierarchy has been coded correctly. We wonder whether this should be coded to Transport. In any case, technical transport input needed to**

confirm whether it is appropriate to incorporate the One Network Framework (per the FS from Waka Kotahi)

- **S621.031 – requesting inclusion of the 'Whare Rakau' Urupa, the water supply tanks and the water supply extraction and pumping building at Arahura in Westland. An address is needed to confirm this is not an existing designation (we don't believe it is).**
- **Grey District Council has submitted that a number of existing designations have not been rolled over. On review, these designations are noted as having been given effect to, however still cover private property with existing houses. They mainly have the purpose of open space/reserve. Was it intentional that they were not rolled over? Specifically:**

- o **Mackay and Guinness Street**
- o **Local Purpose Reserve – Iveagh Bay recreational and amenities area**
- o **Recreation reserve - Dixon Park**
- o **Recreation Reserve – Coronation Park**
- o **Recreation Reserve – Recreation Playing Fields Pt RES 994**
- o **Recreation Reserve – Playing Fields Pt Mclean Park**

**Technical input:**

**Confirm that including new designations in response to submissions is out of scope – we assume it is.**

### **1.5 Energy, Infrastructure and Transport**

**Technical input:**

**ENG-P2 – Providing explanation of the weighting of benefits to be obtained from a proposal for example benefits to economic, social, environmental or cultural wellbeing, in conflict with meeting Aotearoa and Te Waipounamu's climate change obligations.**

**Technical input to advise if there is a potential conflict between the components of clause (c) and clause (h), specifically in terms of meeting climate obligations (may need someone in house who specialises in climate change).**

**ENG-R4 – request for permitted activities provided for to be achieved in a safe and secure manner. Technical input required to confirm whether the change requested to 5m pole structure width is appropriate and/or if there are any concerns with this.**

**ENG-R5 – technical input required to confirm whether it is acceptable for structures, buildings or impermeable surface for hydroelectricity generation being increased from 25m<sup>2</sup> to 100m<sup>2</sup> or an increase in area from existing buildings/structures and surfacing of**

**more than 10%? Additionally, is the requested additional clause 'The maximum generation capacity for new small and community scale generation activities is 500kW' acceptable?**

**ENG-R6 – technical advice requested to confirm whether non-habitable industrial buildings could be permitted within the Electricity Transmission Distribution Yard and Significant Electricity Distribution Line layers – are there any issues or concerns with this approach.**

**ENG-R7 – as per above, is it problematic to provide for non-habitable industrial buildings within the Electricity Distribution Yard as a permitted activity? – are there any issues or concerns with this approach.**

**INF-R5 – submissions that existing hydrology structures in remote hill and mountain areas have antennae that are more than 4m in height to avoid radio interference caused by surrounding mountains and terrain. Technical structural input required to confirm whether it is appropriate to increase permitted infrastructure rule INF-R5 Condition 1 to 10m? Also, potentially landscape architect to confirm that there are no visual concerns with this approach.**

**S488.024 – submission from WCRC that surface water and stormwater objectives, policies and rules are developed for all new zones in the region. Technical input required to confirm what the new zones are and whether engineers consider there are gaps and/or issues with proposed provisions currently.**

**Question for Council:**

- **Are all bores mapped, including Te Kinga potable supply bore**





# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee  
Prepared by: Rachel Vaughan, Acting Project Manager  
Date: 10 August 2023  
Subject: **Te Tai o Poutini Plan – Budget**

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*It is recommended that the Committee receive the report.*

Rachel Vaughan  
**Acting Project Manager**

## Te Tai o Poutini Plan

Statement of Financial Performance to June 2023						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
<b>INCOME</b>						
Targeted Rate	482,497	500,000	(17,503)	500,000	500,000	-
	<b>482,497</b>	<b>500,000</b>	<b>(17,503)</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
<b>EXPENDITURE</b>						
Employee costs	182,334	267,404	85,071	200,000	267,404	67,404
Consultant Planner	111,599	70,000	(41,599)	140,000	70,000	(70,000)
Governance	60,890	68,200	7,310	68,200	68,200	-
Poutini Ngai Tahu	42,000	50,000	8,000	70,000	50,000	(20,000)
TTPP Website	24,861	10,000	(14,861)	10,000	10,000	-
Isovist e-plan Platform	11,273	10,833	(440)	10,833	10,833	-
Research	54,372	60,000	5,628	90,000	60,000	(30,000)
Engagement Travel & Accommodation	9,752	13,033	3,281	13,033	13,033	-
Workshops & Events	270	10,000	9,730	10,000	10,000	-
Design & Printing	-	-	-	-	-	-
Media Costs	32,768	25,000	(7,768)	35,000	25,000	(10,000)
Mail Outs	39,539	40,000	461	40,000	40,000	-
Legal Advice	27,289	100,000	72,711	50,000	100,000	50,000
Hearings	5,902	100,000	94,098	25,000	100,000	75,000
Mediation	-	-	-	-	-	-
Environment Court	-	-	-	-	-	-
Interest	40,090	46,958	6,868	46,958	46,958	-
Share of WRC Overhead	150,000	150,000	-	150,000	150,000	-

	792,939	1,021,429	228,490	959,025	1,021,429	62,404
<b>Net Surplus / (Deficit)</b>	<b>(310,442)</b>	<b>(521,429)</b>	<b>210,987</b>	<b>(459,025)</b>	<b>(521,429)</b>	<b>62,404</b>

**Accumulated deficit / borrowing requirement**

Start of year	741,522	741,522
During period	310,442	459,025
<b>End of period</b>	<b>1,051,964</b>	<b>1,200,547</b>

## Te Tai o Poutini Plan

Statement of Financial Performance to May 2023						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
<b>INCOME</b>						
Targeted Rate	442,029	458,333	(16,305)	500,000	500,000	-
	<b>442,029</b>	<b>458,333</b>	<b>(16,305)</b>	<b>500,000</b>	<b>500,000</b>	<b>-</b>
<b>EXPENDITURE</b>						
Employee costs	178,696	244,605	65,909	200,000	267,404	67,404
Consultant Planner	86,599	70,000	(16,599)	140,000	70,000	(70,000)
Governance	55,890	62,225	6,335	68,200	68,200	-
Poutini Ngai Tahu	42,000	37,500	(4,500)	70,000	50,000	(20,000)
TTPP Website	14,123	9,167	(4,956)	10,000	10,000	-
Isovist e-plan Platform	10,654	9,930	(724)	10,833	10,833	-
Research	54,372	60,000	5,628	90,000	60,000	(30,000)
Engagement Travel & Accommodation	9,347	12,972	3,625	13,033	13,033	-
Workshops & Events	270	10,000	9,730	10,000	10,000	-
Design & Printing	-	-	-	-	-	-
Media Costs	30,988	25,000	(5,988)	35,000	25,000	(10,000)
Mail Outs	39,539	40,000	461	40,000	40,000	-
Legal Advice	24,392	87,500	63,109	50,000	100,000	50,000
Hearings	6,705	100,833	94,128	25,000	100,000	75,000
Mediation	-	-	-	-	-	-
Environment Court	-	-	-	-	-	-
Interest	25,777	43,045	17,268	46,958	46,958	-
Share of WRC Overhead	137,500	137,500	-	150,000	150,000	-

	716,851	950,278	233,426	959,025	1,021,429	62,404
<b>Net Surplus / (Deficit)</b>	<b>(274,822)</b>	<b>(491,945)</b>	<b>217,121</b>	<b>(459,025)</b>	<b>(521,429)</b>	<b>62,404</b>

**Accumulated deficit / borrowing requirement**

Start of year	741,522	741,522
During period	274,822	459,025
<b>End of period</b>	<b>1,016,344</b>	<b>1,200,547</b>



**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

# Project Manager Update

**19 May 2023 – 11 August 2023**



**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT THE OFFICES OF THE  
WESTLAND DISTRICT COUNCIL AT 9.30AM ON TUESDAY 20 June 2023**

**Prepared By: Rachel Vaughan, Acting Project Manager**  
**Date Prepared: 11 August 2023**

## *Te Tai o Poutini Plan Team*

The period for receiving further submissions has now closed. Given the long period of time available for further submission, there has been no requests for late further submissions to be lodged.

At the time of writing this report, staff were completing the uploading of further submissions for the reporting planners to use in their hearing reports.

I want to welcome and introduce our two new staff members to the TTPP whanau. Ben Douglas, in the Senior Planner role, and Tayla Mehrtens is our Hearings Business Support Officer. Both Ben and Tayla are based in Paroa, Greymouth offices.

Planning and scheduling for hearing if submissions is underway. Please see attached plan topic and hearings schedule. This includes locations and the Planners who will be presenting the planning reports. The schedule was put together by the Hearings Commissioners.

There is dedicated pages on the website for hearing information, see: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(ttpp.nz\)](https://www.ttpp.nz/te-tai-o-poutini-plan-west-coast-district-plan)

Consultation to assess the hazard provisions associated with the coastal inundation impact on

properties using updated Lidar information was undertaken with District Council staff. More information on the hazard provisions will be discussed after this meeting.

This is also my last meeting as Project Manager. I feel like I'm leaving the team with good capacity. The hearing process and logistics are underway and contact with submitters is being undertaken.





### Plans for Next Period

- Respond to queries.
- Plan for hearings process
- Submitter contact for hearing preparation.
- Exchanging of evidence and information updates on the website.
- Keep Committee updated on the hearings process.
- Preparation of potential variation to the TTPP

### Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
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 TTPC 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 and weather events	Staff and Committee ensure personal safety and continue to work remotely as able. Work with contractors to expedite work.	Project Manager 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.	TTPP Committee Project Manager	Ongoing

### Status

<b>Overall</b>		
Schedule		Summary of submissions renotified – Plan hearings moved to October 2023
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
Te Tai o Poutini Plan Notified	14 July 2022	This is the "Proposed" Plan
Summary of Submissions	28 April 2023	Notified 28 April 2023
Further Submissions	17 July 2023	Further submission closed on 17 July 2023
Pre-hearing meetings/Mediation	July 2023 onwards	Indicative time only
Hearings Te Tai o Poutini Plan	From	
30 October 2023	Indicative time only.	
Decisions Te Tai o Poutini Plan	Beginning 2025	Indicative time only
Ongoing Decision Making for TTPP	2025 onward	TTPPC is a permanent Committee. Once the Plan is adopted the ongoing Committee role includes monitoring implementation and the need for any amendments, undertaking amendments and reviews, or ensuring these are undertaken, as required.
Appeals and Mediation Te Tai o Poutini Plan	From early 2025	Indicative time only. Any parts of the Plan not appealed are operative from the end of the Appeal Period.

Attachments:

1. Hearings Topics and Date Schedule
2. Minutes from Hearing Commissioners  
MINUTE 1 – INITIAL INTRODUCTION AND CONFLICTS ON INTEREST  
MINUTE 2 – HEARING PROCEDURES AND TIMETABLES



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*