



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting Westland District Council Chambers

11 December 2023

10.30am

Via zoom

Meeting URL:

<https://wcrc-nz.zoom.us/j/88381228836?pwd=ZktodDh0TVQyYkFXR2hFaVFQbGlmZz09&from=addon>

Meeting ID: 883 8122 8836

Passcode: 973647

AGENDA

| | | |
|--------------|---|------------------------|
| 10.30 | Welcome and Apologies | Chair |
| | Confirm previous minutes | Chair |
| | Matters arising from previous meeting | Chair |
| 10.45 | Financials – July, August, September, October | Project Manager |
| 11.00 | Project Manager Update | Project Manager |
| 11.15 | Meeting Ends | Project Manager |

Meeting dates for 2024 (to be confirmed):

February 2024 - to notify the Coastal Hazard Mapping Variation to the Plan, and the the variation to Activities on the Surface of Water Chapter

March 2024 - to review the summary of submissions



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MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS AT 10.30AM ON 12 OCTOBER 2023

Present

Kaiwhakahaere P. Madgwick (Makaawhio), Cr A. Gibson (GDC), Mayor T. Gibson (GDC), Mayor J. Cleine (BDC), Mayor H. Lash (WDC), Cr A. Cassin (WDC), Cr P. Haddock (WDC), R. Williams (Chairman).
Via Zoom- Cr B. Cummings (WDC), Cr J. Howard (BDC)

In Attendance

P. Morris (GDC), D. Lew (WCRC), S. Bastion (WDC), S. Gibling (BDC), B. Douglas (WCRC), T. Mehrtens (WCRC), F. Thomson (WCRC)
Via Zoom - L. Easton (Kereru Consultant, on behalf of WCRC)

Welcome

Apologies

F. Tumahai (Ngati Waewae), Cr G. Neylon (BDC)

Moved (Cr Haddock/Mayor Gibson) *Carried*

Confirm previous minutes of the previous meeting held 29 August 2023.

The draft minutes were amended to note.

A. Gibson was present at the last meeting but was not recorded as present in the last minutes of the 29th August meeting.

S. Gibling was recorded as present but should be recorded as in attendance in the last minutes of the 29th August meeting.

Moved (Cr Gibson/Mayor Gibson) *Carried*

Matters arising from previous meeting.

No matters arising from the minutes of the previous meeting.

Report – Proposal for Variation to Activities on the Surface of Water Chapter

L. Easton reported on this matter seeking the Committee's approval for the proposal.

The report noted that the rules based around the lakes and rivers have unintentionally "caught" Westport and Greymouth Ports.

She suggested adding a new policy and new rule to enable the use of Greymouth and Westport Ports and provided a timeframe including consultation and submissions for a variation to introduce them.

Cr Gibson: Does any of this effect recreational use.

WCRC: Commercial activities are what they are focused on.

K. Madgwick: Does it include Jackson Bay.

WCRC: Jackson bay is in the coastal marine area. Only the ports at Greymouth and Westport are included in this variation.

RECOMMENDATIONS

1. That the information be received.

2. That staff proceed with the steps outlined in this report to progress a Variation for Activities on the Surface of Water in relation to Greymouth and Westport Ports

Moved (Mayor Gibson/Mayor Lash) *Carried*

Report – Update to Proposal to Prepare a Coastal Hazards Variation to the Plan

Since the preparation of the plan, NIWA updated the coastal hazards data. The TTPP data in the plan is significantly different to the new data. It is proposed to update the maps to the most recent data supplied by NIWA.

Mayor Gibson: Wants a firm date of when the updated mapping will be completed.

WCRC expect it to be completed by the end of this year. They will confirm.

ACTION: WCRC to confirm when updated mapping will be completed.

Mayor Cleine - Does it affect any outskirts of towns given the new data?

L. Easton wants to look at the wider Westport again. She would be considering this latest advice with upcoming hearings.

Cr Cummings- Will the people who had been affected be notified of recent discovery?

L. Easton- Yes, they would be notified.

L. Easton noted people will have good news and bad news depending on their location.

RECOMMENDATIONS

3. That the information be received.

4. That the consultation on a draft Variation for the Coastal Hazard Overlays be undertaken in accordance with the steps outlined in this paper.

Moved (Mayor Cleine/Cr Haddock) *Carried*

Report - Implications of the National Policy Statement for Indigenous Biodiversity and Te Tai o Poutini Plan

L. Easton outlined her paper in relation to the NPSIB and noted key points:

- The NPSIB is now in effect and therefore we are legally required to implement it
- Where there is scope within the existing submissions on TTPP, changes to comply with the NPSIB will be able to be put into place. This is likely to be around objectives, policies, and some rule amendments.
- The NPSIB requires the identification of SNAs using specific criteria.
- We have until August 2028 to undertake the SNA evaluation process and to have notified a Plan Change to add these SNAs to TTPP
- In Grey District we also have to get an ecologist to confirm that all the currently identified SNAs meet the NPSIB criteria by August 2027.
- As well as identifying SNAs in Buller and Westland, the NPSIB requires us to confirm that there are no additional SNAs within the Grey District that meet the NPSIB criteria.
- SNAs are also required to be identified on public land, but this can be just through a desk top assessment. This assessment has already been undertaken, so unless the Committee wants some field assessment of SNAs on public land, no further assessment is required.
- SNAs are also required to be identified on Māori Land, but there is a mechanism enabling the Councils to identify this as “Specified Māori Land” and treat the management approach to SNAs differently.

Moved (Mayor Cleine/Cr Gibson) *Carried*

Financials – July, August

F. Thomson introduced the report noting the incomplete nature of the report at this stage. There have been a change in codes and some miscoding.

After some brief discussion the Councilors agreed not to accept this report.

Moved that the Committee does not accept the financial report and looks forward to an actual report to the end of October. This report is to be circulated as soon as it becomes available.

Project Manager Update

F. Thomson reported that she is the acting project manager. She reported that the Project Manager position looks nothing like it did previously. She proposed that the job will be joint with another role and F. Thomson suggested a highly skilled planner instead of a project manager. Chair Williams commented project manager skills and full understanding of the plan is needed. F. Thomson is proposing some of the salary be used to get some contractors to fill in until staff become available.

P. Morris and B. Cummings spoke in support F. Thomson’s proposal

Hearings on the plan commence on the 30th October 2023. There has been good communication from the hearing commissioners. The Section 42A reports prepared by L. Easton and Barkers are being received. The Sites and Areas of Significance to Māori will be held at the Arahura Marae.

Moved (Mayor Cleine that the report be received/ Mayor Cassin) *Carried*

Meeting closed 11.56am

Next meeting scheduled for December 11th 2023



Te Tai o Poutini PLAN

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Te Tai o Poutini Plan Statement of Financial Performance to September 2023

| Statement of Financial Performance to September 2023 | | | | | | |
|--|----------------|----------------|----------------|--------------------|--------------------|----------------|
| | Year to date | | | Full year | | |
| | Actual | Budget | Variance | Forecast | Budget | Variance |
| INCOME | | | | | | |
| Targeted Rates | To be updated | 250,000 | | 1,000,000 | 1,000,000 | - |
| | | 250,000 | | 1,000,000 | 1,000,000 | - |
| EXPENDITURE | | | | | | |
| Employee Costs | 70,949 | 77,546 | 6,597 | 283,957 | 283,957 | - |
| Consultants/Tech experts | 49,798 | 232,500 | 182,702 | 730,000 | 730,000 | - |
| TTPP Chair salary | 15,000 | 16,250 | 1,250 | 65,000 | 65,000 | - |
| Food and catering | 347 | 352 | 5 | 1,610 | 1,610 | - |
| Poutini Ngāi Tahu | - | 3,750 | 3,750 | 15,000 | 15,000 | - |
| TTPP Website | 1,815 | 2,000 | 185 | 8,000 | 8,000 | - |
| Isovist e-plan Platform | 1,238 | 6,667 | 5,430 | 20,001 | 20,001 | - |
| Travel, accomm and meals | 2,954 | 19,963 | 17,009 | 85,251 | 85,251 | - |
| Venue hire | - | 4,000 | 4,000 | 15,000 | 15,000 | - |
| Media Costs | - | 5,000 | 5,000 | 40,000 | 40,000 | - |
| Legal Costs | 11,402 | 70,000 | 58,599 | 200,000 | 200,000 | - |
| Hearing Commissioners | - | 125,000 | 125,000 | 500,000 | 500,000 | - |
| Mediation | - | - | - | - | - | - |
| Environment Court | - | - | - | - | - | - |
| Interest Charges | - | 14,796 | 14,796 | 52,133 | 52,133 | - |
| Share of WRC Overhead | 37,500 | 37,500 | - | - | 150,000 | 150,000 |
| | 191,002 | 615,324 | 424,323 | 2,015,952 | 2,165,952 | 150,000 |
| Net Surplus / (Deficit) | To be updated | | | (1,015,952) | (1,165,952) | 150,000 |

Accumulated deficit / borrowing requirement

| | | |
|----------------------|---------------|------------------|
| Start of year | 1,062,617 | 1,062,617 |
| During period | To be updated | 1,015,952 |
| End of period | To be updated | 2,078,569 |

Te Tai o Poutini Plan Statement of Financial Performance to October 2023

| Statement of Financial Performance to October 2023 | | | | | | |
|---|---------------------|----------------|-----------------|--------------------|--------------------|-----------------|
| | Year to date | | | Full year | | |
| | Actual | Budget | Variance | Forecast | Budget | Variance |
| INCOME | | | | | | |
| Targeted Rates | To be updated | 333,333 | 1,079,240 | 1,000,000 | 1,000,000 | - |
| | | 333,333 | | 1,000,000 | 1,000,000 | - |
| EXPENDITURE | | | | | | |
| Employee Costs | 85,391 | 97,774 | 12,383 | 283,957 | 283,957 | - |
| Consultants/Tech experts | 85,595 | 280,000 | 194,405 | 730,000 | 730,000 | - |
| TTPP Chair salary | 20,000 | 21,667 | 1,667 | 65,000 | 65,000 | - |
| Food and catering | 347 | 503 | 156 | 1,610 | 1,610 | - |
| Poutini Ngāi Tahu | - | 5,000 | 5,000 | 15,000 | 15,000 | - |
| TTPP Website | 1,815 | 2,667 | 852 | 8,000 | 8,000 | - |
| Isovist e-plan Platform | 1,238 | 8,334 | 7,097 | 20,001 | 20,001 | - |
| Travel, accomm and meals | 4,993 | 28,284 | 23,291 | 85,251 | 85,251 | - |
| Venue hire | - | 7,500 | 7,500 | 15,000 | 15,000 | - |
| Media Costs | - | 5,000 | 5,000 | 40,000 | 40,000 | - |
| Legal Costs | 11,402 | 80,000 | 68,599 | 200,000 | 200,000 | - |
| Hearing Commissioners | - | 166,667 | 166,667 | 500,000 | 500,000 | - |
| Mediation | - | - | - | - | - | - |
| Environment Court | - | - | - | - | - | - |
| Interest Charges | - | 14,796 | 14,796 | 52,133 | 52,133 | - |
| Share of WRC Overhead | 50,000 | 50,000 | - | - | 150,000 | 150,000 |
| | 260,780 | 768,192 | 507,413 | 2,015,952 | 2,165,952 | 150,000 |
| Net Surplus / (Deficit) | To be updated | | | (1,015,952) | (1,165,952) | 150,000 |

Accumulated deficit / borrowing requirement

| | | |
|----------------------|---------------|------------------|
| Start of year | 1,062,617 | 1,062,617 |
| During period | To be updated | 1,015,952 |
| End of period | To be updated | 2,078,569 |



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Project Manager Update

12 October 2023 – 11 December 2023

Prepared By: **Michelle Conland, Acting Project Manager**
Date Prepared: **4 December 2023**

Te Tai o Poutini Plan Team

The hearings have begun for the Te Tai o Poutini Plan. At the time of writing this report, four hearings have been held, with three more to be held prior to this committee meeting. The hearings that have been held were located in Greymouth and Hokitika.

The next three hearings will be held online only, due to the limited number of persons wishing to appear at these hearings. This will also save travel and accommodation costs related to the hearing.

The hearing for the Noise topic which was scheduled for 13 and 14 February 2024 has been postponed due to illness over many weeks of the noise technical expert. This hearing is likely to be rescheduled to October 2024 due to the full hearing schedule.

The [schedule of hearings](#) is listed on the TTP website. Section 42A reports for various topics have been completed and are uploaded onto the website well in advance of the hearing for that topic for submitters and further submitters to view and respond to. Expert evidence, legal submissions, and submitters' statements are uploaded onto the [hearings portal of the website](#) both before and during the hearing. Following the hearings, the right of reply of the reporting officers and videos of the hearings are uploaded onto the website.

As the hearings progress, the need for additional technical expertise in various topics has been identified, including the need for an ecologist, a landscape architect, a civil engineer and traffic engineer. In addition, the hearing commissioners for the Energy, Infrastructure and Transport Topic have identified the need for further caucusing by the planners on the proposed provisions, as there remain a number of outstanding matters which they consider would benefit from facilitated caucusing. It is proposed that these experts be contracted to undertake this work, in accordance with the delegated authority for technical expert services set out in the minutes of the Joint Committee meeting held on 29 August 2023. Further technical expertise may be required for future hearings. A budget of \$730,000 has been allowed for consultants for this financial year.

Regarding the budget, as a result of the previously identified rating issues, I am unable to provide you with a clear picture of the income for the TTPP process via the targeted rates at this time. This will be updated in due course, along with the details of net surplus/deficit and accumulated deficit/borrowing requirement, as set out in the above financial statements. However, I can confirm that all of the budgeted expenditure line items are on track at this stage and within budget.

While the incoming government has expressed as a priority to repeal the Natural and Built Environment Act 2023 and the Spatial Planning Act 2023, the proposed TTPP requirements and process is set out under the Resource Management Act 1991. The RMA requires that plans are reviewed within 10 years. Consequently, the hearings and other processes to make the combined plan operative will continue, as has been previously agreed by the Joint Committee. With regard to future amendments to various national policy statements and national environmental standards, I'll provide you with an update on the implications of any changes in my next report once the detail of these amendments is clearer.

Consultation on the draft coastal hazard mapping variation has begun. Public meetings have been held in Haast, Ōkārito, Hokitika, Bruce Bay, Paroa, and Ngākawau, Carters Beach and Punakaiki. Turnout was low except for Ngākawau and Punakaiki. An online meeting was also held on 6 December 2023 for those who were unable to attend in-person meetings. The purpose of the meetings was to inform people as to the reasons for the draft change, the process being followed, how they can have input into process, and the implications for property owners were explained both collectively and with individuals.

Targeted consultation on the variation to Activities on the Surface of Water Chapter in relation to the Greymouth and Westport Ports is also underway.

Plans for Next Period

- Ongoing public liaison and advice on the draft coastal hazard mapping variation
- Ongoing consultation on the variation to Activities on the Surface of Water Chapter in relation to the Greymouth and Westport Ports
- Hearings continue
- Ongoing preparation for future hearings
- Update to Committee on hearings.
- Preparation of variation to Natural Hazards mapping and to Activities on the Surface of Water Chapter
- Analysis of feedback and report to Committee regarding notification of the Coastal Hazard Mapping variation and variation to Activities on the Surface of Water Chapter

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 TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables | Project Manager TTPP Committee CE WCRC | Annually Jan/Feb |

| Item | Action/Resolution | Responsible | Completion Date |
|--|---|--|-----------------|
| 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

| | | |
|----------------|--|---|
| Overall | | |
| Schedule | | Hearings continue, variations to be notified Feb and March, Noise topic hearing moved to October 2024 |
| Resources | | Budget for hearing to be monitored |
| Scope | | Schedule 1 processes leading to updates to Plan to achieve operative status |

Schedule

| Stage | Target for Completion | Comments |
|---|-----------------------|--|
| Hearings for Te Tai o Poutini Plan | From 30 Oct 2023 | |
| Notification of Coastal Hazard Mapping Variation | February 2024 | Indicative time only |
| Notification of Variation to Activities on the Surface of Water Chapter | February 2024 | 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. Minutes from Hearing Commissioners
 - MINUTE 5 - Requests for extension of timeframes for submitters' evidence
<https://tpp.nz/wp-content/uploads/2023/10/TTPP-Minute-5-5-October-2023.pdf>
 - MINUTE 6 - Correction of Hearing Administrators phone number
<https://tpp.nz/wp-content/uploads/2023/10/TTPP-Minute-6-17-October-2023.pdf>
 - MINUTE 7 - Waka Kotahi extension of time
<https://tpp.nz/wp-content/uploads/2023/10/TTPP-Minute-7-27-October-2023.pdf>
 - MINUTE 8 - Conflicts of Interest
<https://tpp.nz/wp-content/uploads/2023/11/MINUTE-8-Conflicts-of-Interest.pdf>
 - MINUTE 9 - S42A Report Noise extension of time
<https://tpp.nz/wp-content/uploads/2023/11/TTPP-Minute-9-15-November-2023.pdf>
 - MINUTE 10 - Late release of evidence to the website
<https://tpp.nz/wp-content/uploads/2023/11/TTPP-Minute-10-27-November-2023.pdf>
 - MINUTE 11 - Online only hearings for hearings commencing 6 and 7 December 2023
<https://tpp.nz/wp-content/uploads/2023/11/TTPP-Minute-11-30-November-2023-1.pdf>
 - MINUTE 12 - Energy Infrastructure and Transport caucusing
<https://tpp.nz/wp-content/uploads/2023/12/TTPP-Minute-12-1-Dec-2023-Energy-Infrastructure-and-Transport-Caucusing.pdf>
- Commissioners Register of Interests
<https://tpp.nz/wp-content/uploads/2023/11/Commissioners-Register-of-Interests.pdf>



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