



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

## Te Tai o Poutini Plan Committee Meeting Greymouth District Council Chambers 14<sup>th</sup> February 2024

9.00am

Via zoom

Meeting URL:

<https://wrc-nz.zoom.us/j/84114798813?pwd=V05BUjgzdDhWekdiRC9kcWJkVWxkUT09&from=addon>

Meeting ID: 841 1479 8813

Passcode: 162411

### AGENDA

<b>9.00am</b>	Welcome and Apologies	<b>Chair</b>
<b>9.10am</b>	Confirm previous minutes	<b>Chair</b>
	Matters arising from previous meeting	<b>Chair</b>
<b>9.30am</b>	Member of the Public – Vance Boyd (See Attachment 2 - Feedback for the TPP Committee. Draft Coastal Hazard Mapping)	<b>Chair</b>
<b>9.40am</b>	Report - Feedback on Draft Coastal Hazards Variation to the Plan and Recommendation to Proceed with Variation	<b>Principal Planner</b>
<b>10.15am</b>	Morning Tea	
<b>10.35am</b>	Report - Feedback on Draft Variation to Activities on the Surface of Water Chapter and Recommendation to Proceed with Variation	<b>Principal Planner</b>
<b>10.45am</b>	TTPP Budget information and cost codes	<b>Project Manager</b>
<b>11.00am</b>	Report – Financial statements for to 30 November 2023 and 31 December 2023	<b>Project Manager</b>
<b>11.15am</b>	Report - Online attendance with respect to a quorum	<b>Project Manager</b>
<b>11.30am</b>	Project Manager Update	<b>Project Manager</b>
<b>11.45am</b>	Meeting ends	

#### Meeting dates for 2024:

- 11 April 2024, 9.00 am at Buller District Council
- 19 June 2024, 10.30 am at West Coast Regional Council
- 7 August 2024, 10.00 am at Westland District Council
- 10 October 2024, 9.00 am at Grey District Council



**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 29<sup>th</sup> August meeting.

S. Gibling was recorded as present but should be recorded as in attendance in the last minutes of the 29<sup>th</sup> 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 Councillors 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



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

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 30<sup>th</sup> 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 11<sup>th</sup> 2023



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## NOTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS AT 10.30AM ON 11th DECEMBER 2023

This meeting was structured as a workshop meeting because of a misunderstanding of the quorum requirements of in person attendance.

### Present

R. Williams (Chairman), Mayor H. Lash (WDC), Cr A. Cassin (WDC), Cr P. Haddock (WCRC), Cr B. Cummings (WCRC)

Via Zoom - Cr A. Gibson (GDC), Mayor T. Gibson (GDC), Mayor J. Cleine (BDC), F. Tumahai (Ngati Waewae)

### In Attendance

D. Lew (WCRC), T. Mehrtens (WCRC), T. Cook (WDC)

Via Zoom - M. Conland (Acting Project Manager WCRC), L. Easton (Kereru Consultant, on behalf of WCRC), K. Sims (WCRC), M. McEnaney (GDC), S. Gibling (BDC), P. Morris (GDC)

### Welcome

Chair Williams introduced M. Conland as Acting Project Manager for the TTPP.

### Apologies

P. Madgwick (Makaawhio), S. Bastion (WDC)

Moved (Mayor Cliene/Cr Cassin) Carried

### Confirm previous minutes

Confirmation of the minutes of the previous meeting to be carried forward.

### Matters arising from the meeting held on 12th October 2023

T. Gibson asked if there was an update on hazard mapping for Grey District or the date that it will be completed.

L. Easton commented she has seen a draft report and that the hazard mapping of the Grey District is almost complete.

H. Lash asked if the report covered just the mapping for Greymouth or also the ports that are mentioned in the previous minutes.

L. Easton noted that it is just the mapping for Greymouth that is being updated and they were modelling the hazard from the Taramakau River to north of Cobden.

Noted the minutes from the previous meeting. The minutes will be confirmed at the next Committee meeting in February.

#### **Financial Statements – July, August, September, October**

D. Lew commented the financial reporting will be in order by the end of February noting some past staffing difficulties. Some of the financial information the Committee is seeking is a mix of trying to get a financial picture and a historical understanding of what was intended to be coded. D. Lew requests another month to get the finer details on the historic information.

M. Conland commented she was getting up to speed with the financial statements. M. Conland has been working on the expenditure side of things and ensuring the invoices have been coded to the correct GL code.

R. Williams commented there were undocumented coding rules that were agreed regarding the financials at the start of the project. Working together R. Williams, M. Conland and D. Lew they will come out with a statement for the February meeting, explaining how the revenue funding is being done and how the expenses are being allocated, organised and authorised.

D. Lew noted that as expected, Hearing Commissioners are asking for additional work to be commissioned, the work is coming up through the project manager to D. Lew to authorise. The expenditure to date is within budget.

R. Williams commented the Hearing Panel is very aware of the fact they need to be very careful with expenditure. R. Williams also commented on the Chairs Salary, noting that this line item includes the costs for both the Committee chair and the honorarium for the two Poutini Ngāi Tahu kaiwhakahaere participation on the committee.

#### **Project Manager Update**

M. Conland noted that there is one more hearing left for this year then there will be a break and hearings will begin again in February 2024. M. Conland noted that some hearings had been held online as no submitters which to attend in person which saved costs in terms of accommodation and travel.

The TTPP website is up to date, and information regarding the hearings is being added as the hearings progress, including S42A reports.

D. Lew noted there is further requirement for additional technical expertise as the hearings go along.

M. Conland noted that despite the change in Government, the hearings process will continue as it is not affected by the proposed repeal of the Natural and Built Environment Act 2023 (NBEA) and the Spatial Planning Act 2023 (SPA), as the proposed TTPP requirements and process is set out under the Resource Management Act 1991.

M. Conland noted the Coastal Hazard Mapping variation consultation had begun and feedback on the draft variation closes on the 15 December 2023. This feedback will be summarised and brought to the Committee in the February meeting.

Cr. Cassin commented that we should review how we communicate with the community regarding consultation on draft variations.

This report will be noted and formally accepted at the February Committee meeting.

#### **Other comments**

P. Haddock asked if the hearing schedule would change as a result of the Government's proposal for no new Significant Natural Areas (SNAs) and the repeal of the NBEA.

L. Easton reiterated that the repeal of the NBEA will not affect the TTPP due to the TTPP process being under the Resource Management Act which is not being repealed. Regarding SNAs and the NPS for Indigenous Biodiversity (NPSIB) Ms Easton noted that we will wait for more detail regarding any proposed changes and will make changes if needed. L. Easton also noted that the Regional Policy Statement (RPS) has provisions in relation to SNAs and that the TTPP needs to be consistent with the RPS. The TTPP currently includes a policy stating that

SNAs will be identified by mid 2027 – and this is in response to the requirements of the WCRPS – as the NPSIB was not out at the time TTPP was prepared.

P. Haddock commented local media had asked whether there would be a halt to the TTPP process.

J. Cleine commented that the TTPP plan was set up and notified under the RMA.

T. Gibson commented she has also been asked this question through the media.

L. Easton noted that the District Plans were more than 10 years old and needed to be updated under the RMA regardless of the repeal of the NBEA and Spatial Planning Acts. T. Gibson noted that we are already so far through the process and it needs to keep going said that the most controversial thing is SNAs, natural hazards and remapping around the Grey District which the proposed changes may not affect.

H. Lash commented that she agrees with what T. Gibson said that the Plan needs to work for the councils. She noted that we need to assess the changes coming in from the Government and see how these may impact the Plan.

P. Haddock commented that he sees this plan as a plan for the whole West Coast and he thinks it is essential that the process continues.

It was suggested that the Indigenous Biodiversity topic which deals with SNAs could be delayed until later in the hearing schedule to enable more clarity around these provisions to be obtained.

A report of the changes being made by the Government was requested to be included in the agendas of future meetings.

A report in relation to the quorum for Committee meetings is also requested for the February Committee meeting to clarify the situation in relation to members attending in person versus online.

Workshop closed at 11.15am



### **Excerpt from Standing Orders**

#### **15. Public Forums**

Public forums are a defined period of time, usually at the start of an ordinary meeting, which, at the discretion of a meeting, is put aside for the purpose of public input. Public forums are designed to enable members of the public to bring matters, not necessarily on the meeting's agenda, to the attention of the local authority.

In the case of a committee or subcommittee any issue, idea or matter raised in a public forum must fall within the terms of reference of that body.

#### **15.1 Time limits**

A period of up to 30 minutes, or such longer time as the meeting may determine, will be available for the public forum at each scheduled local authority meeting. Requests must be made to the chief executive (or their delegate) at least one clear day before the meeting; however this requirement may be waived by the Chairperson. Requests should also outline the matters that will be addressed by the speaker(s).

Speakers can speak for up to 5 minutes. No more than two speakers can speak on behalf of an organisation during a public forum. Where the number of speakers presenting in the public forum exceeds 6 in total, the Chairperson has discretion to restrict the speaking time permitted for all presenters.

#### **15.2 Restrictions**

The Chairperson has the discretion to decline to hear a speaker or to terminate a presentation at any time where:

- A speaker is repeating views presented by an earlier speaker at the same public forum;
- The speaker is criticising elected members and/or staff;
- The speaker is being repetitious, disrespectful or offensive;
- The speaker has previously spoken on the same issue;
- The matter is subject to legal proceedings; and
- The matter is subject to a hearing, including the hearing of submissions where the local authority or committee sits in a quasi-judicial capacity.

#### **15.3 Questions at public forums**

At the conclusion of the presentation, with the permission of the Chairperson, elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by a speaker.





Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: 14 February 2024

Subject: **Te Tai o Poutini Plan – Feedback on Draft Coastal Hazards Variation to the Plan and Recommendation to Proceed with Variation**

---

## **BACKGROUND**

1. At the October 2023 meeting of the Committee, approval was given to consult the community on undertaking a Variation to Te Tai o Poutini Plan (TTPP) to update the coastal hazard mapping with the most recent and accurate information.
2. This updated mapping was developed by NIWA, based on the results of the coastal inundation modelling being re-run to reflect the LIDAR that has been flown from Jackson Bay to Hector.
3. Because of the extensive difference between the proposed TTPP and the updated information, staff recommended that the best approach to deal with this issue would be to prepare and publicly notify a Variation to the TTPP.

## **CONSULTATION PROCESS**

4. A consultation plan was developed and implemented to invite public engagement with the draft Variation. This included:
  - a) Public notices in the papers
  - b) Information on the Facebook pages of the Councils
  - c) A letter being sent to all submitters on the Coastal Hazard provisions of TTPP
  - d) Information provided on the TTPP website.
  - e) Development of a mapping tool hosted on the TTPP website that shows the draft Variation
  - f) Production of information sheets that explain the draft Variation and its potential impacts.
5. Alongside this a series of consultation meetings were held across the West Coast during November. Based on a community request, a further online meeting was also held.
6. Concern has been expressed by members of the community, that there was insufficient effort made to alert affected landowners. With the exception of the Haast meeting, TTPP staff note that attendance at the drop in meetings for this Variation was similar or greater than the consultation process undertaken around the Coastal Hazards provisions in April 2022. Webtracking of the TTPP webpage indicates that 400 individual people accessed the Coastal Hazards Variation webpage, many viewing this more than once.

## **FEEDBACK RECEIVED**

7. Twenty-four persons and organisations provided written feedback on the draft Variation. Feedback was also collected verbally at the community meetings. This feedback is summarised in Appendix 1. Key points raised in the feedback were:
- Almost all people providing feedback opposed the Variation
  - Many people were unaware of the proposals and the consultation process had been insufficient
  - Coastal protection works are needed and should be supported
  - Many people do not understand or agree with the methodology used
  - Some people are seeking a renotification of the whole natural hazards chapter
  - Concern from people who don't believe sufficient weight has been placed on existing erosion protection structures
  - Concern about transition and managed relocation options
  - Need for guidance on how to manage risks for existing communities
  - Decisions should be made based on individual acceptance of risk
  - Concern about effects on property values and insurance
  - Opposition to a regulatory approach
  - Concern about confusion created from including areas adjacent to the Westport Hazard Overlay at Snodgrass Road.

## **RESPONSE TO FEEDBACK**

8. Several people provided information about their specific property in terms of the accuracy of the mapping. This has been reviewed by NIWA and at this stage they do not recommend any changes.
9. The major issues outlined in the feedback relate to process – and in particular communication and consultation processes.
10. I note that Mr Vance Boyd is speaking to the Committee at its February meeting around process. Mr Boyd would like the Committee to halt the Coastal Hazards Variation and withdraw the current provisions. He is concerned that for communities affected, the Councils should engage in a consultative process that works through the issues and solutions as outlined in the 2017 Ministry for the Environment publication, Coastal Hazards and Climate Change – Guidance for Local Government.
11. Staff do not support this view. The Committee is required under s6 (matters of national importance) of the RMA to address the significant risks of natural hazards – and in particular, to put in place measures to avoid communities being placed at further risk in the future, or new development locating in very risky locations. The TTPP is obliged to include natural hazard provisions in regulations in order to avoid exacerbating the natural hazard situation.
12. The Ministry for the Environment best practice guidance referred to is guidance, not



regulations, and is focussed on how to support existing communities confront the challenges of the future climate and how to adapt to this, including how to undertake managed retreat.

13. While it has not yet made it into law, it is also noted that a proposed National Policy Statement for Natural Hazards was prepared in 2023 and is expected to be progressed in 2024 as there is significant concern from the insurance industry about ongoing approvals of development occurring in areas subject to natural hazards post Cyclone Gabrielle. The proposed NPS Natural Hazards includes policies such as requiring Councils to take a precautionary approach, and while using the best information available, requiring that Councils must not delay making decisions because of the uncertainty of the quality or quantity of the information available.
14. Staff note that the Buller District Council is embarking on the development of a Climate Change Adaptation Plan and this fits very well with best practice guidance.
15. If it considered this to be a priority, a similar approach could be undertaken by Westland District Council, to work with its communities to explore options about how they best adapt (where possible) to climate change and natural hazards, alongside the regulatory requirements in TTPP.
16. Some people provided feedback that they did not agree with the methodology used. Those people who disagree with the modelling methodology largely disagree with the use of 1m of sea level rise and the use of computer modelling. However, TTPP and West Coast Regional Council staff are confident that the methodology is in accordance with best practice and is consistent with national guidance.
17. Many people provided feedback on the need for, or management of protection works, however this function sits outside of TTPP and is a matter for West Coast Regional Council. It must be acknowledged however, that the coastal hazards work has specifically looked at the current protection works and concluded that in most cases they provide little or no protection benefit in the long term. The exception would be some of the large-scale protection works at Punakaiki, and these have been included within the modelling.
18. It is clear from the feedback that there is a poor understanding of coastal hazard issues, and the risks of erosion and coastal flooding (and that they are different).
19. Many of the points made in the feedback have also been made in submissions on the wider natural hazard provisions of TTPP.
20. The Snodgrass Road community provided feedback that because of the mapping boundaries, the maps include boundary implications for some properties in and adjacent to the Westport Hazard Overlay as it changes an area from Coastal Hazard Alert to Coastal Hazard Severe. This area is shown on the map below:



Proposed Plan	Draft Variation

21. Given that work is still underway on the design of the Westport Protection Scheme and the area to which it applies, staff agree that this part of the map creates unnecessary confusion, and no change should be made in the hazard layers at the Snodgrass Road area until the Westport Scheme is finalised.
22. Other than this amendment at Snodgrass Road, if the Committee wishes to proceed with a Variation to the Plan, there are no other recommendations of amendments from the draft Variation.

#### NEXT STEPS

23. As is outlined in the Project Manager's report, the Senior Planner for TTPP resigned in October 2023. The hearings administrator leaves on maternity leave at the end of February. While recruitment is underway, currently these positions are vacant, and there will be a delay before staff are in place and able to progress a Variation.
24. Discussions with the hearings commissioners have identified a possible reordering of the hearings schedule to allow more time to undertake the necessary work to prepare a

Variation (Section 32 report and notification process) once staff are in place. There is no firm date able to be set for notification at this stage. However, in order to expedite this process, staff are now seeking approval to notify the Variation.

25. In order to fit with an updated hearings schedule, the Variation would need to be notified on or before 28 March (the day before easter), allowing for a 20 working day submission period. This would see the summary of submissions being brought back to the Committee by the end of May for notification for further submissions. The hearing for the Variation would be aligned with the wider natural hazards topic and this is proposed to be pushed out to the beginning of October to accommodate staff resourcing.

## **RECOMMENDATIONS**

1. That the information be received.
2. That the proposed Variation for the mapping of Coastal Hazards in TTPP be adopted by the Te Tai o Poutini Plan Committee for legal public notification as a Variation to the Proposed Te o Poutini Plan by Thursday 28 March 2024.
3. That the mapping for the Variation be that which is shown at <https://wcr.maps.arcgis.com/apps/instant/sidebar/index.html?appid=1ac15f600be544e08dc6bd79539019e0> with the exception that there be no amendment to the hazard layers at Snodgrass Road.
4. That the submission period for the proposed Coastal Hazard Maps Variation to Te Tai o Poutini Plan be from the date of notification to 5pm, Friday 3 May 2024.

Lois Easton

**Principal Planner**

## Appendix 1 Feedback on the Draft Variation

Written Feedback Received From	Feedback
Papahaua Resources and Rocky Mining Ltd	<ul style="list-style-type: none"> <li>• Re-notify all the natural hazards chapter alongside any mapping changes and any other parts of TTPP that may be related</li> <li>• Wait until the NPS Natural Hazard Decision making is notified to do the Variation</li> </ul>
TiGa Metals and Minerals	<ul style="list-style-type: none"> <li>• Re-notify all the natural hazards chapter alongside any mapping changes and any other parts of TTPP that may be related</li> <li>• Wait until the NPS Natural Hazard Decision making is notified to do the Variation</li> </ul>
WMS Group (HQ) Ltd and WMS Land Co. Ltd	<ul style="list-style-type: none"> <li>• Re-notify all the natural hazards chapter alongside any mapping changes and any other parts of TTPP that may be related</li> <li>• Wait until the NPS Natural Hazard Decision making is notified to do the Variation</li> </ul>
Michael Snowden	<ul style="list-style-type: none"> <li>• Specific feedback on his property at Okuru and development works there that have changed the contour of the land which needs to be taken into account in any mapping – these changes occurred in October 2023 after the LIDAR was flown.</li> <li>• Opposes overlay on his property.</li> </ul>
Paul Reynolds	<ul style="list-style-type: none"> <li>• Opposes variation</li> <li>• Opposes methodology as : <ul style="list-style-type: none"> <li>○ does not agree takes into account Alpine Fault associated uplift sufficiently</li> <li>○ Opposes 100 year time frame as too long</li> <li>○ Opposes taking into account sea level rise</li> </ul> </li> <li>• Considers consultation was insufficient</li> </ul>
Westpower Limited	<ul style="list-style-type: none"> <li>• Supports using most accurate information</li> <li>• Wants to ensure that the totality of TTPP provisions support continued supply and distribution of electricity across the West Coast</li> </ul>
Vance Boyd	<ul style="list-style-type: none"> <li>• Withold the maps pending further community consultation</li> <li>• Withdraw the entire coastal hazards section of TTPP</li> <li>• Provide further information on the methodology for the modelling</li> <li>• Disagrees with the assessment of level of risk for own property at Hannah’s Clearing</li> <li>• Seeks 25, 50 and 75 year hazard mapping</li> <li>• Considers mapping doesn’t sufficiently take into account protection works</li> <li>• Mapping should assume uplift due to an Alpine Fault rupture</li> <li>• Thinks the provisions are more restrictive than other parts of the country</li> </ul>
Antony Burt	<ul style="list-style-type: none"> <li>• Consider whole process is rushed</li> <li>• Don’t believe it has a scientific basis</li> <li>• Delay the whole TTPP process for 10 years while collecting real time data instead of using computer modelling</li> </ul>



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

Belinda Girl	<ul style="list-style-type: none"> <li>• Is wanting to subdivide property at Ngākawau</li> </ul>
Elle Cooper	<ul style="list-style-type: none"> <li>• Considers there has been inadequate consultation</li> <li>• The maps don't seem to reflect the SeaWall that was built in Hector several years ago</li> <li>• All the properties/land behind this should be reassessed, together with those other properties who have also put protective measures in place.</li> <li>• This has a very significant impact on our coastal communities and I have no confidence in the accuracy of the data or the process to communicate it</li> <li>• If Seawalls are doing nothing then this is a serious issue which needs addressing</li> </ul>
Gerri	<ul style="list-style-type: none"> <li>• Insufficient information on sea level rise and climate change data</li> <li>• Should take into account protection works undertaken by landowners at Hector</li> </ul>
John Sutton	<ul style="list-style-type: none"> <li>• Poor consultation process</li> <li>• Considers LIDAR a poor tool to use</li> <li>• Considers coastal environment is different at Neil's Beach</li> <li>• Should be putting in more protection works through special rating districts</li> <li>• Should be a lower hazard at Neils Beach as no properties currently at risk, has been foreshore rebuilding</li> </ul>
Karen Lippiatt	<ul style="list-style-type: none"> <li>• Insufficient consultation</li> <li>• Should be transitional measures to support relocatable houses</li> </ul>
Kevin Smith	<ul style="list-style-type: none"> <li>• Does not believe is a risk</li> <li>• The land is rising</li> <li>• NIWA database of coastal history is fatally flawed</li> </ul>
Mark Pitchfork	<ul style="list-style-type: none"> <li>• Insufficient consultation</li> <li>• Questions authority and background of professional advisors</li> <li>• Mapping and calculations are incorrect</li> </ul>
Megan Casey	<ul style="list-style-type: none"> <li>• Insufficient consultation</li> <li>• Should be based on how much risk residents are willing to live with</li> </ul>
Michael Rogers	<ul style="list-style-type: none"> <li>• Poor consultation process</li> <li>• Huge impact on property values</li> <li>• Have the beaches been physically viewed?</li> <li>• Where is suitable land to move to?</li> <li>• Are residents subsidising up NZTA and SH67</li> <li>• LIDAR is old</li> <li>• Have 2018 seawalls been included?</li> <li>• No consideration of tsunami</li> <li>• Zones don't follow physical features</li> <li>• Not clear what the new information is</li> <li>• Whole of NZ problem – shouldn't just be dealt with at West Coast level</li> <li>• Issues with getting insurance</li> <li>• Community has paid for own protection structures</li> </ul>
Murray Petrie	<ul style="list-style-type: none"> <li>• Poor consultation process</li> <li>• Community not engaged</li> <li>• Rules are untenable</li> </ul>





# Te Tai o Poutini PLAN

A combined district plan for the West Coast

	<ul style="list-style-type: none"> <li>• Remapping will make it difficult to get insurance</li> <li>• Rebuilding costs will increase</li> <li>• Properties will become degraded</li> </ul>
Richard Arlidge	<ul style="list-style-type: none"> <li>• Needs to identify sand dune areas and limit the type/number of building in sand dune country</li> <li>• Need to consider also impacts of ½ m sea level risk and also 1m and 2m</li> <li>• Many areas are totally unprotected</li> </ul>
Simon Walsh	<ul style="list-style-type: none"> <li>• Unclear on impact on properties</li> <li>• Poorly executed consultation</li> </ul>
Simonil	<ul style="list-style-type: none"> <li>• Community should be provided free fill to build up their properties</li> </ul>
Stacey Drummond - Signal	<ul style="list-style-type: none"> <li>• Insufficient communication</li> <li>• Need to understand impact on properties</li> </ul>
Zarathushtra and Simonil Karai	<ul style="list-style-type: none"> <li>• Poorly advertised consultation</li> <li>• Have incurred significant costs due to lack of protection works</li> <li>• Build a proper seawall to protect all properties</li> </ul>
Snodgrass Road Submitters	<ul style="list-style-type: none"> <li>• concerns about the unclear implications to the adjacent land as a result of the change in the overlay</li> <li>• any variation that runs adjacent to Snodgrass Road land should be excluded all together and should be dealt with once the flood control scheme has been finalised.</li> </ul>

## Verbal Feedback from Community Meetings

Meeting	Verbal Feedback
<b>Haast Community Consultation / Drop-in Session</b> <b>19 November 2023</b>	<ol style="list-style-type: none"> <li>1. Comments that consultation throughout TTPP process has been poor and poor turn-out is largely due to people feeling their input is not seriously considered. Also, should have been more widely advertised via Facebook and other channels.</li> <li>2. Questioned why, when MFE has a 10 step consultation process they recommend is followed in natural hazards planning, is TTPP trying to push the Plan through without following this model?</li> <li>3. Why not investigate other options rather than rely on a rules-based approach- eg special ratings districts?</li> <li>4. Discussion of the increasing exposure of waste including suspected barrels of arsenic at Carter's Mill and the opportunity to investigate some form of beach protection that also addressed this</li> <li>5. Natural hazard reports on TTPP and WCRC websites need to be updated and easily accessible</li> <li>6. MOE commissioned a report of coastal hazard risks for the school at Hannah's Clearing which concludes coastal risks are minimal over the next 100 years, which is counter to the draft TTPP mapping</li> <li>7. Why are the potential effects of earthquakes taken into account in the TTPP earthquake hazard mapping, but the potential effects of earthquakes in increasing accretion of rivers and coastlines not taken into account in the coastal hazards layer ?</li> <li>8. Why is the relatively low probability of sea level rise via climate change incorporated into the coastal hazard modelling as a definite,</li> </ol>





	<p>when the greater probability of an Alpine Fault rupture and consequential accretion impacts isn't?</p> <p>9. Why has the modelling used a 1m sea level rise over 100 years as opposed to 0.6m?</p> <p>10. Some concerns raised over accuracy of mapping, given the lines sometimes intersect houses where the land is thought to be level, ie no difference in height.</p>
<p><b>Ōkārito Community Consultation / Drop-in Session</b>  <b>19 November 2023</b></p>	<p>1. Concern raised over the impacts of raised building platforms to increase floor levels on surrounding properties. There needs to be clear guidance that these impacts need to be avoided, for example by building on piles instead of concrete pads and appropriate drainage plans.</p> <p>2. Feedback that the coastal hazard risks of the settlement are well known and are likely to increase over time, but there is a desire to make decisions based on individual acceptance of risk and consequences rather than blanket rules.</p>
<p><b>Ngākawau Meeting-draft Coastal Hazards mapping variation 26 November 2023</b></p>	<p>1. In the past, Council has mapped areas as high risk and put rules in place, but people have found ways around them / Council has been too lenient in enforcing the rules.</p> <p>2. Past erosion protection put in place by the community has worked well; these days, Council budget is absorbed in planning rather than practical solutions, consents and compliance make it difficult as well.</p> <p>3. What is the likelihood that red zones will be created and Government will force buy outs of properties within them?</p> <p>4. Is this all part of a wider agenda to force people inland and off of the coast?</p> <p>5. Will Council/s listen to community views, help them with coastal protection, and help them resist Central Government directives to move from red zones?</p> <p>6. Lots of money wasted on coastal erosion protection that hasn't worked.</p> <p>7. Erosion north of Westport caused by harbour moles at Westport.</p> <p>8. No aerial surveys of sea depth and the sand bars building up off Carter's Beach</p> <p>9. Some direction – is there going to be a managed retreat and if so can we have some direction as to where?</p> <p>10. What is NZTA's contribution to erosion protection around Ngakawau, Hector and Granity? Currently private property is helping protect their assets.</p> <p>11. Look to end of life of mines and zone ex-railway land Ngakawau to Granity for housing once resource exhausted.</p> <p>12. Not addressing causes of erosion. Problem is man-made (ie Westport tipheads) and solution needs to be man-made.</p> <p>13. Erosion was bad on the Granity- Hector coastline 1937 -1941 and then improved after BDC designed and built a wall / groyne at 45 degrees from beach. Reversed around the 1990s and has continued to erode since.</p>
<p><b>Carters Beach Meeting-draft Coastal Hazards mapping variation</b></p>	<p>1. Changes in the Carters Beach coastline (both erosion and accretion) over time are well-known</p> <p>2. Would be great to have certainty around the impacts, but acknowledged that in practice this is very difficult to achieve</p>



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

	<ol style="list-style-type: none"><li>3. Impacts of Westport harbour moles questioned again</li><li>4. Concerns over insurance implications</li></ol>
<b>Punakaiki Meeting-draft Coastal Hazards mapping variatio</b>	<ol style="list-style-type: none"><li>1. Request for more detail on inundation levels</li><li>2. Concern over impacts of mapped erosion on highway and accessibility up and down the coast</li><li>3. Concern over cost of process</li><li>4. Discussion of coastal protection wall potentially being constructed on south bank of Punakaiki River. TTPP confirmed any subsequent changes to mapping and rules would require updated modelling and reassessment of risk once the wall was in place.</li><li>5. Suggestion to make greater use of Civil Defence channels available through WCRC to make public aware of issues and events, such as the consultation round.</li></ol>



Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: 14 February 2024

Subject: **Te Tai o Poutini Plan – Feedback on Draft Variation to Activities on the Surface of Water Chapter and Recommendation to Proceed with Variation**

---

## **BACKGROUND**

1. As part of Te Tai o Poutini Plan, the General District Wide Matters section contains a chapter, Activities on the Surface of Water. This chapter has rules that have had legal effect since notification of the Plan. An issue of whether the rules applied to an activity that was transporting mineral material to the Port was raised by consultant planners working on the West Coast. This is because the Regional Coastal Plan defines the Coastal Marine Area as ending downstream of both Westport and Greymouth Ports.
2. Legal advice was obtained which identified that transporting mineral material to the Port would not trigger TTPP rules but it was agreed that there is a degree of ambiguity on the applicability of these rules to the Ports, and that this should be clarified through a Variation.
3. A report was brought to the October meeting of this Committee seeking approval to consult on a draft Variation. The draft Variation wording is attached at Appendix 1, with amendments as recommended from this report.
4. Consultation was via letters being sent to those submitters on the topic on the Proposed Plan, to the Department of Conservation and to the Port authorities for the two ports. Information about the Variation was also included on the Council website.

## **FEEDBACK FROM CONSULTATION**

5. There were six pieces of feedback received on the draft Variation, all in support, though some changes are sought. These are summarised in the table below:

<b>Feedback Received From</b>	<b>Position</b>	<b>Changes Sought</b>
Papahaua Resources and Rocky Mining Limited. TiGa Metals and Minerals WMS Group	Support and amend	Add an additional permitted activity rule for extensions, alterations, maintenance, repair or reconstruction of existing structures in the Greymouth and Westport ports.



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

		<p>Amend Rule NC-R2 to permit buildings and structures associated with the River Ports that occur within the riparian margins of rivers, lakes and wetlands.</p> <p>Amend Rule CE – R4 to specifically provide new buildings and structures at the Port.</p> <p>Delay the Topic 10 hearing (Natural Character of Waterbodies) until after the Variation.</p>
Greymouth Port	Support and Amend	<p>Ensure that this Variation combined with the Port Zone Rules allow for all aspects of port operation including: berthage, unloading/loading of fishing vessels, slipway activities, vessel maintenance, cargo loading / unloading, port infrastructure maintenance and upgrades, bar soundings and Aids to Navigation installation and maintenance, dredging and dumping of dredging spoil.</p> <p>Correct name for Greymouth Port is Port of Greymouth.</p>
Westland District Council	Support	N/A
Tai Poutini Resources	Support and amend	<p>Fix an error in the Plan whereby “facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988:” has been accidentally omitted in the definition of Infrastructure in the Plan. The definition states it is the same as the RMA, but has been transcribed incorrectly.</p>
Westpower Limited		Concerned that wording of Variation should not unintentionally change



		<p>status of other commercial activities on the surface of water.</p> <p>Suggest there is value in having a discreet set of provisions (ie Objective, Policies and Rules) for the ports of Grey and Buller taking into account the strategic nature of these activities to the region.</p> <p>Consider whether port zones should extend to include the related “surface of water”.</p>
--	--	--

#### **ANALYSIS OF FEEDBACK RECIEVED**

6. The draft Variation was proposed to address a small but significant issue where legal advice had been obtained that a Variation was desirable to clarify the intent of the Plan around commercial uses of the Ports. The feedback of Papahaua Resources and Rocky Mining Limited, TiGa Metals and Minerals, and WMS Group seeks to amend other parts of the Plan and widen the scope of the Variation to include structures.
7. The matters raised by these entities are ones which are also the subject of a large number of submissions on TPP, and in the case of the Topic 10 hearing referred to, this is scheduled for 20th February. These matters in relation to structures are canvassed widely within submissions, and TPP staff consider that it is more appropriate that the current submissions and hearings process resolve those matters before any further changes to the Plan are considered.
8. In relation to the feedback from the Port of Greymouth, many of the activities mentioned are provided for in the draft Variation or within the existing proposed Plan. However, activities such as bar soundings and dumping of dredging spoil are not matters regulated by the TPP as they relate to regional council functions – either under the provisions of the Regional Coastal Plan, or the Regional Land and Water Plan. I do recommend however that the proposed provisions be amended to refer to “Port of Greymouth” rather than “Greymouth Port”.
9. I also note that Westport Port is known as Westport Harbour and recommend a similar updating of the name.
10. In relation to the feedback from Westpower Limited, staff have reviewed how the proposed rules would apply, and do not consider that there are unintended consequences for other commercial activities. However, in order to avoid any mis-interpretation the rule name for the Restricted Discretionary Activity has been amended. In relation to the proposal for specific Port provisions – this is indeed the role of the Port

Zone, and there are objectives, policies and rules in place that are very enabling of the Ports in this zone. In terms of whether the Port Zone should extend to cover the “surface of water” this would have significant ramifications and would need additional analysis and consideration. It is also noted that the problem arose because of the definition of the “coastal marine area” in the Regional Coastal Plan – and this definition aside, the water is in fact coastal water. Whether it could therefore be legally included in a Port Zone would also need some analysis.

### **RECOMMENDED APPROACH**

11. Based on the feedback received, it is recommended that the scope of the Variation remain with the Commercial Activity issues originally identified by the Committee’s lawyers.
12. However, the incorrect transcribing of the definition of “infrastructure” is a matter which should also be dealt with and can be done so through the Minor Amendment Process, under Schedule 1, Clause 16 (2).

### **NEXT STEPS**

13. As has been referred to in other reports on this agenda, there is currently no capacity in the TTPP team to progress either of the proposed Variations. However, recruitment is underway, and with some amendments to the proposed Hearing Schedule for 2024, staff consider that progressing the Variation should be possible over the next few months. An exact date for notification cannot be confirmed at this time. The intention would be to continue to try and align the Variation with the existing Hearings so that decision making is consistent and extra resourcing requirements are not incurred.
14. Discussions with the hearings commissioners have identified a possible reordering of the hearings schedule to allow more time to undertake the necessary work to prepare a Variation (Section 32 report and notification process) once staff are in place. There is no firm date able to be set for notification at this stage. However, in order to expedite this process, staff are now seeking approval to notify the Variation.
15. In order to fit with an updated hearings schedule, the Variation would need to be notified on or before 28 March 2024, allowing for a 20 working day submission period. This would see the summary of submissions being brought back to the Committee by the end of May for notification for further submissions.
16. In terms of the Minor Amendment, there are some other small matters that have been recommended for inclusion in the next minor amendment in relation to Buller District Designations that were subject of a report in April 2023. Since that time some other small matters have been brought to the TTPP staff attention that could be addressed in a minor amendment. A report will be brought back to the next Committee meeting providing detail of the next minor amendment for approval.



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## RECOMMENDATIONS

1. That the information be received.
2. That the proposed Variation for Commercial Activities and Port Activities on the Surface of Water in relation to Port of Greymouth and Westport Harbour Port be adopted by the Te Tai o Poutini Plan Committee for legal public notification as a Variation to the Proposed Te o Poutini Plan by Thursday 28 March 2024.
3. That the submission period for the proposed Variation for Commercial Activities and Port Activities on the Surface of Water in relation to Port of Greymouth and Westport Harbour to Te Tai o Poutini Plan be from the date of notification to 5pm Friday 3 May 2024.

Lois Easton

**Principal Planner**



## **Appendix 1: Draft Variation with amendments to reflect feedback**

The addition of a new rule to allow for port activities and commercial activities associated with vessels entering and using Westport Harbour Port and Port of Greymouth as a Permitted Activity as follows:

### **ASW – R4A – Use of watercraft for Commercial Activities and Port Activities on the Surface of Water**

#### **Activity Status: Permitted**

Where: This is the use of the surface of water for commercial activities on water and other Port Activities

1. Associated with Port of Greymouth and harbour and seaward of the State Highway 6 Bridge on the Māwheranui/Grey River and including within the Erua Moana Lagoon; or
2. Associated with Westport Harbour Port and harbour and seaward of the State Highway 67 Bridge on the Kawatiri/Buller River.

Amendment to Rule ASW – R6 would be as follows: (additions underlined)

### **ASW – R6 Commercial Activities on the Surface of Rivers, Lagoons and Lakes not associated with Westport Harbour Port and Port of Greymouth**

Activity Status: Restricted Discretionary

The addition of a new policy to support the amendment of the rules as follows:

**ASW P4** – Enable the use of the Port of Greymouth and Westport Harbour Ports and their use of the Māwheranui/Grey and Kawatiri/Buller Rivers for port activities and commercial activities associated with the Ports.





Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Michelle Conland, Project Manager

Date: 14 February 2024

Subject: **TTPP budget information and cost codes**

---

## SUMMARY

This report outlines Te Tai o Poutini Plan (TTPP) budget information for the Committee.

## RECOMMENDATION

That the Committee receives the report.

## REPORT

The budget for the Te Tai Poutini Plan process is \$5 million. This budget has been divided up over 5 years in order to deliver an operative plan in a timely manner. This budget anticipated that costs would be greatest in the 2023/2024 financial year as a result of the hearings. However, some of these costs will continue into the 2024/2025 year as the hearings are anticipated to finish in November 2024. As can be seen from the table below, the budget was underspent last financial year (2022/23) largely as a result of there being no hearings and a lesser requirement for legal advice.

The budgets and expenditure for the TTPP process to date has been as follows:

Year	Budget	Actual
2021/22	\$1,394,324	\$1,053,280
2022/23	\$1,021,429	\$803,592
2023/2024	\$1,950,952	\$617,414*
<b>Total</b>	<b>\$4,366,705</b>	<b>\$1,856,872</b>

\* Year to date actuals to 31 December 2023

Under clause 13(1) of the Local Government Reorganisation Scheme (West Coast Region) Order 2019, the Regional Council is required to raise a regional rate to fund TTPP. In addition, a loan has been taken out over a period of 10 years for any expenditure not covered by the targeted rate.

The income from targeted rates for the previous years was approximately \$500,000 per year. Any expenditure over this amount is borrowed. The forecast for income from targeted



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

rates for this financial year is \$1 million. The forecast for interest for this financial year is \$52,133.

There has been some confusion over the new codes used for the budget for this financial year, and as a result, expenditure has previously been allocated incorrectly or to codes which are no longer used. The correct codes and the details of what expenses this relates to is shown below, and will be used going forward:

Expense Item	2023/24 Budget	Explanation
Employee costs	283,957	For a senior planner and fulltime administrator.
Consultant Planners and Contractors	730,000	Planning contractors for report writing and giving evidence at hearings. GIS map updates and research on topics requested by panel or Committee. Experts' evidence to support the s42A report writers. Managing the Spoken database for submissions. This includes what was previously referred to as 'Research'.
Chair and iwi representatives	65,000	Annual fee Chair and iwi representatives, plus travel expenses.
Governance	1,610	Food and catering not related to hearings or pre-hearing meetings.
Poutini Ngai Tahu	15,000	Technical Advisory Team membership. Technical input in iwi chapter updates and/or variations.
TTPP Website	8,000	Ongoing changes required for hearings updates.
Isovist e-plan Platform	20,001	Hosting the e-plan – fee shared with WCRC Policy Team. TTPP pays one third of the annual fee and WCRC pays two thirds.
Meals, Travel & Accom	85,251	For commissioners, planning consultants and any experts required to appear at the hearings.
Workshops & Events	15,000	External facilitator for pre-hearing meetings. Hearings use council offices, some remote venue hire (Hokitika, Westport and South Westland) plus catering.
Media Costs	40,000	Advertising for hearings and committee meetings. Copies of plans, maps, and submissions to Hearing panel. Minor amendment updates. Design advertising and information sheets for hearing processes. Letters to submitters. This includes what was previously referred to as 'Design and Printing'.
Legal Advice	200,000	Legal advice for the hearing process.
Hearings – commissioner fees	500,000	Hearings commissioner fees, including preparation plus site visits.
Overhead costs	150,000	For WCRC resources including Finance, IT, Planning etc.
Interest	Variable	Interest costs on loan
<b>Total Costs excl Interest</b>	<b>2,113,819</b>	

A report will be brought to the next Committee meeting with details of the forecast to complete the TTPP process and the budget included in the Long Term Plan.



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Michelle Conland, Project Manager

Date: 14 February 2024

Subject: **Financial statements to 30 November 2023 and 31 December 2023**

---

## SUMMARY

This report includes the statement of financial performance to 30 November 2023 and to 31 December 2023.

## RECOMMENDATION

The Committee receives the report.

## REPORT

For the December report, the expenditure for the Isovist e-plan Platform has exceeded the year to date budget. The invoice for the annual subscription fee was received in December, however, this charge has been incorrectly entered as it should have been coded to prepayments to be expensed evenly throughout the year, as it relates to costs to be incurred over the next 12 months. A journal entry will be made to rectify this. The full year expenditure for this item is not anticipated to exceed the budget.

Expenditure is currently tracking well below the budget due to the timing of the hearings (starting in October 2023), having online hearings in December, and no hearings in January 2024. This has resulted in a significant favourable variance against the budget. This will be overstated in part as some December invoices were not received until after the Christmas shut down, and so will appear in the January financial statement.

We have received the first invoice for the 2023/24 financial year from Pokeka Poutini Ngāi Tahu for \$4792 for payment in February 2024.

<b>Statement of Financial Performance to November 2023</b>						
	<b>Year to date</b>			<b>Full year</b>		
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Forecast</b>	<b>Budget</b>	<b>Variance</b>
<b>EXPENDITURE</b>						
Employee Costs	112,609	121,001	8,392	283,957	283,957	-
Consultant Planners	104,201	327,500	223,299	730,000	730,000	-



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

Chair and Iwi Representatives	25,000	27,083	2,083	65,000	65,000	
Governance	348	654	306	1,610	1,610	-
Poutini Ngai Tahu	-	6,250	7,500	15,000	15,000	-
TTPP Website	1,815	3,334	1,519	8,000	8,000	-
Isovist e-plan Platform	1,238	10,001	8,764	20,001	20,001	-
Engagement Travel & Accom	10,290	36,605	26,315	85,251	85,251	-
Workshops & Events	139	7,500	7,361	15,000	15,000	-
Media Costs	67	10,000	9,933	40,000	40,000	-
Legal Costs	29,902	90,000	60,098	200,000	200,000	-
Hearings	119,619	208,333	88,714	500,000	500,000	-
Mediation	-	-	-	-	-	-
Environment Court	-	-	-	-	-	-
Share of WCRC overhead	62,500	62,500	-	150,000	150,000	
<b>Total Cost</b>	<b>467,728</b>	<b>910,761</b>	<b>454,284</b>	<b>2,113,819</b>	<b>2,113,819</b>	<b>-</b>

## Statement of Financial Performance to December 2023

	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
<b>EXPENDITURE</b>						
Employee Costs	125,216	186,092	60,876	283,957	283,957	-
Consultant Planners	156,678	365,000	208,322	730,000	730,000	-
Chair and Iwi Representatives	30,000	32,500	2,500	65,000	65,000	
Governance	348	805	457	1,610	1,610	-
Poutini Ngai Tahu	-	7,500	7,500	15,000	15,000	-
TTPP Website	3,691	4,000	309	8,000	8,000	-
Isovist e-plan Platform	11,213	10,001	(1,212)	20,001	20,001	-
Engagement Travel & Accom	20,349	44,925	24,576	85,251	85,251	-
Workshops & Events	791	7,500	6,709	15,000	15,000	-
Media Costs	232	10,000	9,768	40,000	40,000	-
Legal Costs	42,402	100,000	57,599	200,000	200,000	-
Hearings	151,494	250,000	98,506	500,000	500,000	-
Mediation	-	-	-	-	-	-
Environment Court	-	-	-	-	-	-
Share of WCRC overhead	75,000	75,000	-	150,000	150,000	-
<b>Total Cost</b>	<b>617,414</b>	<b>1,093,323</b>	<b>475,910</b>	<b>2,113,819</b>	<b>2,113,819</b>	<b>-</b>



Prepared for: Te Tai o Poutini Plan Committee  
Prepared by: Michelle Conland, Project Manager  
Date: 5 February 2023  
Subject: Online attendance with respect to a quorum

---

## **SUMMARY**

This report includes details of the quorum requirements in relation to online attendance under the Local Government Act 2002.

## **RECOMMENDATION**

The Committee receives the report.

## **BACKGROUND**

At the last meeting of the Committee, the meeting was structured as a workshop because the quorum requirements in relation to online attendance were unclear. At that meeting it was requested that a report be brought to this meeting in relation to the quorum for Committee meetings to clarify the situation in relation to members attending in person versus online.

## **REPORT**

Schedule 7 of the Local Government Act 2002 sets out the requirements for a quorum. This states that attendance via audio link or audio visual link meets the requirements for a quorum until 30 September 2024. Section 25B(3) has the effect of overriding anything to the contrary in the Standing Orders of the Committee in relation to attending a meeting by means of audio link or audiovisual link.

After 30 September 2024, this allowance may continue only if the standing orders are amended to allow this. However, I understand that there is currently a bill before Parliament which is seeking to make this allowance for attendance by audio link or audiovisual link to meet the requirements of a quorum permanent. We will revisit this issue later in the year to see whether this requirement becomes law or whether a change to the standing orders is needed or sought.

The relevant sections of the Local Government Act are set out below:



## **Schedule 7 of the Local Government Act 2002**

### **23 Quorum of councils and committees**

- (1) A meeting is duly constituted if a quorum is present, whether or not all of the members are voting or entitled to vote.
- (2) Business may not be transacted at any meeting unless at least a quorum of members is present during the whole of the time at which the business is transacted.
- (3) The quorum at a meeting of—
  - (a) a local authority consists of—
    - (i) half of the members if the number of members (including vacancies) is even; or
    - (ii) a majority of members if the number of members (including vacancies) is odd; and
  - (b) a committee—
    - (i) is not fewer than 2 members of the committee (as determined by the local authority or committee that appoints the committee); and
    - (ii) in the case of a committee other than a subcommittee, must include at least 1 member of the local authority.

### **25A Attendance at meetings by audio link or audiovisual link**

- (1) A member of a local authority, or of a committee of a local authority, has, unless lawfully excluded, the right to attend any meeting of the local authority or committee by means of audio link or audiovisual link if—
  - (a) the standing orders of the local authority permit attendance at that meeting by means of audio link or audiovisual link; and
  - (b) the presiding member at that meeting is satisfied that all conditions and requirements in the standing orders in relation to attendance at that meeting by means of audio link or audiovisual link are met.

...

- (4) Despite subclauses (1) and (3), a member of the local authority who is not physically present at the meeting is not to be counted as present for the purposes of clause 23.

### **25B Modifications to clause 25A during period 12 February 2023 to 30 September 2024**

- (1) Subclauses (2) to (4) apply instead of clause 25A(1) during the period—
  - (a) commencing on 12 February 2023; and
  - (b) ending on the close of 30 September 2024.
- (2) A member of a local authority, or of a committee of a local authority, has, unless lawfully excluded, the right to attend any meeting of the local authority or committee by means of audio link or audiovisual link.
- (3) To that end, a member may attend a meeting by means of audio link or audiovisual link despite—
  - (a) clause 27(5)(a); and
  - (b) any limitation or condition on the use of an audio link or audiovisual link that is contained in the local authority's standing orders; and
  - (c) anything else to the contrary in the local authority's standing orders.



- (4) For a Civil Defence Emergency Management Group, the reference in subclause (3) to a local authority's standing orders includes any standing orders that apply to the Group under section 19 of the Civil Defence Emergency Management Act 2002.
- (5) Subclause (6) applies instead of clause 25A(4).
- (6) A member of the local authority or committee who attends a meeting by means of audio link or audiovisual link, in accordance with this clause, is to be counted as present for the purposes of clause 23.
- (7) This clause is repealed on 1 October 2024.

### **27 Standing orders**

- (1) A local authority must adopt a set of standing orders for the conduct of its meetings and those of its committees.
- (2) The standing orders of a local authority must not contravene this Act, the Local Government Official Information and Meetings Act 1987, or any other Act.
- (3) After the adoption of the first standing orders of the local authority, an amendment of the standing orders or the adoption of a new set of standing orders requires, in every case, a vote of not less than 75% of the members present.
- (4) A local authority or committee may temporarily suspend standing orders during a meeting by a vote of not less than 75% of the members present and voting, and the reason for the suspension must be stated in the resolution of suspension.
- (5) Where a local authority wishes to permit the use of audio link or audiovisual link for the purposes of clause 25A(1)(a), the local authority—
  - (a) must first provide for this matter in its standing orders; and
  - (b) may include in its standing orders matters concerning the use of audio links or audiovisual links at meetings, including, without limitation,—
    - (i) specifying the type or types of meeting at which members may participate by way of audio link or audiovisual link; and
    - (ii) attendance requirements; and
    - (iii) prescribing any method or technology of audio links and audiovisual links; and
    - (iv) any other requirements that the local authority considers are appropriate to maintain public confidence in the transparency and integrity of decision-making processes and the conduct of members during these processes; and
    - (v) specifying that any person wishing to participate in this manner must make prior arrangement with the local authority.



**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

# Project Manager Update

**12 December 2023 – 14 February 2024**

**Prepared By:** Michelle Conland, Acting Project Manager  
**Date Prepared:** 5 February 2024

*Te Tai o Poutini Plan Team*

Ms Mehrtens is leaving the Council on Friday 23 February, to go on maternity leave. We wish her all the best for this special time. Ms Mehrtens has been an invaluable asset in relation to all of the administrative tasks for the TTPP hearing process, including updating the TTPP website. We have begun recruitment for her replacement, with the new role being advertised as a Planning Technician to better describe the role. Mr Douglas, who had the position of Senior Planner for the TTPP team, has also resigned from the WCRC. He had moved on from his position as Senior Planner for the TTPP team to a land management role but was still helpfully assisting with some enquiries and more recently carried out site visits on behalf of Ms Easton. Sadly, he has now decided to leave WCRC, and we wish him all the best for the future. We will be recruiting for his replacement very soon.

There have been no changes made to the National Policy Statement for Indigenous Biodiversity (NPS-IB) as of this date, and nor have we received any update on the proposed changes or a timeframe for making any changes. At this stage we have had no indication of priority from the government, and it was not part of the 100 day plan. However, as requested by the Committee, the Ecosystems and Indigenous Biodiversity hearing has been deferred and will now take place in August. At this time, the identification of Significant Natural Areas remains a legal requirement for district plans. As noted previously, the West Coast Regional Policy Statement requires the TTPP to implement SNAs. The TTPP was also notified prior to the NPS-IB – so the NPS-IB, and did not influence the identification of properties as having an SNA. However, we will be closely monitoring this situation and if changes are made to the NPS-IB then obviously we will do what is required based on that government direction.

As noted in the report of Ms Easton, to allow the variation for the Coastal Hazard Mapping to be notified and submissions heard at the same time as the Natural Hazard topic, it is proposed that this topic be heard slightly later in the year, commencing in October, rather than as originally scheduled in September. The scheduling of the hearing topics Special Zones, Settlement Zones and its Precincts, and Signs has now been confirmed, and a date has now been set for the postponed Noise topic.



As has been seen to date, the scheduling of hearings may need to change unexpectedly for a variety of reasons, including ill health of key participants, the need for further conferencing of submitters, and logistics such as the timing of variations. This is not an unusual situation. The Resource Management Act 1991 sets out the timeframes for notification of hearing dates, and these dates have been and will continue to be met for all of the scheduled hearings.

Consequently, while subject to further changes, the timing for the remaining hearings is currently proposed as follows:

February – Natural Character of Waterbodies and Activities on the Surface of Water

March – Natural Features and Landscapes

April – Subdivision, Financial Contributions and Public Access

May – Sites and Areas of Significance to Māori

May/June – Mineral Extraction

July – Industrial and Commercial Zones, Open Space Zones, Residential Zones, Special Zones (excluding Franz Josef)

August – Rural Zones and Settlement Zones (excluding Franz Josef), Ecosystems and Biodiversity

September – Signs and Noise

October – South Westland Coastal Environment and Natural Hazards and Franz Josef zoning, Grey area Coastal Environment and Natural Hazards, Buller area Coastal Environment and Natural Hazards

#### Plans for Next Period

- Recruitment of Planning Technician and Senior Policy Adviser
- Preparation for notification of the Coastal Hazard Mapping variation (if agreed by the Committee)
- Preparation for notification of the variation to Activities on the Surface of Water Chapter in relation to the Port of Greymouth and Westport Harbour (if agreed by the Committee)
- Drafting s32A report for the variations
- Continuation of hearings
- Ongoing preparation for future hearings
- Updates to Committee on hearings

#### 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



# Te Tai o Poutini PLAN

A combined district plan for the West Coast

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

<b>Overall</b>		
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	November 2024	
Notification of Coastal Hazard Mapping Variation	March 2024	Indicative time only
Notification of Variation to Activities on the Surface of Water Chapter	March 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.



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## Attachments:

1. Minutes from Hearing Commissioners
  - Minute 13 – Rescheduled hearing, online only hearing, late evidence
  - Minute 14 – Ecosystems and Indigenous Biodiversity
  - Minute 15 – Designations
  - Minute 16 – Strategic Directions
  - Minute 17 – Provision of evidence for Natural Features and Landscapes Hearing
  - Minute 18 – Energy, Infrastructure and Transport Reconvened Hearing



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

**Vance and Carol Boyd. Rapid 1984, Hannahs Clearing.****Feedback for the TPP Committee. Draft Coastal Hazard Mapping . Prepared by Vance.***Introduction.*

The coastal settlement of Hannahs Clearing , previously known as Carters Mill, consists of about 60 homes and the Haast Area School. The settlement is surrounded by Department of Conservation Stewardship Land. Houses were built from the mid 1960's, originally to service the then Carter's sawmill. Early maps and photos show that prior to that there was a cattle resting area about where the school is now. The Westland District Council has approved land subdivision on the seaward side of the road since around year 2000. In doing so they recognised that the surrounding DOC land limits available sites and considered that there was no obvious threat from coastal hazards. Our property consists of the last three titles at the south western end of the village. Our house is on two titles, while the third is vacant land with a physical building platform. All three titles are forested with trees estimated to be up to 350 years old.

*Why am I taking the opportunity to provide feedback now?*

The committee has the ability to decide if the overlay maps should be notified as is, or if they should be withheld from the plan pending further study and community consultation. I hope to persuade the committee that the latter should be the case. It would be even better to withdraw all of the coastal hazard sections from the PDP at this stage to allow the process to proceed properly. If the outcome of an adaptive coastal hazard strategy was that the PDP was the best tool (doubtful) then this could be addressed at a ten year review.

If the maps proceed to the notified PDP stage then the reality is that residents are faced with employing expensive experts before the commissioners and, if unsuccessful at that stage will face even greater cost at Environment Court level. I feel that the further proposals such as these advance, the harder it becomes to change them. The committee has the ability to decide whether, based on a common sense approach, the maps as they stand are fit for purpose and whether at this stage, the limited science behind is sufficient to justify their potential consequences for residents. Although my focus is on Hannahs Clearing I'm sure the points I wish to make won't be unique to there.

*Feedback on the consultation process.*

The online form, which can be used for brief feedback, asks initially for comment on the consultation process. My comments relate to the process and should not be considered to be personal criticism of those involved.

I think the consultation process, at least as it relates to CHA's 25 and 26 in South Westland was unsuccessful. The revised mapping has about 150 properties at Okuru, Hannahs Clearing, Neils Beach and Jacksons Bay in proposed severe coastal hazard areas. The implications of this are that to build or extend a house on land in this area would be a Non Complying activity. This would have significant effect on property values, and insurance and would impose significant restrictions on individual property owner's rights.

It's reasonable to expect that a large number of people would be concerned about this and would want to be involved.

In fact only four parties, all from Hannahs Clearing took part in the "drop in" session at Haast and a further two, one from Neils Beach and one from Hannahs Clearing took part in a later video session.

I think there are several reasons for this. Firstly people claim they were unaware of what is proposed. I understand that the main method of communication was by email to those who had

submitted on the draft PDP. This may have left out those who are affected by extensions to the map overlays. Also there are a number of absentee owners who don't regularly pick up on word of mouth information and those subject to special rating schemes who may have felt unaffected.

There are other factors. When the first draft of the PDP was being prepared for notification there was a meeting at Haast attended by about 50 people. Unfortunately the consultation then and later proceeded on the basis of "this is what we are going to do and we are here to explain it" rather than on the basis of "is there a problem and if so what are our options?" As a result residents, most of whom struggled to understand the process due to the time required and their busy lives, felt that it would be a waste of time taking part in consultation as decisions had already been made. To some extent this sentiment was vindicated by no change being made to the previously notified PDP hazard provisions between consultation and notification. For example I provided feedback about the inadequacy of the mapping because of (amongst other things ) the lack of LIDAR land height information but the process ploughed on anyway. This is why with LIDAR information we are now back where we were. I have appended my original feedback on the pre notified draft proposals to this document.

Further factors as to why the consultation has not worked are that unlike the Buller region we have not experienced any immediate coastal threat to property, so it has not really been on people's radar. For example the March 2022 NIWA report, which is the principal document relied on to support the mapping, has 9 pages relating to the Granity , Hector, Ngakawau area and has 9 references to previous reports relating to that area. By contrast Hannahs Clearing gets less than one page of analysis and there are no studies or reports which have been on people's minds.

Finally, there are probably some who think that it doesn't matter what is in a plan, things will just carry on as before down here.

I have noted before that the approach taken to possible coastal hazards, via the PDP, is at odds with a body of reports providing guidance including the extensive 2017 Ministry for the Environment publication, Coastal Hazards and Climate Change – Guidance for local Government. Other more recent publications on the same theme include a 2023 publication from international consultants WSP in conjunction with the Helen Clark foundation. Both of these reports set out the principle of consultation in detail. The extract and chart below outline the recommended process. In terms of the five stage ten step process we seem to have minimised step one, then leapt straight from a once over lightly step two straight to step eight. It should be no surprise that the consultation process hasn't really worked.

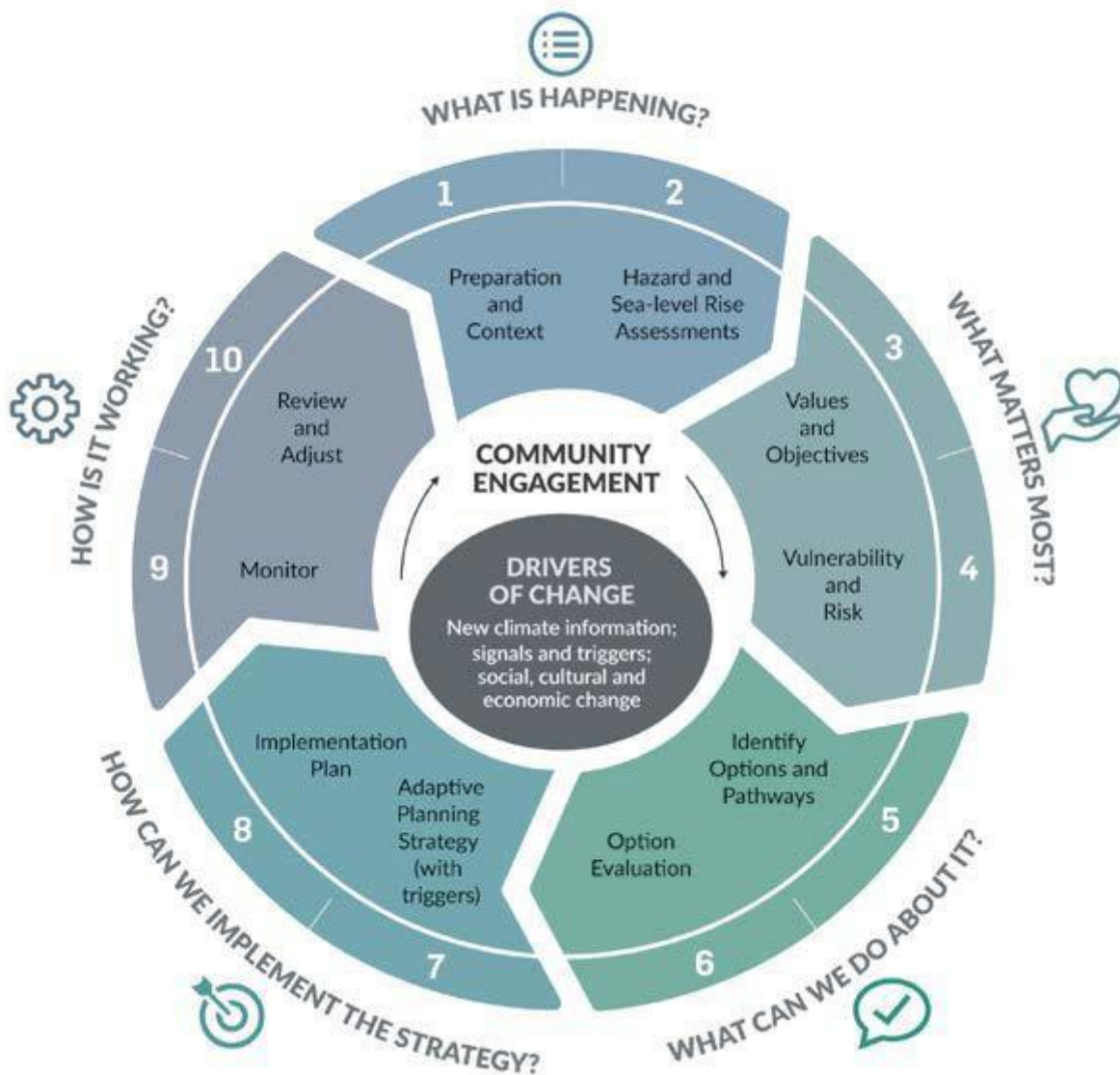
***"A. What is happening?*** (includes setting the context and preparation through to undertaking sea-level rise and hazard assessments based on scenarios) – **Chapters 1–6**

***B. What matters most?*** (centred on values and objectives: people and asset service delivery and undertaking risk and vulnerability assessments) – **Chapters 7–8**

***C. What can we do about it?*** (identifying and evaluating options) – **Chapter 9**

***D. How can we implement the strategy?*** (secure and implement an adaptive planning strategy) – **Chapter 10**

***E. How is it working?*** (monitoring and regular reviews and possible adjustments) – **Chapter 11 "**



*Feedback on Updated mapping.*

The mapping process was undertaken with limited resources and on a tight time frame. Below I comment on what I consider are specific inadequacies. I am conscious that in raising these it will be tempting to ask NIWA for answers to some questions. The problem with this is that it naturally leads to a defensive position being taken. I think the real solution is to start again following the methodology of the process outlined above.

For some time the West Coast coastal area has been divided into 7 CHA's ( Coastal Hazard Areas ) The areas are classified as high, low and medium priority. Our property is in CHA 25. The South Westland CHA's are classified medium priority as opposed to those in Buller which are generally high priority. CHA's were adopted using advice provided by NIWA about 2002.

In 2022 NIWA were asked to further consider the CHA's and to map hazard areas including severe coastal hazard areas. The report regarding this work can be found here [https://tppp.nz/wp-content/uploads/2023/11/2022-03-NIWA\\_CHA\\_Report-inundation-erosion-for-7-CHAs.pdf](https://tppp.nz/wp-content/uploads/2023/11/2022-03-NIWA_CHA_Report-inundation-erosion-for-7-CHAs.pdf).

At the time of this report LIDAR height information was not available but that information became available shortly after the PDP submission period closed. As a result NIWA updated their previous work and released a further report <https://tppp.nz/wp-content/uploads/2023/11/2023-03-NIWA->

[CHA-Rpt-inundation-only-update-for-7-CHAs-but-ex-Westport-LiDAR2022.pdf](#). These reports form the basis for the mapping.

In the PDP the introduction explains the map overlays as follows:

*“Coastal Hazard Overlays – “Coastal Severe” where risk from coastal erosion and inundation have been modelled and mapped, “Coastal Alert” where risk from coastal inundation has been modelled and mapped. “Coastal Setback” where modelling has not been undertaken and is a precautionary approach. “Coastal Tsunami” is where the most—“*

As you will see from my comments below I find it hard to accept that risk for CHA25, particularly with regard to erosion, was “modelled” There simply isn’t enough information currently available. In 2022 I raised this during a conversation with one of the NIWA report authors. He conceded that there was little information available and due to time pressure the authors were required to use “educated guesswork”.

Some points re the mapping :

1. The adoption of the maps and their relevance to the PDP took place without any attempt to follow the recommendations of the Ministry for the Environment 2017 document Coastal Hazards and Climate Change advice for Local Government. That document and others, including the WSP/Helen Clark Foundation report emphasises the desirability of following a ten part cycle process starting with identifying the problem and ending with monitoring the solution. Matters such as local knowledge, appetite for risk, soft and hard mitigation options have not been explored. Jumping straight to a plan with land use being Non Complying is a big step and a very blunt instrument compared with other options and should require very sound science.
2. The NIWA mapping report deals at some length with the methods adopted for the calculation of inundation and coastal erosion but in my view is light on the information used as the basis for erosion calculations, particularly in CHA25. This is because unlike some northern CHA’s the data just doesn’t exist. The explanation for CHA25 takes less than one page.
3. The severe hazard areas are defined as being areas where hazard can exist due to possible inundation or erosion but specifics as to which could cause the possible hazard and why are not provided.
4. The LIDAR data has disclosed that our house site is 6.2m above the datum; our vacant property is 6.4m while those to the north are at about 5.5m. These heights are well above any estimated storm tide plus wave setup height estimates. My assumption is therefore that the village is not likely to suffer from inundation, so the mapping was perhaps done on the basis of erosion. On the other hand many properties at Okuru are around 3.0m high so perhaps the mapping of the of the severe zone there was done on the basis of inundation. Okuru has a substantial mitigation structure.
5. Large parts of Hokitika, Greymouth and Westport towns are at a height of around 3m. The rules for these areas are either less restricted or not yet clear. Following this section is a figure showing heights at Hannahs Clearing.
6. The later mapping, done after LIDAR heights were available moved the eastern boundary of the severe zone at Hannahs Clearing slightly closer to the sea. There is no explanation given for this.
7. The NIWA report ( page 82) comments that there are no trends indicated for the shoreline at Hannahs Clearing. This is supported by a trend line which shows a neutral erosion position until south by the old rubbish tip site.
8. Below I have included photographs from 1951 to 2022. While there has no doubt been episodic and cyclical shoreline erosion and accretion over that time it is clear from the



photos that there has been little overall change between 1951 and the present. This is in line with the NIWA statement that shorelines in Hannahs Clearing and north do not show (long term) trends. Around page 42 the report comments on the methods used to estimate future coastal erosion. Where data is lacking estimates are calculated using information derived from photo comparisons over as long a term possible.

9. The mapping has a narrow band of severe hazard at the north of Hannahs Clearing which expands to be wide enough to cover most of our properties which are only 480m to the south. There is no explanation for this; certainly neither the photographs nor the LIIDA data disclose any reason for it. In fact our properties are higher than those to the north and as can be seen from the images they have additional protection provided by forest and vegetation. My discussion with one of the NIWA authors left me with the impression that this aspect of the mapping was somewhat arbitrary and a reaction to some erosion at the old tip site to the south during ex tropical cyclone Fehi .
10. No 50 year or for that matter 25 or 75 year mapping has been made available. In my view this restricts understanding and limits the ability to consider adaptive change with trigger points - if that is what is required.
11. Westland has over 20 of special rating districts, including at Okuru and Neils Beach . The purpose of these is to provide the Regional Council with funding for the construction and maintenance of mitigation structures .There is an extensive hard structure at Okuru and a soft feature at Neils Beach. The mapping and NIWA report does not appear to take these into account. The Regional Council 2021-2031 plan is committed to working with existing communities to investigate the provision of protection where it is required. This objective was confirmed in this year's Chairman's report and is in accord with most recommendations for dealing with climate change where infrastructure and settlement currently exists.
12. The draft plan accepts that a main divide earthquake has a 75% probability of occurring within the next 50 years. My advice is that this will likely result in some coastal uplift and will certainly result in beach accretion due to large volumes of material being transported down rivers. This has been the case over recent centuries. Aerial observation of the Haast coastal plain clearly shows inland sand hills marking where the coast was during roughly 300 year events. It seems reasonable to factor AF8 into any coastal hazard planning, but this has not been done. The estimates from experts in the seismic field suggest that the certainty of AF8 in the next 50 years is much higher than the certainty of coastal hazard threat.
13. I am not alone in thinking that the mapping is inadequate. The WCRC has submitted on the proposed plan objecting to the generalised nature of the mapping and the potential effect on community wellbeing. The Council submission is appended later.
14. Additionally, the Department of Education commissioned an adaptive pathway report from international consultants WSP, regarding potential coastal hazard threats to the Hannahs Clearing School which is about 250m up the beach from our place. That report considers that there is no short or medium term threat and it should be business as usual until 2070 and business as usual with adaptation, if required from 2070 to 2120. The report also comments that further study of the beach is required and takes into account statements contained in the WCRC long term plan about general monitoring and community consultation. This seems sensible given the current lack of data.
15. The existing severe coastal mapping boundaries pass through parts of existing houses e.g. through the third bedroom of my friends house at Okuru. To suggest that the mapping is this accurate is not sensible.



Photographs etc.



© Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

Figure 1. Hannahs Clearing town site, 1951, taken looking east. The dogleg in the road to the left of the cattle resting place provides a good reference to later images. Distances can be estimated by reference to the distance from the coast to the road and the distance to Little Groper Creek running roughly parallel to the eastern of the road.



Sourced from <http://retrolens.nz> and licensed by LINZ CC-BY 3.0

Figure 2. Similar view from the east ,1951. Little Groper stream is more obvious.



Figure 3. An aerial photo of Hannahs Clearing, then known as Carter Mill taken in 1979. Reference to the road dog leg suggests that the cattle resting place in earlier photos was about where the school grounds are.





Figure 4. A comparable photo to 3, above taken late 2022. The building to the west of the dogleg in both photos is now a family home. Our house can be seen top right of photo.





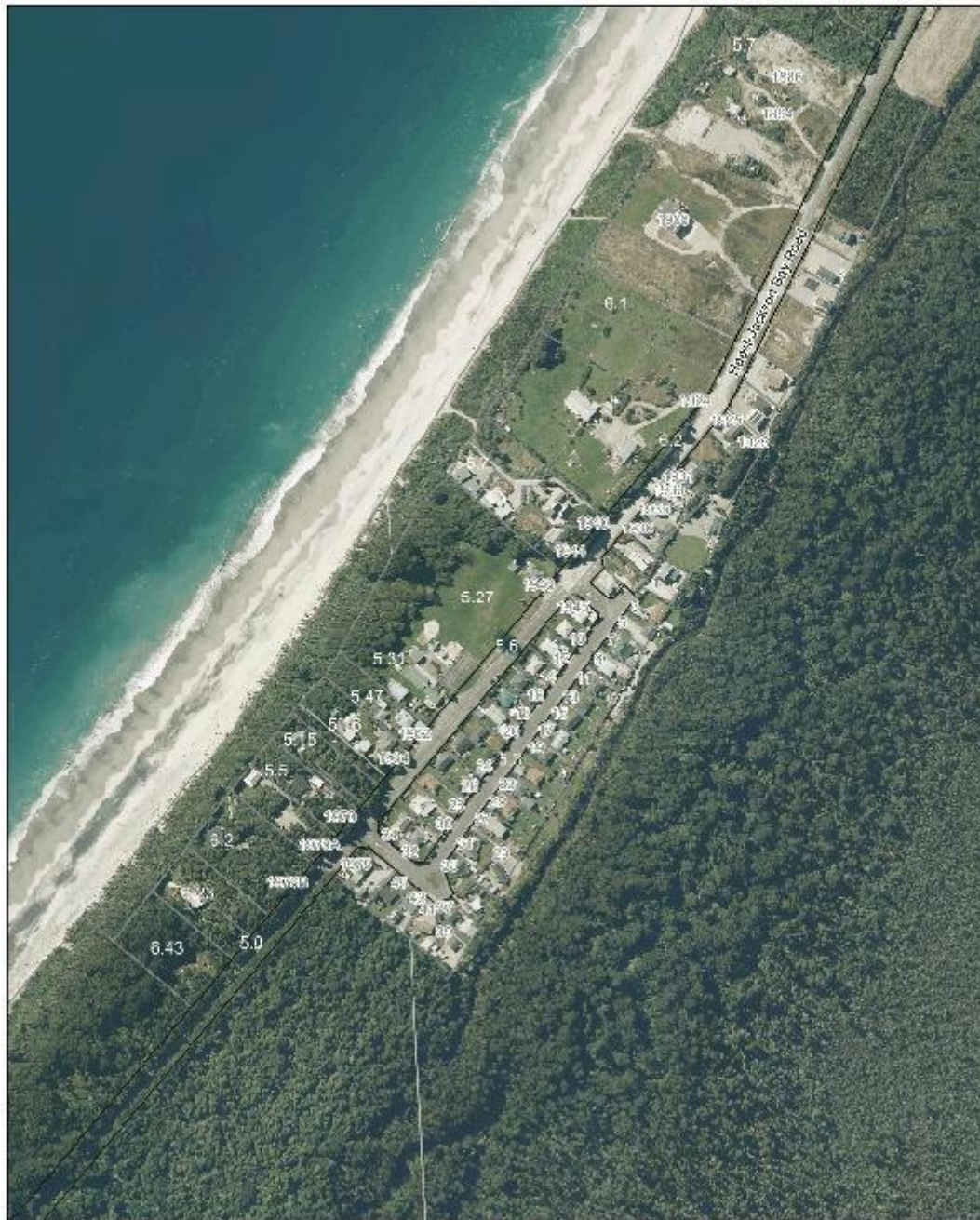
© Sourced from <http://retrolens.nz> and licensed by LINZ

Figure 4 . Hannahs Clearing from the west. 1988.



# Hannahs Clearing LIDAR land heights M

Created By:  
Print Date: 13/12/2023  
Print Time: 3:51 PM



Scale: 1:4463  
Original Sheet Size A4

Projection: NZGD2000 / New Zealand Transverse Mercator 2000  
Bounds: 1267159.10404852, 5125883.06882987  
1267984.50339688, 5126909.23906213

Sourced from LINZ data. Crown Copyright reserved. Not to be reproduced without permission of Westland DC.  
The information shown on this plan may not be accurate and is indicative only.  
The Westland District Council accepts no responsibility for incomplete or inaccurate information.

Figure 5. A current WDC LINZ data photo of Hannahs Clearing with LIDAR land heights in meters shown in white.

These heights were sourced from LINZ DEM LIDAR data. Our house and vacant section is in the left lower. One again the road dog leg, coast and stream can be used as comparisons with earlier photos.

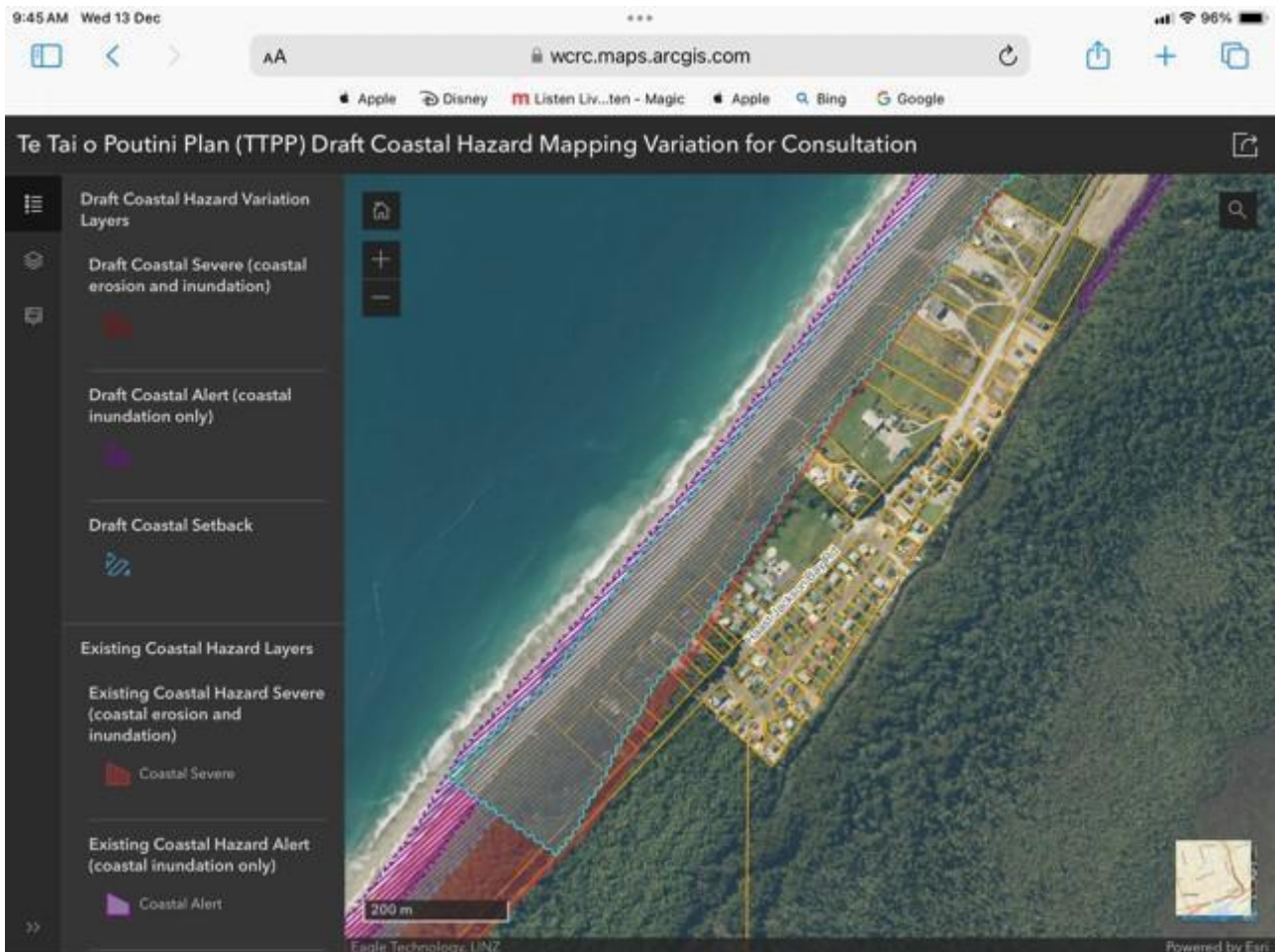


Figure 6. A screen shot of the severe hazard re mapped area at Hannahs Clearing. The area is relatively narrow at the north of the village. As it goes SW it passes through some houses, before completely including some houses and practically all of our vacant section.

*Other feedback I would like the Committee to consider.*

For years the West Coast has tended to take a more permissive approach to regulation than other regions of New Zealand and seems to have recognised the rights of individuals to as far as possible control their own destinies.

The issue of Natural Hazards and how to deal with them has been considered by many local bodies. It is interesting therefore that the approach proposed via the PDP is one of the most restrictive if not the most restrictive I have found.

Local bodies have generally fulfilled their responsibilities by publishing advisory maps (i.e. let the buyer beware) and for existing settlements by working toward taking an adaptive approach for areas with existing infrastructure. This is in line with the WCRC long term plan but at odds with the PDP.

The Kapiti Council started going down a similar path to the PDP, albeit with a much more comprehensive risk assessment report. My understanding is that after backlash the Council commissioned a panel of experts to review the original report. Despite its detailed approach the mapping was found to be too simplistic and not fit for purpose. The coastal hazard provisions were withdrawn from the PDP and the council then appointed a panel chaired by Sir Jim Bolger to tackle an adaptive pathway approach in consultation with the community. That work is continuing.



There seems to have been a rush to complete the PDP. It's unclear why this is although it's been suggested that there were concerns that the previous Government may have foisted some regime upon the region if haste was not displayed. I sincerely hope that threat has passed and we can back off to a more considered approach.

Vance Boyd, 17 December 2023.

*Addendum.*

*Emails between Vance and Planners April 2022 re Hazard Mapping Included as background Information.*

Good Afternoon Edith,

Thank you so much for your considered reply.

Over the weekend I have been reading and thinking about the issues and realise what a huge job you have given that the Coastal part of the plan you are developing, while large and complex in itself, is only one aspect of the total plan.

In terms of hazards you will be considering flooding from rivers, earthquake risk etc, etc on it goes. I have attached a report I came across about river flooding, which often combines with coastal flooding, between 1846 and 1987. It reminded me that the West Coast is indeed a place where the forces of nature are felt and that is part of its attraction for many, one which has played a large part in the culture of the district.

Anyway, back to Coastal planning issues. I note that not many local bodies have got to grips with it so far, not surprising given the difficulties and the potential social and financial effects on residents.

The Christchurch City Council is at a similar stage to Westland, they sum up the requirements of the RMA and the Coastal Policy Statement as follows. That :

- Development, subdivision and land use does not increase the risk of coastal inundation, coastal erosion, rising groundwater or tsunami causing physical, social, economic or environmental harm.
- Existing communities potentially affected by coastal hazards are able to continue to develop and use land, natural and physical resources where the risk of adverse effects from coastal hazards is not increased and the level of risk can be managed to an acceptable level.

I presume this is the approach you are taking. With regard to risk it seems to be defined as the usual risk management approach, where high risk can be something that has a lesser effect but is likely to happen often or as something that is not likely to happen often but can have a significant effect on human safety if it does. If we relate this to Hannahs Clearing, I think that the red zoning and restrictive provisions suggested are unjustified for the south end of the township.

I note that the interactive draft plan ( the one where you can put in an address and bring up map overlays ) does not disclose any hazards at Hannahs Clearing so I assume that your current thinking has arisen as a result of the latest NIWA report. Understandably the report acknowledges the difficulties of accurately modelling what nature will do in the future.

The report notes that there are no known coastal erosion trends at Hannahs but that between 1950 and 1969 there was a period of erosion which reversed between 1969 and 2006. Since then the report suggests that erosion may be in the order of .5m per year more toward the old tip site a km or so to the south. It should be noted however that the power company about three years back removed a strip of beach top forest and vegetation near the tip site and this has allowed the sea to claim back to the "new" bush edge. The report further notes that unlike some other areas there has been no inundation of land at Hannahs Clearing, in other words the line denoting the red zone on the map has been derived we assume from calculations involving land height and perhaps beach

profile. The report acknowledges that heights were obtained using the DEM satellite method as the more accurate DAR data is not yet available for our area. I am not sure how the DEM method deals with tree cover, interestingly the red part of Hannahs is the most forested. I note that the red zone seems to extend to or maybe across the road just south of our place.

Edith, as far as I can tell by walking around the town and along the beach edge it is all pretty well flat and of similar height at both north and south ends and to my eye the beach profile looks the same as well. Our properties are the last residential lots, all at the south end on the sea side of the road. We have built on the northern two while the southern lot is a vacant section. The land is low sand dunes which has been forested over centuries. As far as I can make out the height of the land where our house is located is probably similar in height to the seaward land on which houses are built on at the north end of the village and I estimate the building platform on our section next door is higher and further from the sea. Our house is 15 – 20 m further from the sea than the houses at the north and the next door (most southern) building platform is even higher and is separated from the sea by mature, 250 year old or so, forest. I have attached a photo looking toward the sea from the building platform. You can get a good idea from Google maps although I am sure you will have your own maps.

I calculate that if erosion were to happen at .5 m per year, it would take over 100 years to reach our house and much longer to reach the building site next door. Given that erosion tends to be cyclical it would probably take much longer. This ignores the effect the forest has on binding the land. Even if this is all wrong buildings on our land are not going to create a risk to life and limb in the way an earthquake could so I cannot understand why any of Hannahs Clearing should be considered red zone.

I do note that the M.O.E guide re introducing the National Coastal Policy into District plans sounds a note of caution about using map overlays in coastal areas, I can understand why.

Edith, a further point of concern is the notion of requiring people who wish to build etc on red zone coastal land to provide detailed technical mitigation with a RC application. In reality I suspect that this would just mean two lots of “experts” disagreeing with each other – I just don’t think the science is that clear here. If there was disagreement the likely outcome would probably not be positive. I have read a report of a case up north where the matter was finally decided in the owners favour by the high court, no doubt at great cost to the council and the owner.

I am sure you have figured out by now that I would therefore like all of Hannahs Clearing not to be red zone. I know that District Plans have to be reviewed every ten years, if new more compelling evidence arises there will be plenty of future opportunity to address it in the future. This approach seems to be similar to that adopted by some other councils so you will not be alone !

Edith, thanks for taking your mind away from the big picture to address our personal concerns, would it be possible to further my understanding by way of a phone chat with you ?

Kind Regards,

Vance Boyd.

**From:** Edith Bretherton [<mailto:edithb@wrc.govt.nz>]

**Sent:** Friday, April 22, 2022 2:55 PM

**To:** [rvcnb@xtra.co.nz](mailto:rvcnb@xtra.co.nz)

**Subject:** FW: West Coast Coastal erosion

Afternoon Vance,



Thank you for sending through your feedback, and further email.

The coastal protection question is a big one. The general approach has been that, if the structure is built to mitigate a 1% annual exceedance probability event, commonly referred to but actually slightly different 100 year coastal storm event, and 100 years of erosion, including climate change consideration, and is publicly maintained then it is considered part of mitigation. The reason for being so stringent is that we legally have to consider coastal hazards with at least a 100 year timeframe. The publicly maintained part, which the rating district ones would be part of, is also important. There is a danger, when something is maintained by a third party that if that third party has a change of circumstances the maintenance is lost. When I undertook the site visits with the NIWA coastal engineer we looked at the various structures, and read the asset management plans, which then formed the NIWA report. The other issue with protection works, and this is the case at Punakaiki, I need to reread on Okuru, is that even with a substantial seawall, storm surge comes up the Pororari River and into the settlement behind the wall.

In regard to the Building Act, I'm aware of that section, and do work closely with the building control teams to try to ensure that we are aligned where we can be. The difficulty is that district plans are written under the Resource Management Act, which has different requirements. It may be that people require a resource consent, and a building consent.

And yes you are correct. The most recent satellite imagery has been used to calculate erosion, and coastal inundation. The coastal inundation part takes into account storm surge, wave setup, vertical land movement, and climate change. I've had a quick look at it, and can understand the question, why is it wider in part of Hannahs Clearing. It will most likely be one of two things, relative ground heights, but could also be the offshore contours, so as the wave approaches, is the seabed consistent offshore, and if not, the inundation should reflect that. Please do let me know if you feel that is not correct and I can go back to our coastal engineer and ask him to please have another look.

Best regards

**Edith Bretherton**

Senior Planner – Te Tai o Poutini Plan

Tel. 03 768 0466

E: [edithb@wcrc.govt.nz](mailto:edithb@wcrc.govt.nz)

PO Box 66, Greymouth 7840

388 Main South Road

[www.ttpnz](http://www.ttpnz)



**From:** Hayley Burgess <[hayley.burgess@wrc.govt.nz](mailto:hayley.burgess@wrc.govt.nz)>  
**Sent:** Friday, 22 April 2022 1:17 PM  
**To:** Rachel Vaughan <[rachel.vaughan@wrc.govt.nz](mailto:rachel.vaughan@wrc.govt.nz)>  
**Cc:** Edith Bretherton <[edithb@wrc.govt.nz](mailto:edithb@wrc.govt.nz)>; Jo Armstrong <[joa@wrc.govt.nz](mailto:joa@wrc.govt.nz)>  
**Subject:** FW: West Coast Coastal erosion

**Hayley Burgess**

Customer Services Officer



Tel. 03 744 7302 ext. 9021

M: 021 194 4673

E:

[hayley.burgess@wrc.govt.nz](mailto:hayley.burgess@wrc.govt.nz)

PO Box 66, Greymouth 7840

388 Main South Road

[www.wcrc.govt.nz](http://www.wcrc.govt.nz)



**From:** Vance Boyd <[rvcnb@xtra.co.nz](mailto:rvcnb@xtra.co.nz)>  
**Sent:** Thursday, April 21, 2022 4:56 PM  
**To:** info <[info@wrc.govt.nz](mailto:info@wrc.govt.nz)>  
**Subject:** West Coast Coastal erosion

This email is from an external sender. Please be careful with any links or attachments.

Hello,

My name is Vance Boyd, our Trust owns property at Hannahs Clearing. Earlier today I made a form submission regarding the coastal plan.

Since making it I discovered a later NIWA report which fill in some of the gaps for me.

I am still puzzled about the role that coastal protection plays. For example at Punakaiki and Okuru there are substantial protection works but these places are still red on the maps ?

Further, the notes to the draft plan say that if one wishes to build on land identified as being of risk of coastal erosion a resource consent will be required and it will need to show mitigation.

I have attached an extract from the Act , assuming it is still current, it would appear that this is not always the case, for example when the building will not contribute to erosion damage on the property or adjoining land.

I would hope that council will realise the implications of what it is suggesting and modify the draft accordingly.

In an effort to appreciate why it is thought that one end of Hannahs Clearing is okay and one not I will attempt to compare the height of our land compared with that at the North end. From what I can make of the NIWA report they used satellite methods to calculate land height v potential wave height.

Regards, Vance

Boyd

*Addendum. Extract: Relevant sections of WCRC submissions:*

“General Natural Hazard provisions: 15. That the Natural Hazards provisions provide for the social and economic wellbeing of West Coast Communities. 16. Maps relating to Natural Hazard overlays: 17. Are refined to the property level for natural hazard overlays. Maps are refined for the coastal setback overlay to the property level. 18. Rules NH - R50, NH - R51, NH - R52, NH - R53 are reworded to provide clarity to land owners. Suggested wording: Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100-year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100- year ARI plus 1m sea level rise coastal event. Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP). 19. The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for Natural Hazards. Page 5 of 33 20. That the Plan is refined to ensure there are no adverse effects on the social or economic wellbeing of West Coast people and communities, and no undue burden is placed on the West Coast Community from the proposed Plan provisions. 21. The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for

ecosystems and indigenous biodiversity, natural character, natural features and landscape provisions. 22. The Council seeks to be a party to the refinement of the Greenfield areas of TPPP to ensure that the Plan is efficient, effective and useable for our West Coast communities and industry, and these sites are appropriately serviced. 23. “

“2. Natural Hazard Chapter (NH) 2.1. Council opposes • The general Natural Hazard Rules and Objectives and Policies that give rise to the reasons for the submission below. Page 26 of 33 • Maps relating to Natural Hazard overlays • Rules: NH - R50, NH - R51, NH - R52, NH - R53 • There is no clear definition for a 100-year Annual Recurrence Interval (1%ARI) plus a 1m sea level rise coastal event and a 1% Annual Exceedance Probability (AEP) 2.2. Reason for submission WCRC are concerned that the general natural hazard provisions are unduly restrictive when flood hazard areas have not been refined in the flood maps. The natural hazard overlay maps do not follow natural land contours. Maps need to be refined to exclude areas that are not subject to natural hazards, rather than relying on general studies. NH - R50, NH - R51, NH - R52, NH - R53 - Westport and Hokitika Hazard Rules WCRC are concerned there is no clarification of the conditions to meet rules NH - R51 and NH - R 53. For rules NH - R50 and NH - R52, the rules as written are unenforceable over the 10 years of the Plan. Tying a flood protection scheme to an ARI means any flood protection scheme must offer this level of protection in perpetuity. A scheme is constructed to offer a certain level of protection, but climate change or new flood data, may mean that level of protection changes over time. On a technical basis, that level of protection may not be offered over the 10-year life of the Plan. For example, if the protection is modelled in year 3, it may show it only offers a 1 in 98-year ARI, therefore it would fail to comply with the rule and no-one could build in the protection area, or be subject to minimum floor heights. Additionally, buildings that are constructed before the year 3 modelling occurs, may be illegal if the protection is re-modelled to show a lower protection. In the event the modelling shows a lower protection, it may mean those buildings need retrospective resource consent 2.3. Decision Sought a) General Natural Hazard provisions: That the Natural Hazards provisions provide for the social and economic wellbeing of West Coast Communities. b) Maps relating to Natural Hazard overlays: Are refined to the property level for natural hazard overlays. Maps are refined for the coastal setback overlay to the property level. c) Rules NH - R50, NH - R51, NH - R52, NH - R53 are reworded to provide clarity to land owners. Suggested wording: Page 27 of 33 Where new buildings are not protected by the Hokitika/Westport Flood and Coastal Erosion Protection Scheme from a 100-year Annual Recurrence Interval (ARI) plus 1m sea level rise coastal event: a. Buildings for sensitive activities have a finished floor level of 500mm above the 100- year ARI plus 1m sea level rise coastal event; b. Commercial and industrial buildings have a finished floor level of 300mm above the 100-year ARI plus 1m sea level rise coastal event. Provide a clear definition of clear definition for 100-year Annual Recurrence Interval (1% ARI) plus 1m sea level rise coastal event and a 1% annual exceedance probability (AEP). The Council seeks to be a party to the refinement of objectives, policies, rules and accompanying maps for Natural Hazards “

END.