



rd, Paroa  
P.O. Box 66, Greymouth 7840  
The West Coast, New Zealand  
Telephone (03) 768 0466  
Toll free 0508 800 118  
Facsimile (03) 768 7133  
Email [info@wrc.govt.nz](mailto:info@wrc.govt.nz)  
[www.wrc.govt.nz](http://www.wrc.govt.nz)

24 April 2024

Hearing Evidence – proposed TTPP  
C/o West Coast Regional Council  
P O Box 66  
**Greymouth 7840**

[info@tpp.nz](mailto:info@tpp.nz)

Dear Sir/Madam

**WCRC comments on Hearing Panel’s Minute 22 – Strategic Direction chapter**

The West Coast Regional Council (the Council) wishes to make two brief comments on the Reporting Officer’s response in relation to Minute 22 - Strategic Direction chapter.

1. The Council made a further submission (FS136.009) on the Horticulture NZ submission seeking the deletion of “versatile soils” in the Strategic Objective AG – O1. In Ms Easton’s response, paragraph 21, the term “versatile soils” is in the suggested Policy ED – P1. We oppose the use of this term in the draft Policy as it is not a term used in the National Policy Statement for Highly Productive Land. If the draft Policy ED – P1 is added to the TTPP, it could create uncertainty and confusion with applying the Policy in a consent process.
2. Paragraph 7 of Ms Easton’s response states that, in relation to managed retreat: “....*under the current RMA framework, this is largely a matter that needs to be dealt with outside of the Plan.....*”. However, under paragraph 22, suggested Policy CCR – P4 refers to identifying and zoning areas for managed retreat to safer locations. There is an inconsistency between these two statements, and Council suggests they should be reviewed and clarified to remove the inconsistency.

We would be grateful for acknowledgement of receipt of our written feedback.

Yours faithfully

pp 

Selva Selvarajah  
**Acting Planning Manager**