

**IN THE MATTER of
the Resource Management Act 1991**

AND

**IN THE MATTER of
Hearing of submissions and further
submissions on the Proposed Te Tai O
Poutini Plan**

**MINUTE 34 – Directions following the
Residential and Special
Zones Hearings held at
Greymouth on 16-18 July**

INTRODUCTION

1. This Minute follows on from the Residential and Special Zones Hearings held on 16- 18 July at Greymouth.

FURTHER INFORMATION

2. Various parties sought to provide further information to the Hearing Panel following the hearing. A number of submitters have already lodged further information.
3. Buller District Council (BDC) sought to provide further information to support its submission relating to the now refined Alma Road Rezoning Site, shown as areas A and B on Figure 1 of the Marshall Day Acoustics Limited (MDA) report dated 17 July 2024.
4. Included within that further information are:
 - details relating to any site flooding and flooding risk;
 - any other information that would adversely impact on the suitability of the site for rezoning;
 - clarification of the use of the word “significant” within paragraph 1 of the MDA report, particularly if that word relates to the area of land inside the 60-decibel noise contour (shown in red on the parcel of land marked B) resulting in that land not being suitable for noise sensitive activities;
 - an outline of alternative sites considered by BDC and reasons why they have not been advanced;
 - whether or not discussions with the Rifle and Pistol clubs, Avery Brothers Quarry operators and all individuals who have submitted on the Alma Road Rezoning have occurred and any potential agreement regarding BDC’s revised Alma Road Rezoning now sought;
 - confirmation that BDC will withdraw its TTPP submission points that seek rezoning land beyond the now refined Alma Road Rezoning,
 - updating the Hearings Panel on any developments relating to the continued availability of Central Government funding for the Alma Road Rezoning.
5. The O’Conor Institute Trust Board via Mr Mark Lile sought to further consult with the s42A Reporting Officer to agree on outstanding issues and then discuss wording of TTPP provisions to address those issues, if possible, by agreement. If agreement is not obtained, Mr Lile agreed to provide his recommended solution to the s42A Reporting Officer to enable her to make a final recommendation within the written right of reply.
6. Te Tumu Paerora advised it is in ongoing discussions with Ngāi Tahu in relation to an agreed position regarding land included within the Māori Special Purpose Zone and the associated provisions. A joint written statement will be provided outlining any areas of agreement reached and if necessary, any areas of disagreement that remain.

TIMING

7. All parties who sought to provide further information are directed to do so on or before 16 August 2024 by providing it to:
Mr Chu Zhao
West Coast Regional Council
chu.zhao@wrc.govt.nz
03 7680466 ext. 9104
0272152036
8. Where Submitters have already provided information prior to the date of this Minute there is no need to resubmit it.
9. If a submitter cannot meet the date in paragraph 7 above, they must on that date provide a progress report, including a date when the information will be available and reasons for the delay. However, please note the below paragraph.
10. Providing the above time is met by all parties providing the further information, the Hearing Panel is expecting the s42A Reporting Officer's right of reply to be provided on 23 August 2024. Any further information must be received in time to enable the s42A Reporting Officer to consider this in her final reply recommendations.

ISSUES

11. If any Submitter has any issues with this Minute, they are to submit them in writing to the Hearing Panel via Mr Chu Zhao.
12. The Hearing Panel notes that there may be a need to reconvene the hearing. However, we will make that decision upon receipt of the above further information.



Paul Rogers

Independent Commissioner – Chair - on behalf of the Hearing Panel members

22 July 2024