

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 2 SEPTEMBER 2021, HELD VIA ZOOM, COMMENCING AT 10.04 A.M.

PRESENT:

R. Williams (Chairman), T. Gibson, B. Smith, L. Martin, L. Coll McLaughlin, A. Becker, A. Birchfield, P. Madgwick, F. Tumahai, S. Roche, J. Cleine

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), N. Selman (WCRC), H. Mabin (WCRC), P. Morris (GDC) left meeting at 1.30 pm, S. Bastion (WDC), S. Mason (BDC), J. Paterson (WCRC), T. Jellyman (WCRC)

WELCOME

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend. The Chairman welcomed any members of the public who may be viewing the meeting via Council's Facebook page.

APOLOGIES:

There were no apologies

CONFIRMATION OF MINUTES

Moved (Martin / Madgwick) *that the minutes of the meeting dated 26 July 2021, be confirmed as correct, with the two corrections noted below being made.*

Carried

Cr Coll McLaughlin drew attention to the bottom of the second paragraph on page 3 of the minutes. She stated that P. Madgwick's comment is more about voicing the approach that the national planning instrument goes against tino rangatiratanga, and not the planning staff report. P. Madgwick confirmed that Cr Coll McLaughlin is correct.

Cr Coll McLaughlin drew attention to the general business section of the minutes where discussion on whether or not Councilors who are not on the committee should attend workshops. It was confirmed that all councilors are encouraged to attend meetings if they choose to, but workshops are for Committee members only.

Moved (Gibson / Becker) *that the changes to the minutes be accepted.*

Carried

MATTERS ARISING

There were no matters arising.

Notice of Motion

The Chairman requested guidance from the committee in relation to Chair Birchfield's Notice of Motion. Cr Roche had raised this. Discussion took place. Cr Becker advised that Grey District Council follow the same policy as mentioned by Cr Roche.

J. Armstrong drew attention to page 52 of Standing Orders which states that once a motion is received the Chief Executive must give members notice in writing of the intended motion at least two clear working days before the date of the meeting that it will be considered on. It was noted that sufficient

notice has been given by Chairman Birchfield and therefore this can proceed. The Chairman stated his preference is for this to be discussed during general business.
Cr Roche would like this to be taken at the end of the meeting to give everyone the opportunity to read Standing Orders prior to the motion coming to the table to ensure that the correct process is followed.

Declarations of Interest

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee.

Cr Martin stated that he owns Air BnB property and this is considered short term accommodation.

Cr Coll McLaughlin advised that she is a commercial surveyor, and there are subdivision topics up for discussion.

Financial Report

N. Selman spoke to this report and stated that there is nothing of significance in the year to date.
Cr Birchfield asked about the \$105,000 asked if this is for the identification for SNA's. J. Armstrong advised this figure is part of what was anticipated for this project but that approval would be sought from the Committee before any further research was undertaken.

N. Selman answered various questions relating to the budget. It was confirmed that the total estimated cost of the plan was around \$4.2 to \$4.4M over the term of the project. Cr Birchfield stated this is an expensive exercise for the people of the West Coast.

Cr Coll McLaughlin asked if the contract with Mr Brown is for research. L. Easton advised that feedback from the three district council technical teams indicated areas that they would like reviewed. She is hoping the work will be less than budgeted but a quote is yet to be received.

Moved (Becker / Cleine)

- 1. That the Committee receive the report*
- 2. That the Committee gives approval for the Acting Chief Executive West Coast Regional Council to sign a contract for Landscape Research to a maximum value of \$25,000.*

Carried

TE TAI O POUTINI PLAN - DRAFT OBJECTIVES, POLICIES AND RULE DIRECTION FOR NATURAL HAZARDS

E. Bretherton spoke to this report and shared her screen to all participants.

Mayor Smith expressed concern about rules when it comes to identifying areas of hazards which could prevent re-building. He stated there are a number of areas of concern.

P. Madgwick spoke of flood hazard overlays and noted these are yet to be completed. He stated that even after the Westport flood event, and hospital being evacuated, they are still ploughing ahead with the re-build in the same location but on higher foundations. He is concerned about effects on valuations of properties and feels limitations in future will be huge.

E. Bretherton advised that she and L. Easton have further work to do in this area.

Cr Coll McLaughlin stated that more positive policies and directives would be helpful for matters relating to the hazardscape as this would assist with futureproofing.

E. Bretherton advised overlays are expected to be brought to the October meeting.

S. Bastion asked how emergency works would be allowed for. L. Easton advised these are provided under the RMA and explained the process for retrospective resource consents.

Cr Martin stated that this will need to be included in the Franz Josef Master Plan. He spoke of the importance of getting mapping right. E. Bretherton stated that she is working closely with WDC on this matter. Mayor Smith spoke of the importance of looking closely at unintended consequences.

Cr Birchfield commented that it is going to be very important to get hazard mapping correct especially the alpine fault line.

E. Bretherton answered questions and provided additional information on hazards, alpine fault, flood mitigation, liability around natural hazard risks, sensitive infrastructure protection and progress to date. It was agreed that E. Bretherton would investigate matters relating to lifelines infrastructure.

Moved (Becker / Coll McLaughlin)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Objectives and Policies for Natural Hazards.*
3. *That the Committee provide rule direction for Natural Hazards.*

Carried

11.07 am - The meeting adjourned and reconvened at 11.14

Rules and update on defended areas were discussed. Areas with walls and how these are addressed were covered. E. Bretherton asked for direction on flood risk overlay. She suggested this could be a permitted activity.

Mayor Cleine stated he is in favour of Option 1.

Cr Coll McLaughlin is happy for Option 1 for both. P. Madgwick stated that he supports discretionary activities for natural hazards.

Mayor Smith stated he is more comfortable with permitted or controlled activities and is not fussed on discretionary activities due to planners having different views on these type of matters.

Discussion took place on tsunami risk. L. Easton advised that non-complying resource consents cannot be granted.

Extensive discussion took place on hazard zones and fault lines. E. Bretherton agreed to follow up on this.

It was agreed this would be discussed further once the overlays are in place.

FUTURE URBAN ZONE RULES

L. Easton spoke to this report and answered questions. Mayor Cleine queried as to whether "future" urban zones is the correct wording. L. Easton advised that in the case of Westport some of these areas may change and be rezoned for urban uses in TTPP. L. Easton stated it would be good to speak with any developers in the Westport area. She stated that feedback on the proposed draft would be very helpful.

L. Easton answered questions and stated that every site has constraints but future urban zones are very useful to have.

L. Easton stated a lot of re-zoning work will be required to cover future urban use in view of land running out in areas such as Hokitika and Greymouth.

L. Easton stated it is very hard to structure a permitted activity rule for mineral extraction within the Future Urban Zone. Cr Birchfield stated that this rule is going to be very hard to work with and would be hard to be able to mine and that the planners had failed. Cr Roche feels this is a disrespectful comment. Cr Coll McLaughlin stated this is not a reflection on staff. L. Easton advised that consultation was held with the minerals sector by the technical team. She stated that it is hard to construct a permitted activity in this zone as it is a zone where there are other, urban focused activities taking place. Mayor Smith expressed his views on this. L. Easton reiterated that she is actively working with the mining sector on this matter. Cr Roche stated she is not happy with the feedback received and feels this needs to be put into perspective.

Cr Roche stated that she is prepared to move this for information only, she agreed to move the first motion but not the second one.

Moved (Roche / Becker)

1. *That the information be received.*

Carried

Moved (Williams / Cleine)

2. *That the Committee provide feedback on the draft Rules for the Future Urban Zone is noted.*

Carried

Technical Update: Subdivision Rules

L. Easton spoke to this report. She advised that the approach is that there are controlled activities so the consent must be granted. L. Easton answered questions. It was noted that GDC would like the minimum lot size in the medium density zone slightly larger.

Extensive discussion took place about the minimum lot size for rural zones and Cr Latham asked whether there should be an allowance for a retirement lot. L Easton clarified matters relating to rural zone subdivisions and suggested that discussions are held with each council about smaller blocks of land.

L. Easton answered questions about Outstanding Natural Character and advised these are areas where currently there is no development on.

Information on Transport Standards was provided. E. Bretherton stated this is a more in depth set of standards that is specific to the region.

Recession planes were discussed. It was agreed that Cr Coll McLaughlin and L. Easton would discuss this offline.

Moved (Gibson / Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the wording of the draft Rules for Subdivision.*
Carried

The Chairman advised that the Notice of motion may need to be taken forward by a month as per Standing Orders.

12.40 pm - The meeting adjourned and reconvened at 1.00 p.m.

Short-Term Residential Visitor Accommodation Approach in the Plan

L. Easton spoke to this report and advised that recommendations from technical staff have resulted in no changes required. Extensive discussion took place and it was noted that this was a hot topic during the roadshow as it was felt there was an unfairness around Air BnB's and a disparity around the rules. L. Easton answered questions about fairness and stated that as a general rule fairness should be considered in all planning decisions.

L. Easton stated that it is likely that Option 2 is the preferred option for Westland and Grey districts, and Option 1 in the Buller district. It was noted that once feedback stage is reached a clearer picture will be revealed. P. Madgwick feels that the feedback is unsolicited as it initially came from providers. The motion was amended to allow Buller to vote separately.

Cr Coll McLaughlin abstained from voting as she is a regional Councillor and does not want to vote against other Councillors on what is a local matter.

Moved (Birchfield / Smith)

1. *That the information be received.*
2. *That in the Buller District Option 1 is the preferred option and is included in the draft.*
3. *That in the Westland and Grey Districts Option 2 is the preferred option and is included in the draft.*
Carried

DRAFT Town Centre Design Guidelines – Greymouth and Westport

L. Easton spoke to this report. She answered questions and provided extensive advice.

Moved (Becker / Gibson)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft Guidelines for the Greymouth and Westport Town Centres.*

Carried

Stadium Zone Rules

L. Easton spoke to this report. She advised that the Technical Team have worked through this matter and have advised that Westland Recreation Centre (Greymouth) and the Pulse Energy Centre (Westport) should be included in this zone.

L. Easton stated that it is important to think widely on how these stadiums could be used into the future.

L. Easton answered questions relating to sport and active recreation zones and commercial sponsorship, including sign rules. She also answered questions relating to Ministry of Education designations such as the Westland High School.

Moved (Coll McLaughlin / Roche)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft Rules for the Stadium Zone.*

Carried

Te Tai o Poutini Plan Draft Chapter Review – Commercial and Mixed Use Zones

L. Easton spoke to this report. She advised that maps are yet to be completed. L. Easton asked the meeting if they would like to have a workshop or would like to look at some development examples. She advised that these are very important rules as towns are in these zones.

The Chairman asked the meeting if they would like to take this to a future meeting. Mayor Gibson advised that GDC have discussed the provisions with staff at meetings and are happy.

Moved (Madgwick / Smith)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Commercial and Mixed-Use Zone provisions for Te Tai o Poutini Plan.*

Carried

Project Manager's Report

J. Armstrong spoke to her report and took it as read. She advised the committee that she is currently managing the planning and science teams at the West Coast Regional Council until a new manager is appointed.

The Chairman asked if the full draft of the Plan is due in December. J. Armstrong advised that the draft will be out for public feedback at the end of January and will have a couple of months to provide feedback. Targeted consultation will take place after the draft comes to committee on 16 December and is made public in late January.

The Chairman asked about the process for overlays and draft. A workshop prior to the next meeting will be held to discuss this.

J. Armstrong confirmed that consultation with landowners regarding SNA's is on hold at the moment.

Moved (Birchfield / Smith) *That the report is received.*

Carried

GENERAL BUSINESS

Notice of Motion.

The Chairman advised this is a revocation of a previous decision and therefore in accordance with Standing Orders this will come to the next meeting. Mayor Smith feels this was not moved before. J. Armstrong advised that the research was looking at private land, DOC and Stewardship land. Cr Latham stated if this is to be revoked then it would become a new motion. It was noted this Notice of Motion is not on the agenda for today's meeting. Cr Birchfield queried why this is not on the agenda as he gave a notice of motion. The Chairman advised that the notice of motion is loosely worded, and it is effectively a revocation of a previous decision of this committee. The Chairman advised that if this is to be properly brought forward, under Standing Orders, from section 24.3 on, that is when the notice of motion will be discussed. Cr Birchfield disagreed, but stated he will represent his proposal to next month's meeting. The Chairman encouraged Cr Birchfield to follow the detail of Standing Orders to ensure this is done correctly. Further discussion took place. P. Madgwick advised that if this matter is brought to next month's meeting then it is likely that the NPS for Indigenous Biodiversity could be available and this could change things. Cr Roche stated that if the Notice of Motion gets support to come to next month's meeting, then a report should come to the meeting with the Notice of Motion, with the legal opinion. She stated that the legal opinion has not been presented in any report, and this should be presented for public knowledge. Cr Roche stated that draft recommendations from staff need to be included in the covering report.

The meeting closed at 2.05 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

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Chairman

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Date

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
September	In Person	Tuesday 28	West Coast Regional Council
October	In Person	Friday 29	Buller District Council
November	In Person	Tuesday 30	Te Tauraka Waka a Maui Marae
December	In Person	Thursday 16	Grey District Council