



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 14 DECEMBER 2020, AT THE OFFICES OF WESTLAND DISTRICT COUNCIL & VIA ZOOM, COMMENCING AT 11.00 A.M.

PRESENT:

R. Williams (Chairman), A. Birchfield, J. Cleine (via Zoom), T. Gibson (via Zoom), B. Smith, L. Coll McLaughlin, P. Madgwick, F. Tumahai (joined meeting at 11.50, via Zoom), A. Becker (via Zoom)

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), V. Smith (WCRC), P. Morris (GDC) via Zoom, 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:

Moved (Smith / Madgwick) that the apologies from Cr Roche, Cr Martin, and S. Bastion be accepted.
Carried

CONFIRMATION OF MINUTES

Moved (Cleine / Smith) That the minutes of the meeting dated 24 November 2020, be confirmed as correct.
Carried

MATTERS ARISING

It was noted that the meeting was held at the West Coast Regional Council, not Grey District Council.

Financial Report

J. Armstrong spoke to this report and took it as read. She stated that expenditure is tracking as expected.

Moved (Becker / Gibson) That the financial report is received.

Carried

Project Manager's Report

J. Armstrong spoke to her report. She stated that AgFest went very well with lots on interest. J. Armstrong thanked Cr Coll McLaughlin and E. Bretherton for their attendance at this event.

J. Armstrong advised that her team will be meeting with GNS science staff over the next day and a half.

E. Bretherton advised that possible GNS work will cover specialties in all areas of hazards mapping, including landscape risks. She advised that they will be looking at what we have now and what we need going forward.

J. Armstrong advised that some of this work will be case study research on the West Coast area. She advised that TTPP staff time was provided, but GNS will not be invoicing for this work.

J. Armstrong advised that meeting dates for next year will be confirmed over the next few days.

Moved (Tumahai / Coll McLaughlin) That the report is received.

Carried

Te Tai o Poutini Plan Historic Heritage Technical Update Issues, Objectives and Policies and Direction on Rules

E. Bretherton spoke to this report. She gave various examples of historic heritage around the West Coast including Cape Foulwind Lighthouse, the Gates of Remembrance (Westport), The Powerhouse (Reefton) racecourses, mining heritage, places in the township of Greymouth, the Grey Valley, including Moana. She spoke of various bridges, the Speights Alehouse in Greymouth and advised that in Westland there are places as far south as Fox Glacier.

E. Bretherton spoke of heritage buildings that are earthquake prone in each of the districts. She answered questions and provided additional information on current rules. Discussion took place on various listings which have been missed or incorrectly named. She confirmed that the list of buildings was provided by Heritage New Zealand Pouhere Taonga. E. Bretherton agreed to re-check various listings.

P. Madgwick expressed concern about who could add to the list if required and how this could be done.

E. Bretherton stated that this area is slightly under resourced. Discussion took place on demolition and the importance of protection for heritage listings.

E. Bretherton agreed that this is the first method that has been used. She advised that more methods may be added. L. Easton the focus has been on statutory requirements as methods are optional.

P. Madgwick acknowledged that the Heritage Schedule is from Heritage New Zealand Pouhere Taonga. He stated that there are glaring omissions regarding monuments and statues. He expressed concern that there is nothing in place to stop the moving of statues which creates community anxiety.

The Chairman asked staff to update the meeting on changes since October. He spoke of the importance of the committee providing input to this area. E. Bretherton advised that she has made some changes but there are no substantive changes to this paper. She confirmed that she does have sufficient direction around the rules, but the rule regarding demolition and destruction may need further work and she doubts that this could be a permitted activity.

Cr Birchfield stated that whoever owns a building should be able to do what they want to with their building.

Cr Coll McLaughlin spoke of the potential for communities being robbed of their heritage.

V. Smith advised that the RMA doesn't have a compensationary right to it. He spoke of demolition by neglect. Extensive discussion took place. E. Bretherton clarified discretionary consents. L. Easton spoke of importance of including discretionary consents. The tiered approach was discussed and it was agreed that this is quite complicated. Cr Coll McLaughlin stated that she is in favour of a non tiered approach as she feels this is more streamlined.

Moved (Birchfield / Smith)

1. That the Committee receive the report.
2. That the Committee provide feedback on the draft objectives and policies for Historic Heritage.
3. That the Committee provide rules direction for Historic Heritage.

Carried

Tai o Poutini Plan Technical Update – Rural Areas and Settlement Policies

L. Easton spoke to this report. She drew attention to page 58 of the agenda and stated that she is seeking feedback on this. She spoke of the importance of protecting production values.

Mayor Smith stated he would like to see mineral prospects maps overlaid as he would like to see potential conflict avoided.

Mayor Cleine asked questions about lifestyle and rural land resources and landowner issues. Cr Coll McLaughlin stated that rural resources need to be retained, this needed to be balanced against provisions of living opportunities and also options for landowners.

Mayor Smith discussed mining restoration and minerals such as garnet and Ilmenite. He stated that it is important that mining can still continue in lifestyle areas.

P. Madgwick stated that there are many small country historic mine fields on the West Coast, and these are the type of places where lifestylers like to set up.

L. Easton commented that reverse sensitivity is difficult to deal with. She gave the example of the Western Springs Speedway and the risks in lifestyle areas. She stated that the Court does give a lot of weight to adjacent neighbours, she advised that it is very important to solve these types of problems sooner rather than later.

Cr Becker asked if the rural zone for Moana should be changed now. L. Easton acknowledged that this is an obvious area that is growing. V. Smith stated that one of the key issues what to do with lifestyle blocks that are there now and new lifestyle blocks that could create issues. It was agreed that strong policy direction

will be required to deal with this. It was also agreed that it is better to have debate up front rather than on a consent by consent basis.

Discussion on reverse sensitivity took place. Mayor Smith stated that it is important not to inhibit mining and the need to be mindful of protecting this.

Settlement precincts: L. Easton advised that there is a need for policy for the precinct areas. Extensive discussion took place. Cr Coll McLaughlin stated that landowners need to make the best of a situation. L. Easton advised that property rights need to be protected. Mayor Cleine spoke of settlements which are actually small villages. P. Madgwick noted this includes Kaniere which has become a suburb of Hokitika. L. Easton agreed and noted that Hokitika is growing.

It was noted that a workshop is planned for early next year as strong feedback is required in this area.

P. Madgwick stated that Jacksons Bay is a port settlement. L. Easton stated this is zoned as a coastal settlement in the current plan, it was agreed this would be discussed further at the workshop.

Moved (Coll McLaughlin / Birchfield)

1. That the Committee receives the report.
2. That the Committee provide feedback on the wording of the draft Policies for Rural Areas and Settlements.

Carried

Te Tai Poutini Plan Technical Update – General Rural Zone Rules

L. Easton spoke to this report and advised page 69 of the agenda contains the key matters. She stated that people don't always subdivide as it is expensive, and the draft plan is proposing to permit the building of a minor residential unit or granny flat on appropriately sized sections. L. Easton spoke of the size of areas that are to be zoned rural. She stated that lots of areas are smaller than 20 hectares. L. Easton answered questions about how many houses can be built per hectare.

L. Easton answered questions relating to the setting up of lodges and glamping facilities. L. Easton answered questions relating to the rules around subdividing of farms. Extensive discussion took place and it was agreed that care needs to be taken around this.

Mayor Smith spoke of the frustrations of the consenting process for new builds. L. Easton stated that this matter is proposed to change and this will be an easier process in the future. It was noted that there are a lot of constraints and restrictions that need to be considered in current plans. L. Easton suggested that some worked examples are done to gain a better steer. Notification for neighbours can be included. Cr Coll McLaughlin gave examples of possible consenting issues relating to set back rules. Mayor Cleine expressed concern relating to neighbour vs neighbour.

The Chairman raised the matter of highly productive land and spoke of how this has changed significantly over the years. It was noted that land can now be developed into highly productive land. L. Easton identified that MfE had identified Landuse Capability Class 3 land as having the best soil and less restrictions for agriculture. L. Easton advised that mining rules will be coming to this committee in February.

Moved (Smith / Birchfield)

1. That the information be received.
2. That the Committee provide feedback on the draft General Rural Zone performance standards and rules.

Carried

Te Tai Poutini Plan Technical Update – Rural Lifestyle Zone Rules

L. Easton spoke to this report and advised this zone does not exist at the moment. Hoping to keep the rules the same as the rural zone. Mayor Cleine expressed concern with animal waste and aquaculture that could occur in future. L. Easton provided significant detail and answered questions relating to animal waste and lot sizes. It was agreed this would be included in the permitted activity rule. Cr Coll McLaughlin stated that this matter is very complicated. It was agreed that these are very important issues. L. Easton suggested that the committee discusses what their vision is as she is aware that this is complicated and it is important that rules - and issues are worked through correctly. L. Easton outlined areas around the region where lifestyle blocks have now evolved around the periphery of main towns. She noted that baches in South Westland are popular. Cr Birchfield noted that productive land is being lost with lifestyle blocks not producing

anything. Cr Becker noted that bee keeping is popular. L. Easton advised that Council's are using bylaws to minimize impact to neighbours of beekeepers.

Extensive discussion took place, L. Easton answered questions and provided clarification. It was agreed that a transitional use facility would be put in place and more work would be done on this.

Moved (Becker / Smith)

1. That the information be received.
2. That the Committee provide feedback on the draft policies for Rural Lifestyle Zone performance standards and rules.

Carried

Adjourned at 12.30 for lunch and reconvened at 12.45

Te Tai Poutini Plan Technical Update – Settlement Zone performance standards and rules.

L. Easton spoke to this report. She noted that this is complicated as the planning standards have not made this easy. She stated that extra zones are not allowed but precincts are allowed and are similar.

Discussion took place. L. Easton advised that Arahura is currently zoned as settlement zone.

Mayor Cleine stated that he would like to see some examples.

Moved (Coll McLaughlin / Madgwick)

1. That the information be received.
2. That the Committee provide feedback on the draft Settlement Zone performance standards and rules.

Carried

Stadium and Future Urban Special Purpose Zones: Objectives and Policies

L. Easton spoke to this report and offered to answer questions. Mayor Smith spoke of the Westland Hub. It was noted that this would be owned by the Ministry of Education. Cr Becker asked about Rugby Park in Greymouth. It was noted that this could be included in the Stadium zone.

Mayor Cleine asked if racecourses should be included as they are multipurpose facilities. Maximum usage is to be encouraged due to the cost of running these.

L. Easton advised that different zones can be used. She explained definitions to the meeting. It was noted that open space zones also need to be considered.

Future Urban Special Purpose Zones: L. Easton advised there is some restriction. Cr Coll McLaughlin stated that it is very important that landowners are on board with this. The Committee indicated that objectives and policies in these zones could have been a lot wider than those proposed. Discussion covered whether areas such as race courses used for multiple purposes, might be considered as stadia. It was noted that there are financial implications. Sea level rise, flooding and erosion were discussed and it was noted that this does need to be considered.

Moved (Gibson / Becker)

1. That the information be received.
2. That the Committee provide feedback on the draft Objectives and Policies for the Stadium and Future Urban Zones.

Carried

GENERAL BUSINESS

The Chairman drew attention to paragraphs 26 – 32 on page 109 and 110 of the agenda, he suggested that these may be used as an appendix so that people can better understand this, and to also make this section much more readable.

The Chairman suggested that conflict of interest is put back on the agenda. He spoke of the importance of committee members declaring their interests.

It was noted that staff will be holding a budget meeting on Monday.

The Chairman thanked everyone for their efforts throughout the year.

The meeting closed at 1.52 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at West Coast Regional Council Chambers on Tuesday 26 January commencing at 10.00 am.

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Chairman

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Date

Action Points

Meeting Dates for 2021

	Day, Date and Time	Venue
January	Tuesday 26, 10.00-2.30	WCRC
February	Tuesday 23, 9.30-2.30	Grey
March	Tuesday 30, 9.30-2.30	Westland
April	Friday 30, 10.00-2.30	Buller
May	Tuesday 25, 9.30-2.30	Arahura Marae
June	Tuesday 29, 9.30-2.30	WCRC
July	Monday 26, 10.30-3.30	Grey
August	Tuesday 31, 10.00-2.30	Westland
September	Tuesday 28, 10.00-2.30	Te Tauraka waka a Maui Marae
October	Friday 29, 10.00-2.30	Buller
November	Tuesday 30, 10.00-2.30	WCRC
December	TBA	Grey



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