



THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 23 FEBRUARY 2021, AT THE OFFICES OF WESTLAND DISTRICT COUNCIL & VIA ZOOM,
COMMENCING AT 10.00 A.M.**

PRESENT:

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

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), V. Smith (WCRC), P. Morris (GDC) via Zoom, S. Bastion, S. Mason (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: There were no apologies.

CONFIRMATION OF MINUTES

Moved (Birchfield / Smith) That the minutes of the meeting dated 26 January 2021, be confirmed as correct, with the amendments requested by Cr Coll McLaughlin.

Carried

Cr Coll McLaughlin requested two amendments be made to the minutes. She stated that she has asked Cr Haddock if he was "not" in favour of a multi-zone precinct. The word "not" is to be included in the last paragraph, line 2, on page 2 of the minutes. The second change relates to her comment regarding notable trees.

MATTERS ARISING

There were no matters arising.

Declarations of Interest

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

Financial Report

J. Armstrong spoke to this report and advised that the budget is tracking well. She advised a large invoice for research work is now to hand which will show on the financials in the coming month or so.

Moved (Cleine / Roche) That the financial report is received.

Carried

Te Tai o Poutini Plan Proposed Budget for 2021 / 22 - 2023 / 24 Financial Years

J. Armstrong spoke to this report and advised that a ten year budget has been looked at for inclusion in WCRC's Long Term Plan.

J. Armstrong advised that previous budgets had been reduced somewhat but this year the budget is now back to what was originally asked for from the start. J. Armstrong offered to answer questions. Discussion took place. Mayor Cleine noted that there could be still changes to the budget, and he is wary about adopting a budget in view of the expected changes to the RMA. It was agreed that this concern would be included in the recommendation.

Moved (Birchfield / Tumahai)

1. That the Committee receives this report.
2. That the Committee discusses the proposed budget and approves the next three financial years' budgets for recommendation to the West Coast Regional Council for inclusion in their Long Term Plan, noting that there may be changes to the budget in these year if proposed RMA reforms effect TTPP delivery timelines.

Carried

Technical Update Special Purpose Zones – Māori Purpose Zone: Draft Objectives and Policies

L. Easton spoke to this report and highlighted policy five and six and advised that Policy six can be done without a plan change. L. Easton stated that this overlaps with proposed plan changes. She advised that mapping of areas is required. L. Easton answered questions relating to mapping and offered to investigate this further.

Cr Birchfield expressed concern with regard to mining zones.

P. Madgwick spoke of the useful workshop that was held recently, he stated he is very happy with the direction and there is a lot of potential for mana motuhake. F. Tumahai stated he is very happy with this paper and spoke of the recent workshop which was very good.

The Chairman noted that there is no reference to the Treaty of Waitangi, he feels this could be an omission.

P. Madgwick stated that he is not concerned about this. F. Tumahai confirmed that he has no concerns in this area. P. Madgwick advised that Ngati Waewae and Ngati Mahaki are jointly developing an iwi management plan at the moment.

Moved (Birchfield / Coll McLaughlin)

1. That the Committee receives the report.
2. That the Committee provide feedback on the wording of the draft Objectives and Policies for the Māori Purpose Zone.

Carried

Technical Update – Sites of Significance to Māori: Draft Objectives and Policies

L. Easton spoke to this report. She advised that there has been a lot of policy development needed and that these provisions also include cultural landscapes.

P. Madgwick stated that significance of this section and the previous section cannot be over estimated as the current District Plans have very little reference to Poutini Ngai Tahu. P. Madgwick stated that he supports 98% of this paper but he is concerned about the other 2% which relates to other iwi. P. Madgwick gave an extensive history of various areas and matters relating to the legalities regarding iwi land. Extensive discussion took place and it was agreed that feedback would be provided to the Buller technical team. It was agreed that this draft paper will be amended to reflect P. Madgwick's comments and advice. It was clarified that this means removal of point 22 and Policy 8.

F. Tumahai thanked P. Madgwick for his comments and said he is pleased that everyone is supporting removal of this. F. Tumahai advised that Ngati Waewae will identify the sites in conjunction with other parties and if appropriate will have the sites mapped.

Discussion took place on matters relating to access in Policy 12. P. Madgwick advised policy 12 is woven through other papers and is similar in the Port Zone paper.

S. Bastion asked how many sites were likely to be on private land. P. Madgwick advised that the majority would be on Maori land and only a few on private land. F. Tumahai noted that some sites are on LINZ and NZTA land. It was agreed that Policy 12 could be adopted as is, but it is noted that the schedule is yet to be set.

Cr Coll McLaughlin suggested that the Poutini Ngāi Tahu Partnership Manager's role is included in Appendix 3 (Draft Accidental Discovery Protocol).

S. Bastion asked P. Madgwick and F. Tumahai if they are aware of any private landowners who don't know that they have an area of significance on their property. P. Madgwick stated that this is likely. L. Easton advised that as part of the notification process for the plan it is likely this will involve individual notification to landowners. L. Easton advised that scheduled items should be included in LIM reports. It was agreed that appendix 3 would be changed as raised by Cr Coll McLaughlin. It was also agreed that the draft paper would be amended by deletion of paragraph 22 and deletion of Policy 8.

Moved (Birchfield / Gibson)

1. That the Committee receives the report.
2. That the Committee provides feedback on the wording of the draft Objectives and Policies for Sites of Significance to Maori, with the change to appendix 3 and the deletion of paragraph 22 and Policy 8.

Carried

Technical Update Port Zone Rules

L. Easton spoke to this report and advised the port zone is focused on the marine associated ports such as Buller and Greymouth ports. It does not address inland ports.

Extensive discussion took place on the hours of operation, blasting, noise, and industrial requirements. Mayor Smith stated that he is very keen to hear about the practical aspects to running a port. L. Easton suggested that normal port activities should be permitted activities. It was agreed that 24 hours per day for hours of operation is practical with rules around noise. It was agreed that reference to blasting would be removed from this section of the plan as this is covered by maintenance and repairs.

L. Easton answered questions about site coverage, set backs, amenity values, stormwater effects and run off. She agreed to relook at these issues.

L. Easton answered questions regarding activities requiring resource consent. Extensive discussion took place on the types of activities in the Greymouth port zone. L. Easton clarified that land around ports is for port activities. She answered questions regarding accommodation, restaurants and ancillary activities around port zones. Cr Birchfield expressed concern with residential zones within the port zone. Cr Roche asked if zones around Westport port have been discussed with planning staff at BDC. L. Easton confirmed this has been discussed.

Cr Martin commented that having defined maps that provide clarity is very important. L. Easton agreed with Cr Latham's comments and advised that this is a work in progress.

Cr Birchfield stated that he would like to see provision made at both Westport and Greymouth for fuel storage. L. Easton advised that bulk fuel storage and auxiliary pipeline networks are proposed as permitted activities.

Cr Martin asked for further information on the zone for Jackson Bay port. L. Easton advised this is likely to become a precinct. P. Madgwick stated it is very important to get this right and this is the opportunity to ensure the Jackson Bay Port is catered for and that the port is maintained. P. Madgwick is also concerned about reverse sensitivity. Mayor Smith agreed with P. Madgwick and suggested that WDC meets with iwi to work through these issues. L. Easton thanked the meeting for their feedback and spoke of the importance of engagement with rules.

Moved (Cleine / Gibson)

1. That the Committee receives the report.
2. That the Committee provides feedback on the draft Port Zone performance standards and rules.

Carried

National Policy Statement for Urban Development – Implications for Te Tai o Poutini Plan

L. Easton spoke to this report. She advised that government is very concerned about housing affordability. She stated that this NPS predominately applies to Grey District.

L. Easton advised that the NPS has removed the ability to set parking standards but these can be set in relation to accessible parking, disability parking, bicycle parking, boat parking but not car parking.

L. Easton advised this may not make a big difference on the West Coast as developers are likely to provide carparks even if not required as it is not an area with a lot of public transport.

Discussion took place on parking for boats at Moana.

Mayor Smith commented that parking requirements are a disincentive for investment and business in a small town. Mayor Gibson stated that developers have been put off because of this requirement.

L. Easton asked the meeting if they wish to include minimum parking requirements elsewhere on the West Coast. Discussion ensued and it was agreed that development needs to be made easier. L. Easton advised that decisions do not need to be made yet but she suggested that the committee thinks about whether or not minimum car park numbers on the West Coast are required here.

Cr Martin stated that the requirement for developers to have to provide and build car parks does not encourage investment. Mayor Gibson commented that investment needs to be made as easy as possible. It was confirmed that the NPS requirements to not set standards for car parking only applies to Grey District.

Moved (Gibson / Martin) That the information be received.

Carried

Project Manager's Report

J. Armstrong spoke to her report and took it as read. She stated it has been an extremely busy month for the planning team with work focusing on natural hazards on the West Coast. J. Armstrong offered to answer questions.

Moved (Becker / Tumahai) That the report is received.

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 11.32 a.m

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Grey District Council Chambers on Tuesday, 30 March, commencing at 9.30

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Chairman

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Date

Action Points

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
March	In Person	Tuesday 30, 9.30-2.30	Grey
April	In Person	Friday 30, 10.00-2.30	Buller
May	In Person including Natural Hazards workshop	Tuesday 25, 9.30-2.30	Arahura Marae
June	In Person including SNA workshop	Tuesday 29, 9.30-2.30	WCRC
July	In Person including Landscape workshop	Monday 26, 10.30-3.30	Grey
August	In Person	Tuesday 31, 10.00-2.30	Westland
September	In Person	Tuesday 28, 10.00-2.30	Te Tauraka waka a Maui Marae

October	In Person	Friday 29, 10.00-2.30	Buller
November	In Person	Tuesday 30, 10.00-2.30	WCRC
December	In Person	TBA	Grey

