



THE WEST COAST REGIONAL COUNCIL

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 26 JANUARY 2021, AT THE OFFICES OF WEST COAST REGIONAL COUNCIL & VIA ZOOM,
COMMENCING AT 10.01 A.M.**

PRESENT:

R. Williams (Chairman), A. Birchfield, J. Cleine, T. Gibson, B. Smith, L. Coll McLaughlin, A. Becker (via Zoom), M. Montgomery (via Zoom), P. Haddock, P. Madgwick (arrived 10.14a.m.)

IN ATTENDANCE:

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

The Chairman welcomed Cr Peter Haddock from GDC to the meeting. Cr Haddock wishes to speak to matters relating to mining on the West Coast.

APOLOGIES:

Moved (Williams / Cleine) that the apologies from Cr Martin, F. Tumahai and Cr Roche be accepted.
Carried

CONFIRMATION OF MINUTES

Moved (Birchfield / Cleine) That the minutes of the meeting dated 14 December 2020, be confirmed as correct, with the amendments requested by Cr Coll McLaughlin being made.

Carried

The Chairman spoke of the brief session without staff, and with the Chairman present, which took place at the end of last month's meeting. He noted there was no follow up required.

Cr Coll McLaughlin asked for an amendment to a comment she made in the Rural Areas and Settlement Policy, where she had said that rural resources needed to be retained, this needed to be balanced against provision of living opportunities and also options for landowners. Cr Coll McLaughlin stated that with the Stadium and Future Urban Special Zones objectives and policies, her recollection is that the Committee had indicated that might have been able to be a lot wider than

had been proposed. She stated that what counted as a stadium on the West Coast may actually be things that might be in an open space zones, may actually be more appropriate under Stadium Zones and this was going to get significantly revisited. Cr Coll McLaughlin stated that this was a very interesting part of the discussion and was about racecourses as they are multipurpose facilities and the application of some of these type of definitions will be wider than had been anticipated on the West Coast. It was noted that L. Easton will be bringing this matter back to a future meeting.

MATTERS ARISING

At the previous meeting there had been a brief session without staff present and then Mayor Smith chaired a very brief session without the Chair present. There were no issues arising from either session. "

It was noted that the date for the December meeting is yet to be confirmed.

Declarations of Interest

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. It was noted the Crs Birchfield and Haddock are both involved in the minerals industry.

Financial Report

J. Armstrong spoke to this report and advised that the budget is tracking very well. She advised that there is overspend in the consultancy area but this is due to the Consultant Planner working a lot over the last couple of months, but has worked less this month. J. Armstrong stated that stakeholder engagement has been in constant overspend since the recent roadshow but there will not be as much stakeholder engagement done before the end of this financial year. J. Armstrong offered to answer questions. Cr Birchfield commented that the work done by the Consultant Planner is excellent.

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

Carried

Mineral Extraction Multi-Zone Precinct: Draft Objectives and Policies

L. Easton spoke to this report and offered to answer questions. The Chairman invited discussion on this matter. Cr Coll McLaughlin asked if areas were added in the future would this be done via a plan change. L. Easton advised that this is correct but she wishes to make sure that the policies allow for this to be done simply rather than having to develop further policy. Mayor Cleine asked who funds cost benefit analysis. L. Easton advised that part of her job is to write Section 32 cost benefit analysis and to ensure matters are fully covered off especially contentious issues. The Chairman asked L. Easton to provide information on Section 32. L. Easton explained requirements and read out what this means to the meeting. Mayor Cleine asked if Part 13, draft policy 2, which is aiming to avoid reverse sensitivity effects on the precinct and land adjacent to the precinct impacts on land next door, should someone build next to the precinct. L. Easton responded there is similar policy in general rural zone and this is the greatest likelihood for reverse sensitivity. Mayor Cleine asked if draft policy 6 is realistic. L. Easton confirmed that she is looking to amend this.

Cr Haddock addressed the meeting and stated that mining has been a permitted activity in rural zones of the GDC Plan. He stated that during his time at GDC (12 years), he has never seen any occasions where this rule has had any problems, in the Grey District. Cr Haddock noted that water quality is a function controlled by WCRC. He advised that the GDC Plan controls noise and visual effects, and this has worked well over the years. Cr Haddock gave the example of mining around the Shantytown area where there has been extensive mining over the years, this is a residential area where mining has been carried out with the support from neighbours in this area. Cr Haddock noted that mining in this type of area is a controlled function monitored by WCRC. Cr Haddock noted that the Precinct has missed out the Paparoa coal field which is an important coal field. Cr Haddock stated that there are alluvial gold fields on the West Coast, especially on Ngai Tahu forest estates. He stated that this is a very important activity for many industries on and off the West Coast, including fuel companies and hydraulic components. Cr Haddock expressed concern that the Plan could hinder extractive industries and affect the local economy, as the New Zealand economy also relies heavily on these West Coast industries. Cr Haddock stated that there are also important quarries that have been omitted, including quarries in Haast, Paringa and Wainihinihi.

Cr Haddock stated that Rimu tailings have been mined around Hokitika for years and are a source of alluvial mining with a huge amount of income. Cr Coll McLaughlin asked Cr Haddock if he would not be in favour of a multi-zone precinct. Cr Haddock stated that his preferred option would be in favour of more permissive rules on rural land in general. Mayor Smith stated that Cr Haddock raises some good points. Mayor Smith stated that alluvial gold fields have produced wealth since 1865, he gave various examples and history of mining on the West Coast. He stated this is very important for the West Coast. L. Easton advised that this is why the mining precinct was proposed, she explained effects and spoke of the two pronged approach taken. L. Easton stated it is important to have provisions in the correct zones. L. Easton stated that the Committee has been very clear and wants to enable mining. She noted that there will always be mineral extraction carried out in rural zones. L. Easton stated boundaries of gold fields need to be clearly defined. Mayor Smith feels this should be an easy task via desktop as SNA's are able to be identified this way. Cr Haddock suggested that Minerals West Coast may be able to assist with this. Cr Birchfield stated this could be hard to get exactly right, as there are still new areas coming into the industry. He feels that the West Coast has not been properly explored and it is likely there could be new discoveries. Cr Birchfield stated that he likes

GDC's approach. He explained the current process to the meeting and expressed concern that another layer may complicate matters.

Mayor Smith asked if this discussion includes limestone, as these reserves are very important to the farming sector. L. Easton advised that the Plan is looking at making farm quarries a permitted activity.

Mayor Gibson asked if GDC's approach as it stands now will get through the planning and appeals process.

L. Easton stated she is not certain. L. Easton stated that good justification is very important. Cr Birchfield expressed concern that this matter will end up in the Environment Court, and the committee should not run scared and get on with it. The Chairman spoke of the importance in getting a balance and try to avoid an expensive battle in years to come. Cr Birchfield stated that the Committee is compelled to be here and should do the best for the district. Cr Coll McLaughlin noted that the committee is yet to see any provisions relating to mining in the rural zone. She asked how this would work. L. Easton confirmed that they will sit in the rural zone chapter. L. Easton advised that she will ensure the provisions are seen in context and altogether.

Cr Haddock spoke of the contribution the minerals industry is providing on the West Coast at this time. He requested that the rules are not made too tight. Mayor Gibson agreed, and expressed concern with what this is going to cost. Mayor Cleine spoke of the importance in getting the Plan right, and providing certainty for the mining industry. Mayor Smith asked L. Easton to confirm that the Committee's obligation is to consider the economic impact of its decisions. L. Easton confirmed that this is a consideration and will be discussed going forward. L. Easton advised that new economic research has not been budgeted for and therefore we need to rely on what has been done. She stated that DWC has done a lot of work in this area. L. Easton advised that the intention is to have enabling rules for mineral extraction. She stated that this area is not very enabling in other parts of the country and she is expecting the West Coast to have the most enabling rules in the country.

Cr Coll McLaughlin asked L. Easton if provisions in the plan will give effect to climate change. L. Easton advised that this depends on Government direction and if there is a change in the law then our provisions will need to be changed to whatever is being proposed. She stated that if there are amendments to RPS, the first step will be a check to see if we are still in line with this. L. Easton acknowledged that the West Coast has a lot of minerals, and the committee should not be just thinking about coal. She stated that provisions are for all the different sorts of minerals, and coal is just one of those. L. Easton advised that there are also a number of coal mines on the West Coast which are operating lawfully and they have a right to continue to operate lawfully, and the Plan needs to anticipate this.

It was confirmed that L. Easton has accessed work that has been previously done on the West Coast that recognises the economic benefits of mining.

The Chairman reminded the meeting that it is important to remember Objective 1, is "mineral extraction is enabled, noting the contribution it makes to the economic and social wellbeing of the region and the district".

Moved (Cleine / Birchfield)

1. That the Committee receive the report.
2. That the Committee provide feedback on the draft objectives and policies for the Mineral Extraction Multi-Zone Precinct.

Carried

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

L. Easton spoke to this report and offered to answer questions. She noted that the five airports are of different scale.

The Chairman spoke of the importance of the Greymouth aerodrome for health, accident and civil defence activities, and that this linkage is maintained in view of how close the aerodrome is to the hospital.

Cr Haddock stated that there are sometimes up to four flights a day and this is of huge importance. Mayor Cleine feels the potential to increase footprints for all airports in the region should be considered. He stated that a future site for the Westport airport needs to be considered, and that the Plan needs to be enabling of this in whatever form it needs to be. Cr Coll McLaughlin agreed. S. Mason feels this is acknowledged as this is covered off and should be included into Plan. L. Easton advised that this could be a policy.

S. Bastion advised that WDC are not planning for managed retreat for the Franz heliport site, and this is not in the master planning work at this stage. S. Bastion stated that the community will not support this either.

Mayor Smith advised that there have been several surveys done for Franz Josef, and businesses there do

not support the shifting of the heliport. Mayor Smith stated that a lot of work has been done on noise, but a majority of businesses do not want town shifted. L. Easton suggested that Policy 7 is amended to include all airports. She noted that Westport has a lot of cross island travel with Sounds Air flying in there each day. Discussion took place on the opportunity for other airports to expand. Mayor Smith advised that the Franz Josef heliport is the largest in New Zealand. L. Easton advised that Policy 10 could be strengthened to allow for managed retreat or relocation for Westport airport as this would capture Mayor Cleine's comments. Cr Coll McLaughlin queried whether the words "during and after" should be dropped from Policy 10 with regard to natural hazards.

P. Madgwick drew attention to climate change risk for airports, he feels that the Greymouth airport is not much different to Westport airport as it is close to beach as well, and this should be factored in.

P. Madgwick stated that with regard to Franz Josef, this is an opportunity to be bold, and to look at improving the Heliport which is close to the main street, and to consider moving the town. He stated that he doubts there is anywhere else in the country where tourists can walk from the heliport to town. He spoke of the noise and smell from helicopters that are working close to the township. Mayor Smith stated this matter was discussed yesterday and his position is his council's position. Mayor Cleine asked L. Easton if in the future there is the opportunity for progress in this area, then the Plan needs to be more enabling. L. Easton stated it is important that this is signaled in policy in order to make it easier in the future if these matters become contentious.

Cr Coll McLaughlin requested an addition to Objective 1 to include health and wellbeing and to enable the airports to meet medical needs along with civil defence needs. Cr Coll McLaughlin drew attention to Objective 2 relating to tourism, and feels this should be slightly more broad to recognise industry aspects and not just tourism.

Cr Coll McLaughlin asked how do rural landing strips in the rural environments sit in this contest as they are important with regard to fertilizer application and local tourism. L. Easton confirmed that she would add policy into the rural zone on this to ensure they are specifically provided for in the plan.

Cr Coll McLaughlin drew attention to Policy 2 airport flight path overlay, and asked if this is the correct term. L. Easton clarified that previously they were called a zone but are now called an overlay in this Plan.

Cr Coll McLaughlin drew attention to Policy 8 and queried whether the wording "significant benefit" should be included to ensure that private providers are catered for. Discussion took place and it was agreed that L. Easton would check the national legislation around airports and aerodromes. Cr Coll McLaughlin stated that should an airport ever have to be moved this would provide for more options. Extensive discussion took place regarding public and privately owned airfields and heliports on the West Coast, along with the importance of good planning. L. Easton advised that she discussed issues around the Fox Glacier airfield with WDC staff but it has not been progressed. S. Bastion stated that he is unsure how this could be done retrospectively but agreed to discuss this with his council.

Discussion on reverse sensitivity and noise insulation took place and it was agreed that these matters need to be kept in mind. L. Easton advised that noise contours are needed and are a top priority as this needs to be done at Hokitika airport in particular, especially if further development takes place at Seaview. She advised that the Environment Court looks unfavourably at zoning which creates reverse sensitivity problems if they have not been provided for in the Plan. She advised that a careful eye will be kept on this matter. S. Bastion stated that this was discussed with his Councillors yesterday, and it is very important that the noise contour mapping is looking at future potential. He said especially if there is the opportunity to expand the airport.

P. Madgwick noted that there have been two hospitals located at Seaview in the past. He feels that the more natural progression for Hokitika is Kaniere, but he would rather see subdivision expansion at Kaniere, and not Seaview. L. Easton provided information on noise contours and specific conditions such as higher insulation values, and how this works in practice. She stated that this is common throughout the country and is becoming more of an issue now that NZTA is concerned about traffic noise and noise insulation is a standard part of district plan rules. A resource consent would be required if noise insulation is not included in a building. V. Smith advised that it is a permitted activity to build if you do the right insulation. L. Easton confirmed that there are no noise contours as yet in the Plan.

Moved (Gibson / Coll McLaughlan)

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

Carried

Technical Update – Notable Tree Rules and Schedule

E. Bretherton spoke to this report and took it as read. She offered to answer questions. Mayor Gibson asked who will be paying for the assessments. E. Bretherton advised that this is yet to be worked through, as it will need to come back to this committee to have a budget allocated. The Chairman asked the meeting if anyone has had previous experience with this rule. E. Bretherton advised when this rule went through the Auckland Council, Council paid for this, landowners were not expected to pay for this.

P. Morris advised that GDC does not pay for the maintenance of trees on private land.

Cr Coll McLaughlin suggested that page 37 of the agenda regarding costs for contractors could be relooked at to ensure there is no double handling.

Moved (Gibson / Coll McLaughlin)

1. That the information be received.
2. That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Notable Tree overlay.

Carried

Te Tai Poutini Plan 2021 Work Programme – Overview for the Committee and Introduction to Overlays

L. Easton spoke to this report and took it as read, she offered to answer questions.

The chairman spoke of the workload for the year both on the committee members, staff, and the technical advisory team. It was noted that there is a lot to get through and this could become an agenda item in the future.

S. Bastion advised that WDC have decided that F. Scadden would work with Councillors in workshops prior to meeting with the technical group to get a steer in terms of Council's expectations on the programme of work. S. Bastion stated that this will provide an overarching guideline for the Mayor and Cr Martin to enable fair representation. S. Bastion advised that prior to this committee meeting staff refresh matters with Councillors. The Chairman commented that there is a lot to get through but this is good investment for the region for the next 20 years.

Moved (Smith / Cleine) That the Committee receives the report.

Carried

Te Tai Poutini Plan: Options for Hydro Development

L. Easton spoke to this report. She stated she is not aware of specific work that has been done on hydro development as yet, but is keen to hear of any contacts in this area, should the committee wish to progress this or assist with the identification of potential sites.

Cr Birchfield advised that Westpower have done a lot of work in this area and would be a good contact. V. Smith advised Meridian Energy have also done work on the West Coast exploring hydro potential. Mayor Smith stated that there are around 263 rivers on the West Coast. He stated that no one really knows which of these rivers have hydro potential. Mayor Cleine stated there is a risk that the Plan could get bogged down in a very contentious issues and he therefore feels that it might be better to try to be self-sufficient, or consider solar energy. The Chairman suggested that energy self-sufficiency is also considered. L. Easton advised that there is an energy chapter in the Plan. E. Bretherton advised that there is an infrastructure and an energy chapter with the energy chapter focused on renewables as there is an NPS for renewable energy. She is currently working on developing rules and these will be brought back to the committee in April.

Cr Coll McLaughlin expressed concern that there could be a risk of blowing the budget on research that would be required to include this matter and this could have a perverse outcome, and not achieve what was hoped.

It was agreed that this matter is not further progressed, but the philosophy be taken into account.

Cr Birchfield agreed that enabling should be encouraged for renewable energy.

Moved (Smith / Gibson)

1. That the Committee receive the report.
2. That the Committee does not progress to develop a Hydro Development Overlay in the Te Tai O Poutini Plan.

Project Manager's Report

J. Armstrong spoke to her report. She asked the Committee if they are happy with the new structure of agenda papers. Discussion took place and all agreed that they are very happy with the new structure and also the videos that were circulated. S. Bastion advised that WDC will be using the videos to brief Councillors prior to workshops. All agreed that the videos are well worthwhile and it is good to see that these are also being made available to Councillors. It was noted that the videos can be downloaded via Microsoft Teams.

J. Armstrong advised that the Chairman and V. Smith have discussed the budget in regard to their LTP over the next 10 years, the district councils CEs have also joined this discussion. J. Armstrong advised that the focus will be on the next 10 years, she will present the three year budget paper at the committee's next meeting and it will then go to WCRC's March Council meeting.

J. Armstrong advised that the zones workshop prior to the February meeting will not be held as the maps are yet to be prepared.

P. Madgwick stated that the budget should be discussed with the Mayors, Chairs and Iwi forum (MCI), along with Minister O'Connor. He feels that it would be a huge benefit to ratepayers if the government could cover shortfalls especially in view of the One District Plan being imposed onto West Coast ratepayers. Cr Birchfield agreed. The Chairman agreed, and stated that the Plan is a great investment for the region. It was agreed that a face to face meeting would be arranged with Minister O'Connor. It was noted that DWC turned down a funding request as the Trust Deed precluded DWC investing in this as part of an economic plan. S. Bastion agreed to circulate the letter relating to the funding request to the Committee. P. Madgwick stated that this is not unreasonable as there have been huge financial burdens placed on ratepayers. Mayor Cleine advised that the MCI forum wrote to Minister Mahuta on 18 November regarding this matter. The letter has been acknowledged, and was then circulated to the Local Government Commissioners.

Mayor Smith spoke of the proposed changes to the RMA, including the proposed new Natural and Built Environment Act. Questions were asked and discussion took place. V. Smith advised the new Bills are likely to come out mid year. He stated the TTPP would become a transitional document, and is being developed in accordance with the National Planning Standards which will be further enshrined into the three pieces of legislation which central government is developing. V. Smith advised that the Natural and Built Environment Act will be developed by central government and we will be required to implement it and TTPP will do this. J. Armstrong advised that TTPP is the first of this type of Plan in the country and that could be a further argument to look for funding from central government. She has met with staff from MfE who are curious as to how TTPP is approaching combining the plan and there has been a lot of discussion on time and processes around this. J. Armstrong stated it will give the West Coast a huge advantage to finish the TTPP under the new planning standards, as there are also planning standards under the same document for regional plans and the focus will be getting the regional plans into the planning standards. It was agreed that MCI would be asked to reapproach the Minister for Local Government regarding funding opportunities.

P. Madgwick stated that Waitangi Day could be an opportunity for TTPP to have a stand at the Arahura Mare as around 400 people on site that day. It was agreed that J. Armstrong would follow up and see who might be available on Waitangi Day.

Cr Birchfield thanked J. Armstrong for her work and stated that she is doing a good job.

Cr Haddock thanked the meeting for his attendance at today's meeting.

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

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 12.12 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Westland District Council Chambers on Tuesday 23 February commencing at 10.00 (there is no workshop).

.....
Chairman

.....
Date

Action Points

- J. Armstrong to ascertain who is available to take information to Waitangi Day celebrations at Arahura Marae on 6 February.
- V. Smith to follow up on letter from MCI which was sent to Minister Mahuta.

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
February	In Person	Tuesday 23, 10.00	Westland
March	In Person including Iwi Joint Management workshop	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

