

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 29 OCTOBER 2021, HELD AT THE OFFICES OF BULLER DISTRICT COUNCIL & VIA ZOOM, COMMENCING AT 10.01 A.M.

PRESENT:

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

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), P. Morris (GDC) via Zoom, S. Bastion (WDC) via Zoom, S. Mason (left meeting between 11.00 – 12.30), R. Vaughan (WCRC) via Zoom, T. Jellyman (WCRC) via Zoom

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 requested that all present be mindful of those attending via Zoom, as it can be difficult to hear and understand clearly.

APOLOGIES:

There were no apologies.

CONFIRMATION OF MINUTES

Moved (Tumahai / Becker) *that the minutes of the meeting dated 28 September 2021, be confirmed as correct.*

Carried

MATTERS ARISING

There were no matters arising.

The Chairman stated that Cr Becker has advised that he has one item of general business. Cr Martin asked the Chairman how he would like inwards correspondence to be treated, as there was a letter sent following the last meeting. The Chairman advised this can be discussed under general business.

The Chairman advised he would provide an update on other correspondence items during general business.

Declarations of Interest

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. Mayor Cleine advised that matters relating to the Highly Productive Land are in the same area as his farm.

Financial Report

J. Armstrong spoke to this report on behalf of N. Selman. She advised that the budget is tracking well, with the \$75,000 variance having been corrected.

J. Armstrong advised that a quote is awaited for the coastal hazards research programme. Discussion took place and it was agreed that extensive mapping is required and that the more expensive option is preferred, long term. Cr Roche asked if the \$10,000 is within the current budget, this was confirmed.

Moved (Roche / Coll McLaughlin)

- 1. That the Committee receives the report*
- 2. That the Committee approves an additional spend of \$10,000 on coastal overlay research, within the existing budget.*
- 3. That the Committee authorises the Acting Chief Executive of the West Coast Regional Council to sign a contract for this coastal overlay research.*

Carried

Te Tai o Poutini Plan: Draft Rules for Natural Hazards Overlays

E. Bretherton spoke to this report. She advised that there is still quite a lot to work through with regard to overlays.

Mayor Cleine stated that the terminology used needs to be clear and consistent. All were in agreement.

E. Bretherton answered questions and provided additional information. She agreed to minor changes. L. Easton spoke of the need to ensure policies are very clear in the final plan.

Discussion took place on the implications of recommendation three. Defended areas were discussed, including hard engineering and assets maintained by Councils and NZTA. It was agreed this would be followed up on and further information be provided.

J. Armstrong advised that in order to have the most up-to-date information on natural hazards, the best option is for natural hazards rules and maps to be pulled out of the draft plan and provided in a companion document to the Plan. She stated that other Councils have followed the same process.

Moved (Tumahai / Gibson)

- 1. That the Committee receive the report.*
- 2. That the Committee provide feedback on the draft Rules and Overlays for Natural Hazards (Tsunami, Fault Avoidance, Lake Tsunami, Flooding – Severe Wildfire).*
- 3. That the Committee give direction on which way to proceed with the Draft Plan consultation for the remaining draft Rules and Overlays for Natural Hazard Coastal (severe and alert), Defended Areas, (Hokitika and Greymouth), Land Instability (high and alert), and Flooding (alert).*
- 4. That the Committee endorse the naming change of "Flood Alert Overlay" to "Flood Susceptibility Overlay".*

Carried

Te Tai o Poutini Plan: Discussion Paper on Coastal Hazard Overlay Options

E. Bretherton spoke to this report. It was agreed this matter has now been dealt with.

Technical Update – Natural Character and Activities Adjacent to Waterbodies and the Coastal Natural Character Rules

L. Easton spoke to this report and advised this is similar to what is in existing plans. She stated that the Regional Policy Statement is quite restrictive. L. Easton advised that DoC is happy with progress to date. She spoke of the areas where natural hazards structures are going to have to be built. L. Easton explained the New Zealand Coastal Policy Statement to the meeting, she stated this is very restrictive.

L. Easton answered questions around restricted activities. The vegetation clearance rule in the Coastal Environment was discussed and it was felt that this needs to be a larger area over a longer period. L. Easton agreed to bring a further report to next month's meeting to cover the general coastal environment areas. P. Madgwick spoke of the huge impact this could have especially on coastal areas such as Okarito. It was also agreed that a workshop would be arranged.

Moved (Roche / Coll McLaughlin)

- 1. That the Committee receives the report.*
- 2. That the Committee provide feedback on the Rules for Natural Character of Waterbodies and Coastal Natural Character in the Te Tai o Poutini Plan.*

Carried

The meeting adjourned at 11.07 a.m. and reconvened at 11.15 a.m.

Draft Plan Approach to Minerals Extraction

L. Easton spoke to this report. She spoke of the proposed region wide mineral extraction zone and advised there are more mines and quarries yet to be included.

L. Easton advised that she is reliant on the mining industry providing information.

F. Tumahai requested that minerals in Stewardship land is included. L. Easton advised that this would not be defensible and there is a risk with this. She spoke of the importance of provisions being defensible.

P. Madgwick stated that the Sugarloaf Quarry at Karangarua, Whataroa and Paringa quarries are very important to South Westland.

Mayor Smith asked why this cannot be zoned as a mineral zone. L. Easton advised she has written the Plan to be very enabling for mineral extraction. She advised that places where people are living will make mining very difficult and therefore a very tight zone is needed.

L. Easton clarified Stewardship land issues, and open space zones with regard to mineral extraction. She has looked into the legal status of this. P. Madgwick stated that Stewardship land should not be zoned. Cr Birchfield spoke of concerns raised by goldminers with regard to zoning.

J. Armstrong advised that she has received economics information from DWC and Minerals West Coast. She advised that further research may well be beneficial. It was agreed that mining is a major economic issue for the West Coast. J. Armstrong agreed to contact DWC again to progress this. L. Easton advised further research would reinforce issues in this area to enable this to be defended under Section 32.

Cr Birchfield spoke of coal mining both in China and New Zealand and stated there is a heavy demand for New Zealand coal. L. Easton stated that she will be seeking further advice and information from the mining sector.

L. Easton stated that more quarries are needed in the zone, the four Regional Council quarries are included in the zone.

Moved (Birchfield / Becker) *That the information be received.*

Carried

Community Living Precinct

L. Easton spoke to this report. Extensive discussion took place on settlements. Matters relating to Gloriavale and their location and future was discussed.

Moved (Becker / Birchfield)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Policies and Rules for the Community Living Precinct.*

Carried

Miscellaneous Overlays – Airport Flight Paths, Airport Noise Contours, Highly Productive Land

L. Easton spoke to this report. It was noted that the Franz Josef Heliport is the busiest in the country. L. Easton answered questions relating to operating hours, she confirmed that all emergency facilities are exempt from rules. P. Madgwick spoke of the noise from helicopters at Franz Josef with regard to the close proximity of the township to the heliport. L. Easton advised noise contours at Franz Josef have been discussed with consultants and this could be relooked at.

L. Easton stated that growth factors for all airports have been allowed for in the life of the Plan. Military activity rules were discussed. L. Easton agreed to follow up on rules for this activity along with rules for emergency services.

L. Easton asked the meeting if they would like Highly Productive Land overlay draft provisions included. It was agreed that the committee would not proceed with the Highly Productive Land Overlay in the draft TTPP. Cr Coll McLaughlin stated she is in favour of having a policy in place. It was noted that Karamea and Grey Valley are crop growing areas. Cr Birchfield feels that the committee should stay out of this. Cr Coll McLaughlin expressed concern about industries involved.

Moved (Roche / Cleine)

1. *That the information be received.*
2. *That the Committee does not wish to proceed with the Highly Productive Land Overlay in the draft Te Tai o Poutini Plan, but a policy is developed to protect productive land.*

Carried

The meeting adjourned at 12.32 pm and reconvened at 1.00 pm.

Sites and Areas of Significance to Maori – Update on Development of Schedule and Overlays

L. Easton spoke to this report and advised that work is still underway. She acknowledged the work P. Madgwick and his team are doing. P. Madgwick advised there are some areas of private land involved but not very many.

Moved (Cleine / Becker) *That the information be received.*

Carried

Te Tai o Poutini Plan Draft Chapter Review – Industrial Zones

L. Easton spoke to this report. She advised that work to date has revealed that a light industrial zone should be included which will also allow for light commercial work.

Cr Coll McLaughlin stated that she is looking forward to seeing zone maps. L. Easton stated she is close to completing a first cut of maps.

L. Easton advised the cement works area is being remediated and may be a suitable light industrial zone. L. Easton advised that she has been working closely with Buller District Council on this.

It was confirmed that online functionality will be available for the draft Plan and will be available in libraries and service centres.

Moved (Gibson / Tumahai)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Industrial Zone provisions for Te Tai o Poutini Plan.*

Carried

Te Tai o Poutini Plan Draft Chapter Review – Special Purpose Zones

L. Easton spoke to this report. Cr Coll McLaughlin drew attention to air shows not being in the special zone. L. Easton advised that this is included in airport activities.

L. Easton advised that things are still changing but the meeting does have the latest version. She answered questions and provided advice on potential amendments and definitions. It was agreed that Cr Coll McLaughlin would contact L. Easton with further questions.

Port Zones were discussed. L. Easton agreed to look into this further.

The Chairman asked for clarification on the definitions of dust. L. Easton agreed to re-check this.

L. Easton spoke of time pressure and the risk of minor errors and inconsistencies.

Moved (Birchfield / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the draft Special Purpose Zone Provisions for the Te Tai o Poutini Plan.*

Carried

Te Tai o Poutini Plan Draft Chapter Review – Historical and Cultural Values

L. Easton spoke to this report. P. Madgwick suggested that draft schedules are sent out to heritage groups as they are drafted. He spoke of the relocation of the Pioneer Statute and the way this was dealt with. P. Madgwick stated that it is important that a repeat of this type of situation is avoided.

Discussion took place on sites used for grazing. It was noted that it is too soon to ascertain if this is an inappropriate activity.

Moved (Madgwick / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Historical and Cultural Values provisions for the Te Tai o Poutini Plan.*

Carried

Project Manager's Report

J. Armstrong spoke to her report and took it as read. She advised that the process is on track to have a proposed Plan out by July.

J. Armstrong advised that we are not bound by anything in the draft Plan. L. Easton explained the process involved with the notification process for the Plan. J. Armstrong explained the appeal process and stated that the Plan does not all become operative in July. It was noted that specific rules relating to vegetation clearance will come into effect in July, but most other rules only become operative once any submissions and appeals on them are finalized.

J. Armstrong advised that all issues discussed at meetings to date are on the TTPP and WCRC websites.

J. Armstrong outlined the timeline to the meeting.

Moved (Williams / Becker) *That the report is received.*

Carried

GENERAL BUSINESS

Cr Becker advised that he and Mayor Gibson have done a review of the SNA process. They do not want any vegetation clearance rules in the Plan. GDC have mapped 74 SNA's and do not want to map anymore. Cr Becker stated that GDC feels that they are complying with the RPS. L. Easton advised that she is unsure if this will be defensible.

Mayor Gibson stated that she is not happy about having to implement SNA's.

Cr Coll McLaughlin asked how would this work in an appeal process. L. Easton advised she is unsure on where this could end up.

P. Madgwick is concerned this could be undermining our regional position.

Mayor Smith stated he does not want any SNA's in Westland he feels this is theft of private property and he sees no reason why this committee is involved in taking away private property rights.

Cr Coll McLaughlin stated that SNA's might not be mapped but they are still there.

Discussion took place and it was agreed that L. Easton would provide a further report to the 2 December meeting.

Mayor Smith stated we are ultimately responsible to ratepayers and residents he feels there is a significant political risk in getting this wrong.

Mayor Gibson spoke of the importance of protecting landowner's rights.

The meeting closed at 2.02 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

Thursday 2 December at Grey District Council.

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Chairman

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Date

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
December	In Person	Thursday 2	Grey District Council
December	In Person	Thursday 16	Grey District Council