

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 5 MAY 2021, AT THE OFFICES OF BULLER DISTRICT COUNCIL & VIA ZOOM, COMMENCING AT 09.00 A.M.

PRESENT:

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

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), P. Morris (GDC) via Zoom, S. Bastion (WDC) via Zoom, S. Mason (BDC), 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 (Williams / Smith) *that the apologies from P. Madgwick be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Becker / Coll McLaughlin) *That the minutes of the meeting dated 23 March 2021, be confirmed as correct.*

Carried

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.

Cr Coll McLaughlin advised that she is a Commercial Surveyor and deals with subdivisions.

Cr Coll McLaughlin stated that she worked on Plan Change 145 for the Buller District Plan, and worked with Buller Electricity and Buller District Council.

Mayor Cleine advised that he is a shareholder in Bathurst Resources.

F. Tumahai advised that he has recently been appointed as a Director to Bathurst Resources Ltd.

Financial Report

J. Armstrong spoke to this report and advised that WCRC has recently upgraded their financial processes and a new format is now in place. J. Armstrong stated that all individual numbers are correct but totals formulas did not transfer correctly. She stated this will be corrected for the next month.

J. Armstrong advised that budgeted expenditure should read \$461,333 and is higher than actual. She stated that it is hoped that there will be around \$6,000 left over for research as a lot of research is required before the Plan is notified.

J. Armstrong advised that legal advice for designations is being sought, and she is working with Chair on this. J. Armstrong offered to answer questions.

It was noted that the Chairman took a voluntary reduction in his salary over the Covid / lockdown period. Mayor Cleine thanked the Chairman for this.

Cr Roche stated that it looks as though the budget is ahead by around \$9,000. J. Armstrong stated that corrections to this final figure are expected.

Moved (Cleine / Roche)

1. *That the financial report is received.*
2. *That the Committee approves reallocation of any unspent budget in the 2021 / 22 financial year to research to enable fast tracking the GIS component of plan development.*

Carried

Technical Update: Infrastructure, Energy and Transport Rules

E. Bretherton spoke to this report and advised that the report outlines draft permitted activity performance standards and rules for Infrastructure, Energy and Transport, and relevant definitions. She advised that the provisions form 'district wide' overlays. Cr Coll McLaughlin raised various matters relating to this report. E. Bretherton answered questions. Extensive discussion took place around the trimming of vegetation including for electricity line safety. It was agreed that it is important that the Plan allows for vegetation clearance and trimming and that it doesn't stand in the way of progress and that any new rules are fit for purpose.

E. Bretherton and L. Easton answered questions about car parking requirements including parking in areas such as Moana for boat trailer parking. It was confirmed that there are no car parking restrictions in the Plan.

It was confirmed that cycleways are part of the roading network, and some are funded by NZTA and maintained by councils.

Discussion took place on driveways, access ways, and bridleways. It was noted that the St James and Grey Valley areas have these and there could be more in the future.

Moved (Martin / Tumahai)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the draft Permitted Activity performance standards and Rules for the district wide Infrastructure, Energy and Transport provisions.*

Carried

Technical Update: Airport Special Purpose Zone Draft Rules

L. Easton spoke to this report. She advised that the zone is intended to apply to the major public airport, aerodrome and heliport facilities on the West Coast at Hokitika, Greymouth, Westport, Franz Josef and Karamea. She stated that the focus is to allow normal day to day functionality. L. Easton answered questions. She clarified the difference between an airport and an airdrome and answered questions relating to storage, landing fees, and grazing of land at airports. It was confirmed that the Plan will cover these type of activities. L. Easton stated that she will do further work on Policy 8. Mayor Smith stated that West Coast airports are quite different, and external income is important and any activity is important for the bottom line.

L. Easton explained noise contours to the meeting and advised a further paper on this will come to the next meeting.

Moved (Gibson / Birchfield)

1. *That the Committee receives the information.*
2. *That the Committee provides feedback on the draft Rules for the Airport Zone.*

Carried

Te Tai o Poutini Plan Historic Heritage Technical Update: Draft Rules and Performance Standards

E. Bretherton spoke to this report. She answered questions and provided additional information. Further discussion took place and it was agreed that an appendix would be put into the Plan that assists with the interpretation of the rules, both for owners and Council staff.

Cr Coll McLaughlin drew attention to natural hazards section of the report and expressed concern about changes in the hazardscape that are yet to be identified.

The Chairman spoke of the relocation of statues. E. Bretherton stated these should be publicly notified if a monument or statue is to be moved. It was noted that P. Madgwick is very interested in this matter. Extensive discussion took place and it was agreed that there are around six monuments that would need to go through a public notification process. Cr Martin stated it is important to discuss and gain clarity on this important issue.

Moved (Martin / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the draft rules for Historic Heritage.*

Carried

The meeting adjourned at 10.18 a.m, for 15 minutes and reconvened 10.33 a.m.

Technical Update: Subdivision Objectives and Policy

L. Easton spoke to this report. She stated that subdivisions is a key matter for the TTPP.

L. Easton explained esplanades in detail. Growth and demand was discussed with Cr Coll McLaughlin stating the importance of parcels of lands being available and being able to meet growth and demand.

Further urban zone matters were discussed including ad hoc developments. Cr Coll McLaughlin expressed concern about urban zones in general. L. Easton stated this is a difficult area to consider and it places a level of commitment on district councils. Cr Coll McLaughlin stated that it is going to be so costly to do this well. Mayor Cleine asked if rules around the urban zone are more enabling of mass development. L. Easton advised that it is important to work through these important factors.

Moved (Roche / Becker)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the wording of the draft Objectives and Policies for Subdivision.*

Carried

Technical Update: Earthworks Objectives and Policy

L. Easton spoke to this report. She advised this is regulated in regional plans. Definitions of earthworks were clarified. It was noted that dams are regulated under the Building Act and require a building consent.

Moved (Gibson / Martin)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the wording of the draft Objectives and Policies for Earthworks.*

Carried

Buller Coalfield Special Zone: Draft Objectives and Policy

L. Easton spoke to this report. She advised that she is hoping to meet with DoC in July to work through this. L. Easton advised that there has been past discussion about establishing a special zone, similar to

mineral extraction precinct. Cr Becker stated that GDC have requested that the southern Paparoa's are included.. S. Mason asked if this includes goldmining as well. L. Easton stated that it has been noted that Stockton is the largest coal mine in nz with a lot of activity. S. Mason stated that further contact with the technical team would be very helpful in this area.

Mayor Smith stated that Stockton produces coking coal and this is a very important resource. He would like Te Kuha included in the special zone. F. Tumahai suggested that the zone is extended to include the Denniston Plateau.

Discussion took place and it was agreed that anything with a mining licence should be covered. L. Easton stated that she is very aware of mining and the need to try to go into a draft plan with wide support from outside agencies such as DoC, LINZ, and Crown Minerals.

L. Easton answered questions. It was agreed. It was agreed that rules should allow for other types of rocks to be taken, and that having special zones would mean granite can be removed, and by products of coal mining can be used for other activities. Cr Birchfield agreed with Mayor Smith's comments.

Discussion took place on best practice. Mayor Smith asked who determines best practice. L. Easton advised that this kicks in when a resource consent is applied for. She stated that best practice is already happening on the West Coast, with operators doing a good job and there are lots of good examples of this on the West Coast. Cr Coll McLaughlin stated this is a policy and not a rule.

Moved (Becker / Roche)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the wording of the draft Objectives and Policies for the Buller Coalfield Zone, noting that the Buller technical group require more input.*

Carried

Technical Update: Hospital Special Purpose Zone: Draft Rules

L. Easton spoke to this report. She clarified matters relating to rest homes and medical centres, and advised that the Technical Team feel that this zone should be limited to major public facilities. S. Mason advised that there is only one hospital on the West Coast which is Te Nikau (Greymouth). Cr Coll McLaughlin asked if there is a process where there is a provision so that the provider could shift to an adjacent zone. L. Easton agreed to investigate this further, advised that it may need to be a Plan change.

Aged care / residential care was discussed and it was noted that this is all closely connected. Discussion took place on supported living and the importance of ensuring this is included.

Discussion took place on emergency evacuations via helicopter from medical centres., and the importance of ensuring that this is catered for. It was agreed users would be consulted on this. It was agreed that Rule 3 would be deleted from page 97. L. Easton stated that the Technical Team need to take another look at this issue as some locations may change.

It was also noted that large GP practices are often in residential areas and neighbours would need to be consulted with if they wish to expand. Concerns were expressed should medical centres be sold to the DHB.

Moved (Cleine / Tumahai)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the draft Rules for the Hospital Zone.*

Carried

Project Manager's Report

J. Armstrong spoke to her report and took it as read. She advised that the SNA fact sheet is now on TTPP's website and the WCRC's website.

J. Armstrong advised that good responses have been received on the unhosted visitor accommodation questionnaire.

J. Armstrong advised that a workshop will be held this afternoon to discuss possibilities for rezoning in Buller. A similar workshop, and field trip up the Grey Valley is to be arranged in May, with a workshop proposed in Westland in June or July.

J. Armstrong answered questions. S. Mason stated that there has not been additional TAT time factored into the BDC budget, as no further costs are wanted to be put on to ratepayers. Cr Birchfield requested that a meeting with P. McKinnel is progressed.

J. Armstrong advised that a SNA update will be brought to June meeting and will include the draft desktop study. She confirmed that no field work is happening on private land currently. Mayor Smith is concerned about landowner's rights. Mayor Gibson spoke of the Shut the Gate campaign.

J. Armstrong stated that regarding SNA's there is no fencing or pest controls required and this shouldn't be adding an additional financial burden to landowners. It was agreed this would be further covered at the workshop.

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

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 12.05 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at on Tuesday 25 May, at the Arahura Marae, commencing at 9.30 a.m.

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Chairman

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Date

Action Points

- Workshop to be held on SNA's at next meeting.

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
May	In Person	Tuesday 25	Arahura Marae
June	In Person	Tuesday 29,	WCRC
July	In Person	Monday 26	Grey
August	In Person	Tuesday 31	Westland
September	In Person	Tuesday 28	Te Tauraka waka a Maui Marae
October	In Person	Friday 29, 9.00 -2.30	Buller
November	In Person	Tuesday 30, 9.00 -2.30	WCRC
December	In Person	TBA	Grey