

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 29 MARCH 2022 HELD VIA ZOOM COMMENCING AT 10:30 A.M.**

#### **PRESENT:**

R. Williams (Chair), T. Gibson, B. Smith, L. Martin, Cr Challenger, A. Becker, A. Birchfield, P. Madgwick, F. Tumahai, S. Roche, J. Cleine

#### **IN ATTENDANCE:**

J. Armstrong (Project Manager), L. Easton (WCRC), R Vaughan (WCRC), H. Mabin (WCRC), P. Morris (GDC), S. Bastion (WDC), S. Mason (BDC), F. Scadden (WDC)

#### **Welcome**

The Chair welcomed everyone to the meeting.

#### **Apologies**

L. Coll McLaughlin was an apology. The Chair advised the Committee that Edith Bretherton is on leave and is an apology for this meeting.

#### **Confirmation of Minutes**

**Moved** (Gibson / Becker) *that the minutes of the meeting dated 17 February 2022 be confirmed as correct.*

*Carried*

#### **Matters Arising**

There were no matters arising.

#### **Declarations of Interest**

There were no declarations of interest.

#### **Financial Report**

J. Armstrong spoke to this report. Mrs Armstrong noted there were variations from this year's budget arising from a change in research costs. Mrs Armstrong described changes in the draft budget for next year, to take account of feedback received. The Committee was advised that a submissions tool may be purchased in this financial year, to allow time to set it up in preparation for the submissions period next year. Further budget is also likely to be required for additional planning and peer review resources, which will impact on the current financial year.

**Moved** (Tumahai / Gibson) *That the Committee receives the report.*

*Carried*

#### **Te Tai o Poutini Plan: Consultation on Coastal and Land Instability Natural Hazards**

J. Armstrong made some initial comments on the report, emphasising that the provisions are draft only, and noting they got really useful feedback from the community on this initial stage of the process.

L. Easton made initial comments on the report.

Mayor Cleine asked about revisiting the timelines on the public consultation for this section of the draft. His view was that this should not be compressed and that the community is under stress at present. Cr Birchfield agreed, noting that more assessment should be done. In response to a question from Cr Becker, L Easton explained that in order to comply with RPS and NZCPS requirements, and noting that some detailed work had been done but not for all areas, the proposal was to carry forward existing hazard buffer /setback areas in to the new draft Plan.

Mayor Cleine felt that the timeframe for doing the specific data analysis may not be realistic given the overall timeframe for the plan. Mayor Smith raised the question of the potential cost implication of delay, but supported the idea of taking a bit longer on the development of the provisions. J Armstrong advised of some of the implications of delay in relation to workload and upcoming introduction of new planning legislation.

Cr Birchfield felt that a lighter hand could be taken given the extensive length and area of the coastline, suggesting geotechnical reports may not be necessary, and to go out to consultation on that basis. R Vaughan confirmed that much of the LiDAR for the Coast had been done but that there was still some work on processing the data to be completed.

P Madgwick asked about the science behind the basis for the predictions of sea level rise, and noted he was ambivalent about extending the timeline for the process. L Easton advised that the government has provided the required standards which Regional Councils must comply with, and they have no choice around that.

The Chair asked for any comment about the land instability document. Mayor Cleine commented that the Buller Council was already familiar with these areas and the challenge might be to ensure the community was aware of them also.

**Moved** (Birchfield / Gibson)

1. *That the Committee receive the report.*

*Carried*

There was further discussion on the Draft Coastal Natural Hazard document, and whether to delay the consultation. It was suggested by Cr Challenger, and supported by Cr Becker, P Madgwick and Mayor Smith, that a coastal setback of 100m be put out for consultation as a proposal.

F Tumahai noted his view that the consultation should be proceeded with. There was some discussion on whether the provisions for Westport should be delayed, to provide time for further work on those to ensure that the Westport community had accurate information and relevant provisions on which to comment. L Easton felt that without information on where the Westport flood protection wall would be located and the effects of that, the benefits of consultation with Westport residents may be limited. This was in light of clear feedback from Westport residents who wanted to know what the impacts of the wall would be on any provisions. Cr Birchfield and Cr Becker agreed with Mayor Cleine that delay would be more appropriate for Westport.

Staff will redraft coastal provisions to include a 100m setback for consultation.

**Moved** (Gibson / Tumahai)

2. *That the Committee approve the consultation for the Draft Coastal Natural Hazard Document and maps for the region except Westport; and that consultation with the Westport area be undertaken when further meaningful information is available.*

*Carried*

### **Te Tai o Poutini Plan: Feedback on the Draft Plan**

L. Easton spoke to this report, and noted how great it was that they received a lot of feedback on the draft Plan, and that submitters provided detailed feedback and comment which was really appreciated. L. Easton advised that she had provided brief summaries of the feedback and a basic analysis in Appendix 1 to her report. For the issues which they received a lot of feedback on, the planners will prepare separate reports on those substantive matters to bring back to the Committee. These matters include mineral extraction, ecosystems and biodiversity, noise, general rural subdivision, natural hazards, noise, and zoning of public conservation estate. There was also a lot of feedback on Westport flood hazard and zoning, and Franz Josef zoning. These would also have separate reports brought back to the Committee at a later meeting. There was some feedback provided on visitor accommodation, and L. Easton suggested that some information was provided publicly on existing use rights which may address those concerns. Ms Easton further advised the Committee that further peer review and editing is also planned for the document.

F. Tumahai asked a question about the proposed staff recommendation against the rezoning of Fitzherbert Street, Hokitika, noting that it didn't make sense. L. Easton advised that they had sought feedback from the respective Council's planners on any requests for rezoning, and that Westland DC planners had provided feedback and reasons. F. Scadden from Westland DC provided further information.

Mayor Smith subsequently agreed that this did not make sense and the Chair asked him to take the matter to his Council for consideration.

P. Madgwick asked about ONL mapping and when the Committee would get to see those maps. L. Easton advised that she would make the report available to the Committee members. The Chair confirmed that L. Easton would provide a summary to the May Committee meeting, and noted his gratitude for the large amount of work the planners had put in to preparing Appendix 1 of the report in a short time.

**Moved** (Cleine / Gibson)

1. *That the Committee receive the report.*
2. *That the Plan be amended as a result of feedback in accordance with the summary provided in Appendix One of this report.*
3. *That the Plan be amended as a result of the feedback from the Plan Integration, Rule Consistency and Drafting Review and to amend any errors identified in the Plan through this process.*
4. *That the Plan maps be amended as a result of the technical peer reviews of the natural hazard overlays and reassessment of natural landscape and natural character overlays.*

*Carried*

### **Te Tai o Poutini Plan: Consultation on proposal to incorporate material by reference**

J. Armstrong spoke to this report, noting this was a mandatory stand-alone matter required to be consulted on. Cr Challenger sought clarification as to whether the Westland DC Code of Practice for

works was still current. F Scadden from Westland DC clarified that it was still in use when needed. Mayor Cleine asked whether the Plan included some information about the requirement to comply with higher order documents such as the RPS and national standards, as he thought it would be good for people to be clear on this. L Eason replied that this would be included in the front part of the Plan, noting that most people don't read this section and that plain language information will also be released when the Plan is notified, to support understanding.

**Moved** (Gibson / Becker)

1. *That the Committee receives the report; and*
2. *That the Committee approve the consultation for "technical documents incorporated by reference".*

*Carried*

**Project Manager's Report**

J. Armstrong spoke to her report. She advised that as part of the recent process on the exposure Draft Plan staff had run a number of zoom meetings and had 9 drop-in sessions, and had responded to requests from the Ross and Franz Josef communities for community meetings in those locations. F Scadden also attended all the Westland meetings which was appreciated by the team. J Armstrong drew the attention of the Committee to some previous minor wording inconsistencies which she had corrected in the public agenda, to make sure it was clear as to meeting dates.

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

*Carried*

**GENERAL BUSINESS**

J Armstrong asked the Committee members what their view was of continued zoom meetings, or whether they wanted to meet in person at the next meeting on 29 April at Westland District Council, as originally planned. The Chair supported meeting in person, and noted it would be up to Westland Council to determine in terms of their protocols whether that was possible at that time. The Committee supported this, and the Chair advised that the meeting would be held in person at WDC unless they hear otherwise. J Armstrong indicated she would contact the Committee members closer to the time to confirm that.

The meeting closed at 12:05 p.m.

The Chair thanked everyone for their attendance.

**NEXT MEETING**

Friday 29 April 2022 at Westland District Council.

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Chair

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Date