

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 29 JUNE 2021, AT THE WEST COAST REGIONAL COUNCIL & VIA ZOOM, COMMENCING AT 10.45 A.M.

PRESENT:

R. Williams (Chairman), J. Cleine, T. Gibson, B. Smith, L. Martin (left meeting at 12.32), L. Coll McLaughlin, A. Becker, S. Roche, F. Tumahai via Zoom (left meeting at 12.32), A. Birchfield, P. Madgwick

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), P. Morris (GDC), S. Bastion (WDC), S. Mason (BDC) via Zoom left meeting at 12.32, H. Mabin (WCRC), R. Mallinson (WCRC) left meeting at (10.54), 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 (Becker / Gibson) *That the minutes of the meeting dated 25 May 2021, be confirmed as correct.*

Carried

MATTERS ARISING

Cr Coll McLaughlin spoke of the query S Bastion had made around how it would be possible to recognise any infrastructural works that are installed after the plan is operational, and how these might change the hazardscape. Cr Coll McLaughlin said she is concerned that this could put people through a more difficult consenting regime. Cr Coll McLaughlin would like this discussed when the infrastructure rules are worked through. It was agreed that this would be brought up at the appropriate time.

Declarations of Interest

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

The Chairman drew attention to the discussion on SNA's that is on today's agenda in view of committee members being landowners. L. Easton advised that she is aware some members may have an interest in relation to SNA's, she stated that because such a large part of the West Coast is potentially an SNA those members who own land are potentially affected but no more so than a general member of the public.

Financial Report

R. Mallinson advised he is presenting this report on behalf of N. Selman. R. Mallinson advised that there is a slight adjustment in this report which overstated forecast expenditure to the end of June. R. Mallinson reported that the forecast amount for research costs of \$136515 is overstated by \$4950 and the variance is actually \$31,565. Total income for the year is \$527,386 and includes a carry forward balance from the previous financial

year. Total expected expenditure for the year is \$735,476 and the deficit to be financed by borrowing is \$208,090 and not \$230,040.

R. Mallinson advised that employee costs will be further investigated and if necessary an adjustment made.

R. Mallinson answered questions regarding the targeted rate.

Cr Martin asked for an update regarding the financing of the work stream and the striking of rates. R. Mallinson advised that Council is looking at assisting the fast tracking of the work programme by borrowing, as requested to enable the accelerated work on 21/22 to proceed. The \$500,000 proposed targeted rate over the 10 years is sufficient to repay the borrowings in years 1 and 4 to fund the work.

R. Mallinson advised that the rates will be struck once the LTP is adopted. H. Mabin advised that the rate strike is scheduled for September. It was confirmed that this will not disrupt the work plan.

It was noted that short term borrowing is required.

Moved (Martin / Coll McLaughlin)

1. *That the financial report is received.*
2. *That the Committee authorises the contract with Marshall Day for Noise Contour Assessment is signed by the Acting Chief Executive of the West Coast Regional Council.*

Carried

Technical Update: Ecosystems and Indigenous Biodiversity

L. Easton spoke to this report. She advised that the exposure draft of the National Policy Statement for Indigenous Biodiversity is due in August and is expected to be gazetted in December.

L. Easton offered to answer questions. She confirmed that DoC co-funded the study on the conservation estate. She confirmed this covers stewardship land as well. Mayor Smith stated that 87% of land in Westland is controlled by DoC, significant parts include stewardship land and this will skew the value of this land. Mayor Smith estimated 25% of all private landowners' land is potential SNA's.

P. Madgwick expressed concern about undertaking this work on DoC stewardship land as the independent review is coming.

Mayor Gibson feels that the maps will frighten landowners, as they are now clearing land and are damaging land. F. Tumahai is concerned that this is another matter that is being dictated by central government.

Mayor Cleine stated that everything in the plan impacts on private property rights. He feels the approach of keeping mapping at a high level, and dealing with properties on a case by case basis is the best approach.

Mayor Gibson talked about similar concerns impacting on the rest of the country.

L. Easton went through the options and provided extensive detail on option 3 and Option 4. L. Easton explained the Hurunui approach. Extensive discussion took place on subdivision rules and it was noted that New Plymouth District Council has taken this approach. L. Easton answered questions regarding compensation. P. Madgwick feels Council would not get away with not identifying SNA's.

Cr Roche queried what the rules might be as the Committee still wants to achieve a draft plan by next year. Cr Becker expressed concern about costs in the Environment Court.

P. Madgwick stated that the mapping has been unhelpful, this will be a huge task and will come at a very high cost to ascertain which areas are truly significant.

Moved (Smith / Birchfield)

1. *That the Committee does not receive the report.*
six in favour (Martin, Gibson, Smith, Birchfield, Coll McLaughlin, Tumahai)
four against (Roche, Cleine, Becker, Madgwick)

Carried

Discussion took place on the second recommendation.

Moved (Cleine / Roche)

2. *That the Committee provides direction around Rule options in relation to ecosystems and indigenous biodiversity in the Te Tai o Poutini Plan, which is Option 3 as the preferred approach.*

Against Cr Birchfield

Carried

Technical Update: Outstanding Landscapes and Outstanding Natural Features

L. Easton spoke to this report. She drew attention to the mapping and advised these were prepared in 2013, she asked if the committee would like to review the maps. L. Easton advised this was canvassed in the RPS. She answered questions. S. Bastion and Cr Martin expressed concerns about future development for hydro-electric potential rivers. L. Easton spoke of the previous report that she brought to this committee. S. Bastion cautioned that it is important that growth and resilience work is allowed for in the future. L. Easton provided advice on this. Cr Coll McLaughlin commented on policy 1A.

P. Madgwick suggested that there might be an opportunity to safeguard hydrology rivers into the future. L. Easton advised on renewable generation. It was agreed that it is important that TTPP does not stop hydro development going ahead. Cr Birchfield expressed concern about the amount of land that can actually be used. L. Easton asked the committee if they would like the 2013 maps peer reviewed. L. Easton feels that the methodology is sound but would like robust defensible boundaries. Discussion took place and it was agreed that this matter would be workshopped before the August meeting. It was agreed that the GIS maps would be provided to GIS teams at Councils prior to the August meeting.

Moved (Coll McLaughlin / Roche)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the Objectives and Policies for Outstanding Natural Landscape and Outstanding Natural Features in the Te Tai o Poutini Plan.*

Carried

Technical Update: Noise Provisions

L. Easton spoke to this report and advised that the levels are similar to what current district plans have in place. E. Bretherton advised that it is likely all noise contour work for the five airports will be carried out. L. Easton confirmed daylight hours are from 7am to 10.00 pm. L. Easton answered various questions relating to noise mitigation measures and stated that once noise contours are in place for all airports this will be helpful. Noise activities and noise monitoring was discussed and it was noted that temporary activities can be accommodated.

Country halls were discussed and it was noted that some areas including Barrytown will need to be re-looked at, and a specific provision may need to be considered. It was confirmed that many districts have noise bylaws and noise control in place as well.

Moved (Becker / Cleine)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the proposed objectives, policies and rules for Noise.*

Carried

The meeting adjourned at 12.32 and reconvened at 1.00 pm

Technical Update: Light Provisions

L. Easton spoke to this report and advised that there are now a number of dark sky reserves throughout the country but none as yet on the West Coast, but there is a dark sky provision at Punakaiki.

Cr Coll McLaughlin raised the matter of security lighting. Discussion took place and it was agreed that this would be provided for via a permitted activity rule.

L. Easton answered questions relating to the lighting of sports fields. She spoke of the importance of ensuring lighting is not pointing skywards. It was agreed that rule 2 and 3 would be combined. P. Madgwick stated that lighting should not be too restrictive around towns.

Cr Roche stated this is a fair reflection of modern standards.

L. Easton confirmed that lighting rules are already in place on mine sites.

Moved (Gibson / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the proposed objectives, policies and rules for Light.*
Carried

Te Tai o Poutini Plan Draft Chapter Review

L. Easton spoke to this report and advised this is the first of whole chapters of the Plan coming to a meeting for review. She answered questions and provided additional information, minor changes as requested were made.

Moved (Gibson / Birchfield)

1. *That the Committee receives the report.*
2. *That the Committee provides feedback on the draft Strategic Objectives for the Te Tai o Poutini Plan.*
Carried

Project Manager’s Report

J. Armstrong spoke to her report, she spoke of recent meetings she has attended and the various agencies that she has met with. Zoning workshops have been held with Grey and Buller District Councils and with Westland tomorrow.

J. Armstrong advised that a questionnaire on public access will not be done.

J. Armstrong stated that she is hoping to have a draft Plan approved at the December meeting.

It was noted that it is likely that meetings will not be held in January or February.

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

Carried

GENERAL BUSINESS

Discussion took place on whether or not Councillors who are not members of the Committee should be able to join workshops. It was agreed that this would be discussed at next month’s meeting.

The meeting closed at 1.29 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held on Monday 26 July, and maybe held via Zoom as staff are not coming down for this meeting.

.....
Chairman

.....
Date

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
July	In Person or via Zoom	Monday 26	Grey District Council
August	In Person	Tuesday 31	Westland District Council
September	In Person	Tuesday 28	West Coast Regional Council
October	In Person	Friday 29	Buller District Council
November	In Person	Tuesday 30	Te Tauraka Waka a Maui Marae
December	In Person	Thursday 16	Grey District Council