

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 8 SEPTEMBER 2022, AT WEST COAST REGIONAL COUNCIL AND VIA ZOOM, COMMENCING AT 09.00 A.M.**

#### **PRESENT:**

R. Williams (Chairman), J. Cleine, D Carruthers, L. Coll-McLaughlin, A. Becker, P. Madgwick, S. Roche, L. Martin, F. Tumahai, T. Gibson, A. Birchfield

#### **IN ATTENDANCE:**

L. Easton, E. Bretherton (WCRC), H. Mabin (WCRC), P. Morris (GDC), S. Bastion (WDC), S. Mason (BDC), R. Townrow (BDC)

#### **WELCOME**

The Chairman welcomed everyone to the meeting.

#### **APOLOGIES:** B Smith

Moved (L. Martin / A. Becker) That the apologies be accepted.

*Carried*

#### **Conflicts of Interest**

L. Coll-McLaughlin declared a conflict of interest due to an interest in the Karamea Lime Quarry which will result in her abstaining from voting on the Committee submission paper.

#### **CONFIRMATION OF MINUTES**

Moved (J. Cleine / T. Gibson) That the minutes of the meeting dated 21 June 2022, be confirmed as correct.

*Carried*

Moved (L. Coll-McLaughlin / A. Becker) That the minutes of the meeting dated 15 August 2022, be confirmed as correct.

*Carried*

#### **MATTERS ARISING**

There were no matters arising.

#### **Financial Reports**

Moved (T. Gibson/A, Birchfield) That the financial report to 30 June 2022 is received.

*Carried*

Moved (P. Madgwick/ D. Carruthers) that the financial report to 31 July 2022 is received.

*Carried*

A Birchfield queried the total spend on TTPP to date. The Chair calculated this from the financial report to be \$2.74M

#### **Technical Update: Te Tai o Poutini Plan – Committee Submission**

L. Easton spoke to the report, explaining that this was the Committee's draft submission on the Proposed TTPP. The submission generally covers omissions and errors. She explained that we are not yet in receipt of updated information regarding funding for the Westport Flood Protection Scheme, or the updated LiDAR information for coastal areas that we had hoped to have in time to inform the submission. L. Easton explained that if it arrives in time the information can be included in the appropriate s42A officer's report to be

considered by the hearings panel. She also explained that the planning team had not been able to meet with Ngāi Tahu to discuss Plan sections, and she expected they would make a submission on these sections.

A Birchfield queried the 100m coastal set back strip. L. Easton explained that much of the coastal strip is on DOC land and detailed assessment had been undertaken by settlements with known high hazard risks. She explained that each of the current district plans already include coastal setback layers.

P. Madgwick asked when discussions on the Māori Purpose Zone could resume with Ngāi Tahu. L Easton said the Planning Team are keen to work through any issues and are available anytime.

S. Bastion queried whether ongoing coastal subdivision consent applications can use exiting hazard reports. E. Bretherton responded that planners would certainly consider them, to determine if they cover all existing requirements. S. Roche asked if the whole coastline will eventually be mapped and wondered if landowners should make submissions in the meantime. The planners replied that they strongly recommend anyone with an interest in the Plan to submit. E. Bretherton explained that LiDAR has been flown over the entire coastline but we are awaiting completion of the quality assurance process before using the data. She responded to S. Roche's question, that LiDAR gives accurate elevation data and would differentiate the coastal terraces. L. Coll-McLaughlin explained that it does not account for underlying geology, and setbacks would still likely be required.

R Townrow queried the intent in the Westport Hazard rules about whether WCRC would certify the level of service of the flood protection, or the modelling. E Bretherton explained that it referred to the level of service, and the wording amendment was to allow changes in the level of service to be captured. She offered to circulate the wording to the Committee. J Cleine clarified that the Committee would receive information on updated modelling to endorse. L. Easton said this similar change in wording is also recommended for the Hokitika hazard overlay. L. Martin asked about the zoning for Revell St, and L. Easton explained that the area is protected by the protection works and is therefore, not covered by a coastal hazard overlay, and the medium-density zoning was in the draft plan at the request of Westland councillors.

E. Bretherton talked to subdivision rules. Currently coastal severe and flood severe rules are discretionary, but this is inconsistent with non-complying for severe earthquake risk.

L. Easton explained that further updates for landscape and natural character had not been received to date and were due by the end of September. She recommends that any reduction in size of the overlays be included in the Committee submission. S Roche queried what would happen if boundaries increased. L Easton explained that all research would be available to the hearing commissioners for consideration.

L. Easton explained that some omissions have been identified where rules developed later in the process did not have a supporting objective or policy, and that some definitions required small changes to ensure unintended activities were not captured by them.

L Easton described a number of mapping errors that will be addressed in the Committee submission. There was discussion about returning the zoning of some sites on the Alma Rd terrace to residential. Buller representatives were comfortable with this change.

There was discussion around Committee members viewing the final Committee submission before it is submitted, and it was decided to vary recommendation 3 to reflect this.

### **Moved** (Roche/ Madgwick)

1. That the Committee receive the report.
2. The Committee lodge a submission on the Proposed Te Tai o Poutini Plan as outlined in the report and specifically:
  - Seeking an amendment to the Hokitika Coastal Hazard and Westport Hazard rules to refer to the most recent hazard modelling
  - Seeking an amendment to the Subdivision rules for Severe Coastal and Severe Flooding Natural Hazard Overlays so that subdivision in these overlays is a Noncomplying Activity
  - Amending the maps to reflect the reassessment of the boundaries of Outstanding Natural Landscapes, Outstanding and High Coastal Natural Character and the

Coastal Environment;

- Seeking the addition of objectives, policies, definitions and advice notes as identified in the report;

- Correcting errors identified in Appendix One.

- Correcting any other minor errors identified prior to the submission being finalised.

3. That the submission be circulated to Committee members and the Committee Chair be delegated authority to finalise the submission, provided that it must be lodged prior to 7 October 2022

**For** R Williams, S Roche, P. Madgwick, F. Tumahai, L. Martin, D. Carruthers, J. Cleine

**Against** T Gibson, A Becker. A Birchfield

**Abstained** L Coll-McLaughlin

*Carried*

### **Technical Update: Te Tai o Poutini Plan – Extension of Submission Period, Further Submissions Process and Acceptance of Late Submissions**

E Bretherton asked the Committee to consider changing Recommendation 3 for this paper by removing the word “to extend the submissions time period and”.

E Bretherton spoke to the three parts of the paper – seeking approval to extend the submission timeframe to the end of October, explaining the further submissions process and recommending the Chair TTPP be delegated authority to accept late submissions. Discussion ensued about the length of time late submissions should be accepted. Some Committee members felt a date should be set, but planning staff felt that would be setting a new unofficial submission closing date and that natural justice would best be served if each late submission was assessed on its merits.

**Moved** (Gibson/Birchfield)

1. That the Committee receive the report.

2. That the submission period for the Proposed Te Tai o Poutini Plan be extended an additional 28 days from the date of notification to 5pm Friday 28th October 2022.

3. That the Chair of Te Tai o Poutini Plan Committee be delegated authority under Section 37A of the Resource Management Act accept late submissions on Te Tai o Poutini Plan.

*Carried*

### **Project Manager’s Report**

E Bretherton spoke to this report highlighting that 18 public meetings, and 4 library sessions on the Proposed Plan had been completed by staff. She thanked Committee members and council staff for their support at the meetings. She said approximately 45 submissions have been received so far, and the team are receiving mostly technical queries currently. T Gibson and L Martin expressed their thanks to TTPP staff for their work at the meetings and professionalism and empathy under some difficult circumstances.

E. Bretherton explained that work on GIS letters for landowners with sites and areas of significance to Māori is nearing completion and letters will begin to be compiled and sent out.

**Moved** (Martin/Tumahai)

1. That the Project manager’s Report be received

*Carried*

The Chair commented that this will be the last meeting of the current Committee and he would like to thank the members for their willingness to engage in discussion and the high level of trust shown.

Retiring members S Roche. L Coll-McLaughlin and A Becker thanked the Chair and project team for their outstanding work and patience over the last three challenging years. They also thanked the Committee and their council staff and wished the process well as they step down.

The meeting closed at 10.32am

The Chairman thanked everyone for their attendance.

**NEXT MEETING**

The next meeting will be held at Grey District Council Chambers on Thursday, 15 December 2022 commencing at 9.30 a.m.

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Chairman

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Date

**Action Points**