



**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT CLOCKTOWER CHAMBERS,  
WESTPORT AT 10.00AM ON 19 JUNE 2024**

**Present**

Mayor J. Cleine (BDC) (Chairman), Mayor T. Gibson (GDC), Cr G. Neylon (BDC), Mayor H. Lash (WDC), Cr B. Cummings (WDC), Cr A. Cassin (WDC), Cr P. Haddock (WCRC) (online), Cr Brett Cummings (WCRC) (online), Kaiwhakahaere P. Madgwick (Makaawhio) (online)

**In attendance**

Simon Pickford (BDC), Scott Baxendale (WDC), D. Lew (WCRC), J. Allen (WCRC), P. Pretorius (GDC), Doug Bray (WCRC), Chu Zhao (WCRC)  
Via Zoom - M. Conland (WCRC), L. Easton (Kereru Consultant on behalf of WCRC), Michael McEnaney (GDC), Max Dickens (WCRC), Brendon McMahan (Media), Vance Boyd (Member of the public)

**Welcome**

**Apologies**

Rex Williams (Chairman), Cr A. Gibson (GDC), F. Tumahai (Ngāti Waewae)

**Moved** (Cr G. Neylon) *That the apologies of Rex Williams, Cr A. Gibson and F. Tumahai be accepted.*

*Carried*

**Confirm minutes of the previous meeting held 29 April 2024**

Mayor T. Gibson asked a question regarding action point 2 on Page 7 of last Minutes: was Minister Hoggard in fact written to?

M. Conland answered that the letter is yet to be drafted.

Mayor J. Cleine suggested bringing it forward as a point to be actioned following this meeting.

**Moved** (Mayor Gibson/ Mayor Lash) *That the minutes of the meeting held 29 April 2024 be confirmed.*

*Carried*

**Report – Amendment to Standing Orders for TTPP Committee**

M. Conland noted that this matter relates to attendance via an audio link or audio-visual link to meet the requirement for a quorum. At the moment Schedule 7 of the Local Government Act (LGA) 2002 provides for attendance at a meeting via an audiovisual link. M. Conland noted that the Standing Orders differ, so the recommendation is to bring the standing orders in line with the LGA. M. Conland noted that an amendment of the LGA is due to come into force on 1<sup>st</sup> October 2024 to continue to allow those attending by audio or audio visual link to be part of the quorum. Therefore, M. Conland suggested that the amendment to the standing orders come into effect on 1<sup>st</sup> of October 2024 which will align with what the LGA will say when it is amended by the Local Government Electoral Legislation Act 2023.



M. Conland noted that there has been an amendment to the template Standing Orders by the Local Government Commission. M. Conland recommended that the Standing Orders be updated to reflect that template. M. Conland noted the recommendation is that the final version of the standing orders be brought back to the next committee meeting for adoption, with the changes to take effect from the 1<sup>st</sup> of October 2024.

Mayor Cleine asked a question in terms of the recommendation: we are talking about the general amendments through the separate attachment, but that doesn't include the suggested changes to 11 and 13 (Page 12), that are embedded in this report. It was generally agreed by the Committee that they were comfortable with the wording of the resolution which refers to the amendments in the attached document, and those in the Committee report, and no further amendments were suggested.

**Moved** (Cr Cassin /Mayor Gibson)

*1. That the Committee receive the report.*

*2. That the Committee agree that the Te Tai o Poutini Committee Standing Orders be amended generally as proposed (additions underlined, deletions struck through) in the attached document and report.*

*3. That a final version of the Te Tai o Poutini Committee Standing Orders be brought back to the next Committee meeting for adoption, with the changes to take effect from 1 October 2024.*

*Carried*

#### **Financial statements to the end of April 2024, and May 2024**

M. Conland noted that we are tracking below the originally budgeted costs, with a favourable variance to the end of May of \$515,658. M. Conland noted that the forecast for Workshops and Events has been increased slightly due to recent invoices for the use of external venues but is still below the originally budgeted amount.

**Moved** (Cr Neylon/ Cr Cassin)

*1. The Committee receives the Financial Report.*

*Carried*

## Draft Budget for 2024/2025 and future forecast

M. Conland noted that the budget for the 2024/2025 financial year has been guided by the costs for the 2023/2024 financial year. M. Conland noted the Long-Term Plan (LTP) consultation document included an estimate of income from targeted rates of \$326k, and a budget for costs of \$1.6M. Finance costs as a result of interest payments were estimated at \$139k. The LTP is recommended to be adopted by the West Coast Regional Council on 25 June 2024.

M. Conland noted we are approximately halfway through the hearings, commissioner deliberations and decision writing will continue after hearings. The variations to TTPP will likely go to a hearing during the 2024/2025 financial year. M. Conland noted the costs beyond this time are more uncertain as this largely depends on the number of appeals received on the decision and whether these can be resolved through mediation or whether appeals are likely to proceed to the Environment Court. M. Conland noted that it is anticipated that costs will reduce in subsequent years once the TTPP is operative, but that there will still be costs involved in relation to implementing the plan, and managing plan changes etc.

P. Madgwick noted that to get the true picture of what the costs are going forward, we should be accruing from now. He expected to see it this year in the next budget. P. Madgwick also noted that he thought that the legal costs should be higher than \$50,000 for the 2024/25 financial year.

M. Conland noted that there was an underspend for some of the budget line items.

D. Lew added that the West Coast Regional Council estimated the TTPP process was going to cost 5 million dollars and that is the indicative budget that we are working to. to the costs to fund that have been spread over a 10-year period. He noted that we are only drawing down on this 10 year load as we need it, which is prudent. D. Lew noted that it's not in accrual situation as such, as the loan amount borrowed is just less than what was originally budgeted for. If we've got money in the bank left over from the 5 million dollars, then that will go towards the appeals. D. Lew said we are awaiting feedback from Development West Coast (DWC) in relation to the grant application that has been applied for.

P. Pretorius asked how the shortfall was funded.

M. Conland answered it would be funded by the loan. M. Conland added she is expecting that legal costs in terms of the Environmental Court mediation and appeals would be in the following 2025/26 financial year, starting 1<sup>st</sup> July next year, which is why there's only \$50,000 in the budget for the 2024/25 financial year.

Mayor J. Cleine asked if this budget is included in the WCRC Long-term Plan.

D. Lew explained that the WCRC LTP is going to be adopted next Tuesday (25<sup>th</sup> June), and that the LTP financial project is still working to the figure of a 5 million dollar loan over 10 years. If it's going to be more than that, there is potential to seek other funding sources such as grants. If that doesn't help, then there would be a financial reconsideration by WCRC by the end of next year or the year after.

G. Neylon asked in terms of the \$5M budget, how much it is for legal fees like appeals.

D. Lew said whatever we don't spend of the \$5M, that would be available for the appeals.

P. Haddock noted that there aren't people turning up as expected to the hearings, so it is a bit of an unknown factor.

**Moved** (Mayor Gibson/ Mayor Lash)

- 1. The Committee receives the report.*
- 2. The Committee approves the budget for the 2024/2025 financial year.*

Carried

### **Project Manager Update**

M. Conland noted that there have been some large hearings for the Sites and Areas of Significance to Māori (SASM) and also Mineral Extraction Hearing topics. The next hearings are for the Industrial and Commercial Zones topic beginning 1 July and the Open Space Zones topic on 3 July. The next hearings after those will be the Residential Zones and Special Zones topics which will be jointly heard from 16th July. The Rural Zone and Settlement Zone topics will be jointly heard at the end of July.

M. Conland noted that limited notification of the variation to Activities on the Surface of Water Chapter will occur on 27 June, with submissions closing on 26 July 2024, and the Coastal Hazard Mapping variation will also be notified that day, with submissions closing on 16 August 2024. M. Conland noted that the summaries of submissions will be notified in September or October.

M. Conland noted that this is her last TTPP Committee meeting, as she has been offered a role at Greater Wellington Regional Council.

Mayor Cleine on behalf of the committee, thanked M. Conland as the Project Manager role and wished her all the best in her new job at Wellington.

Mayor Gibson thanked M. Conland for her work on the committee, and congratulated her on the new role.

### **General Business**

Mayor Gibson said some people were finding it hard to navigate the LIDAR mapping. Mayor Gibson asked if it is on the website or is it just hard to find.

M. Conland answered that the information was on the website but that it had been taken down while the coastal hazard mapping variation is prepared, and that the website will be updated in the next week.

L. Easton noted that the mapping for the variation is being finalised and it will be updated to the website at the time of notification of the variation so that people can look at that.

However, regarding the Grey District hazard mapping, L. Easton was not sure whether the Grey Inundation Modelling had been peer reviewed yet. L. Easton said she will follow up with the natural resources analyst at WCRC after the meeting just to make sure that we have that mapping available for people to view on our website.

P. Madgwick noted to the Committee that a person had been emailing a large number of submitters and other parties using racist and unacceptable language in relation to the SASM hearing. He asked what the committee is doing to protect the staff and members of TTPP from this type of thing, and that blocking emails is not the answer.

D. Lew said he had briefed his staff that this person was potentially dangerous, had revisited our procedures around the staff in our organisation, and circulated his photo as there were two people with the same name. He also laid a complaint with the police, who are monitoring the situation and visited this person's property. P. Madgwick noted that they also took measures for the safety of their own staff.

Mayor Cleine moved that the TTPP committee notes, offensive and vitriolic emails and content have been in circulation and confirms this is unacceptable and condemns them in the strongest manner.

Moved (Mayor Cleine /Mayor Lash)

1. *The Committee notes that offensive and vitriolic emails and content from members of the public have been in circulation.*
2. *The Committee confirms that this is unacceptable and strongly condemns this practice.*

1. .

*Carried*

Chair Haddock and Mayor Gibson asked about the letter that had been sent on behalf of the Committee in relation to queries about the coastal hazard mapping.

M. Conland noted that to enable a timely response, prior to the variation being notified on 27 June, the letter was emailed out to all committee members prior to this meeting, rather than there being a specific report on this committee agenda. M. Conland noted the advice from Wynn Williams that the relevant coastal hazard provisions (rules) be heard with the coastal hazard mapping variation, rather than these being heard as originally proposed in October.

In terms of the notification of the variation, M. Conland noted that letters are being sent out to all of the submitters that have already submitted on the coastal hazard provisions as well as all of the submitters who are potentially affected by the variation. M. Conland noted that all of those property

owners will thus be given the opportunity to submit on the coastal hazard mapping, including those matters that were raised in the letter to the Committee.

L. Easton noted that other matters raised in the letter in relation to the validity of the mapping had been addressed at the two previous committee meetings and that this had not changed since those meetings.

Mayor Cleine summarized that all of the coastal hazard issues will be addressed together through hearings on the Variation and the plan provisions. He noted that the team will work with the Commissioners to achieve this, and that everything is in line with advice the Committee had already discussed when it decided to accept the report that informed the decision to notify the variation.

M. Conland noted that the variations are to be notified on the 27th of June, with the submissions for the coastal hazard mapping closing on the 16th of August 2024. She commented that is a 6 week submission period which is longer length of time than is normally provided under the RMA for those submissions to be received. This will assist with making sure that everybody has enough time to lodge a submission.

#### Closing comments

D. Lew, on behalf of the WCRC, thanked M. Conland for everything that she has done. He noted that the Committee certainly noticed the professionalism and the confidence that M. Conland has provided in the reports and finances and things that are coming to the table. He expressed his best wishes to M. Conland and for the next part of her career with Greater Wellington Regional Council.

Mayor Cleine thanked those in attendance and those online. The next meeting is on the 7<sup>th</sup> of August at Westland District Council at 10am.

Meeting ended at 11.22am.