



Te Tai o Poutini PLAN

A combined district plan for the West Coast

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT THE OFFICES OF THE GREY DISTRICT COUNCIL AT 9.30AM ON TUESDAY 21ST MARCH 2023

PRESENT:

R. Williams (Chairman), J. Cleine (BDC), G Neylon (BDC), P. Madgwick (Chair Ngāti Mahaki ki Makaawhio), A. Cassin (WDC), H. Lash (WDC), T. Gibson (GDC), A. Gibson (GDC), P. Haddock (WCRC Acting Chair)

IN ATTENDANCE:

J. Armstrong (Project Manager), H. Mabin (WCRC, via Zoom), P. Morris (GDC), S. Bastion (WDC), F. Thomson (WCRC), L. Easton (Consultant), R. Townrow (BDC, via Zoom), S. Kilkelly (minute taker WCRC).

WELCOME

Chair Williams opened the meeting and called for apologies.

APOLOGIES:

F. Tumahai, A. Birchfield, B. Cummings, F. Dooley

Moved (T. Gibson/A. Gibson) *that the apologies be accepted*

Carried

Confirmation of Minutes

Chair Williams asked for any corrections or amendments to the minutes of 28 February. Mayor Lash wanted clarification on the resolution of the hearing panel nominations and approval, she felt there was no discussion on the nominations as they had a new nomination to put forward. Cr Cassin added that any nomination should have the body nominating them highlighted.

Moved (Lash/Cassin) *that the minutes of the meeting 28 February 2023 are a true and correct record.*

Carried

Matters Arising

The nominations of the Hearing Panel will be addressed later in the meeting and there were no other matters arising.

Financial Reports

J Armstrong presented the financial report from February and took it as read. The main variance would be interest which will come through when calculated by the WCRC. The forecast figures had been changed as previously noted and Ms Armstrong asked for approval to make a variation to a GIS contract.

Ms Armstrong said there would not be a financial report tabled at next months meeting as it would be too early in the month.

S. Bastion asked if it would be brought to the Committees attention if there was anything significant and Chair Williams said April's financial report would be circulated once it was available.

Mayor Cleine asked if the variation for the GIS was included in the current financials, and Ms Armstrong had included the extra \$30,000, and it was under Research.

Moved (Cleine/Lash) *that the Committee receive the February 2023 financial report; and*

The Committee approve a variation to the current hourly rate GIS contract with The Property Group, and delegates the Chief Executive West Coast Regional Council authority to sign the variation.

Carried

Report – TTPP Draft Budget 2024

Chair Williams said there had been some confusion around the timing of the budget, but they were now at a stage where they could consider the information in time for the WCRC to, in turn, consider it before the end of the month.

Ms Armstrong spoke to her paper.

There were three Options for the Committee to consider to present to the Regional Council. Ms Armstrong also said there were going to be hearings included in this financial year, depending on Commissioner availability, and enough planners for report writing. Ms Armstrong said it was an involved process as the report writers had to write a report on every single topic that goes to the hearings.

There had been submissions on every part of the plan from a number of submitters.

S. Bastion asked for clarification from Ms Armstrong re the “worst case scenario” budget and it was confirmed as Option 2. Option 1 was best case scenario, Option 2, worst case scenario and Option 3 sat between them both.

Cr Haddock said that it was a large amount of money to be rating for and he thought to save some money the pre-hearings should be starting especially with submitters who are just asking for clarification, and not a full hearing, and asked when these are likely to occur.

Ms Easton (Principal Planner) was brought in to talk about the process as she was the Principal Planner and involved from the outset. She had been looking at the pre-hearing meetings and said they had summarised every submission but one and explained to the Committee about the pre-hearings and what they involved. She said it was a very good way of clarifying the submissions, and it would help submitters to be clearer on the Plan.

Cr A Gibson said the cost has always been a worry and felt the Committee needed to lobby the Government for more money, but he wanted to make sure that everyone got their say from the Mum and Dad submitter to the big company submitter.

Chair Williams said the point around funding was made at the last meeting, and Ms Easton agreed with Cr Gibson about making sure that everyone got to have their say.

Mayor Cleine wanted to know the implications of approving the higher budget so cost would not hold up the process, but if the process was slow and the money had not been spent what would be the effect of that on the WCRC as they would be funding the loan.

Could that excess be carried over or offset the loan.

Ms Armstrong replied that any excess would be carried over, in the past also the loan was not drawn on until it was required.

Mayor Cleine felt that by approving the higher budget (\$2,133,000) it would remove constraints on the hearing process and would effectively put the Committee on the front foot without having to delay or suspend hearings purely because of cost.

S. Bastion questioned the number of consultant planners required and stated that the region is struggling finding planners to fill normal planning roles and had there been an approach to any other companies to supply planners for these roles. Ms Armstrong said that she had started talking to other companies, but re-enforced what an asset Ms Easton will be to the Committee as she had been in the role from the start as the Principal Planner.

Ms Mabin replied to Mayor Cleine around his budget preference and said that Council hadn't decided on how they would be funding this proposed budget. The LTP that was adopted in 2021 only had the scenario of \$1million in borrowings which was already done in July, and there is a suggestion that it would be "rates funded", but Council had yet to pull together all of the budget to do the rating modelling. Ms Mabin also stated that a 1% increase of the general rate is \$30,000 so the Committee could understand the magnitude of the rate increase to fund over and above the \$500,000 budgeted spend. This will be significant decision making from the WCRC.

Mayor Gibson sympathised with Ms Mabin's position and said they had lobbied Government before for extra funding, and also to Development West Coast, they can keep trying, but the indications were that it would not happen. She also said that the process should not be held up.

Cr Neylon asked if the Committee would have any say in how the budget is funded, rated or a loan. Chair Williams understood it was just sent to the WCRC and they would run it from there. Cr Haddock stated that he understood the extra money had to be rated for as that is how it was initially set up, and hoped that money would be saved in pre-hearings versus full hearings.

Mayor Lash endorsed Cr Haddock's comments and added that there should be more pressure put on Central Government for more funding for this. There was discussion around how the budget funding would happen.

Moved (Lash/A. Gibson)

1. that the Committee receive the report;

2. that the Committee approves a draft TTPP budget (Option 2) to inform West Coast Regional Council budget 2024 development

3. that the Committee recognise the challenge for the WCRC and encourage them to consider all financial tools available to ease the burden on the West Coast ratepayers

Carried

Delegation for TTPP Hearings Commissioners

Chair Williams bought up Cr Cassin's suggestion that the nominating Council's be noted next to their nominations.

Ms Armstrong provided background on the resolution for the appointment of the commissioners.

Chair Williams asked Ms Armstrong if the Committee would have an opportunity to meet with the Chairperson at an early stage, to which Ms Armstrong said she would be happy to set that up. Mr Williams also asked what would happen if any commissioner pulled out or could not complete their duties. Ms Easton replied that 3 of the commissioners have their Chair certification so there is a lot of back-up, and there are some topics that only 1 commissioner would need to hear.

Moved (Cleine/Haddock) *that the Committee appoints Dean Chrystal as chairperson, and Anton Becker (GDC), Paul Rogers (WDC), Sharon McGarry (BDC) and Veronica Baldwin (Poutini Ngai Tahu) as hearing commissioners, to hear submissions and evidence on the proposed Te Tai o Poutini Plan, and to make recommendations to the Committee in respect of those submissions; and*

Acting under section 34A of the Resource Management Act 1991, and clause 10 of the Local Government Reorganisation Scheme (West Coast Region) Order 2019, delegates to Dean Chrystal, Anton Becker, Paul Rogers, Sharon McGarry and Veronica Baldwin, all functions, powers and duties

necessary to undertake the tasks in 1, including the exercise of any powers conferred by sections 41 to 42 of the RMA.

Carried

Summary of Submissions (verbal report)

Ms Easton provided the Committee with an update on the 534 submissions she had received. From those 534 submissions there were 15,000 submission points, there are some submitters that have submitted on every point of the plan.

Ms Easton also said there were a lot of submissions in support of the Plan, and in essence the large number of points were not all negative and a lot were in support of individual provisions.

Now all the big submissions were in, the largest topic was Natural Hazards and second biggest one was Sub-divisions followed by Coastal Environment, Ecosystems and Biodiversity and the 5th one was the General Rural Zone. The other big topic was Mineral extraction.

S. Bastion asked out of the 15,000 submission points, how many would make it to the pre-hearings. Ms Easton outlined that pre-hearing meetings are held to clarify positions and hopefully streamline the hearings process. In some cases, there is no point in having a pre-hearing meeting with those submitters who have clear and well understood submissions and positions as they would not achieve anything. At this stage she is working her way through the topics to identify where there is a benefit from pre-hearing meetings.

J. Cleine pointed to the 10 working days for further submissions in Ms Armstrong's report and he thought it was a very tight timeframe especially if they wanted to make a further submission. Ms Easton said that it was up to the Committee to specify the time frame of the further submissions period and stated it wasn't uncommon for it to be a month. Two weeks was the statutory minimum.

Cr Neylon asked what the legal status of the Plan was, to which Ms Easton replied that if there were parts of the Plan that no-one had submitted on then they would become fully operative, but because all parts of the Plan were submitted on, the status is the same as it was at notification until decisions are made.

Cr Neylon said their Planners were working on sub-divisions at the moment and asked what weighting they should be applying to this process.

Ms Easton said they had taken legal advice on this subject and provided training to the district council staff, and it was complicated, because it depended on what other directions it would take and put weight on that specified direction.

For most of the plan the weight is greater on the operative plans so for something like sub-divisions they are not operative so the weight should be mostly on the existing Plan.

Ms Armstrong added the legal help they had been given was excellent. There is legal effect on – Historic Heritage, Sites of Significance to Māori, Eco-Systems and Biodiversity and Activities on the Surface of Rivers and Lakes. Mr Williams asked for Ms Easton's comments to be accurately recorded in the minutes.

Next steps will be the summary of submissions brought back to the next meeting on 18 April to be approved for notification and seeking further submissions. There was a submission summary tool used and it will filter the submissions by topic and submitter. S. Bastion asked if the tool could filter by region and Ms Easton would check this out for him.

In terms of further submissions, they can be made by anyone who has submitted OR by anyone who "has an interest greater than the general public".

All the further submissions have to be entered into the data base and tagged against the original submission.

Mayor Cleine asked if the hearings could be held in the relevant districts, to which the answer was yes

certain respects. There was discussion around the possible locations.

Moved (Cassin/T. Gibson) *that Ms Easton's verbal report be accepted*

Carried

Project Manager Update

Ms Armstrong took her report as read and stated that the search for a senior planner was still in progress, and asked Ms Easton to update the Committee on the Coastal inundation research.

Ms Easton stated for those new to the Committee there were parts of the West Coast that did not have LIDAR data and so in order to progress the Natural Hazards particularly the Coastal Natural Hazards they had used space shuttle data, but since that time LIDAR has flown and processed and updated their work, and she would have a lot more detail for the next meeting.

This affected small parts of the West Coast such as Punakaiki, Karamea and some areas north of Greymouth.

Moved (Cleine/Madgwick) *that the Project Managers report be received*

Carried

There being no further business the meeting concluded at 11.05am.