

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 2 DECEMBER 2021, HELD AT THE OFFICES OF GREY DISTRICT COUNCIL, COMMENCING AT 12.52 P.M.**

#### **PRESENT:**

R. Williams (Chairman) left meeting at 2.04 p.m., T. Gibson, B. Smith, L. Martin, L. Coll McLaughlin, A. Becker, A. Birchfield, P. Madgwick, F. Tumahai, S. Roche via Zoom, J. Cleine

#### **IN ATTENDANCE:**

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), H. Mabin (WCRC), P. Morris (GDC), S. Bastion (WDC), S. Mason (BDC) via Zoom, R. Townrow (BDC) via Zoom, T. Jellyman (WCRC)

#### **WELCOME**

The Chairman welcomed everyone to the meeting including any members of the public in attendance or viewing the meeting via Council's Facebook page.

The Chairman requested that all present be mindful of those attending via Zoom, as it can be difficult to hear and understand clearly.

The Chairman advised that he will be leaving the meeting at 2.00pm and Mayor Gibson will chair the meeting from 2pm.

**Late Item** – Natural Hazards agenda item has been updated with a replacement paper.

**Moved** (Becker / Smith)

*That the agenda is amended to accommodate the updated replacement paper on Draft Rules for Natural Hazards Overlays.*

*Carried*

#### **APOLOGIES:**

There were no apologies.

#### **CONFIRMATION OF MINUTES**

**Moved** (Gibson / Becker) *that the minutes of the meeting dated 29 October 2021, be confirmed as correct, with the minor adjustment made below.*

*Carried*

Cr Coll McLaughlin drew attention to her comment in the general business section of the minutes on page 6, relating to SNA's. It was agreed that the words "and they need to be identified" would be removed and that the sentence would now read "Cr Coll McLaughlin stated that SNA's might not be mapped but they are still there".

#### **MATTERS ARISING**

There were no matters arising.

#### **Declarations of Interest**

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. There were no declarations of interest.

### **Financial Report**

The report was taken as read. It was noted that the forecast for research costs is likely to be amended in the next month or two.

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

*Carried*

### **Technical Update – Approach to Native Vegetation Clearance Rules – Grey District**

L. Easton spoke to this report. Cr Becker stated that Grey District Council (GDC) is firm on their stance as they went through a complex process with SNA analysis and signed this off with DoC. Mayor Gibson agreed and stated that GDC wishes to honour the agreement they made with landowners.

Cr Becker brought up the matter of harvesting windblown timber, L. Easton agreed to an amendment to the Plan to include this as a permitted activity.

L. Easton confirmed that there is no compensation payable for SNA's. L. Easton answered questions and advised that she has tried to deal with this via property rights. She explained processes relating to compensation payments. P. Madgwick stated that the GDC process shows compromise is possible with regard to QEII covenants. He stated there are a few glimmers of hope.

Mayor Cleine expressed concern with the identification process for SNA's. He stated that Buller District Council would like to avoid engagement with every landowner on this. It was agreed that the future needs must be considered.

L. Easton advised the draft NPS for Indigenous Biodiversity is expected early next year, and it is hard to know what will happen until the draft is out.

L. Easton explained the process for plan changes and the identification and mapping of SNA's.

L. Easton confirmed that the SNA maps and desktop analysis do not form part of the Draft TTPP as they were not accepted by the Committee. L. Easton advised that next steps will be discussed once feedback is to hand. She advised there is no way SNA's can be identified in the Proposed Plan for Buller or Westland due to time constraints.

**Moved** (Becker / Gibson)

1. *That the Committee receive the report.*
2. *That the Grey District Council approach to indigenous biodiversity, as outlined in the report, apply for the Grey District, in the Te Tai o Poutini Plan.*

*Carried*

### **Updated Report - Te Tai o Poutini Plan: Draft Rules for Natural Hazard Overlays**

L. Easton thanked those present for their huge input into this matter. She noted that Westport flood concerns are now included and that there are very good flood models which are very accurate for this area. She stated that she does not have high confidence in land stability work and coastal hazards output though. L. Easton advised that consideration is being given to having a two stage consultation process on natural hazards, scheduled for February and April 2022.

Mayor Cleine voiced concerns about consenting in farm land (Point 5), he feels subdivision rules might be a fairer method in this area. Point 6 was discussed, L. Easton advised that an expiry rule is being proposed rather than a plan change. L. Easton agreed to follow up on matters

relating to this. L. Easton answered questions related to permitted activities and bylaws for finished floor levels. She stated this will be in next month's agenda. L. Easton agreed to relook at this issue.

Cr Coll McLaughlin suggested that maps sit outside the plan, are flexible and possibly updated annually. Cr Roche feels there is a lot more discussion to be had regarding Westport flood matters as they only received this information yesterday. She stated that Buller would like more time on this in order to find a way forward that everyone agrees upon. This was agreed to.

The Chairman spoke of the connection between the Building Act and this paper. L. Easton advised that it has been recognised that the Building Act was not doing a good enough job of protecting land especially in relation to natural hazards, and therefore, in 2016 it was added as a matter of national importance to section 6 of the Resource Management Act.

It was agreed that the Westport Flood layers would be included in the second stage of Natural Hazard consultation.

**Moved** (Smith / Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee endorse the proposed two stage approach to consultation on natural hazard provisions.*

*Carried*

### **Technical Update – Extent of the Coastal Environment**

L. Easton spoke to this report, she offered to circulate the additional report related to this issue to the committee. L. Easton answered questions relating to timeframes. In response to a question from Cr Becker she advised that we could include the replacement of existing structures where Existing Use Rights have expired due to the difficulty of getting a rebuild within 12 months via the permitted activity rule.

**Moved** (Becker / Birchfield)

1. *That the Committee receives the report.*
2. *That the coastal landscape character boundary be used for the draft Coastal Environment boundary.*
3. *That the Committee provide feedback on the rules for the "general" coastal environment.*

*Carried*

### **Technical Update – Comparison Between Te Tai o Poutini Plan and Existing District Plans - Stringency of Rules**

L. Easton spoke to this report. She explained the process used to meet new requirements and the methods used to work through development of zone provisions.

L. Easton stated that one big change is the introduction of minor residential units within residential zones and there now being 3 industrial zones.

L. Easton explained changes to alluvial gold mining activities. She spoke of the differences in this area between the three districts. Cr Birchfield expressed concern in view of there being no requirement for consent to carry out alluvial mining in the Grey District currently. The 60 day mining rule was clarified. It was noted that this timeframe may work for quarrying, but is too short for mining operations, and should be removed. It was suggested that the NZPAM is looked into. L. Easton advised that the most enabling rules in the country have been written for TTPP.

Cr Birchfield expressed concerns relating to the Environment Court. He feels the committee should be writing the plan. Mayor Smith suggested that the rules are the same as the Grey District rules for all districts.

**Moved** (Coll McLaughlin / Gibson) *That the information be received.*

*Carried*

### **The Chairman left the meeting at 2.04pm – Mayor Gibson took over the Chairing of the meeting**

### **Te Tai o Poutini Plan Draft Chapter Review – Natural Environment Values Chapter**

L. Easton spoke to this report and advised that there are four parts to this chapter. She advised that 2013 boundaries will be used. L. Easton answered various questions.

**Moved** (Tumahai /Becker)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Natural Environment Values provisions for Te Tai o Poutini Plan.*

*Carried*

### **Te Tai o Poutini Plan Draft Chapter Review – General District Wide Matters**

L. Easton spoke to this report and advised that these matters cut across all districts. L. Easton answered questions and advised that all provisions have been run by DoC.

L. Easton answered further questions about hazardous features, and consent processes during an emergency event. It was agreed a discretionary rule would be included for emergency purposes.

Matters relating to lighting were discussed and it was noted that any issues are usually based on a complaint.

It was confirmed a buffer has been allowed for regarding rifle ranges. L. Easton advised that she will be getting shape files for rifle ranges.

Extensive discussion took place on signage. L. Easton advised that NZTA changes to signage will not be linked to the TTPP. S. Bastion expressed concern that planning staff will need to be familiar with changes. L. Easton gave examples of what meets the permitted activity standard for signage. She stated that a sign needs to be related to a specific site, temporary sign rules and community signs were discussed. She confirmed that po whenua signage is counted as a minor structure and it is a permitted activity to establish a minor structure to 7 metres. All agreed that signage for sports fields should be permitted.

L. Easton provided extensive information relating to signage and answered questions.

P. Madgwick drew attention to the wrong Saltwater Lagoon shown on page 98. He asked if further water bodies can still be included. L. Easton advised that feedback can be made through the draft plan process. It was agreed P. Madgwick would email change requests to L. Easton. P. Madgwick spoke of areas around Mahinapua Creek that he is concerned about with regard to water activities. L. Easton advised that the easiest way to deal with this would be via including a reference to the existing DoC concessions which were in place at the time of notification of the Plan.

**Moved** (Becker / Coll McLaughlin)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft General District Wide Matters provisions for Te Tai o Poutini Plan.*

*Carried*

**The meeting adjourned at 2.42 pm and reconvened at 3.00 pm.**

### **Te Tai o Poutini Draft Chapter Review – Subdivision and Financial Contributions**

L. Easton spoke to this report and advised this matter was discussed very recently. Cr Becker asked for clarification for existing sites (number 6). L. Easton advised that if a financial contribution has already been charged for it cannot be charged again for again.

L. Easton answered questions from Cr Coll McLaughlin relating to QEII easements. She provided advice and stated that protection does not have to be done via the QEII Trust. L. Easton agreed to provide draft wording on this issue.

P. Morris asked what happens with the wording on rules if Three Waters Reform goes through. L. Easton advised that this is a problem that will be faced by every Council in NZ and this will need to be included in the new legislation. She advised that how financial contributions will be collected will also need to be worked through. L. Easton advised that the likely methodology would be via a law change.

L. Easton answered questions and provided further information and minor changes. Cr Coll McLaughlin requested that where lakes are mentioned in the Plan, it is made clear that this speaks to WCRC's Land and Water Plan as this has a much clearer and common sense definition of a lake. It was agreed that manmade lakes would be excluded.

**Moved** (Tumahai / Birchfield)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Subdivision and Financial Contributions provisions for Te Tai o Poutini Plan.*

*Carried*

### **Te Tai o Poutini Plan Draft Chapter Review – Open Space and Recreation Zones**

L. Easton spoke to this report and advised that the main zone used on the West Coast is the open space zone but there are also quite a few sport fields which have been zoned sport and active recreation zone.

Cr Coll McLaughlin requested a small change to quarries and gravel extraction zones. This was agreed to.

L. Easton answered questions and provided extra clarification to various sections of the report. She made minor changes as requested.

**Moved** (Birchfield / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Open Space and Recreation Zone provisions for Te Tai o Poutini Plan.*

*Carried*

J. Armstrong thanked L. Easton for her efforts today and noted that she has prepared and spoken to every report for today's meeting.

### **Project Manager's Report**

J. Armstrong spoke to her report. She advised that a Natural Hazards Companion document will be progressed. She advised that the three issues discussed today, coastal hazards, land instability and specific Westport hazard provision will be put out in a further document. J. Armstrong confirmed there will be two rounds of consultation with the community in February and April.

J. Armstrong reported that her funding request to Development West Coast (DWC) for research on the benefits of having a separate mineral extraction zones versus just having more restrictive provisions throughout the rural zones was declined. F. Tumahai offered to pick up on this on behalf of J. Armstrong and to keep her informed of progress.

J. Armstrong stated that it is pertinent to note that the Natural and Built Environments Act and the Strategic Planning Act are still going ahead as planned, to be completed in this term of Government and this was a reason for fast tracking the Plan.

J. Armstrong advised the Climate Change Adaptation Act is not going to get through this term of Government.

P. Madgwick commented that the agenda was quite daunting, and indicated the huge amount of work that has gone into it from a planning perspective. He congratulated J. Armstrong and her team.

P. Madgwick commented on the Comparison Between Te Tai o Poutini Plan and Existing District Plans - Stringency of Rules report. He stated this is a very useful report and acknowledged the huge amount of work that has gone into this report.

**Moved** (Martin / Coll McLaughlin) *That the report is received.*

*Carried*

## **GENERAL BUSINESS**

There was no general business.

The meeting closed at 3.16 p.m.

Mayor Gibson thanked everyone for their attendance.

## **NEXT MEETING**

Thursday 16 December at Grey District Council.

.....  
Chairman

.....  
Date

## **Meeting Dates for 2021**

	<b>Type of meeting</b>	<b>Day, Date and Time</b>	<b>Venue</b>
<b>December</b>	In Person	Thursday 16	Grey District Council