



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 July 2024 – 31 July 2024

Prepared By: **Jo Armstrong**
Date Prepared: **31 July 2024**

Accomplishments this Period

- The hydrodynamic modelling showing updated Greymouth coastal hazard mapping is available on the TTPP website under the Technical Reports Tab here: [WCRC TTPP Coastal Hazards Variation Map \(Greymouth Update 2024\) \(arcgis.com\)](https://www.tpp.govt.nz/technical-reports/wcrc-tpp-coastal-hazards-variation-map-greymouth-update-2024)
- Section 42a reports for Ecosystems and Biodiversity, Noise and Signs have been commented on by the TAT, finalised and sent to submitters six weeks ahead of the scheduled hearings in late August and early September.
- Zoning has been the focus of three weeks of hearings during July
 - Industrial and Commercial Zones on 1 and 2 July with five submitters speaking.
 - Open Space Zone on 3 and 4 July. Eight submitters spoke to this topic.
 - Residential and Special Purpose Zones 16 and 17 July. Fourteen submitters spoke either in person or remotely via electronic means.
 - Rural Zones on 29 and 30 July followed by two days in Hokitika on 1 and 2 August. Eleven submitters spoke at the Westport session of the hearing.
- The next hearing topics are as follows:
 - A continuation of the Rural zone hearings on 1 and 2 August 2024 at Greymouth, and
 - Ecosystems and indigenous Biodiversity on 26 and 27 August 2024 at Westport's NBS Theatre, continuing on 29 and 30 August 2024 at the RSA in Hokitika.
- The Commissioners continue to undertake site visits to inform their recommendations reports to the Committee. Sites in Buller were visited on 30 July and in Grey and Westland on 31 July.
- The Hearings Chair issued Minute 33 on 18 July 2024. The Minute explained that coastal hazard rules will no longer be heard with the other natural rules in October. These rules will now be held along with Variation 2 – Coastal Natural Hazard Mapping in the week of 18 March 2025. Other small changes were made to the timing of the Outstanding Matters, now scheduled for 26 November 2024. The TTPP website has been updated to reflect these changes and the full content of Minute 33 can be found here: [TTPP-Minute-33-Updated-hearing-timetable-August-November-2024.pdf](https://www.tpp.govt.nz/minutes/33)
- Further zoning information was sought from submitters in Minute 34 on 22 July 2024. [TTPP-Minute-34-Residential-21-July-2024.pdf](https://www.tpp.govt.nz/minutes/34)
- Proposed Variation 1 to the TTPP: Commercial Activities on the Surface of Water (the 'Ports Variation') was notified to affected parties only on 27 June with a standard 20 working day

submission period which closed on 26 July 2024. Four submissions were received.

- Proposed Variation 2 to the TTPP: Coastal Natural Hazards Mapping was notified on 27 June 2024, with an extended submission period to 16 August 2024. An emergency meeting of the TTPP Committee was held on 26 July 2024 to consider extending the submission period by two weeks. A decision was made to extend the Submission period for Variation 2 to 5pm 30 August 2024.
- Queries about Variations 1 and 2 have been received at the TTPP info. email address and more detailed information provided to requesters.
- TTPP and WCRC staff held a public information session on Variation 2 in Westport on 30 July 2024, in response to public calls for further information.
- An update about the hearings has been provided for a report to the West Coast Regional Council Resource Management Committee.





Plans for Next Period

- Hold an Extraordinary Committee meeting in response to a Committee request
- Arrange a public information session on Variation 2 for South Westland
- Summarise Variation 1 – Activities on the Surface of Water submissions
- Complete technical contracts process
- Prepare for ongoing hearings
- Take submissions on Variation 2 – Coastal Natural Hazard Mapping
- Update WCRC Resource Management Committee

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down and weather events	Staff and Committee ensure personal safety and continue to work remotely as able. Work with contractors to expedite work.	Project Manager TTPP Committee	Ongoing
Time and Cost of Appeals Process	A realistic budget was set for best case costs. Awareness that contentious issues such as SNAs, natural hazards, mineral extraction and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing
Community concerns over proposed Plan content	Respond to queries by phone, email and public meetings. Update information.	TTPP Committee Project Manager	Ongoing

Status

Overall		
Schedule		Some delays under discussion
Resources		Future budgets required to cover hearings and mediation
Scope		Schedule 1 processes leading to updates to Plan to achieve operative status

Schedule

Stage	Target for Completion	Comments
Hearings for Te Tai o Poutini Plan	March 2025	Coastal hazard rules to be heard 18 March with Variation 2 Coastal Natural Hazard Mapping
Submissions close for Variation 2 Coastal Hazard Mapping	30 August 2024	Further submissions likely to be notified in September/October
Submissions close for Variation 1 Activities on the Surface of Water	26 July 2024	Further submissions likely to be notified in August/September
Decisions Te Tai o Poutini Plan	2025	Indicative time only
Ongoing Decision Making for TTPP	2025 onward	TTPPC is a permanent Committee. Once the Plan is adopted the ongoing Committee role includes monitoring implementation and the need for any amendments, undertaking amendments and reviews, or ensuring these are undertaken, as required.
Appeals and Mediation Te Tai o Poutini Plan	From mid-2025	Indicative time only. Any parts of the Plan not appealed are operative from the end of the Appeal Period.
Environment or High Court	2025 onward	Indicative time only.



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