



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 August 2024 – 30 September 2024

Prepared By: **Jo Armstrong**
Date Prepared: **30 September 2024**

Accomplishments this Period

- Section 42A officer's reports for Natural Hazards, and the Coastal Environment have been commented on by the TAT, finalised and sent to submitters six weeks ahead of the scheduled hearings in October.
- August and September each had 2 days of hearings:
 - Rural Zones began in late July and concluded on 1 and 2 August. 12 people spoke on the final 2 days in Greymouth. An additional hearing for this topic was held in Christchurch on 26 August to hear experts present on one of the submissions.
 - The Signs and Noise hearing was held at WCRC on 4 and 5 September with 13 submitters and experts speaking to submissions.
- The next hearing topics are:
 - South Westland Natural Hazards (excluding coastal hazards) and Franz Josef zoning to be heard in Franz Josef on 8 and 9 October.
 - Natural Hazards (excluding coastal hazards) will continue to be heard along with the Coastal Environment in Westport on 22 and 23 October, and in Hokitika on 30 and 31 October.
- The Hearing Panel continue to undertake site visits to inform their recommendations reports to the Committee. Sites in Franz Josef and the Haast area will be visited in early October.
- The Hearing panel issues Minutes throughout the hearing and report writing process to update information about hearings and schedule changes, and to request further information to aid their decision making.
- The following Minutes have been issued since the last Report:

Minute Number	Topic
36	Postponement of the Ecosystems and Indigenous Biodiversity hearing to the week of 18 November 2024.
37	Following legal advice on two outstanding matters relating to methods and a permitted activity rule for SASM, planners were directed to provide a joint witness statement on the matters.
38	The West Coast Regional Council was directed to provide information about the potential cumulative effects of onsite wastewater disposal at proposed subdivisions at Moana and Cape Foulwind, if the zoning changes being sought

	by submitters were accepted.
39	Members of Resilient Westport are requested to attend a reconvened Residential and Rural Zones hearing in Westport on 19 or 20 November, to inform the panel about the Master-Planning process and how it overlaps with a number of rezoning requests in Buller.
40	Confirmed the change of hearing dates for Ecosystems and Indigenous Biodiversity to 18-22 November 2024, and rescheduling of other hearings.
41	This Minute set out the updated timetable for the remaining hearings.
42	An extension for expert caucusing and provision of the joint witness statement for Mining and Mineral Extraction was granted.
43	Six submitters were granted an extension for providing evidence on Natural Hazards, as a report referred to in the S42A was not available on the TTPP website from the day the S42A was released.
44	Expert conferencing on the Noise topic was requested, with the joint witness statement due by 4 October 2024.
45	An extension was granted for delivery of the information on the cumulative effects of onsite wastewater disposal requested in Minute 38.

- All hearing panel Minutes can be found here: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(tppp.nz\)](#)
- The further submissions period for Proposed Variation 1 to the TTPP: Commercial Activities on the Surface of Water (the 'Ports Variation') closed on 13 September 2024. No further submissions were received on this topic.
- Proposed Variation 2 to the TTPP: Coastal Natural Hazard Mapping submission period closed on 30 August 2024. The 112 submissions received have been summarised, and a 2-week further submissions period will be open in October.
- An update on TTPP hearings has been provided for a report to the West Coast Regional Council Resource Management Committee.
- Contract variations have been signed for the final stages of existing contracts, to bring the Natural Hazards and Coastal Environment to hearing and provide Rights of Reply.
- The Committee Chair has received a response to your time extension request from the Ministry for the Environment. The Ministry are seeking further information, including why the request was submitted late, the impacts of the delay on users and more detailed reasons for asking for an additional 18 months to produce an operative plan. A response will be drafted for your input.

Plans for Next Period





- Preparation and attendance at three sets of hearings in October
- Receive further submissions on Variation 2 – Coastal Natural Hazard Mapping
- Complete Rights of Reply for Rural Zone, SASM and Landscape topics
- 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

Item	Action/Resolution	Responsible	Completion Date
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 17-21 March with Variation 2 Coastal Natural Hazard Mapping
Decisions Te Tai o Poutini Plan	2025	Indicative time only
Appeals/Mediation	2025-2026	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.
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 plan changes and reviews, or ensuring these are undertaken as required.



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