



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

12 November 2024

1pm

Online and

Livestreamed on Facebook

<https://www.facebook.com/WestCoastRegionalCouncil>

AGENDA

1.00pm	Welcome and Apologies	Chair
1.05pm	Confirm previous minutes of 10 October 2024	Chair
1.10pm	Matters arising from previous meeting	Chair
1.15pm	Report – Variation 2 Renotification Options	Project Manager
1.30pm	Report – TTPP Work Programme for 2025	Project Manager
1.45pm	Financial Report September 2024	Project Manager
1.55pm	Project Manager's Report	Project Manager
2.00pm	Meeting ends	

Meeting dates for 2025 to be confirmed.

Monthly meetings anticipated January to November 2025



Te Tai o Poutini PLAN

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MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT GREY DISTRICT COUNCIL, GREYMOUTH AT 9.00AM ON 10 OCTOBER 2024

Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Kaiwhakahaere P. Madgwick (Makaawhio), Mayor H. Lash (WDC); Cr B. Cummings (WCRC), Cr P. Haddock (WCRC)

Online: Cr A. Cassin (WDC), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Cr G. Neylon (BDC), Cr Joanne Howard (BDC)

In attendance

Joanne Soderlund (GDC), J. Armstrong (TTPP Project Manager), D. Lew (WCRC), Tracy Fitzgerald (WCRC), Doug Bray (WCRC), Chu Zhao (WCRC), Adrianna de Ruiter-James (Public)

Online: Michael McEnaney (GDC), Carissa du Plessis (BDC), Olivia Anderson (WDC), Bob Dickson (Public), Desna Bruce Walker (Public)

Welcome

Apologies

Mayor J. Cleine, Cr A. Gibson (GDC)

Moved (Cr Haddock/ Kaiwhakahaere Madgwick)

That the apologies of Mayor J. Cleine and Cr A. Gibson be accepted.

Carried

Public – Adriana de Ruiter - James

A. de Ruiter – James presented on some concerns she has with coastal hazards mapping and the Committee’s communication of information. She asked questions during the meeting which she will email to TTPP, and asks that they be responded to in writing.

D. Lew thanked A.de Ruiter – James’ for her presentation and said he will make sure that the staff answer her written questions.

Confirm minutes of the previous meeting held 2 August 2024

Cr Haddock pointed out a correction on Page 5 of the agenda. The agenda said ‘Councillor Dooley confirmed that he and Mr Lew will be...’ should be revised as ‘Chairperson Haddock confirmed that he and Mr Lew will be...’

Moved (Cr Haddock / Mayor Gibson)

That the minutes of the meeting held 2 August 2024 be confirmed.

Carried

Confirm minutes of the previous meeting held 7 August 2024

Moved (Chair Williams / Mayor Gibson)

That the minutes of the meeting held 7 August 2024 be confirmed.

Carried

Confirm minutes of the previous meeting held 29 August 2024

Moved (Mayor Gibson / Cr Haddock)

That the minutes of the meeting held 29 August 2024 be confirmed.

Carried

TTPP Financials Report – Life to Date

Cr Haddock noted that the background information on TTPP is useful for refreshing how it all happened from 2019. Cr Haddock asked how Point 7 of the Report would be addressed in the future when there are two councils that haven’t provided funding, he asked if there would be a credit back to those councils that did contribute or will that contribution be coming.

J. Armstrong answered that there is no expectation that the money will be coming, the councils noted it was to be funded through a regional rate, and those two councils felt strongly that was the best way to do it.

J. Armstrong noted that additional spending is expected to complete the hearings process, including for planning resources and expenses for commissioners this year.

Tracy Fitzgerald provided details about the financial Life to Date table for the project on page 17. She pointed out the overall deficit of \$2.5 million to date. Ms Fitzgerald noted that WCRC will set targeted rates for the TTPP, and these figures will be brought to the next meeting.

J. Armstrong noted that there is ongoing work in the next financial year after the decision-making on the Plan, including appeals, mediation, and possibly Environment Court processes. She noted that some of these things can take a lot of time, but the majority of the Plan should be operative if accepted without appeals. Mrs Armstrong noted that the Plan is a permanent plan requiring ongoing administration which will incur costs.

Moved (Chair R. Williams / Mayor T. Gibson)

1. That the Committee receive the report.

Carried

July and August 2024 Financial report

J. Armstrong noted the level of expenses in the last two months which resulted from the many hearings held during the period. She pointed out that any additional funding requirements will be met by the loan. Mrs Armstrong also noted that there is a possibility that additional funding will be needed for consultants/contractors this financial year.

Cr Haddock commented the commissioners have put a lot of effort into making sure they are fully aware of what they are looking at and what they are recommending, and that all comes at a cost.

The Committee discussed options for sharing the history and costings of TTPP with the public

Mayor Lash raised concerns about the public not understanding the process.

R. Williams wondered if it should be pointed out that running in parallel to the Plan are the RMA obligations and responsibilities.

Mayor Gibson felt that people seldom read information until it affects their property in some way, and information is not always easily understood.

Cr Cummings suggested having a glossary of terms to add understanding.

Moved (Mayor Lash / Cr Cassin)

1. That the Committee receive the report.

Carried

Report – Coastal Hazard Mapping Variation 2 Summary of Submissions

Doug Bray refreshed the Variation 2 background:

1. Three Coastal Hazard Overlays: Severe, Alert and Setback
2. The Variation did not affect the Coastal Tsunami Overlay or any other of the Plan's Natural Hazard Overlays and made no changes to the provisions of the Plan's Natural Hazards Chapter
3. This Variation was publicly notified via Newspaper and over 4,000 letters were sent to coastal properties

4. The initial closing date for submissions was Friday 16 August 2024, but this was extended to Friday 30 August 2024 in response to public requests. It was agreed that posted submissions would be accepted up to and including the end of the following week, being Friday 6 September 2024

5. Two public meetings were held, in Westport on Tuesday 30 July 2024 and an online Zoom meeting for South Westland coastal property owners on Thursday 8 August.

Mr Bray noted that 112 submissions were received, and two Summaries of Submissions Tables have been provided. He commented that eight submitters whose submission points related to the Natural Hazards Objectives and Policies, were invited to appear at the October 2024 hearings.

The Committee discussed the difficulties with communicating planning and scientific information clearly to the public. Plain English documents and public meetings were considered.

Cr Neylon noted that they have handed everything over to the commissioners and noted that the recommendations come back to this committee before a final decision is made.

Kaiwhakahaere Madgwick wondered if it is possible to allow more time to deal with Variation 2 more fully and address it as a plan change in the future.

Cr Cummings asked if they could pause once they have got recommendations from commissioners, because the committee members do not know what the commissioners are going to recommend

Cr Haddock noted that the final decision comes back to the TTPP committee to make.

Cr Howard said the West Coast really needs things to progress, for example Resilient Westport has done a lot of work with the community about where they may like to settle in the future, and she thought they need to move along and support that body of work.

Moved (Cr Neylon / Cr Howard)

1. That the information be received.
2. That in accordance with Clause 7(1) of Schedule 1 of the RMA, the Summary of Submissions contained within Appendix 1 be accepted and publicly notified for the receipt of further submissions.
3. That in accordance with Clause 7(2) of Schedule 1 of the RMA, copies of both public notice and the Summary be served on those who lodged submissions.
4. That the required two-week period for receipt of further submissions open on 11 October 2024 with a closing date of Friday 25 October 2024.
5. That the Committee:
 - 1). Accepts Submission points included within Appendix 2 as Late Submissions on the TTPP generally; with
 - 2). Those Submission points relating to the Objectives and Policies of the Natural Hazards Chapter addressed at the upcoming Coastal Environment and Natural Hazards Hearings, scheduled for 30-31 October 2024 in Hokitika; and

3). Remaining Submission points from Appendix 2 being heard with all other submissions and further submissions received on Coastal Natural Hazard Mapping and Coastal Natural Hazard Rules, at the Hearing for Variation 2, scheduled for 17-21 March 2025.

Carried

Project Manager's Report

J. Armstrong noted that Minutes put out by the hearing commissioners are available on the TTPP website. R. Williams suggested that watching the recordings of the hearings could help get a tone or a sense of what's going on and it is a way of keeping in touch with how the commissioners are progressing and the approach commissioners are bringing to those hearings

J. Armstrong noted that, under the RMA, once the Committee notified the plan, they were supposed to have an operative plan within 2 years. The Committee has made a request to extend this timeframe. The Ministry for the Environment is seeking further information, and J. Armstrong asked if committee members are comfortable with the draft letter responding to the Ministry's further requests.

Kaiwhakahaere Madgwick thought the letter was fine.

Moved (Mayor Gibson / Kaiwhakahaere Tumahai)

1. That the Committee receive the report.

Carried

Closing comment

R. Williams noted that the next meeting is on Tuesday the 12th of November at 1pm via Zoom. Mr Williams said the agenda is principally a report from Lois Easton about the work programme for the next nine to 12 months, where they are going, where the plan is going, what the timetable is etc.

Meeting ended at 10.41am.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Jo Armstrong, Project Manager
Date: 12 November 2024
Subject: **Te Tai o Poutini Plan – Variation 2 Re-Notification Options**

SUMMARY

On 4 November 2024 the TTPP Hearing Panel (the Panel) issued Minute 53 strongly recommending that the TTPP Committee renotify Variation 2 - Coastal Natural Hazard Mapping, and at the same time extend the scope for submissions to include the Natural Hazards objectives and policies, and the rules for the Coastal Hazard overlays.

This report provides information for Te Tai o Poutini Plan Committee on the options available following receipt of Minute 53 from the Panel.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee accept Option 3 and direct staff to renotify Variation 2 – Coastal Natural Hazard Mapping on or before 22 November 2024, calling for submissions on the updated coastal hazard maps, Natural Hazards objectives and policies, and the rules for the Coastal Hazard overlays.

Jo Armstrong
Project Manager

BACKGROUND

1. Variation 2 – Coastal Natural Hazard Mapping (Variation 2) was notified on 27 June 2024. Submissions closed on 30 August 2024 with a further submissions period closing on 25 October 2024.
2. There were 112 submissions received on Variation 2 and just over 20% of them submitted on one or more of the provisions i.e. the Natural Hazards objectives and policies, and/or the Coastal Hazards rules.
3. At your 10 October meeting you heard from a member of the public who, among other things, questioned the fairness of the Committee accepting submissions on the provisions, when it had been clearly stated that submissions were to be made on the changes to coastal natural hazard mapping only.
4. The decision not to include the provisions was because the objectives, policies and rules associated with coastal natural hazards had not changed since TTPP was notified.
5. On 4 November 2024 the TTPP Hearings Panel issued Minute 53 (attached) which stated: *During the recent hearing of submissions of the Natural Hazards chapter the Hearings Panel heard statements from three parties who had submitted on Variation 2 expressing concerns about the process followed in Variation 2, in that submissions were only sought on the mapping and not the related objectives, policies and rules.*
6. Legal advice was sought and in Minute 53 the Hearings Panel strongly recommend that the Committee renotify Variation 2, expanding the scope to include submissions on the provisions related to the updated coastal natural hazard maps.
7. The Committee now has the opportunity to consider the process undertaken for Variation 2, and how it wishes to proceed.

OPTIONS

8. The options available to the Committee are to do nothing, to withdraw or to renotify Variation 2.
9. **Do Nothing** - Under this option the process would continue as planned, with planners having plenty of time to write a s42A report in response to submissions and further submission, and the hearing taking place in the week of 17 March 2024. This would not resolve the public concerns as stated in Minute 53.
10. **Withdraw Variation 2** – Variation 2 would be reintroduced as a plan change once TTPP is operative. If the provisions were included in the proposed plan change, this would answer public concerns, however, stricter provisions would be in place on some properties until the process was complete.
11. **Renotify Variation 2** – The submission period could be open November-December 2024, with further submissions in January. This would mean less time for writing the s42A report, but the hearing could take place on schedule in the week of 17 or 24 March. This would provide the relief sought by submitters.
12. Main risks/costs and benefits of these options are tabled below.

Option	Action	Risks/Costs	Benefits
1	Do Nothing - Continue with March hearing on Maps and rules only.	<ul style="list-style-type: none"> • Increased risk of an appeal as submitters have not had an opportunity to comment on the provisions through the Variation 2 process. • Loss of trust or increased frustration from impacted residents as they are unable to comment on the provisions. • Potential for longer hearing, as a larger number of submitters are likely to attend, when there is a 	<ul style="list-style-type: none"> • Less cost due to not needing to renotify the plan change. • Able to maintain the existing timeframe for the plan change.

		perceived injustice from the process.	
2	Withdraw Variation 2 – Capture changes to coastal natural hazard mapping in a plan change once TTPP is operative.	<ul style="list-style-type: none"> Increased risk of an appeal as rules will be more restrictive on properties than they need to be. High regulatory burden tied to outdated mapping on properties where less strict rules and provisions would apply under Variation 2. Provisions will be inconsistent with the NZCPS as they will relate to mapping on natural hazards that is outdated. Increased confusion by the residents around the process due to the withdrawal of the maps, and around who can speak at the hearing (submitters on Variation 2 will have no speaking rights in the hearing). The panel will be left in a very awkward position where they would have coastal hazard provisions tied to maps that are not supported by expert evidence. It will have to make decisions on the submissions that were received on the original notified version of the plan, and its scope will be confined by what was notified and the original submissions received. There will be areas shown as being subject to coastal hazards in the variation that will not be covered by the original mapping. As such, there will be no protection provided to these places through the TTPP process which in turn may have implications for property insurance. High risk that the Panel will recommend a future plan change to address the inconsistencies with the coastal hazard mapping. This will have increased costs associated with the need for a separate plan change process to give effect to the Commissioners recommendation. Increased costs associated with informing submitters that the variation has been withdrawn and what it means for their submission and the process. Submissions will be voided and have no influence on decisions. If a future plan change is needed to address the maps, then this will 	<ul style="list-style-type: none"> Existing timeframe for hearings in March 2025 will be met to hear the Coastal Hazard rules only. More time for property owners to understand the implications of a future plan change. An opportunity to improve communications.

		likely be heard by a different panel, with increased costs associated with them familiarizing themselves with the West Coast environment.	
3	Re-Notify - include the updated Coastal Natural Hazard maps, Natural Hazards objectives and policies, and the rules for the Coastal Hazard overlays.	<ul style="list-style-type: none"> Increased costs due to the need to renotify the variation. These costs are associated with advertising, mail out, TTPP and WCRC time, GIS and planner input. Potential for some confusion from impacted property owners around the process and what the provisions are being renotified. 	<ul style="list-style-type: none"> Provides the relief sought to allow residents to submit on the provisions that impact them and therefore will improve fairness, and increase the understanding of the approach. An opportunity to improve communications. Impacted property owners will have a clearer set of provisions to help them understand what the implications are for their site (if any) from the proposed rules. Will ensure that the provisions and approach is consistent with the New Coastal Policy Statement 2010 (NZCPS). Opportunity to ensure that the proposed provisions are as enabling as possible, while still giving effect to the NZCPS). Proposed provisions will likely align with future National Policy Statement on Natural Hazards (NPS-NH) requirements, thereby reducing the need to undertake a future plan change and the associated costs to give effect to this document. Separating the provisions out for coastal hazards will ensure that the provisions in the District Plan are appropriately allocated to the correct overlay. This will reduce the regulatory burden on properties when compared to Option 2. Reduces the risk of an appeal on the proposed coastal hazard provisions as all parties have had an opportunity to submit on both the maps and the provisions. The renotification can be undertaken within the current timeframe of the TTPP process. The Variation will still be able to be heard by the existing panel, so there is consistency in decision making. Low risk of any judicial review as it will follow schedule 1 process.

DISCUSSION

13. Option 1 to do nothing involves less costs, but does not provide the opportunity to submit on the provisions requested by submitters. The likelihood of appeals is considered high for this option.
14. Option 2 to withdraw Variation 2 will not impact the TTPP decisions timeline, and provides an opportunity for improved communications with the community. However, there are substantial risks of appeal, not giving effect to government policy, and enforcing a more restrictive rules regime on some property owners. As referenced in an earlier paper the costs of empaneling and informing a new hearings panel are not insubstantial, and costs of renotification as a plan change would be incurred.
15. Option 3 to renotify Variation 2 would provide the relief sought by submitters by enabling them to submit on a comprehensive set of provisions, and it provides an opportunity for improved communications with the community. Consistency with national policy would also be achieved, and more enabling provisions delivered earlier. This option would incur the costs of renotification and property owners may have difficulty understanding why the variation was renotified.
16. The reporting officers for the Natural Hazards topic have indicated that if you decide to renotify Variation 2 by 22 November 2024 it would allow them just enough time to prepare their report for the scheduled 17 March 2025 hearing, or with only one week delay to 24 March 2025.

RECOMMENDATIONS

17. Due to the additional benefits identified for Option 3, and the greater risk of appeal or review attached to Options 1 and 2, staff recommend the Committee accept Option 3 and direct them to re-notify Variation 2 – Coastal Natural Hazards Mapping on or before 22 November 2024, calling for submissions on the updated coastal hazard maps, Natural Hazards objectives and policies, and the rules for the Coastal Hazard overlays.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager

Date: 12 November 2024

Subject: **Te Tai o Poutini Plan – Committee Work Programme for 2025**

SUMMARY

This report provides information for Te Tai o Poutini Plan Committee on the planned work programme for Te Tai o Poutini Plan for 2025.

While the major focus of the year's work programme will be the finalisation of Te Tai o Poutini Plan and the first two Variations, additional work in the area of natural hazards, historic heritage and in correcting identified errors in the Plan is also proposed.

RECOMMENDATIONS

1. That the Committee receive the report.

Jo Armstrong

Project Manager

BACKGROUND

1. Te Tai o Poutini Plan was publicly notified as a Proposed Plan on 14 July 2022.
2. Over the past 12 months as submissions have been heard by the independent commissioners, the Committee work programme has focussed on two Variations Variation 1:Activities to the Surface of Water, and Variation 2: Coastal Hazards Mapping.
3. At this stage the last hearing – Variation 2, will be held in March 2025 and it is expected the bulk of the Committee work programme will focus on considering the decision reports and recommendations, however there are two other potential Variations that staff propose to bring to the Committee over 2025.

RECOMMENDATIONS AND DECISIONS ON THE PROPOSED TE TAI O POUTINI PLAN

4. The hearing commissioners have been working on their decision reports and recommendations to the Committee, and it is expected that these will be delivered to the Committee in tranches, with all reports received by TTPP staff by June 2025.
5. With over 14,000 submissions points, it is expected that there will be a large number of changes to the Plan recommended and it is important for the Committee to have the time to work through these to understand them. The hearings were divided into 22 topics and each topic will have a separate decision report and recommendations that will be brought to the Committee.
6. At this stage it is proposed that this would be undertaken through a series of all day committee meetings spread out over several months.
7. Prior to each meeting it is proposed to meet with the Technical Advisory Team (Council staff and iwi planning representatives) to work through the recommendations, so that they have the opportunity to brief elected representatives on the implications.
8. It is expected that the majority of the recommendations are likely to be uncontentious – and will generally result in improvements to the Plan.
9. However there will be some topics where the Committee may not agree with all the recommendations, or where they want to work through the implications in more detail, the proposed work programme provides for this.
10. Legal advice will also be provided to the Committee ahead of the decision reports, outlining the process that the Committee needs to take, and what actions would need to be taken if the Committee does not agree with the recommendations.
11. While the exact date for each decision report arriving is not yet confirmed, the table below gives an indicative meeting date.

Report	Expected Meeting Dates to Consider Recommendations
Legal Advice on Decisions Process	April 2025
First group of decisions reports: -Introduction and General Provisions -Notable Trees -Contaminated Land and Hazardous Substances -Historic Heritage -Natural Character of Waterbodies -Open Space Zones - Signs	April 2025
Second group of decisions reports -Energy Infrastructure and Transport -General District Wide Matters – Earthworks, Light, Temporary Activities -Designations -Subdivision, Financial Contributions and Public Access -Industrial and Commercial Zones - Noise -Activities on the Surface of Water Variation	May 2025

Third group of Decisions Reports -Sites and Areas of Significance to Māori -Natural Features and Landscape -Residential Zones -Rural Zones	June 2025
Fourth group of Decisions Reports -Ecosystems and Biodiversity -Mineral Extraction -Coastal Environment -Natural Hazards -Variation 2: Coastal Hazards Mapping	July 2025 August 2025

12. The fourth group of decisions reports is clearly the most contentious and the Committee will no doubt want to work through these matters with care. It may be that the July and August Committee meetings will need to be undertaken over 2 days each in order to give the Committee sufficient time to work through these reports and their recommendations. Once the Committee has started to work through the first set of decision reports, it can be determined whether more time is likely to be needed.
13. Staff can confirm that the Committee is able to make decisions on Te Tai o Poutini Plan up to the date of the next local government election in October 2025.

POTENTIAL VARIATIONS TO THE PLAN

14. Alongside the first two Variations to the Plan, staff would like to signal the work underway on further potential Variations to the Plan, and the dates this could be expected to come to the Committee.

Greymouth Hazards

15. The first of these would be a Variation to amend the Coastal Hazard **and** Flood Hazard overlays at Greymouth. This was signalled earlier in 2024 when Greymouth was excluded from Variation 2, due to the work being undertaken on hydrodynamic modelling of the river and coastal environment at Greymouth.
16. Alongside this there are significant upgrades to the flood defences at Greymouth currently underway. New modelling has been undertaken looking at the impact of the upgraded flood defences, and this is very favourable for the future flood risk over central Greymouth, including under climate change scenarios.
17. Rather than amend the flood hazard layers separately to reflect this improved situation, it is recommended that a Variation be developed that covers changes to both the flood and coastal hazard overlays at Greymouth. This would reduce confusion for the public, if all water hazards are dealt with at once.
18. Such a Variation would require consultation with the Greymouth community and affected landowners and it is suggested that this could be undertaken over March - April 2025 with a view to bringing a draft Variation to the Committee for approval in June 2025. This timing would be subject to the release by the government of its new National Policy Statement for Natural Hazards (NPS-NH) which will have implications for any such Variation. Ideally the Variation would reflect the national direction in this new NPS-NH.

Historic Heritage Schedule

19. The second potential Variation to the Plan for 2025 is amendments to the Historic Heritage Schedule. During the course of the hearings for Te Tai o Poutini Plan it became evident that there are errors in the Schedule, and that in particular the extent of heritage items (i.e. the area protected) is very unclear. As part of the response to submissions from Heritage New Zealand – Pouhere Taonga, further work has also been done documenting the heritage values of each scheduled item in more detail.
20. This process has identified that amendments to the Schedule would be appropriate, to better describe the items, amend and correct the statements of extent, and in some cases some items are recommended for removal from the Schedule either because they have been demolished, or on closer scrutiny and assessment by a heritage professional, do not merit their inclusion.
21. The heritage assessment is expected to be complete by the end of June 2025, and following this it is expected that a report, recommending the preparation of a Variation to amend the Schedule, might come to the July or August TTPP Committee meeting.
22. Consultation on such a Variation would be limited to stakeholders such as heritage groups, and the affected landowners/owners of the scheduled heritage items.

Land Instability Hazards

23. The West Coast Regional Council has continued to work through detailed assessment of hazards on the West Coast. Due to timing issues, detailed science work on land instability hazards was not available to inform TTPP, with the land instability hazards restricted to areas of already identified hazards.
24. GNS Science have now completed a detailed, regional scale assessment of land instability hazards across the West Coast. This science work and the implications of this for land development will be brought to the Committee during 2025 with the view to considering a potential Variation/Plan Change to update the Land Instability Hazard maps for 2026.

Recommendations from Hearings Commissioners

25. As they have been working through the hearings process, the Commissioners have identified a number of areas where they can see benefits to amending the Plan, but where there is no scope provided by the submissions.
26. The Commissioners propose to provide a report to the Committee outlining these amendments, and recommending that the Committee consider whether or not it wishes to pick these up as a future Variation to the Plan.
27. At this stage the detail of these recommendations is not known by staff, but they are expected to be made available with the final decision reports.
28. Staff will then bring these recommendations to the Committee to discuss and determine whether it wishes to consider the development of further Variations/Plan Changes to address these matters.

NEXT STEPS

29. Staff will continue to keep you updated on hearings progress through to the end of March 2025.
30. Staff and technical Advisory Team members will inform and advise you as decisions reports and recommendations are received from Commissioners.
31. Committee meeting invitations will be circulated to you early in 2025, once council meetings schedules are confirmed.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Jo Armstrong, Project Manager
Date: 12 November 2024
Subject: **Financial Report to 30 September 2024**

SUMMARY

This report includes the statement of financial performance to 30 September 2024.

RECOMMENDATION

1. That the Committee receive the report

REPORT

1. As anticipated the Consultant Planners and Contractors item and the Hearing Commissioner Fees item have seen the most significant increases this month.
2. Almost half of the annual budget for consultants/contractors has been used for services related to officer presentations at hearings, writing Rights of Reply, expert conferencing, and preparing s42A reports and mapping for future hearings on Natural Hazards in October, Ecosystems and Indigenous Biodiversity in November and Coastal Natural Hazards Mapping in March.
3. This expenditure is necessary and not unexpected. Planning input is required at three hearings in October, which will be reflected in next month's financial statement. It is possible that expenditure on contractors and consultants will exceed the budget this financial year.
4. There are three hearings in October plus two more week-long hearings, and one half day online hearing to complete this process. Hearing Commissioners are also deliberating on and writing their recommendations reports, and this work will continue until the final reports are delivered around June 2025. Current expenditure on this item has exceeded the budgeted amount for the financial year.
5. The Life of the Project table shows a change in actual targeted rates for the prior year -2024 from \$1,000,000 to \$1,244,713. This has resulted in a lower deficit than would have otherwise occurred.

Te Tai o Poutini Plan

Statement of Financial Performance to 30 September 2024

	Year to date			Full year
	Actual	Budget	Variance	Budget
INCOME				
Targeted Rates	81,044	81,044	-	324,176
General Rates Contribution				
Grants & Subsidies				
Other Contributions				
TOTAL INCOME	81,044	81,044	-	324,176
EXPENDITURE				
Employee costs	40,250	75,840	35,590	303,358
Consultant Planners and Contractors	321,394	168,600	(152,794)	674,400
Chair and iwi representatives	15,000	16,500	1,500	66,000
Governance	837	350	(487)	1,400
Poutini Ngai Tahu	3,922	12,500	8,578	50,000
TTPP Website	2,039	3,000	962	12,000
Isovist e-plan Platform	-	2,000	2,000	8,000
Meals, Travel & Accom	30,391	17,288	(13,104)	69,150
Workshops & Events	3,223	2,100	(1,123)	8,400
Media Costs	8,651	4,500	(4,151)	18,000
Legal Advice	19,762	30,000	10,238	120,000
Hearings – commissioner fees	300,996	53,500	(247,496)	214,000
Interest Payments	-	34,791	34,791	139,165
Overhead costs	-	16,550	16,550	66,198
TOTAL EXPENDITURE	746,465	437,518	(308,947)	1,750,071
NET SURPLUS/(DEFICIT)	(665,421)	(356,474)	(308,947)	(1,425,895)

Life of Project 1 July 2019-30 June 2024

Prior Year -2024			2023	2022	2021	2020	2019	TOTAL PROJECT COST TO DATE
Actual	Budget	Variance	Actual	Actual	Actual	Actual	Actual	
1,244,713	1,000,000	-	482,497	494,868	255,156	400,000	-	2,958,278
					150,000			150,000
					30,000	200,000		230,000
		-				50,000		50,000
,244,713	1,000,000	-	482,497	494,868	435,156	650,000	-	3,388,278
205,577	283,957	78,380	183,472	279,060	268,762	199,591	67,022	1,243,735
695,112	730,000	34,888	172,899	420,035	231,931	108,885	-	1,950,257
60,000	65,000	5,000	60,000	60,000	54,500	55,000	-	304,500
-	1,610	1,610	747	1,949	-	-	-	3,532
41,371	15,000	(26,371)	42,000	50,000	-	-	-	137,293
5,354	8,000	2,646	27,560	5,781	-	5,000	-	45,734
7,463	20,001	12,539	11,273	9,425	3,713	-	-	31,872
78,466	85,251	6,785	9,568	17,680	17,164	19,585	5,372	178,225
13,384	15,000	1,616	3,298	3,246	840	14,000	-	37,991
6,494	40,000	33,506	71,088	25,536	5,878	4,950	-	122,597
100,854	200,000	99,146	27,289	27,343	4,689	907	-	180,843
419,581	500,000	80,419	6,647	-	-	-	-	727,225
			40,090					40,090
150,000	150,000	-	150,000	150,000	150,000	150,000	100,098	850,098
1,783,656	2,113,819	330,164	805,930	1,050,055	737,477	557,917	172,492	5,853,991
(538,943)	(1,113,819)		(323,434)	(555,187)	(302,320)	92,083	(172,492)	(2,465,714)



Project Manager Update

1 October 2024 – 31 October 2024

Prepared By: Jo Armstrong
Date Prepared: 31 October 2024

Accomplishments this Period

- Section 42A officer's reports for Variation 1 - Activities on the Surface of Water, and Outstanding Matters have been finalised and sent to submitters six weeks ahead of the hearing scheduled for 4 December 2024.
- There were three hearings during October:
 - Natural Hazards (excluding coastal hazards) and Franz Josef zoning was heard in Franz Josef on 8 and 9 October.
 - Natural Hazards (excluding coastal hazards) continued to be heard along with the Coastal Environment in Westport on 22 and 23 October, and in Hokitika on 30 and 31 October.
- Twenty two parties were heard either in person or online. A number of parties were supported by one or more expert witnesses.
- Remaining hearings for 2024 include:
 - Ecosystems and Indigenous Biodiversity will be heard over four days in November – in Westport on 18 and 19 and in Hokitika on 21 and 22 November.
 - Variation 1 Activities on the Surface of Water and Outstanding Matters on 4 December.
- The Hearing Panel will hear from the Westport Master Planning staff in March. They want to better understand the Master Planning process in light of submissions they have received and heard.
- 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
46	Alma Road Rezoning submission
47	Further Extension to Cumulative Effects of Wastewater Disposal Reporting
48	Silver Fern Farms

49	Definition of Recreation Activity – Skyline Enterprises Ltd
50	Extension of Mining and Mineral Extraction Right of Reply
51	Response to the Evidence of Dr Robert Langridge
52	Responses sought on Cumulative Effects to Wastewater Disposal Report

- 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 2 to the TTPP: Coastal Natural Hazards Mapping closed on 25 October 2024. Ten further submissions were received on this topic.
- An update on TTPP hearings has been provided for a report to the West Coast Regional Council Resource Management Committee.
- The Ministry for the Environment has acknowledged receipt of the Committee’s letter providing further information to support its application for a time extension. No response has been received to date.
- Staff have been developing a “Backgrounder” about TTPP to be released to local newspapers. A draft version will be circulated to the Committee for comment prior to release.

Plans for Next Period

- Preparation and attendance at the Ecosystems and Indigenous Biodiversity hearing in November
- Analysis of further submissions on Variation 2 – Coastal Natural Hazard Mapping
- Completion of officer 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
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.



Te Tai o Poutini PLAN

A combined district plan for the West Coast