



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.



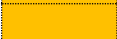

Plans for Next Period

- 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