



Te Tai o Poutini Plan Committee Meeting

**To be held in the Council Chambers, Buller District Council
Palmerston St, Westport**

Tuesday 24 March 2020

AGENDA

10.30	Welcome and Apologies	Chair
10.35	Confirm previous minutes	Chair
10.40	Matters arising from previous meeting	Chair
10.50	Project Manager Monthly Report	Project Manager
11.00	Technical Update: Urban Policies and Zone Rules	Principal Planner
12.30	Lunch	
12.50	Technical Overview - Infrastructure Issues, Objectives and Policies	Senior Planner
1.30	Technical Update – Addressing Section 6 Matters: Indigenous vegetation and fauna	Principal Planner
2.10	Technical Update – Natural Hazards and Climate Change	Principal Planner
2.40	Financial Report	CE WCRC
2.50	General Business	Chair
3.00	Meeting Ends	

Meeting Dates for 2020

Thursday 28 May (Arahura Marae)

Thursday 30 July (Westland District Council)

Thursday 25 August (Te Tauraka Waka a Māui Marae, Bruce Bay)

Thursday 24 September (Buller District Council)

Thursday 29 October (Grey District Council)

Thursday 26 November (West Coast Regional Council)

Wednesday 14 December (Westland District Council)

**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE
HELD ON 31 JANUARY 2020, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL,
388 MAIN SOUTH ROAD, PAROA, GREYMOUTH COMMENCING AT 10.00 A.M.**

PRESENT:

R. Williams (Chairman), A. Birchfield, S. Roche, T. Gibson, B. Smith, A. Becker, L. Coll McLaughlin, F. Tumahai, P. Madgwick,

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton, M. Meehan (WCRC), S. Bastion (WDC), S. Mason (BDC), P. Morris, (GDC), T. Jellyman (Minutes Clerk)

WELCOME

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend.

APOLOGIES:

Moved (Becker / Smith) *That the apologies from Cr Martin and Mayor Cleine be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Roche / Birchfield)

That the minutes of the meeting dated 19 December 2019, be confirmed as correct.

Carried

MATTERS ARISING

There were no matters arising.

The Chairman provided background information on the Order in Council, Deed of Agreement and Standing Orders.

DEED OF AGREEMENT

The Chairman advised that the Deed of Agreement needs to be agreed to by this committee, then go back to the relevant Councils for them to agree. It was agreed that in the absence of the Chair, whoever is hosting the meeting, whichever Mayor or Chairperson, would chair that particular meeting.

Discussion took place on the unavailability of committee members should they be away and the appointment of an alternate in this situation. It was noted that the alternate would have voting rights. It was noted that BDC have not appointed an alternate as they feel permanent members hold the knowledge to vote, that alternates do not.

Discussion took place on voting, and it was agreed that each Council has two votes, no proxy votes are allowed, with alternates having voting rights. The Chairman spoke of the importance of alternates being up to speed with current matters. Mayor Smith noted that the committee operates under Standing Orders, which states no vote unless you are at the meeting (therefore no proxy votes). It was agreed that voting rights and proxy votes would be incorporated into the Deed of Agreement, as part of Section 7, as well as noting the Chair of meetings in the absence of R. Williams. It was agreed that once the amendments are made, the Deed of Agreement is then circulated to the relevant members for formal adoption. The Deed of Agreement will then come back to this committee for adoption in two months' time.

PROJECT TO DATE

J. Armstrong advised that she will now be circulating one report on the 20th of each month. She encouraged those present to contact her at any time should people want more information. J. Armstrong

advised that Council staff are working hard and are under pressure with the amount of work that is required. L. Easton spoke of the importance of staff input into the Plan. The Chairman agreed and stated that now is the time to be involved.

J. Armstrong advised that the roadshow itinerary is almost finalised, she passed on her thanks to the three mayors for their commitment to the roadshow and their offers to be at as many venues as possible. She advised that the itinerary will be placed on the TTPP website. Extensive discussion took place on communications and the importance of getting the message out. Cr Roche offered to assist by providing contact details for smaller publications in the Buller district. J. Armstrong stated that Comms Managers and library staff around the districts have all been very helpful.

L. Easton stated that specific and targeted consultation and workshops will be held every month. J. Armstrong advised that her team will be manning a stand at AgFest on 27 March. She encouraged members of the committee to attend and man the stand on Saturday 28 March m.

J. Armstrong explained the colour coding in her report, she advised that green is for go, and is on track, orange is not too bad, and red is what is causing concern.

It was agreed that the report would be noted.

PROPOSED TE TAI O POUTINI PLAN BUDGET FOR 2020/21

The Chairman advised that should there be a surplus at the end of the financial year, his understanding is that this could be carried over. All agreed with this.

J. Armstrong spoke to her report providing detailed information on the proposed budget for 2020/21. She reported that originally \$900,000 was requested for the 2019/20 budget and this would have been used to employ an additional planner, and for research. The final approved budget was reduced to \$650,000. She stated that another planner is not being sought in the 2020/21 budget. It was noted that \$100,000 will be required for research.

Consideration may be given to applying for an Envirolink grant. She stated that input from MfE is also on hand.

The Chairman invited discussion on costs and scope of the project. J. Armstrong answered questions and provided additional information. Information was provided on funding, rates, annual plan budgets, and research.

M. Meehan advised that it was previously agreed that the budget would be reviewed every February with a recommendation then provided to the regional council for inclusion in their annual plan. He advised that should this committee ask for additional budget then the regional council would have to consult via the annual plan process. Extensive discussion took place on future funding, financial forecasts, LGC contributions and likely budget requirements. P. Madgwick stated that this project has been foisted on the region, but it was also noted that the districts all need to work together to ensure that the project gets a good result.

J. Armstrong spoke of the budget information notes she has put together for the Committee and the benefit of this. The sheet was circulated to those present.

M. Meehan stated that funding from the LGC is uncertain and getting the base rate right is key.

It was agreed that a letter from this Committee would be circulated to Committee members for agreement, then signed by the Mayors, Chairs and iwi representatives, and sent to the LGC, the Minister for the Environment, and the Minister for Local Government seeking further funding of around \$200,000. It was noted that costs are likely to escalate in out years and have been underestimated by LGC.

11.20 – 11.26 am (the meeting adjourned for a small break)

The \$25,000 Council contributions were discussed. It was noted that WDC have paid their contribution. GDC had agreed to pay their contribution if BDC pay theirs. Extensive discussion took place and it was agreed this matter would be left to lay on the table, with no decision agreed upon.

S. Bastion then suggested that funding could be sought from Development West Coast (DWC). It was noted that previously \$150,000 in funding had been provided to DWC for the Economic Development Manager's role. It was agreed that the \$100,000 contribution from the four councils would be removed from the budget, and that the top line of the budget would be altered from \$473,000 to \$573,000.

Moved (Roche / Birchfield)

1. *That the budget report is received.*
2. *That the committee accept the 2020/21 budget.*

3. *That the committee considers how the budget will be funded and provide recommendations on this to the West Coast Regional Council.*
4. *That submissions will be made to the relevant Ministers, the Local Government Commission, and Development West Coast to seek funding to support the budget.*

Carried

Technical Update – Urban Objectives and Policies

L. Easton spoke to this report. She covered urban objectives and policies and spoke to her presentation in detail. It was agreed that residential and visitor population would be included in the planning for population and economic growth area. Discussion took place and several minor amendments and changes were agreed to. L. Easton answered questions.

Moved (Smith / Becker)

1. *That the information is received.*
2. *That the draft Issues and Objectives in this report (as amended by feedback form the Committee) be used as part of the consultation process for the Te Tai o Poutini Plan to be undertaken over early-mid 2020.*

Carried

Technical Update – Proposed Urban Zones

L. Easton spoke to this report and advised one of the major challenges in developing the TTPP is developing a set of coherent zones that are applicable across the West Coast. She stated that this is likely to be one of the key benefits of the plan, as regardless of where development is taking place the zoning rules are clear and consistent across the three districts. L. Easton spoke to the rest of this report and answered questions.

Moved (Williams / Tumahai) *That the information is received.*

Carried

Natural Hazards and Te Tai O Poutini Plan

L. Easton spoke to this report and advised that this is an information paper with more detailed reports forthcoming later in the year. L. Easton advised that the RMA has been amended significantly following the Christchurch earthquakes. She emphasized that this matter covers the significant risks of natural hazards and will require consideration of how bad the risk is and what should be done about it. L. Easton explained the LiDAR that will be flown over the next three years will give good resolution across the whole region and show where flood plains and other areas of concern are. She spoke of managed retreats in coastal areas, and the rules relating to coastal environments. L. Easton advised that more work is to be done on coastal hazards. She stated that the emphasis of the plan is to deal with known hazards and that implications of sea level rise will need to be looked at. L. Easton answered questions.

Moved (Williams / Coll McLaughlin) *That the information is received.*

Carried

S. Bastion left the meeting at 1.52pm

Consultation Process for Te Tai o Poutini Plan

J. Armstrong advised that this paper is for information only. She stated that this is an update on what has been done to date, and where the project is now heading. Committee members committed to attend consultations.

Cr Birchfield congratulated L. Easton on her presentations. All present were in agreement.

Financial Report

It was noted that there is a slight surplus ytd but it is likely this will be spent by the end of June.

GENERAL BUSINESS

Mayor Smith spoke of the media statement that is to be put out and that the essential message is that the three councils support for the regional council is made clear. It was agreed that the Chairman and J. Armstrong would prepare a media statement and circulate this promptly.

The Chairman noted that P. Madgwick has offered a regular media column in the Grey Star. All present agreed with this.

Cr Birchfield expressed his concern with regard to project costs and where this could be heading in the long term. 4

NEXT MEETING

The next meeting is scheduled for Tuesday 24 March 2020 (Buller District Council).

The Chairman thanked everyone for their attendance.

The meeting closed at 2.00 p.m.

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Chairman

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Date

Action Points

- M. Meehan to make amendments to Deed of Agreement then circulate for signing. Bring back to next meeting for adoption.
- Circulate then send letter to LGC, DWC and the Ministers for the Environment and Local Government seeking additional funding.

Next Meeting:

Tuesday 24 March 2020 (Buller District Council) – commencing at 10.30.

Meeting Dates for 2020

- Thursday 28 May (Grey District Council)
- Thursday 30 July (West Coast Regional Council)
- Tuesday 25 August (Westland District Council)
- Thursday 24 September (Buller District Council)
- Thursday 29 October (Grey District Council)
- Thursday 26 November (West Coast Regional Council)
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Te Tai o Poutini
PLAN

Project Manager Update

21 February 2020 – 15 March 2020

Prepared By: Jo Armstrong
Date Prepared: 13 March 2020

Accomplishments this Period

- Lois and Edith continue to work on the settlements, infrastructure, heritage and natural hazards sections of the plan.
- Work is also kicking off on biodiversity, mining, landscape, natural character and natural features papers. All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee.
- Edith has joined GDC staff at three of their Long Term Plan consultation meetings in Nelson Creek, Blackball and Cobden. She is being received well and attendees have taken TTPP information sheets away with them.
- Planning for the 16-27 March Roadshow is complete. We have produced A3 posters to advertise the Roadshow, and volunteers in every place we are stopping have offered to put them up. The Destination Westland will have some TTPP decals printed to make us easy to find.
- Advertising, information sheets and questionnaires have been produced. We are in the process of printing the final ones, and I will get them all up on the TTPP website.
- The planning team visited Bathurst Resources at the Stockton and Denniston mines in February to better understand how to account for these in the Plan. We also visited Gloriavale and had a productive discussion about their future plans and how TTPP can support their diverse activities on the current site, but also on the new properties near Lake Brunner.
- In February we continued Heritage and Biodiversity conversations with Heritage New Zealand Pouhere Taonga, DoC and Forest and Bird. The team is building great relationships here, which are already enabling us to have some honest conversations about the Plan.

Plans for Next Period





- Policy work on zoning, infrastructure and heritage. The zoning work is culminating in the Roadshow where we will visit settlements and towns to find out what they hope to look like over the next 15 years, and how the plan can support this.
- Roadshow begins 16 March and finishes with AgFest on 27 and 28 March

- Work on Heritage and mining papers
- Planning for infrastructure workshops to be run in April with council staff and key providers in Greymouth/Hokitika and then Westport
- TTPPC meeting is in the Buller District Council Chambers 24 March, 10.30 – 3.00pm.

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan a stakeholder workshop and on-going engagement process	Project Manager	28 February 2020
Not producing a notified plan in a timely manner	Set achievable milestones and monitor/report progress. ID additional expertise/capacity	Project Manager/Planning Team	30 June 2024
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	On-going
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager/TTPPC Committee	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPPC	Project Manager/Planning Team	On-going
Staff safety at public consultation	Committee members to proactively address and redirect aggressive behavior towards staff	TTPPC Committee	March 2020 Roadshow

Status

Overall		Project on time and to budget. Budget set for 2019/20 and recommendation made for 2020/21. Planning team making good progress with TAT and TTPPC input.
Schedule		Work programme set and programme on schedule.
Resources		Planning team in place. Partner input through TAT is variable. Funding required for research projects using external parties.
Scope		Deliver efficient, effective and consistent Te Tai o Poutini Plan

Schedule

Stage	Target Completion	Revised Completion	Comments
Complete project initiation documentation	30-Apr-19	19-July-2019	TTPPC approved
Identify and contact key stakeholders	03-May-19	Ongoing	Connection made with all key stakeholders and started a second round of contact with other interested parties
Contract senior planning consultant	01-Aug-19	29-July-2019	Contract in place 29/7/19 -30/6/20
Recruit permanent senior planner	30-Sep-19	7-Sep-2019	Started at WCRC on 14 October 2019
Set up Te Tai o Poutini Plan website and communications package	30-Sep-19	30 November 2019	Development complete. Available at www.ttpc.westcoast.govt.nz
Set planning milestones	31-Oct-19	30 August	Presented at August TTPPC meeting

Stage	Target Completion	Revised Completion	Comments
Hold key stakeholder workshop for Settlements section	28-Feb-20	2019 23 October and 21 November 2019	Greymouth and Hokitika, then Westport
Hold Community information meetings	31-Mar-20	16-27 March 2020	Roadshow in March 2020 and opportunities to coincide with council-community meetings and local events Outcome of Roadshow to be presented to May TTPPC meeting
Hold key stakeholder workshops for Infrastructure section	30-April-20		Greymouth and Hokitika, then Westport
Draft Provisions (Issues, Objectives, Policy and Rules) for Urban Areas developed	31-May-20		For presentation to May TTPPC meeting
Workshop discussion with environmental interests re biodiversity provisions	30-July-20		
Draft Provisions (Issues, Objectives, Policy and Rules) for Rural Zones and Settlement Zones developed	31 – Aug-20		For presentation to August TTPPC meeting
Hold key stakeholder workshops for mining and extractive industries	31-Aug-20		
Potential Committee Field Trip	30 –Sep-20		To look at specific matters to help with decisions
Contact with landowners re SNA assessment, landowner meetings	30-Oct-20		This will be to seek permission to do field assessments.
Commence field work for SNA assessments	30- Nov-20		It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23.
Zoning changes proposed	31-Dec-21		Specific zone change proposals will come to the Committee through 2021
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22		Targeted consultation with stakeholders on draft provisions from mid 2021-mid 2022 with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22		This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “draft” Te Tai o Poutini Plan to Committee	30-Sep-22		Full draft (so that this term of the Committee has overseen the drafting of the whole plan). A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
[Local Body Elections]	Oct-22		
Community Consultation on “Draft” Te Tai o Poutini Plan	31-Nov-22		Roadshow in October/November 2022 with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	30-May-22		Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Notify Te Tai o Poutini Plan	30-Jun-23		Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Aug-23		40 working days for submissions is the legal requirement
Further Submissions	30-Oct-23		Submissions must be summarised and published and then there is a 20 working day

Stage	Target Completion	Revised Completion	Comments
			period for further submissions
Hearings Te Tai o Poutini Plan	30-Feb-24		Indicative time only
Decisions Te Tai o Poutini Plan	31-August-24		Indicative time only
Appeal Period	30-Sep-24		Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	31-June-25		Indicative time only. However the aim would be to complete the entire “Proposed – submissions-hearings –appeals-mediation-consent orders to Operative Plan” process within 1 term of the Committee
[Local Body Elections]	Oct-25		

Actions required

- Please consider how you can help the planning team contact and work with landowners on SNA identification.
- Confirm dates and venues you can attend roadshow and public meetings planned for March 2020.



**Te Tai o
Poutini**
PLAN

To support a vibrant and resilient West Coast

tpp.westcoast.govt.nz



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: 24 March 2020
Subject: **Te Tai o Poutini Plan Technical Update – Urban Policies and Zone Rules**

SUMMARY

This report gives an update on the technical work being undertaken on urban policies and zones in Te Tai o Poutini Plan.

The Issues and Objectives for the urban areas were developed as a draft at the last Committee meeting. The urban areas are made up principally of Residential, Commercial and Industrial areas. This report outlines draft policies for these zones as well as a proposed direction for the Permitted Activity Performance Standards and Rules within the zones.

Feedback from the Committee on these draft proposals is sought, and their further development will also be informed by the consultation process underway.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the wording of the draft policies for urban zones.
3. That the Committee provide feedback on the proposed regulatory direction for the urban zones.

Lois Easton

Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on urban policies, the direction for urban zone Permitted Activity performance standards and rules within Te Tai o Poutini Plan.
2. At the Committee meeting in January 2020, draft Urban Issues and Objectives were considered by the Committee and these have informed the preparation of the draft proposals in this paper.
3. There are three main types of zones found in urban areas – Residential, Commercial and Industrial.
4. Draft Objectives for the three types of zones were identified at the January 2020 Committee meeting and are provided below:

Draft Strategic Objective: Urban Form and Development:

To have urban environments and built form on the West Coast that:

- a. Are attractive to residents, business and visitors;
- b. Have areas of special character and amenity value identified and their values maintained;
- c. Support the economic viability and function of the town centres;
- d. Recognise the risk of natural hazards whereby new development is located in less hazardous locations;
- e. Promote the re-use and re-development of buildings and land, including private and public land;
- f. Improve overall accessibility and connectivity for people, transport (including opportunities for walking and cycling) and services;
- g. Promote the safe, efficient and effective provision and use of infrastructure, including the optimisation of the use of existing infrastructure; and
- h. Protect and enhance the distinctive character of the Districts' settlements

Draft Residential Objective 1: To provide for a variety of housing forms and densities to enable individual residential lifestyle options.

Draft Residential Objective 2: To maintain or enhance the distinctive character, amenity and heritage values of residential areas and protect these areas from the adverse effects of inappropriate development.

Draft Residential Objective 3: To provide for a range of non-residential activities within residential zones where the effects are compatible with the residential character, scale and amenities.

Draft Industrial Objective 1: To provide for the efficient and effective operation and development of industrial activities in the industrial zones in a manner that maintains a standard of amenity appropriate to these areas and which will not compromise the amenity of adjoining areas.

Draft Industrial Objective 2: To ensure that when new industrial development is proposed that this is located within industrial zoned land, and where new land is proposed for industrial zoning that this maximises the efficient use of existing infrastructure.

Draft Commercial Objective 1: To maintain the character and amenity values of commercial areas and town centres in a way that enables commercial and other activities to support the local community and visitors, while avoiding, remedying or mitigating adverse effects within and adjoining the commercial areas.

Draft Commercial Objective 2: To recognise the importance of the West Coast town centres and maintain their integrity as a place of high-quality built environment character, community and visitor focus and identity.

Draft Commercial Objective 3: To recognise that Greymouth is the principal commercial and urban centre on the West Coast and should provide for a range of commercial activities within a high-quality urban environment.

5. Based on the direction provided in these Objectives, draft policies for these three types of zones have been developed alongside a direction for Permitted Activities and where Rules for resource consents are required.

RESIDENTIAL DRAFT POLICIES AND RULE DIRECTION

6. The Residential Zones of the West Coast towns are where more than 55% of the West Coast community live. As such they are an important living environment, and form the largest single area of the urban form.
7. In developing policies for residential areas, the direction given by the draft Objectives, the existing District Plans' policies and other matters which have arisen since those Plans were developed have been considered. Some key drivers include:
 - the aging population profile on the West Coast;
 - the lack of residential zoned land available in the centres to meet demand and consequent spread of the towns into their surrounding rural and settlement/township zoned land;
 - direction provided in the Greymouth CBD Redevelopment Plan;
 - desire from Poutini Ngāi Tahu to recognise their cultural landscape and how this relates to residential areas
 - the growth in visitors and visitor accommodation demand, and in particular Air BnB and Book a Bach type arrangements
8. In addition a character analysis has been undertaken of the 4 main centres (where the residential zone would be expected to be used). This character analysis is attached at Appendix One. Key findings from this analysis are:
 - Generally the residential areas in the main centres have a characteristic low density and low height built form. This, combined with generally wide gridded streets creates a very open character with vistas of the mountains a defining characteristic of the areas. While there are non-residential activities present in all the residential areas, with the exception of the Māwhera/Grey River valley settlements, these are all low key activities such as small scale accommodation, beauty parlours, takeaway bars, corner stores and churches.
 - The Māwhera/Grey River Valley settlements and Kaniere settlement have effectively become suburbs of Greymouth and Hokitika respectively. How to retain their unique character, while also ensuring efficient and coherent development within the constraints of infrastructure is a key consideration.
 - Rural residential developments are found in areas not zoned for this use on the periphery of all the centres. In the cases of Hokitika and Westport, this represents a major part of the current residential demand. While this fulfils a need in the community, rural residential can be an inefficient land use, create expectations that infrastructure (such as footpaths) will be provided, and is often subject to reverse sensitivity concerns. Nationally there is also a concern that rural residential development (and urban expansion) can impact on the protection of high quality soils and production values. In some locations they may also be impacting on landscape values of outstanding landscapes.

Draft Policies

9. In light of the analysis and also based on feedback provided by the Technical Advisory Team, potential draft policies are set out below.

1. Housing Form	A range of housing forms, densities and typologies are suitable for residential zones provided they are of a scale and density that fits with the surrounding residential character and does not adversely impact on neighbouring properties.
2. Character and amenity	Activities in the Residential Zone should: <ul style="list-style-type: none"> a. Maintain or enhance the building scale and residential character; b. Minimise nuisance from noise, light spill and vibration c. Maintain and enhance the natural and cultural heritage features of the zone; d. Maintain reasonable levels of sunlight and daylight access for residential properties; e. Maintain reasonable levels of privacy for residential properties; f. Maintain visual amenity by avoiding accessory buildings dominating streetscape and urban form; and g. Provide safe, efficient and easily accessible movement for pedestrians, cyclists and vehicles.
3. Energy efficient and low impact design	The design and location of residential development should support energy efficiency and low impact stormwater management principles.
4. Non Residential Activities	Enable existing non-residential activities and home occupations to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of residential zones, particularly in relation to scale, car parking, vehicle movements, noise, visual appearance, glare and odour. Non-residential activities which involve noxious, offensive and dangerous activities and those with a significant negative impact on amenity shall not be located in residential areas. Enable community based facilities and visitor accommodation to locate in residential areas where they are in keeping with the character and amenity values of residential areas.
5. Housing for Older Adults	Provide for a diverse range of independent housing options that are suitable for the particular needs and characteristics of older persons throughout residential areas. Recognise that housing for older persons can require higher densities than typical residential development, in order to be affordable and, where required, to enable efficient provision of assisted living and care services.
6. Provision of and connection to Infrastructure	New residential development and redevelopment should connect to existing infrastructure investment where possible Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to serve multiple households this should generally be vested in the appropriate public agency.
7. Papakainga Housing	Enable the housing needs of Poutini Ngāi Tahu whānau to be met throughout residential areas though papakainga housing where there is an ongoing relationship with ancestral lands.
8. New Residential Development	New residential development and redevelopment should support and where possible improve accessibility and connectivity within settlements.

	New residential development should be located outside of areas of outstanding natural landscape value and significant natural hazard risk, and away from wāhi tapu, wāhi taonga and areas of significant biodiversity.
9. Low Density Residential Environments	Enable limited low density residential development adjacent to existing residential towns and small settlements, which complements the surrounding environment, is able to be efficiently serviced by public infrastructure and is in locations not subject to significant risks to life or safety and property damage from natural hazards.
10. Cultural landscape	Where cultural landscapes are identified in residential areas or development, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including; <ul style="list-style-type: none"> a. protection of wāhi tapu and taonga sites scheduled in the Plan using culturally appropriate methods; b. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and c. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.
11. Protection of Strategic Infrastructure	Avoid reverse sensitivity effects from residential development adjacent to strategic infrastructure including: <ul style="list-style-type: none"> a. Hokitika, Greymouth and Westport Airports; b. the rail network; c. the arterial road network; d. the Ports of Westport and Greymouth; e. the National Grid.

How Rules Work in the Plan

10. The RMA sets up a Rules Framework that we will need to follow for the Plan. This is set out as follows:

Rule Type	Explanation
Permitted Activity	They should be normal activities expected to be undertaken in the zone. e.g. residential activities in a residential zone. Permitted Activities are subject to Performance Standards – which are things that an activity must meet to be Permitted. In the zones performance standards cover things like: height, building coverage, noise, distance from boundaries, parking requirements, light. Provided an activity meets all the Performance Standards, no resource consent is required.
Controlled Activities	These activities require a resource consent but it <u>must</u> be granted. Controlled activities are expected activities in a zone, but because of their potential environmental effects they require a resource consent. A Controlled Activity resource consent is subject to Matters for Control - a specific list of things that will be considered as part of the resource consent. Controlled Activities must be granted within 10 working days of application.
Restricted Discretionary Activities	These activities require a resource consent that can be granted <u>or</u> declined.

	<p>Restricted Discretionary Activities are activities that should be OK to go on in the zone, but there may be circumstances where the activity could be declined – or where significant conditions on consent could be required.</p> <p>Restricted Discretionary Activities are where the Plan restricts the matters that are considered as part of the resource consent to a list of Matters of Discretion where adverse effects could occur. Restricted Discretionary Activities should be consistent with the policies and objectives of the Plan, and are often subject to Assessment Criteria to help the applicant understand what is needed in a resource consent application.</p> <p>Restricted Discretionary Activities are usually non-notified, or if they are, this is often Limited Notification to Affected Parties such as neighbours rather than full public notification.</p>
Discretionary Activities	<p>These activities require a resource consent that can be granted or declined.</p> <p>Discretionary Activities need a convincing case to gain resource consent, (a robust Assessment of Environmental Effects). Applications for Discretionary Activities might need special expert reports (e.g. traffic engineer, landscape architect) and may be non-notified, Limited Notified to Affected Parties (such as neighbours), or Publicly Notified.</p> <p>Discretionary Activities need to be consistent with the policies and objectives of the Plan and are often subject to Assessment Criteria to help the applicant understand what is needed in a resource consent application.</p>
Non Complying Activities	<p>These activities require a resource consent that can be granted or declined, however the status of non complying is telling the applicant that they will probably be declined.</p> <p>Non complying activities need an exceptionally convincing case for resource consent to be granted – they must not be inconsistent with the Plan. A range of high quality technical reports would be expected to be included with any non complying activity application.</p> <p>Non complying activities are often Limited Notified to Affected Parties (such as neighbours), or Publicly Notified.</p>
Prohibited Activities	<p>These are activities where resource consent is unable to be applied for. They are not allowed.</p>

Direction for Rules

11. The rules for Permitted Activities for the residential (and other) zones will be constructed with a list of Permitted Activity Performance Standards – which provided development meets, will mean no resource consent is required.
12. Due to the similarity of the residential areas in the main towns, a General Residential Zone is proposed which is common across the three districts.
13. In this zone, there appear to be no major drivers for radical change in relation to the majority of matters covered by performance standards. All three districts have treated their residential zones in a similar way as regard Permitted Activity performance standards and the Technical Advisory Team has identified that it is a relatively simple matter for many provisions to be aligned.

14. Feedback from the Committee is however sought specifically in relation to non residential activities in residential areas. Non-residential activities include home businesses, visitor accommodation and community facilities.
- **Home Businesses:** Traditionally home businesses have been things such as tradesmen, arts and crafts production and sales, beauty parlours, tanning clinics and hairdressers. With the increasing role and connectedness of the internet, many more professional services and IT businesses could be established within residential areas with minimal adverse effects on residential character and amenity.
 - **Visitor accommodation:** This is becoming increasingly popular for location in residential areas. When the current district plans were written, most visitor accommodation was traditional hotels and motels, and the residential zones do not provide for this. However, since that time, homestay hosted BnB type accommodation, and unhosted holiday home rentals have become very popular. This has been identified as an issue for all three districts and direction on how to manage these activities in residential areas is sought. Under current district plans unhosted holiday rentals require a Discretionary Activity resource consent – although there have been compliance issues around this as the consent requirement is not very explicit in the Plans.
 - **Community facilities:** Community facilities such as churches, marae, fire stations and emergency evacuation centres are already established within residential areas. Apart from fire stations in Grey District (which are Permitted), the current District Plans are silent on these, and a resource consent is generally required. Some low key community facilities could operate within residential area with low impacts on amenity and character, and this can be of benefit to that local community.
15. In terms of the effects which the above Non Residential Activities can have on residential amenity the key considerations are:
- Noise and disturbance
 - vehicle movements or storage
 - parking requirements
 - large bulky buildings or unsightly storage
 - light and glare
 - odour

Options for the Committee to Consider

Home Businesses

	Pros	Cons
<p>Option 1: Restrict hours of operation of home businesses to weekdays and Saturdays.</p> <p>Align performance standards to reinforce limited scale of home businesses.</p>	<p>Keeps the primacy of residential areas for residential purposes.</p> <p>This option is similar to the current approach in Grey and Westland Districts.</p>	<p>Doesn't recognise that many businesses can operate with low impact on residential amenity.</p> <p>This option is more restrictive than the current approach in Buller District.</p>
<p>Option 2: Allow for more flexibility in hours of operation of</p>	<p>Retains the core amenity and character values of residential areas while allowing for flexibility</p>	<p>May mean that some businesses choose to locate in residential</p>

<p>home businesses to Sundays and Public Holidays.</p> <p>More enabling performance standards which still guarantee key aspects of residential amenity (i.e. low noise, glare, vehicle movements).</p>	<p>for home businesses to establish and grow.</p> <p>Will support “start up” businesses that would struggle to go straight into a commercial area with the associated costs.</p> <p>This option is similar to the current approach in Buller District.</p>	<p>rather than commercial areas.</p>
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Visitor Accommodation

	Pros	Cons
<p>Option 1: Allow only for hosted accommodation (homestay) as a Permitted Activity – subject to meeting all other residential activity performance standards.</p> <p>Rigorous resource consent for unhosted accommodation (i.e. treat Holiday Home Rental similar to a motel).</p>	<p>Keeps the primacy of residential areas for residential purposes.</p> <p>Retains rental accommodation focus on residential rather than visitor population.</p> <p>This option is similar to the Status Quo.</p>	<p>Little flexibility for homeowners if their circumstances change and they want to retain their dwelling but need to move towns for work. This has been identified as a particular concern in Westport with the changes in mining activity.</p> <p>May not provide sufficiently for visitor accommodation needs on the coast – rigorous resource consent is a substantial barrier to small scale accommodation developing.</p>
<p>Option 2: Allow for hosted accommodation as a Permitted Activity.</p> <p>Identify areas (e.g. by arterial roads) where unhosted visitor accommodation may be appropriate subject to a restricted assessment resource consent.</p>	<p>Keeps the primacy of residential areas for residential purposes.</p> <p>Creates greater certainty around where unhosted visitor accommodation is more acceptable.</p>	<p>Little flexibility for homeowners outside of identified “visitor accommodation precincts” if their circumstances change and they want to retain their dwelling but need to move towns for work.</p>
<p>Option 3: Allow for hosted accommodation as a Permitted Activity.</p> <p>Allow for unhosted accommodation as a Permitted Activity throughout residential areas subject to meeting residential performance standards which maintain residential amenity. Rigorous resource consent if these amenity standards are not met.</p>	<p>Retains the core amenity and character values of residential areas while allowing flexibility of tenancy.</p> <p>Enables any increasing demand for visitor accommodation to be met more quickly. Flexibility of land use means that if visitor numbers drop these dwellings could move back into the rental market.</p>	<p>Could lead to some areas where unhosted accommodation affects the long term rental market and housing availability. This is already a concern in Hokitika.</p>

Community Facilities

	Pros	Cons
<p>Option 1: Limit community facilities within residential areas.</p> <p>Tightly manage vehicle movements and hours of operation to ensure this.</p> <p>Rigorous resource consent to establish and operate.</p>	<p>Keeps the primacy of residential areas for residential purposes.</p>	<p>Doesn't recognise that small community facilities can operate with low impact on residential amenity.</p> <p>Doesn't recognise the positive impact of community facilities being close to the communities they serve.</p>
<p>Option 2: Allow for community facilities as a Permitted Activity.</p> <p>More enabling performance standards which still guarantee key aspects of residential amenity (i.e. low noise, glare, vehicle movements).</p> <p>Specific provision for fire stations within residential areas.</p>	<p>Retains the core amenity and character values of residential areas while allowing for community facilities to locate close to the communities they serve.</p>	<p>Even with careful performance standards may have some impacts on noise and traffic generation within the area.</p>

INDUSTRIAL DRAFT POLICIES AND RULE DIRECTION

16. Industrial Zones are key to employment and the function of industry. There are different types of industrial uses, and one of the common issues for towns on the West Coast is the changing nature of industrial activities from more traditional manufacturing, mining, processing and port related activities to more light industries characterised by vehicle related industries, servicing, car sales yards, building depots, warehousing and distribution.

17. Industrial Activities are defined in the National Planning Standards and it is useful to consider this definition in relation to forming policy in this area. The definition is:

"an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials and goods. It includes any ancillary activity to the industrial activity."

18. In developing policies for industrial areas, the direction given by the draft Objectives, the existing District Plans' policies and other matters that have arisen since those Plans were developed have been considered. Some key drivers include:

- Older industrial areas are often seen as less desirable for a business to locate and the demand is now for industrial land with good heavy vehicle access, and good visibility from an arterial road.
- Both Greymouth and Westport are currently the subject of revitalisation and redevelopment initiatives aimed at supporting their town centres. These processes have identified underutilised land that is currently zoned industrial which could be rezoned for mixed use activities to better support the town centre. This land is discussed in more detail in the Commercial Policy and Zones section below.
- While there is not currently a large demand for industrial land, this demand is largely driven by external factors and demand can change quite quickly. Te Tai o Poutini Plan needs to be "development ready" should the demand for industrial land increase. This means that the usefulness of well located industrial zoned sites should not be eroded by the development of other activities establishing in the area.

- Desire from Poutini Ngāi Tahu to recognise their cultural landscape and how this relates to industrial areas
19. In addition, an industrial land assessment has been undertaken of the 4 main centres. This assessment is attached at Appendix One. Key findings from this analysis are:
- In Hokitika there is a shortage of desirable industrial land. This is despite not all industrial zoned land being used – with land around the airport under-utilised, probably due to both access and land tenure issues. However industrial activities are establishing on the State Highway both North and South on land zoned rural and small settlement zone.
 - In Grey there are several areas in and around Greymouth where existing zoned and serviced industrial land is not being fully utilised. Alongside this industrial activities are establishing on rural land, undermining redevelopment of brownfields industrial or uptake of greenfields industrial sites. This is both inefficient in terms of provision of infrastructure, and also can affect rural character and rural amenity.
 - In Buller there are a number of industrial areas with capacity for more industrial activity. The port land is substantially under-utilised, the Cement Production Zone is vacant and the new Sergeants Hill industrial subdivision has not been taken up. Industrial areas in Westland are well located for modern industry needs. The lack of infrastructure servicing is a major barrier to the use of Sergeants Hill. In Reefton industrial uses have expanded beyond the industrial zoned land in several locations.

Draft Policies

20. In light of the analysis and also based on feedback provided by the Technical Advisory Team, potential draft policies are set out below.

1. New Industrial Areas	Recognise the substantial investment in infrastructure by ensuring that any new industrial areas are located where they support the efficient use of infrastructure.
	New industrial areas should not be located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.
	Where new industrial areas are developed these shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.
	Where suitable land for industrial use is available within industrial zones, industrial activities should in the first instance be located in those zones, and not proliferate through the rural areas and settlements.
2. Cultural landscape	Where cultural landscapes are identified in industrial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including: <ul style="list-style-type: none"> a. protection of wāhi tapu and taonga sites scheduled in the Plan using culturally appropriate methods; and b. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Poutini Ngāi Tahu; and c. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.
3. Diversity of industrial opportunities	Provide for a wide range of industrial activities within the Industrial zone, while ensuring an acceptable level of environmental quality and amenity within the zones.

4. Incompatible land use	<p>Avoid activities that may be incompatible with other industrial activities from establishing in the Industrial Zone, to ensure the safe and efficient operation of industrial activities. This includes:</p> <ul style="list-style-type: none"> a. Excluding activities (such as residential, visitor accommodation and community activities) that conflict with the intended purpose of the zone, through the potential for reverse sensitivity effects; or by reducing the land available for industrial and service activities. b. Excluding retail and commercial activities that do not directly support or are related to industrial and service activities, and to avoid the use of industrial land for non-industrial purposes. c. Restricting residential activities in the zone to only custodial units for people whose duties require them to live on site.
5. Brownfield Development	<p>Support the redevelopment of brownfield sites for mixed use activities where:</p> <ul style="list-style-type: none"> a. A reduction in industrial land supply will not affect the ability to meet the anticipated needs of industrial activities including those with specific locational requirements. b. The mixed use development would not hinder the establishment or ongoing operation of surrounding industrial activities. c. The anticipated amenity values of the adjoining industrial zone are not compromised. d. There is good walking and cycling access to commercial and community services, and open space. e. If necessary, contaminated land is remediated in accordance with national and regional standards. f. The redevelopment does not impact on the vitality and strategic role of town centres as the focal points for commercial and other activities, and the efficient and effective use of land and/or community and transport infrastructure investment in centres.
6. Amenity	<p>To impose performance standards on development and land use in the Industrial Zones that protects the amenity values of the commercial, residential and rural areas surrounding the Industrial Zones.</p> <p>Industrial sites at the gateways to Hokitika (SH6), Greymouth (SH6) and Westport (SH 67), and where in close proximity to residential areas, should enhance the visual amenity of the street frontage through the inclusion of landscaping and tree planting.</p>
7. Industrial activities in residential areas	<p>Over the long-term, promote sporadic industrial activities in primarily residential areas to relocate to primary industrial areas.</p>
8. Ports – public use	<p>Public use of the port areas and adjoining land for recreational and tourism purposes, should be allowed where there is no conflict with port related activities.</p>
9. Port Operations	<p>Enable the efficient operation, use and development of ports by:</p> <ul style="list-style-type: none"> a. Ensuring incompatible non-port related activities or development do not compromise Port operations or development of port and maritime facilities; b. providing flexibility to maintain and manage operations that increase the Port's resilience to natural hazards during and after natural hazard events and that appropriately manage hazard risk.

Direction for Rules

21. The rules for the industrial zones will be constructed with a list of Permitted Activity Performance Standards – which provided development meets, will mean no resource consent is required.
22. Reflecting the similarity of the industrial areas in the main towns, a General Industrial Zone is proposed which is common across the three districts.
23. In this zone, there appear to be no major drivers for radical change in relation to the majority of matters covered by performance standards. All three districts have treated their industrial zones in a similar way as regard Permitted Activity performance standards and the Technical Advisory Team has identified that it is a relatively simple matter for many provisions to be aligned.
24. Alongside the General Industrial Zone, two specialised Industrial Zones are recommended for inclusion in Te Tai o Poutini Plan – a Heavy Industry Zone, and a Port Zone.
25. Performance standards for the Heavy Industry Zone (which would encompass the current Cement Production Zone in Buller and potentially a new Heavy Industry Zone south of Hokitika) would allow for greater impacts on amenity within the zone, while still protecting the surrounding areas from adverse effects.
26. Performance standards for the Port Zone (which would apply to Westport, Greymouth and Port Jackson Ports) would be aimed at addressing the specific effects of Port related activities (e.g. odour and dust) as well as enabling day to day Port operations without resource consent.
27. While there are no specific matters which the Technical Advisory Team have identified that direction from the Committee is required, any feedback that the Committee has in relation to potential rules in the Industrial Zones is welcomed.

COMMERCIAL POLICY AND ZONES

28. Commercial zones are the traditional town or settlement centres and a key part of what defines “place” on the West Coast. They are where communities shop, connect with transport such as buses and trains, and where most public services are accessed. Town centres often contain the best examples of architecture, main landmark buildings, public art and public spaces associated with a place.
29. Commercial zones are also major locations for economic activity in the districts and are major places for employment. The economic activity within commercial zones also supports town viability as workers shop, use public spaces and contribute to the area’s vibrancy.
30. In developing policies for commercial areas, the direction given by the draft Objectives, the existing District Plans’ policies and other matters which have arisen since those Plans were developed have been considered. Some key drivers include:
 - All the main towns are the subject of current revitalisation and redevelopment work aimed at supporting their town centres.
 - This planning work indicates that the current commercial zone policy and rules are not delivering for the current needs of the community. As a result, these community processes are expected to drive the policy and rules and this paper is a “first cut” at what will undoubtedly become a much discussed and thought over part of Te Tai o Poutini Plan.
 - The policy suite in the current plans do not appear to be fit for purpose in the current environment, and do not encompass many of the issues already identified through the various Council planning exercises, or reflect the strategic urban form and urban design issues identified in national and regional planning instruments.
 - There are a long list of issues not covered by policy in the existing plans which need to be addressed including:
 - Supporting the function of town centres for communities and visitors

- Recognising that in the case of Greymouth, the commercial area (particularly warehouse and yard based commercial/industrial) is too large for the current population and activities, and that consolidation of the centre into different functions (quarters) is desirable.
- Supporting the development of some commercial areas for greater mixed use to bring life into the centres and enabling the redevelopment (rather than demolition) of important landmark and heritage buildings
- Providing for good urban design and supporting development that improves accessibility and connectivity
- The relationship that the town centres have with the coastal and river environments
- Desire from Poutini Ngāi Tahu to recognise their cultural landscape and how this relates to commercial areas
- Recognising that there are small commercial areas associated with a number of settlements as well as neighbourhood retail centres within the towns and that there is a need for policy direction in how these are developed and grow.
- How to manage bulk retail - and how this is established in a way that supports existing town centres

31. In light of the analysis and also based on feedback provided by the Technical Advisory Team, potential draft policies are set out below.

New Commercial Areas	Recognise the substantial investment by communities in town centres and their infrastructure by ensuring that any new commercial areas are located where they support the function of town centres rather than pulling activity away from the centre.
	New commercial areas should not be located in areas subject to significant risks from natural hazards, in wāhi tapu or significant natural areas.
	Where new commercial areas are developed these shall fund and install infrastructure to the standards required by the Councils and the Plan. Where there is significant infrastructure serving multiple properties under different ownership this should be vested in the Council for ongoing maintenance and renewal.
Cultural landscape	Where cultural landscapes are identified in commercial areas or developments, ensure activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu including; <ul style="list-style-type: none"> a. protection of wāhi tapu and taonga sites scheduled in the Plan using culturally appropriate methods; and b. identification and utilisation of opportunities to enhance sites, values and other taonga of cultural significance to Ngāi Tahu; and c. protection of the relationship of tangata whenua with freshwater, including cultural wellbeing and customary use opportunities.
Activities in Commercial Areas outside of town centres	Activities in the Commercial Areas outside of town centres should: <ul style="list-style-type: none"> a. Have a predominance of lower density and vehicle-oriented commercial activities, generally with off street parking; b. Meet performance standards on development and landuse that maintain or enhance the amenity of the commercial areas and do not create adverse effects beyond the boundaries of these areas, particularly in respect of residential areas; c. Provide safe urban design (including pedestrian and vehicle safety); and d. Avoid the fragmentation of town centres

Range of Activities	A range of activities are anticipated within commercial areas which meet the needs of the local community with convenient access and opportunities for economic growth and social interaction.
Bulk Retail	Bulk retail outlets should locate in existing commercial zones but not directly within town centres.
Town Centres	Activities within Town Centres should: <ul style="list-style-type: none"> a. Maintain or enhance natural and historic features and built form b. Adaptively reuse existing heritage buildings c. Recognise and implement good urban design d. Provide for low speed vehicle movement e. Allow for noise associated with commercial activities including bars and restaurants f. Provide for commercial signs associated with on-site activities g. Develop lively street activity h. Provide a high-quality pedestrian environment, with pedestrian oriented street layout i. Have consolidated on-street parking j. Allow for a range of transport options k. Have new buildings built to a high standard up to the street frontage and predominantly with verandahs over the footpath l. Be activities reliant on pedestrian movement.
Residential & visitor accommodation in town centres	Residential activities and visitor accommodation may occur in Town Centres above ground floor level where this enables the redevelopment of important landmark and heritage buildings.
Transport to/from town centres	Encourage a range of transport modes to and from the town centres including public transport, cycling routes and parking and encouraging more walkable streets.
New development	New development in commercial areas should have quality design outcomes and is expected to: <ul style="list-style-type: none"> a. Acknowledge, and respond to, the context of the site and the surrounding environment; b. Ensure the bulk, form and siting of new buildings maintains and enhances the quality of the environment; c. Provide a quality street frontage with visual interest and connection with the street; and d. Ensure visual effects from car parking areas are minimised
Neighbourhood Centres	Neighbourhood centres provide for retail and community facilities which serve the immediate local community, not the wider town.
Commercial Areas in Settlements	Commercial areas are provided within small settlements to provide access to local shopping and community facilities to serve that settlement.
Energy efficient and low impact design	To encourage use of energy efficient systems and products, low impact stormwater design and other environmentally sustainable elements in new building and development.
Provision of and connection to Infrastructure	New commercial development and redevelopment should connect to existing infrastructure investment where possible. Ensure that developments are serviced with all required infrastructure in an effective and efficient manner. Where new infrastructure such as roads and three waters (wastewater, water supply, stormwater) is provided to service new commercial areas across multiple properties then this should be vested with the Council rather than be retained as private infrastructure.
Protection of Strategic Infrastructure	Avoid reverse sensitivity effects on strategic infrastructure including: <ul style="list-style-type: none"> • Hokitika, Greymouth and Westport Airports;

	<ul style="list-style-type: none"> • the rail network; • the arterial road network; • the Ports of Westport and Greymouth; • the National Grid.
Mixed Use Communities	Encourage the comprehensive redevelopment of sites within the Mixed Use zone

Direction for Rules

32. The rules for the commercial zones will be constructed with a list of Permitted Activity Performance Standards – which provided development meets, will mean no resource consent is required.
33. Due to the similarity of the commercial areas outside of the town centre environs, a general Commercial Zone is proposed which is common across the three districts.
34. In this zone, there appear to be no major drivers for radical change in relation to the majority of matters covered by performance standards. All three districts have treated their commercial zones in a similar way as regard Permitted Activity performance standards and the Technical Advisory Team has identified that it is a relatively simple matter for many provisions to be aligned.
35. Alongside the general Commercial Zone, a specialised Town Centre Zone is recommended for inclusion in Te Tai o Poutini Plan. Depending on the development of the Plan a Local or Neighbourhood Centre Zone could also be included. At this stage staff and the Technical Advisory Team have focussed on the general Commercial Zone and Town Centre Zone.
36. While one Town Centre Zone is proposed, and this would apply to Hokitika, Greymouth, Reefton and Westport, in practice there are some significant differences between the four centres. The proposed way to manage this is through the use of Precincts (a type of “sub zone”). While there will be rules in common, there are some matters which will have specific rules for that precinct. For example:
 - Specific urban design guidelines are proposed to be included for the Hokitika and Greymouth Precincts;
 - Verandahs in Greymouth and Hokitika to have no poles, whereas in Reefton and Westport poles are allowed for.
37. In terms of the direction for policies and rules in the specific town centres, the Greymouth CBD Redevelopment Plan and the Westport Revitalisation Plan provide good clear direction. Staff understand that work is planned to be undertaken by Westland District Council to set a clear direction for Hokitika. The Reefton community are working on Plans for their town centre also.
38. Given this, some general performance standards can be developed across the four town centres, but the detailed work will not be undertaken until this key placed-base work has been undertaken.
39. At this stage therefore there are no specific matters which the Technical Advisory Team have identified that require direction from the Committee is required, but any feedback that the Committee has in relation to potential rules in the Commercial Zone and Town Centre Zone is welcomed.

NEXT STEPS

40. Feedback from the Committee is sought in relation to the wording of the draft Policies and ion the options around managing non-residential activities in residential zones.

41. This will then inform the direction for Permitted Activity Performance Standards and Rules for the urban zones on the West Coast.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the wording of the draft Policies for residential, industrial and commercial zones.
3. That the Committee identify a preferred approach to managing home businesses, visitor accommodation and community facilities within the General Residential Zone.

APPENDIX ONE: CHARACTER ANALYSIS OF WEST COAST MAJOR TOWNS

Central Residential

Town	Residential Character Area	Natural Character	Built Character
Hokitika	Hokitika Residential	Flat topography gently sloping toward the Hokitika River Vistas of the mountains Wide grassy berms along streets Mostly low stature trees Several large open spaces and the riverbank	Predominantly residential with only small scale non residential activities such as corner stores and home occupations. Grid street pattern with a high degree of connectivity Generally 500-1000m ² sections, very little infill Most houses single story and built well back from the street Range of house styles mixed from the 1900s to the 21 st Century in a largely ad hoc assemblage.
Westport	Westport Residential	Flat topography Vistas of the mountains Wide grassy berms along streets Vegetation is generally low but with well established gardens and street trees in some locations. Several large open spaces as well as smaller neighbourhood reserves Mostly low stature trees Walkway connections around the lagoons and Buller River	Predominantly residential with only small scale non residential activities such as corner stores, churches and home occupations Grid street pattern with a high degree of connectivity Generally 500-1000m ² sections, very little infill Most houses single story and built well back from the street A range of house styles and ages from the early 1900s to the early 21 st century but the majority of housing is early to mid 20 th Century The town gradually built outwards from the centre, with some newer streets and housing off SH67 on the eastern side of the residential area.
Greymouth	Greymouth Central, Blaketown and Cobden	Flat topography on floodplain and sandspit Vistas of the mountains Wide grassy berms along streets Vegetation is generally low but with well established gardens and street trees in some locations Several large open spaces as well as wetlands and rivers	Predominantly residential with only small scale non residential activities such as corner stores and home occupations. Grid street pattern with a high degree of internal connectivity although Cobden and Blaketown are physically quite separate from Greymouth Central Generally 500-1000m ² sections, very little infill Most houses single story and built well back from the street a range of house styles and ages from the early 1900s to the mid 20 th century with the more modern housing found closer to the hills
Reefton	Reefton	Flat topography on the valley floor of the Inangahua River Open streets with a backdrop of mountains Wide grassy berms along streets	Grid street pattern with a degree of internal connectivity A range of house styles from the early 1900s to the early 1980s predominate. Historic precinct spreading from The Strand to Church St in the north and from Bridge St east to Sinnamon St at the south.

		Vegetation is low growing and gardens open to retain solar access Range of open spaces within the township and walkways along the Inangahua River as well as wider access to recreation opportunities in Victoria Forest Park	More modern housing is found closer to the hills and down the Inangahua Valley Landuse is predominantly residential with few non residential activities – mainly churches, corner stores and home occupations Generally 800-1000m ² sections
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Beachside suburbs

Town	Residential Character Area	Natural Character	Built Character
Westport	Carters Beach	Flat topography Seaside feel Vegetation is generally low and open but with some well established gardens	Predominantly residential A small number of non residential activities exist such as a holiday park, motel, B&B and café/general store, but these are small in scale and fit well within the residential character. The suburb is small with a high level of pedestrian connectivity Generally 800-1000m ² sections with a mix of single story and in some locations two story houses
Greymouth	Greymouth Beach Suburbs – Karoro, Paroa, South Beach, Gladstone	flat topography, occupying the coastal strip between the bush clad hills and the sea seaside feel rivers and coastal wetlands and lagoons weaving through the area established gardens and a more treed landscape	Predominantly residential but with a number of accommodation activities State Highway affects the landuse and built form – with the small number of commercial activities (local stores, accommodation and the Regional Council offices) located on the main highway. Residential access is generally from lanes parallel with the highway or cul de sacs No footpaths Sites are around 800-1000m ² with a mix of single and two story houses a range of housing stock but most housing in Karoro was constructed in the 1970s, Gladstone in the 1990s and Paroa since 2000.

Township suburbs

Town	Residential Character Area	Natural Character	Built Character
Hokitika	Kaniere	Flat topography Vistas of the mountains Older areas have well established gardens but more recent development has remnant exotic farm trees and patches of bush.	Predominantly residential but with a rural flavour Only small scale non residential activities such as a beauty salon and B&Bs The settlement was centred on a cross roads, but ribbon development has now occurred along the surrounding highway and rural road network. Streets are generally narrow rural roads that have become residential. The older parts of the township have urban elements such as kerb and channel and footpaths, but these are absent from the newer areas. Generally more residential size sections (800-1000m ² +) than rural residential, though some larger sections and active farmland are also present. Most houses are single story.
Greymouth	Māwhera/Grey River settlements – Kaiata & Kaiata Park, Dobson and Taylorville	Flat topography on terraces above the river. The landscape is dominated by bush clad hills on one side with the river on the other.	Predominantly residential but with a small businesses, including industrial activities reflecting the township nature of these areas Railway line and State Highway are key factors at Dobson and Kaiata, constraining access and land development options. Sites are around 800-1000m ² with mostly early-mid 20 th Century single story houses. Kaiata Park is housing built since 2010

APPENDIX TWO: INDUSTRIAL LAND ASSESSMENT IN WEST COAST MAJOR TOWNS

Town	Industrial Areas	Assessment
Hokitika	East Town Belt Road/Stafford Street (Westland Milk Products)	Fully utilised Abuts Settlement Zone but uses on adjacent land are also industrial Reasonably good access
	HauHau Road	Abuts a new residential area Largely taken up Some industrial moving onto adjacent rural land Reasonably good access
	Airport Industrial	Abuts a new residential area Leasehold land Not near an arterial/major road More than 50% (7ha) not utilised
	Main Road South to Kaniere	Light industry has established along the road south to Kaniere within the Small Settlement Zone and Rural Zone indicating this is a preferred location – probably due to access and visibility
	Main Road North to Kumara	Light industry has established along the road north in a strip as far as Keoghan's Road Zoned Rural and indicating this is a preferred location – probably due to access and visibility Are some issues with Natural Hazards, Visual amenity to this entry area of Hokitika and Railway access that mean this may not be an ideal location. Given the amount of development currently being approved in this area is likely to be mostly light industrial uses by the time Te Tai o Poutini Plan is publicly notified.
Greymouth	Greymouth Central Industrial -Industrial area between Blaketown, the Port and the Railway Line	Characterised by heavier industry and processing facilities Includes areas which are more industrial/commercial and less utilised and may be appropriate for mixed use as identified in CBD Redevelopment Plan – this includes the "Wharf Quarter" as well as the "Residential Quarter".
	Greymouth South Industrial Area (Turumaha Street – Victoria Park)	Significant areas of poorly utilised railway siding and other land Low visibility though access is reasonable Monteiths Brewery most significant industrial site Victoria Park zoned Industrial – unutilised Victoria park subject to flooding Mitre 10 located on Rural Zoned land
	Kaiata Park	Comprehensive modern industrial estate Serviced by infrastructure and partially developed

		Distance from Greymouth centre has meant some industrial activities have located on rural land closer to Greymouth.
	Karoro Industrial Area	Reflects a historic use – not particularly compatible with surrounding residential area
Reefton	Hattie St/Elizabeth St Industrial Area	Partially utilised Some industrial uses have spilled over into residential zoned land
	Buller Road (near railway)	Highly visible, good accessibility Zoned rural but industrial uses are established here
	Bridge St –Solid Energy South Reefton	Established on residential zone Mine and office
Westport	Port Industrial	Recent Plan Change has made a special Port Zone Land is substantially under-utilised – the fishing industry is now the main user of the Port Blocks the linkages between the town centre and the river – identified as a concern for the Westport Revitalisation Plan Contamination from past uses is likely Likely to be subject to significant natural hazards
	Robertson/Derby St/Stafford St Industrial	Well located for access and visibility Substantially used
	Sergeant's Hill Industrial	Well located for access and visibility No development has occurred in this area which was rezoned by private Plan Change No infrastructure is currently provided to the site which is probably the main barrier to development
	Cement Production Zone	Well located for access National Grid to the site Former use was Heavy Industry and this may be an appropriate zone



Prepared for: Te Tai o Poutini Plan Committee Meeting – 24 March 2020
Prepared by: Edith Bretherton, Senior Planner
Date: 24 March 2020
Subject: **Te Tai o Poutini Plan Technical Overview – Infrastructure Issues, Objectives and Policies**

SUMMARY

This report gives an overview on the technical work being undertaken on Infrastructure in Te Tai o Poutini Plan. Infrastructure is a required chapter in Te Tai o Poutini Plan and sets the framework for the infrastructure and utilities provisions across the three districts.

Four key issues facing infrastructure are proposed with objectives and policies to address them.

The paper outlines the draft Objectives that have been developed in conjunction with the technical staff representatives of the four councils, including district council asset managers and engineers. Targeted consultation has also been undertaken with Destination Westland (Hokitika Airport and Port Jackson), Westport Airport, New Zealand Transport Authority, Kiwirail, Transpower, Trustpower, Westpower, Buller Electricity, New Zealand Energy and Spark. The draft Objectives reflect the direction provided in the National and Regional direction documents, as well as from the existing district plans.

Once draft Issues, Objectives and Policies are adopted by the Committee they will be used to develop planning rules for Te Tai o Poutini Plan. The rules will be workshopped with the technical representatives of the four councils and infrastructure providers, and will be brought back to this committee.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Infrastructure.
3. That the draft Issues, Objectives and Policies in this report (as amended by feedback from the Committee) be used to develop planning rules, and as part of the consultation process for Te Tai o Poutini Plan.

Edith Bretherton

Senior Planner

INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Infrastructure in Te Tai o Poutini Plan. Infrastructure is a required chapter in Te Tai o Poutini Plan, and sets the framework for the infrastructure and utilities provisions across the three districts.

DEVELOPMENT OF ISSUES

2. In order to identify potential issues a review of the three existing district plans, and the Buller District Council Plan Change 144 (Utilities), the Grey District Council Long Term Plan and review of the West Coast Regional Policy Statement was undertaken. Targeted consultation with District Council staff, NZTA, Buller Electricity, NZ Energy, Westpower, Trustpower, Transpower, Chorus, Kiwirail, Westport Airport, Destination Westland (Hokitika Airport and Port Jackson) was undertaken. From this, four Issues for the Infrastructure chapter have been developed. These are:

Issue 1: Inappropriate subdivision, land use and development can adversely impact the safe and efficient operation, maintenance and development of existing utilities and infrastructure.

3. This issue highlights the need to address reverse sensitivity issues to ensure that development and use occurs in a way that does not hamper existing infrastructure from being maintained and operated.

Issue 2: Utilities and infrastructure enable people and communities to provide for their economic, social and cultural well-being however they can have adverse effects on the environment, often due to locational, technical and operational constraints.

4. Development can impact the environment and those effects need to be managed. Locations for wastewater treatment plants, and disposal of stormwater from impervious surfaces are examples. Developments that, for technical and operational reasons, need to take place in sensitive areas also need to be reconciled.

Issue 3: Increasing risk from natural hazards and climate change result in a greater need for infrastructure to support community resilience.

5. Storm events and natural hazard risk and impacts are increasing. This impacts infrastructure and therefore community resilience. Increased costs are borne by the local or national community.

Issue 4: Pressure on community infrastructure from development means that financial contributions may be required to provide for its ongoing provision.

6. Infrastructure across the region is under pressure due to a small rating base and a complex environment, with increasing visitor pressure on resources. Current financial contributions do not provide sufficient funding to address the impacts of new development on infrastructure, meaning the costs are unfairly falling on existing ratepayers, and necessary work is not able to be undertaken in a timely manner.

DEVELOPMENT OF OBJECTIVES

7. Based on the issues identified, the consultation undertaken to date and discussion at the Technical Advisory Group, five Objectives for Infrastructure have been drafted.

Draft Infrastructure Objective 1:

To provide for the safe, efficient and sustainable development, operation and maintenance and upgrading of utilities and infrastructure, to meet the needs of the West Coast community.

8. This draft Objective is intended to reflect the importance of safe and effective infrastructure in enabling West Coast communities to function.

Draft Infrastructure Objective 2:

To protect utilities and Regionally Significant Infrastructure from the adverse effects of incompatible subdivision, land use and development.

9. The effective functioning of infrastructure can be negatively impacted by inappropriate development, for example, structures in airport flight paths.

Draft Infrastructure Objective 3:

To ensure the most efficient provision and use of infrastructure for communities by co-ordinating the provision of utilities with subdivision, use and development of land.

10. The West Coast is a long narrow region, with a small resident population. Ensuring that any provision of service is used by as many end-users as possible reduces the cost of the service. For example, investment in 3 waters (reticulated, wastewater and stormwater) infrastructure is a significant cost to District Councils, funded by ratepayers. Ensuring that new subdivisions, and other developments, such as industrial areas, connect to these services, reduces the overall cost.

Draft Infrastructure Objective 4:

To consider natural hazard resilience and impacts of climate change in infrastructure design and provision.

11. The impacts of natural hazards and climate change on infrastructure can be significant, for example, the cost to NZTA for the replacement sea wall at Punakaiki. Allowing for the consideration of hazard resilience, and climate change adaption in its design should result in a greater longevity of infrastructure.

Draft Infrastructure Objective 5:

To recognise the need for and enable the development and use of renewable energy resources of various scales within the West Coast, while ensuring that energy generation utilities are appropriately sited and designed.

12. The West Coast Region is naturally isolated by the mountain ranges and passes. This vulnerability is further exacerbated by natural hazards highlighting the extreme importance of community resilience. Providing for energy generation increases resilience at a regional level, but also at a community and individual level. For example, a dairy shed that is able to switch to its own onsite energy generation, will be able to continue to milk. Alternatively, stock may have to be dried off resulting in long term economic impacts to the farm.
13. It is also important that the siting of dams takes into consideration downstream properties.
14. Increasing renewable energy generation on the West Coast will also reduce the cost of electricity to end users, as electricity does not have to be transmitted from outside the region.

Draft Infrastructure Policies

15. To achieve the draft objectives, policies have been drafted. These have been reviewed and refined by the Technical Advisory Team.

Draft Infrastructure Policy 1:

Recognise the positive social, economic, cultural and environmental benefits from the development, continued operation and upgrading of utilities and regionally significant infrastructure.

16. This policy allows decision makers to specifically consider the positive benefits from infrastructure.

Draft Infrastructure Policy 2:

Manage the design and siting of utilities and regionally significant infrastructure in a way which considers:

- a) locational, technical and operational constraints;
 - b) resilience to natural hazards and climate change;
 - c) Poutini Ngāi Tahu preference for discharge to land and
 - d) benefits of co-location of infrastructure.
17. Infrastructure is by its nature constrained to certain locations and can only operate in certain ways. For example, powerlines must be linear.
18. Considering resilience to natural hazards and climate change in design and siting will enable infrastructure to have greater longevity and minimise maintenance costs.
19. Poutini Ngāi Tahu have signalled their strong cultural preference for discharge to land rather than water.
20. Co-location of infrastructure can provide benefit such as reducing areas of vegetation needing to be cleared for maintenance access.

Draft Infrastructure Policy 3:

Manage reverse sensitivity effects from subdivision, use and development, on utilities and regionally significant infrastructure to ensure their safe, secure and efficient operation.

21. Managing reserve sensitivity means that infrastructure can continue to operate safely and efficiently, without impacting later subdivision and development. For example, railway lines typically have a buffer which ensures that the line can safely be operated. Development that occurs along the line must give way to the line. Similarly, airport approach and landing paths must be protected to ensure that buildings do not project into them, and that developments provide for noise attenuation where necessary.

Draft Infrastructure Policy 4:

Ensure that subdivision and development, is adequately serviced including:

- a) Safe and efficient vehicle access;
- b) Drinking water compliant with Safe Drinking Water Standards;
- c) Adequate water supply for firefighting;
- d) Treatment and safe disposal of stormwater that does not result in increased flooding and erosion risk;
- e) Treatment and safe disposal of wastewater;
- f) Supply of electricity and telecommunications using a method that is appropriate to the type of development, location and character of the area including off-grid supply;
- g) Connections are made to wastewater and stormwater systems where they are available and there is capacity.
- h) Where new community infrastructure is developed, that there is adequate provision for ongoing maintenance either by the vesting of the infrastructure in the relevant Council, or in the case of papakainga developments, that an ongoing hapu entity may be responsible for maintenance.
- i) Financial contributions are provided where additional or upgraded network utility infrastructure is required to service development.

22. When considering a subdivision or development proposal, the servicing needs to be assessed. Flexibility of servicing is possible. Supply of water for firefighting could be through the use of a swimming pool or a water tank on a rural property.
23. Poutini Ngāi Tahu have asked that there be flexibility for how papakainga infrastructure developments are managed with the potential for this to be vested in Council or managed on an ongoing basis by the hapu entity.

Draft Infrastructure Policy 5:

Manage stormwater run-off associated with development activity, including earthworks, so that it is collected and treated to an appropriate level prior to discharge to ensure there are no significant adverse effects on water quality.

24. Stormwater discharge can result in heavy metals, bacteria, nutrients and sediment being delivered to freshwater bodies. This policy seeks to manage significant adverse effects from this.

Draft Infrastructure Policy 6:

Manage stormwater run-off associated with development activity, including requirements for onsite detention where necessary, and upgrades to pump networks to reduce flooding risk in areas identified as subject to stormwater management controls.

25. In some areas there may be benefit from the detention of stormwater during peak rain flow. Detaining water means that it can be released after the event, reducing pressure on stormwater systems and the likelihood of flooding. Other flooding mitigations such as upgrades to pumps may also be required to manage stormwater from new development.

Draft Infrastructure Policy 7:

Provide for the development, operation, maintenance and upgrading of renewable energy generation for the benefit of the West Coast community while ensuring that environmental effects from such activities are minimised.

26. Renewable energy generation ensures the West Coast is resilient, and minimises the cost of electricity.

Draft Infrastructure Policy 8:

Enable a range of domestic and local scale renewable energy generation utilities.

27. Some communities and individual properties may be isolated, and being able to produce their own electricity improves individual resilience.

NEXT STEPS

28. Feedback from the Committee is sought in relation to the wording of the draft Issues, Objectives and Policies.
29. The draft Issues, Objectives and Policies will be used to develop Rules. Input from the Technical Advisory Team and from stakeholders will be sought.

RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the wording of the draft issues, Objectives and Policies for Infrastructure.

That the draft Issues, Objectives and Policies in this report (as amended by feedback from the Committee) be used to develop planning rules, and as part of the consultation process for Te Tai o Poutini Plan.



Prepared for: Te Tai o Poutini Plan Committee Meeting
 Prepared by: Lois Easton, Principal Planner
 Date: 24 March 2020
 Subject: **Te Tai o Poutini Plan Technical Update – Addressing Section 6 Matters: Indigenous vegetation and fauna**

SUMMARY

This report outlines the current requirements of the Resource Management Act and the draft National Policy Statement for Indigenous Biodiversity in relation to the identification and protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (significant natural areas or SNAs).

The report contains options for undertaking the work required to identify significant natural areas. It also looks at the approach taken for the protection of significant natural areas and indigenous vegetation in the current West Coast District Plans, as well as that of a number of other Councils.

RECOMMENDATIONS

1. That the Committee receive the report
2. That when identifying and assessing potential significant natural areas on private and Maori owned land, that Option D (Desk Top + Student ecologists + Professional Review if necessary) is utilised.
3. That if the Draft National Policy Statement for Indigenous Biodiversity retains the requirement to identify and assess SNAs in the whole of each district, when identifying and assessing potential significant natural areas on Department of Conservation (DOC) administered land, that Option A (Desk top studies) be utilised for National Park and land already identified as having significant conservation value and Option C (Desk Top + Student ecologists) be utilised to assess other Department of Conservation (DOC) administered land.
4. That funding for the identification of Significant Natural Areas on Department of Conservation (DOC) administered land be sought from the Department and the Government.

Lois Easton

Principal Planner

INTRODUCTION

1. As part of its implementation of Section 6 (Matters of National Importance) of the Resource Management Act (RMA), Te Tai o Poutini Plan is required to:

"recognise and provide for the following matters of national importance:

...(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna...." and

"have particular regard to—

.. (d) intrinsic values of ecosystems..."

2. The usual approach used across New Zealand to meet these requirements, is to survey the ecological values of a district. Through this survey, assessment of native vegetation is undertaken and significant natural areas are identified, with specific Objectives, Policies and Rules included in the District Plan.

Current Plan Provisions

3. The three current District Plans on the West Coast contain a range of measures for meeting s6 and s7 of the RMA in relation to indigenous vegetation and fauna habitat and intrinsic values of ecosystems as summarised in Table 1 below. The full provisions are contained in Appendix One.

Table 1: Indigenous Vegetation and Fauna Habitat Provisions in Existing West Coast District Plans

Buller	Grey	Westland
<ul style="list-style-type: none"> • Objective and detailed policy framework. • Detailed and comprehensive rule framework for different vegetation types of Permitted, Controlled, Restricted Discretionary and Discretionary Activity rules for indigenous vegetation clearance and Riparian management • Range of "other" methods – though the extent to which these have been implemented is not clear 	<ul style="list-style-type: none"> • Objective and detailed policy framework • Rule framework in rural zone focussed around the expectation of the SNA identification process being undertaken. Discretionary Activity to clear indigenous vegetation within an SNA and riparian area. • Impacts of activities on SNAs considered part of many resource consent assessments • Range of "other" methods – though the extent to which these have been implemented is not clear 	<ul style="list-style-type: none"> • 3 Objectives and detailed policy framework. • Rule framework in rural zone - Discretionary Activity rules for indigenous vegetation clearance and Riparian management • Range of "other" methods – including the adoption of an SNA Plan Change, though the extent to which these have been implemented is not clear

4. All three of the current District Plans were prepared on the basis that further work and identification of significant natural areas (SNAs) would occur. The rule framework in both Grey and Westland reflects this assumption. In the case of Westland, the Plan states a Plan Change would be undertaken within 3 years (from 2002) to complete this work. The Grey Plan has a complex rule set relating specifically to the SNA identification process.
5. Of the three Plans, the Buller Plan has the most comprehensive and tiered approach to management of significant indigenous vegetation and the significant habitats of indigenous fauna. These better reflect a breakdown of different vegetation types

and ecological values within the district, than the Grey or Westland Plans. For example, in the rules kanuka/manuka/bracken clearance on formerly cleared land is treated differently to other types of indigenous vegetation clearance. This use of a range of activity classes (Permitted – Controlled – Restricted Discretionary-Discretionary) reflecting increasing value of the vegetation can be a useful approach to recognise different values and impacts of activities on these values.

6. The three Plans differ in only one respect in their treatment of riparian areas –the Westland Plan only considers wetlands greater than 2 hectares are required to have riparian protection, whereas the Buller and Grey Plans identify riparian margins on wetlands greater than 0.5ha in size.

Current District Plans – Effect of Implementation of Rules

7. It is not clear how effective the three Plans have been in achieving their Objectives.
8. An efficiency and effectiveness review undertaken of the Grey Plan identified that the indigenous vegetation clearance rules were not working effectively and that work to progress the SNA Plan Change was needed.
9. An issues and options paper for Westland’s Plan Review in 2009 included options to alter the approach to management of natural heritage and biodiversity although the paper did not assess the effectiveness of the current provisions.
10. The Buller Plan Change 141 in 2016 seemed to indicate a continuation of the process of utilising the resource consent process as the primary method to identify significant natural areas. No evaluation of the effectiveness of the current approach was included in the Section 32 evaluation report of this Plan Change however.
11. Analysis of land cover change over the 2001-2018 period during which these Plans have been in place indicates that a net 10,029ha of native vegetation has been lost from the West Coast in that time. Of this 8497ha was of forest, with the remaining being predominantly made up of manuka and kanuka (2265ha) and matagouri/grey scrub (1087ha). The breakdown across the three districts is:
 - Grey 2300 hectares cleared
 - Buller 3300 hectares cleared
 - Westland 4500 hectares cleared.
12. It is noted however, that all three of the Plans currently require resource consent for vegetation clearance beyond a certain size (5000m² in Buller – with conditions, 2000m² in Grey unless the site has been positively identified as not a SNA, and 2000m² in Westland).
13. There has been anecdotal concern expressed that a revival of the SNA process could precipitate hasty native vegetation clearance and staff are aware that this is occurring in some instances.
14. In Buller and Westland Districts any substantive clearance requires a resource consent, and in Grey clearance of any areas identified as being an SNA requires a resource consent. It may be prudent as part of any communications around Te Tai o Poutini Plan to provide clarity to landowners, that native vegetation clearance outside of the Permitted Activity regime is illegal without a resource consent.

Environment Court Direction

15. Since the three Plans were drafted, the Environment Court has provided further clarity around the RMA requirements. Decisions of the Court have clearly identified that identification of significant natural areas is required to meet Section 6 (c), and a number of Councils have been forced to undertake this work in response to Environment Court decisions.
16. For example in its decision on the New Plymouth District Council Significant Natural Area Case (Forest and Bird vs New Plymouth District Council 2015) the Environment Court issued Declarations that stated:

"(1) New Plymouth District Council has a duty to recognise and provide for the protection of SNAs within its District.."

and

"The Council's duty to protect SNAs requires application of the full palette of methods provided in the District Plan, including the identification of SNAs in Appendix 21.2 and the consequent application of rules to them because the other methods of protection primarily relied on by the Council (covenanting under QEII process and voluntary protection) do not provide an adequate level of protection"

17. It is also worth noting that in the Supreme Court Decision in Environmental Defence Society vs New Zealand King Salmon Company Limited (the King Salmon decision) that Section 6 *"is intended to make it clear that those implementing the RMA must take steps to implement that protective element of sustainable management"*.
18. It is not unknown for the Environment Court to write Plan provisions where it considers that the respective Council has not met the requirements of the Resource Management Act. The most notable example of this is Queenstown Lakes District Council, where the Court rewrote very substantial parts of its District Plan to incorporate Outstanding Landscape protection.
19. A more recent and local example is the inclusion by the Environment Court of Schedule 2 Wetlands in the West Coast Regional Land and Water Plan.
20. These processes whereby the Environment Court puts the provisions in place are often less than desirable from a community and Council perspective. Because they are included by court order, no communication or discussion with affected landowners occurs. Landowners often feel very disempowered through such a process. From the perspective of Council, it will have gained provisions that it has not set itself up to implement – and Environment Court drafting is often not easy or practical to implement. There are often unintended consequences of such actions.
21. A key aim for any process around the identification and regulation of significant natural areas in Te Tai o Poutini Plan must be to ensure the process is very fair and robust, so that should the provisions be appealed, they withstand Environment Court scrutiny.

West Coast Regional Policy Statement Provisions

22. The West Coast Regional Policy Statement (RPS) Chapter 7 Biodiversity has a significant bearing on the implementation of Section 6 of the RMA. Te Tai o Poutini Plan is required to give effect to the RPS – although it should be noted that if the draft NPSIB is adopted into law it is a higher order document, and if there is any difference between the RPS and the NPSIB we will be required to implement the NPSIB.

23. REDACTED

Draft National Policy Statement for Indigenous Biodiversity

24. In December 2019 a draft National Policy Statement for Indigenous Biodiversity (NPSIB) was released for consultation. This document is substantially based on an earlier draft developed by the Biodiversity Collaborative Group – which was specifically set up by the Minister for the Environment during the last National government, to develop national-level policy for indigenous biodiversity.
25. This Biodiversity Collaborative Group was made up of a wide range of stakeholders, including representatives from Federated Farmers, New Zealand Forest Owners Association, Iwi Chairs Forum, and Infrastructure industries, alongside environmental interests and government departments.

26. Submissions on the draft NPSIB close on 14 March and at this stage it is not known what might change prior to the final version. The Government has expressed its intention to put the NPSIB into force prior to the next election.
27. Submissions on the draft NPSIB will no doubt be prepared by the individual Councils. Comment in this report is focussed on outlining the implications of the draft NPSIB for Te Tai o Poutini Plan, how the provisions differ from or reinforce the current RMA provisions.
28. The key aspects of the draft NPSIB and its implications for Te Tai o Poutini Plan are outlined in Appendix Two and are further discussed below.

Draft NPSIB Criteria for SNAs

29. The draft NPSIB contains criteria for the identification of SNAs. These are summarised as follows:
30. Representativeness – the application of this criterion should result in identification of SNAs that are representative of the full range and extent of ecological diversity across all environmental gradients in an ecological district – such as climate, altitude, landform and soil sequences.
31. Diversity and pattern – SNAs under this criterion should have a diversity of indigenous species, vegetation, habitats of indigenous fauna or communities or the presence of ecotones, complete or partial gradients or sequences.
32. Rarity and distinctiveness – SNAs under this criteria should have threatened or at risk species; those that are uncommon within the ecological district; those near distributional limits; vegetation reduced to less than 30% of its former extent; indigenous vegetation or habitat occurring on sand dunes or naturally uncommon ecosystems; type localities of species; distinctive assemblages or communities or the presence of special ecological or scientific features.
33. Ecological context – SNAs under this criteria will be moderate to large size and compact shape, well buffered or provide buffers or links to other important areas; be important for natural functioning of an ecosystem relative to remaining habitats; support large numbers of indigenous fauna or provide critical habitat for indigenous fauna.
34. The assessment of SNAs is to be undertaken within an ecological district context, and in the case of the rarity assessment, within the land environment in which it is located.
35. The draft NPSIB envisages that the assessment of SNAs will assign either Medium or High Values to any SNA.

Draft NPSIB Cost Benefit Analysis – Identification of Potential SNAs in Westland

36. Alongside the draft NPSIB there were the other documents released – a Section 32 Cost Benefit Analysis of the proposals, a Regulatory Impact Statement and a Discussion Document which also raised a number of options for the final NPSIB.
37. There has been significant concern expressed by the West Coast Community about the draft NPSIB and associated documents. One particular matter of concern is the work which accompanied the Section 32 Cost Benefit Analysis (Wyeth and Hampson 2019) – taking a theoretical spatial analysis view of the application of the draft NPSIB in Westland. This theoretical analysis and the conclusions it draws are not supported by the staff working on Te Tai o Poutini Plan.
38. Staff believe that the methodology used to estimate both the potential area of SNAs in Westland and the likely impact of that is highly erroneous.
39. Staff consider that this analysis massively exaggerates the number and size of SNAs which could be expected to be identified in Westland. This exaggerated situation arose because the authors took the approach of identifying all native vegetation cover as a proxy for SNA cover. In other words they assumed that all native vegetation in Westland would meet the criteria to be an SNA.
40. It is also of note that this assessment made the assumption that ALL the SNAs identified on private and Maori owned land would be of "Medium" value – as there is no indigenous land cover type where there is less than 20% remaining - and that the economic costs of such identification were negligible.
41. It is not completely clear why such an assumption (negligible economic costs) was made, but this may relate to the fact that the Westland District Council already has rules for native vegetation clearance in its District Plan. It may be that the assessment considered that these rules (Discretionary Activity to clear more than 2000m² every 5 years) would be sufficient to protect the values of the "medium" SNAs and therefore no additional regulation is required.

SNAs and Maori Land

42. The RMA provides significant direction around how the Plan should interact with tangata whenua and cultural values and traditions.
43. Section 6 (e) of the RMA requires that the Plan recognise and provide for "*the relationship of Maori and their culture and traditions with their ancestral lands, water sites, waahi tapu and other taonga*"
44. Section 8 of the RMA requires that in exercising functions and powers under the Act, that "*in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)*".
45. These directions from the RMA will be an important consideration when developing provisions for SNAs that might be identified on Maori land. The principles of the Treaty of Waitangi include the duty of the Crown and Māori to act reasonably and in good faith and the duty of the Crown to actively protect Māori interests and make informed decisions (which in most cases will require consultation).
46. In relation to the draft NPSIB this is envisaged to be through Te Hutia te Rito provisions.
47. The Te Hutia te Rito provisions specifically identify that the role of tangata whenua as kaitiaki of indigenous biodiversity should be recognised and provided for. This creates the possibility that different arrangements for the protection of indigenous biodiversity, including SNAs, on iwi owned land can be considered than those that apply to other land.
48. SNAs on Moari land would still be subject to the new Regional Policy Statement policies on the West Coast, but Te Tai o Poutini Plan could have provisions where different rules apply to SNAs on Maori Land, such as allowing management through an Iwi Management Plan or similar approach.

Options for SNA Identification

49. Given that case law appears to be clear that identification of significant natural areas is needed in order to meet the current requirements of Section 6 (c) of the RMA, that it is required by the West Coast RPS, and that it is likely to be explicitly mandatory as a result of the NPSIB, there is no option proposed whereby SNA identification is not undertaken as part of Te Tai o Poutini Plan preparation.
50. Key matters for decision around the process are:
 - a. To what extent is any process of SNA identification desk top versus field based?
 - b. To what extent does the identification of SNAs include Department of Conservation (DOC) Administered land?

Desk top versus field based SNA identification

51. The practice of SNA identification by other councils has varied from desk top analysis to comprehensive in situ ecological assessment by professional ecologists.
52. Desk top analysis has the advantage of being significantly cheaper than ecological assessments, however it is generally considered that field assessment is best practice and also much more accurate for landowners. This is reinforced by the guidance provided in the draft NPSIB.
53. In the previous SNA identification exercise undertaken by the District Councils, the first step was desk top assessment to develop a "shortlist" of potential SNA sites. This was then followed up with site visits by professional ecologists to evaluate the "shortlisted" sites. In the case of Grey District, further site visits were also undertaken by Council staff to finalise the boundaries of the SNAs.
54. Where SNAs have been identified by the Councils through resource consent processes, this has involved professional ecologists undertaking the assessment.
55. In other parts of the country, a more cost effective approach to field assessments has been undertaken, with initial ecological assessments undertaken by University ecology students, supervised by a professional ecologist. This practice was employed by a number of North Island Councils undertaking SNA assessments in the 1990s. Others relied on the field work undertaken as part of the Protected Natural Areas Surveys led by DOC in the 1980s and early 1990s, but again the field component of this work was predominantly undertaken by students.
56. In some cases, where there was contention (for example, landowner concerns) or a lack of clarity about the extent of the SNA, professional ecologists were engaged to undertake further field assessments and/or review the work done.
57. There appears therefore to be four options available for SNA assessment for Te Tai o Poutini Plan:
 - a. Entirely desk top process
 - b. Desk top followed by professional ecologist field assessments
 - c. Desk top followed by student field assessments
 - d. Desk top followed by student field assessments, professional ecologist review if required.

Identification of SNAs on Department of Conservation (DOC) Administered Land

58. The draft NPSIB envisages that SNA identification should be undertaken across all land ownerships – including DOC land.
59. The discussion document accompanying the draft NPSIB puts forward three options in relation to DOC administered land:
 - a. SNA identification undertaken on DOC land. The document does identify the potential that DOC could contribute to the costs of such work.
 - b. All DOC land identified as an SNA
 - c. No DOC land identified as an SNA
60. Staff assessment is that Option a (assuming DOC covers the cost of ecological assessment) would deliver the greatest benefits to the West Coast. This is because:

- it allows for assessment of private land vegetation within context – enabling a direct comparison to vegetation in the DOC estate (this is particularly important for the rarity & distinctiveness and representativeness criteria). If this assessment is done without a DOC land comparison, it may lead to the over-identification of SNAs on private/Maori owned land, particularly in forested hill slope locations.
 - It will provide greater clarity and certainty for infrastructure providers, mining and any other future development options on DOC land – in particular because in medium SNAs (and areas that are not identified as SNAs) it is anticipated by the draft NPSIB that mining and infrastructure activities may be able to occur.
 - There is the opportunity to link the assessment to the review of Stewardship Land. The process may enable the identification of Stewardship Land which is not high in ecological values and could be utilised for land swaps for more ecologically sensitive land, or for potential economic options on the Coast.
61. Although assessments of DOC land appear to be desirable, the cost of such assessments is likely to be significant. In order to ensure that any identifications of SNAs on private land are within an appropriate ecological context, at least the desk top “potential SNA” process needs to be undertaken on the DOC land and this is proposed as the priority for any DOC land work.
62. As outlined above, there is additional benefit gained from the full assessment of potential SNAs on DOC land – but this may be best targeted – for example towards Stewardship Land as a priority. There may be less benefit from a full field assessment of potential SNAs in National Parks for example.
63. An analysis of the options is outlined in Table 2. Based on this analysis it is recommended that a tiered approach be undertaken based on land tenure as follows:
- For private and Maori owned land, that Option D (Desk Top + Student ecologists + Professional Review if necessary) is utilised.
 - For DOC administered National Park land and any other DOC land of already identified significant conservation value, that Option A (Desk Top) be utilised; and
 - For other DOC administered land Option C (Desk Top + Student ecologists) be undertaken.

Table 2: Summary of SNA Identification Options

Method of Assessment	Option A. Desk Top	Option B. Desk Top + Professional Ecologist	Option C. Desk Top + Student Ecologists	Option D. Desk Top + Student Ecologists + Professional review if necessary
Positives	Lowest cost method (est. <\$100,000) Enables evaluation of DOC and Private/Maori Land at Same Time	Most robust method – reflects best practice	Still a robust method – but at much lower cost than Option B or D (est. <\$200,000) Using a number of students (with professional oversight) means that more areas can be assessed more quickly	Robust method, close to best practice Higher cost than Option B (est. <\$300,000) Targets professional ecologist resources at highest risk/value activity
Negatives	Doesn't reflect best practice Requires very high resolution (eg LIDAR) to be confident on vegetation boundaries Can be seen as unfair by landowners Previous history of desk top process (Schedule 2 wetlands) has been poorly received	May be very time consuming Most expensive method (est. >\$1,000,000) Some landowners may be unwilling to allow ecologists onto their property – would require a Council staff member to accompany ecologist if RMA powers to enter are used. Alternatively those sites would rely on desk top assessment only. May be unnecessary to undertake detailed field assessments of some DOC sites (eg in National Parks)	Relies on a good degree of professional oversight of student work Some landowners may be unwilling to allow students onto their property – would require a Council staff member to accompany students if RMA powers to enter are used. Alternatively those sites would rely on desk top assessment only. May be unnecessary to undertake detailed field assessments of some DOC sites (eg in National Parks)	Relies on a good degree of professional oversight of student work Some landowners may be unwilling to allow students onto their property – would require a Council staff member to accompany students if RMA powers to enter are used. Alternatively those sites would rely on desk top assessment only. May be unnecessary to undertake detailed field assessments of some DOC sites (eg in National Parks)

SNA Protection Methods

64. A critical question from landowners who may be affected by SNA identification will be what the potential impacts of identifying an area as an SNA will be. Should the draft NPSIB approach of medium and high SNAs come into effect, this difference will be critical.
65. While the RMA is not prescriptive about what is required to address Section 6 matters, as outlined in paragraph 13 above, the King Salmon decision does make it clear that Councils must protect these values.
66. The draft NPSIB goes into further detail than the RMA and is quite specific that it considers protection to include rules (Implementation Action 3.9). It also places a strong emphasis on the precautionary approach (Policy 2) and expands the framework to include restoration (Policy 11).
67. Given this, and that the three Councils already have some rules around general native vegetation clearance, the whole hierarchy of native vegetation management under Section 6 (c) and Section 7 (d) needs to be considered.
68. Alongside rules, non regulatory methods can be a key way of achieving the requirements of Section 6 (c) and Section 7 (d). However when putting these forward for consideration as a policy response, the methods need to be credible – and to be implemented.
69. At this stage it is not clear to what extent the “other methods” in the existing District Plans have been implemented. Indeed it is clear that some definitely have not. Other methods will need to form part of the package of measures in Te Tai o Poutini Plan, however a shorter, more realistic list, would be better.
70. Although a Rules Based method, a key method worth particular consideration for Te Tai o Poutini Plan is the use of a Transferrable or Additional Development Rights framework. This has been used in other parts of the country (eg the former Rodney District, Thames – Coromandel District, New Plymouth District) primarily in relation to subdivision, but there may be other ways to utilise this tool within a West Coast context.
71. In essence Transferrable and Additional Development Rights recognise the wider benefits of protection of natural areas by allowing for additional development potential (either on the subject site, or in another location) in exchange for legal (eg covenant) and physical (eg fencing) protection of the natural area.
72. Looking nationally, the table in Appendix Three gives examples of the level of protection provided in other District Plans for SNAs. It can be seen from this that a common approach is to allow for some minor activities (eg fence clearing, track formation, maintenance and repair of structures) as Permitted Activities, and for other activities, and clearance of SNAs, to be a Restricted Discretionary, or more commonly, Discretionary Activity Resource Consent.

Indigenous Vegetation Outside of that Identified as SNAS

73. The Buller and Westland District Plans, the RMA and the draft NPSIB all create a framework that anticipates that areas of indigenous vegetation and fauna habitat outside of specifically identified SNAs has value and that a level of protection is also provided. This in part reflects the wider interpretation of Section 6 (c), but also the various provision of Section 7, such as 7 (d) – intrinsic values of ecosystems, as well as 7 (c) – maintenance and enhancement of amenity values. Sections 30 and 31 of the draft NPSIB also anticipate that indigenous biodiversity is maintained at its current level.
74. The current Grey Plan differs from this approach, in that its SNA identification process assumes that once a site has been confirmed that it is not an SNA, it is a permitted activity to clear the area.
75. Should the NPSIB become law in its current form, the Grey approach will not be able to be retained. The draft NPSIB includes general requirements for indigenous

vegetation protection (Action 3.13 requiring General Rules for indigenous vegetation clearance) – aligned in particular to policy requirements such as the protection of the habitats of highly mobile indigenous fauna (Policy 13) and the precautionary approach (Policy 2).

Indigenous Vegetation – Landscape – Natural Character - Natural Hazards

76. Alongside the identification of SNAs there will need to be significant work done on the management approach to meet other Section 6 RMA Requirements in Te Tai o Poutini Plan. There are many matters in Section 6 alongside native vegetation and fauna habitat. Many of these matters overlap spatially. For example it is likely that some SNAs will be in areas of Outstanding Natural Character (6 (a)) Outstanding Natural Features and Landscapes (6 (b)), or where there is a risk of significant natural hazards (6 (h)). For that reason an interlinked policy approach will be required.

NEXT STEPS

77. The Committee has previously identified, that prior to any field assessments on landowner properties, a draft set of Plan provisions (Objectives, Policies and Rules) should be developed so that landowners understand the implications of an identification of an area as an SNA.
78. This has been provided for within the planning work programme, with the aim of the Committee confirming draft provisions by October 2020. Through the process of policy development, staff will engage with key stakeholders in an effort to try and establish some draft provisions that may be more likely to be acceptable across the stakeholder spectrum and therefore less likely to be the subject of a substantive appeal.
79. The Committee will be kept updated on this consultative process and as the year progresses further reports will be brought to the Committee to enable the progression to draft Plan provisions.

RECOMMENDATIONS

1. That the Committee receive the report
2. That when identifying and assessing potential significant natural areas on private and Maori owned land, that Option D (Desk Top + Student ecologists + Professional Review if necessary) is utilised.
3. That if the Draft National Policy Statement for Indigenous Biodiversity retains the requirement to identify and assess SNAs in the whole of each district, when identifying and assessing potential significant natural areas on Department of Conservation (DOC) administered land, that Option A (Desk top studies) be utilised for National Park and land already identified as having significant conservation value and Option C (Desk Top + Student ecologists) be utilised to assess other Department of Conservation (DOC) administered land.
4. That funding for the identification of Significant Natural Areas on Department of Conservation (DOC) administered land be sought from the Department and the Government.

Appendix One: Existing Indigenous Vegetation and Fauna Habitat Provisions in West Coast District Plans

	Buller	Grey	Westland
Objectives	1. To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and to recognise their importance to the character and quality of the natural and physical environment and to the wellbeing of the people and communities in Buller.	1. The protection and where possible enhancement of areas of significant indigenous vegetation and habitats of indigenous fauna.	3.7.1 To recognise and provide for the unique values and importance of natural environments and ecosystems in Westland. 3.7.2 To recognise that the people of the district can provide for their needs within the context of sustainable management. 3.7.3 To protect the integrity, functioning, and health of indigenous ecosystems and maintain the current diversity of indigenous flora and fauna.
Policy	4.8.7.1 The effects of land use activities on natural habitats and ecosystems shall be taken into account when considering development proposals which impact on these areas. 4.8.7.2 The protection and enhancement of the natural values of wetlands, estuarine habitats, whitebait spawning areas, significant indigenous vegetation and significant habitats of indigenous fauna shall be encouraged. 4.8.7.3 To control the modification of significant natural wetlands to protect their natural character, landscape values, and their significance as areas of indigenous vegetation and habitats of indigenous fauna and to sustain their life supporting capacity as indigenous ecosystems. 4.8.7.4 Use the following criteria as guidelines to identify areas of significant indigenous vegetation and significant habitats of indigenous fauna: representativeness, distinctiveness, intactness, size, protected status, connectivity, threat, migratory habitat, scientific or cultural value 4.8.7.5 Using the significance criteria as a guideline compile a schedule of significant natural areas.	To identify areas of significant indigenous vegetation and significant habitats of indigenous fauna. To recognise such areas in accordance with the following criteria: representativeness, rarity/distinctiveness, ecological context; sustainability. To avoid, remedy or mitigate adverse effects on the ecological integrity, functioning and habitat values and natural character of areas of significant indigenous vegetation and habitats of indigenous fauna To reduce the effect that pests, including the introduction of new pests, can have on significant areas of indigenous vegetation and habitats of fauna.	Adverse effects on the integrity, functioning and health of natural habitats and ecosystems and indigenous species shall be avoided, or where avoidance is not practical, remedied or mitigated. The protection and enhancement of areas of significant indigenous vegetation and habitats of indigenous fauna, and outstanding natural features in the district will be encouraged. To control the modification of natural wetlands to protect their natural character, landscape values and their significance as areas for indigenous vegetation and habitat for indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems. Council will protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and outstanding natural features in the District. Council will, in particular, target those indigenous vegetation types occurring in alluvial and coastal areas. All areas of significant indigenous vegetation and habitats shall meet one or more of the following criteria: Intactness, Size, Representativeness, Distinctiveness, Protected Status, Connectivity, Threat, Migratory Species, Scientific or other Cultural Value

	Buller	Grey	Westland
	<p>4.8.7.6 In the interim make decisions on resource consents which recognise and provide for the protection of: Significant indigenous vegetation and habitat Natural values associated with riparian margins</p> <p>4.8.7.7 To protect areas of significant indigenous vegetation and habitats from inappropriate use, subdivision and development.</p> <p>4.8.7.8 To encourage the retention of existing indigenous vegetation on the margins of waterways, wetlands and the coast and the enhancement of these areas through the use of indigenous vegetation where rehabilitation plantings are to be carried out.</p> <p>4.8.7.9 [notable trees policy]</p>		
Rules	<p>Indigenous vegetation clearance considered as part of scenically sensitive zones – clearance is generally only provided for to accommodate buildings for which a resource consent is required</p> <p><i>In the Rural Zone</i> <u>Permitted</u> clearance of manuka/kanuka/bracken of 5h per site over 3 years where the site has been substantially cleared within the previous 15 years</p> <p><u>Controlled</u> indigenous vegetation clearance (excluding natural wetlands) from 0.5ha – 5.0ha/site over a continuous 3 year period</p> <p><u>Restricted Discretionary Activities</u> – Indigenous forestry extraction with an approval under Part IIIA of the Forests Act 1949; and –indigenous vegetation clearance exceeding 5ha per site over a continuous 3 year period</p> <p><u>Discretionary Activities</u> – indigenous forest extraction not meeting restricted discretionary rule; and activities within 25m of a wetland</p>	<p>Indigenous vegetation clearance rules in the Plan differ in the “pre SNA process” and “ post SNA process”. Advice from the Grey District Council staff is that they view the SNA process to have progressed sufficiently that the clearance of vegetation outside of properties on which SNAs have been identified is a Permitted Activity.</p> <p><i>In the Rural Zone:</i> <u>Permitted</u> clearance where not within</p> <ol style="list-style-type: none"> 25m of a wetland greater than 0.5hectare 20m of a lake 10m of rivers and streams with an average bed width of greater than 3m adjacent to the activity on a property with an identified SNA <p><u>Discretionary Activity</u> Indigenous vegetation clearance in an identified SNA; and within 25m of a wetland >0.5ha,</p>	<p>Indigenous vegetation clearance rules in the Franz Josef Developments Ltd and Franz Alpine Resort parts of the Tourist Zone</p> <p><i>In the Rural Zone</i> <u>Discretionary Activity</u> to clear more than 2000m² per 5years per site <u>Discretionary Activity</u> to undertake modification with 25m of a wetland >0.5ha, within 20m of a lake or 10m of a riverbank with a stream bed width >3m</p>

	Buller	Grey	Westland
	<p>>2ha, within 20m of a lake and within 10m of a riverbank (streams>3m in width) <i>In the Paparoa Character Area</i> <u>Permitted</u> clearance of up to 200m² per hectare which is incidental to a Permitted Activity <u>Discretionary Activities</u>- maximum of 500m²/hectare indigenous vegetation clearance; and riparian margins as per Rural Zone <i>Natural Environments Character Area</i> <u>Controlled</u> – indigenous forest harvest in compliance with an approved Sustainable Management Plan; and Incidental clearance associated with a permitted or controlled activity <u>Discretionary Activity</u> riparian margins as per rural zone [by RMA default all other indigenous vegetation clearance that is not Permitted or Controlled is a Discretionary Activity]</p>	<p>within 20m of a lake and within 10m of a riverbank (streams>3m in width)</p>	
Methods	<p>4.8.8.1 Rules and performance standards 4.8.8.2 Land acquisition, land swaps, voluntary covenants, and applications to the Forest Heritage Fund and Nga Whenua Rahuiio 4.8.8.3 Decisions on resource consent applications and conditions of consent 4.8.8.4 Promotion of appropriate land management techniques 4.8.8.5 Public education 4.8.8.6 Identification of priority riparian margins, significant areas of indigenous vegetation and fauna habitat on a GIS database freely accessible to the public including sites identified as being of significance through the resource consent process. 4.8.8.7 Cost sharing of applications</p>	<p>1) Regional Council objectives, policies and rules 2) Forest Amendment Act 3) Encourage the implementation of a Pest Management Strategy 4) Educate and encourage landowners to protect areas by fencing and other appropriate land management techniques 5) Encourage landowners to consider informal/formal protection options such as conservation covenants/Kawena through Nature Heritage Fund, Nga Whenua Rahui and QEII Covenants 6) Co-operate with Department of Conservation and the West Coast Regional Council in the implementation of their programmes</p>	<ul style="list-style-type: none"> • Working with other agencies to promote and encourage protection of indigenous vegetation and wildlife habitats. Resource consent fee waivers for indigenous vegetation clearance • The Forests Act 1949 will assist in milling on private land being undertaken on a sustainable basis. • 85% of the District's land area is managed under a conservation mandate with controls to protect significant conservation areas. • Protection of natural wetlands through plan rules, decisions on resource consents, public education and incentives. • Within 3 years of adoption of the Plan, a Plan Change to list/map all private land where there is significant indigenous vegetation or habitats of indigenous fauna.

	Buller	Grey	Westland
	4.8.8.7 To recognise and provide for the protection of natural wetlands through plan rules, decisions on resource consents and public education.	<p>7) Council seeks to encourage those individuals and groups interested in the conservation of indigenous vegetation and fauna to contribute towards its protection by a variety of means, including funds for the purchase of land</p> <p>8) To actively participate in and put in place the outcomes of the Sustainable Management Fund project, "A Cost Effective Approach to Section 6 (c) RMA Responsibilities"</p> <p>9) Rules controlling the clearance of indigenous vegetation in riparian areas and in Significant Natural Areas (SNAs).</p>	<ul style="list-style-type: none"> • Decisions on resource consent applications. • Recognition of plant pests and liaison with WCRC with regard to the establishment of the WC Regional Pest Management Strategy.

Appendix Two: Implications of draft NPSIB for Te Tai o Poutini Plan

Draft NPSIB Provision	Potential Impact on Te Tai o Poutini Plan	Change from current RMA Direction
Wetlands primarily the remit of Regional Councils. Wetlands to be considered in relation to restoration,	Wetlands will not need to be assessed as part of SNA evaluation as the significant wetlands have been identified through the RPS process. and any methods will need to address biodiversity values in wetlands.	Wetlands were formerly considered as part of TLA SNA processes. This will not be required on the West Coast.
Objective 3: Hutia te Rito	Matauranga Maori in relation to biodiversity should be included. Provide Tangata whenua role in managing indigenous biodiversity.	Stronger collaboration with tangata whenua required. A range of policies stem from this objective.
Objective 4: Integrated management	Need to consider interactions between freshwater, coastal and terrestrial systems when identifying SNAs and deciding Methods.	Greater emphasis on connections within ecological processes. A range of policies stem from this objective.
Objective 5: Restore indigenous biodiversity	Will need to consider support for restoration as part of Methods in the Plan.	Changes the emphasis from Section 6 – “protect” to add restoration. A range of policies stem from this objective.
Objective 6: Recognise the role of landowners, communities and tangata whenua as stewards and kaitiaki	Makes explicit approach to engaging with landowners to identify SNAs. These are good practices which the team intended to follow anyway.	Sets up the process for SNA identification. A range of policies stem from this objective.
Policy 2 – precautionary approach	Implication for Methods. Means that in the face of uncertain effects from activities will need to be more restrictive on uses	A precautionary approach is not currently included in the RMA.
Policy 6: specific requirement to identify and protect SNAs	Sets out in detail the criteria for SNAs. These are similar to criteria previously used. Will have implications for Methods as will need to identify Methods for both High and Medium SNAs. Previously “Medium” SNAs were probably not identified.	Provides more detail on the requirement for SNAs. The most significant change is the introduction of “high and medium” SNAs.
Policy 10: Provide for existing activities	Implication for Methods.	The RMA does not talk about specific activities.
Policy 11: Restoration and enhancement	Implication for Methods.	Changes the emphasis from “protect” to add restoration.
Policy 12: Identify and protect taonga species	Will need to work with iwi, hapu and whanau to identify taonga species and include Methods for their protection in the Plan.	New. Provisions also expect this to be undertaken at a hapu and whanau level.
Policy 13: Identify and manage highly mobile fauna (eg bats, seabirds)	Will need to work with Regional Council and DOC to identify highly mobile fauna sites. Will have implications for Methods.	Previously DOC had the major role with regard to mobile fauna, this places more requirements on Councils.
Implementation Action 3.9 Managing Adverse Effects on SNAs	Implications for Methods – requires Rules and has some requirements on what are in these. Identifies some specific exemptions – nationally significant infrastructure, mineral and aggregate extraction, provision of papakainga, marae and	New and detailed direction, similar to an NES.

Draft NPSIB Provision	Potential Impact on Te Tai o Poutini Plan	Change from current RMA Direction
	customary activities on Māori land, and use of Māori land to make a significant contribution to social, economic or cultural wellbeing of tangata whenua. Specifically exempts manuka/kanuka where it is in an SNA solely because it is at risk from Myrtle Rust.	
Implementation Action 3.12 Existing activities in SNAs	Implication for methods – outlines some exemptions	New and detailed direction, similar to an NES.
Implementation Action 3.13 General Rules applying outside of SNAs	Implication for methods – outlines what needs to be considered for native vegetation that is not an SNA	New and detailed direction, similar to an NES
Implementation Actions 3.14 and 3.15	Will need to work with Regional Council to ensure that these matters are provided in time to inform Te Tai o Poutini Plan.	Regional Requirements for identification of taonga species and highly mobile fauna sites
Implementation Actions 3.16 – Restoration and enhancement	These areas will need to be identified. Implication for methods – although it appears to envisage that these are non regulatory.	New and detailed direction, similar to an NES
Appendix One: Criteria for identifying SNAs	Sets out what the assessment requirements are to decide if an area is an SNA. These are largely the same as were recommended in the 2001 report prepared for the West Coast Councils.	Not included in the RMA – but are widely used criteria in its implementation.

Appendix Three: Examples of Significant Natural Areas Rules and Methods in Other District Plans

Council	Permitted Activities	Rules	Other Methods
Auckland Council	<ul style="list-style-type: none"> • Biosecurity tree works • Deadwood removal • Emergency tree works • Vegetation alteration or removal for customary use • Forestry and farming activities as existing at 30 September 2013 • Pest plant removal • Conservation planting • Vegetation alteration or removal for routine maintenance within 3m of existing dwelling • Vegetation alteration or removal for routine maintenance within 3m of existing buildings greater than 100m² gross floor area • Vegetation alteration or removal for routine maintenance within 1m of other existing buildings • Tree trimming • Vegetation alteration or removal for routine operation, maintenance and repair of existing tracks, lawns, gardens, fences and other lawfully established activities 	<p><u>Controlled</u></p> <ul style="list-style-type: none"> • establish a building platform and accessway for one dwelling per site • Maori land establish one marae +up to 30 dwellings per site + activities associated with marae and papakainga <p><u>Discretionary</u></p> <ul style="list-style-type: none"> • any other vegetation clearance or removal not Permitted or Controlled 	<p>Natural environment targeted rate to support biodiversity and biosecurity in priority areas</p> <p>Grants for restoration and enhancement</p> <p>Technical advice and support to landowners</p>
Thames-Coromandel District	<ul style="list-style-type: none"> • clearance to avoid imminent risk to life or property • clearance to maintain an existing road or track • clearance authorised by an operative permit from the Ministry of Primary Industries (or its predecessors) • clearance under the direct control of a registered surveyor for the purpose of: <ol style="list-style-type: none"> i) Establishing site boundary pegs; ii) Creating traversing control marks; iii) Creating a line of sight into a trigonometric station • clearance to form a driveway to a dwelling • clearance within the building footprint of a building to be erected 	<p><u>Discretionary</u></p> <ul style="list-style-type: none"> • any other vegetation clearance or removal not Permitted. 	

Council	Permitted Activities	Rules	Other Methods
	<ul style="list-style-type: none"> • clearance within 5 m from the external wall of any building • clearance to form an access road(s) no longer than 50 m per lot that does not involve the removal of any indigenous vegetation that is over 0.3 m breast height diameter • clearance to erect or protect a power line or telecommunications facility when vegetation is only cleared within five metres of the line or facility • clearance to maintain an existing fence line when vegetation is only cleared within one metre of the line. • For indigenous trees, excluding kanuka and manuka: clearance of one indigenous tree per site per calendar year is cleared for any purpose not otherwise covered in above • For kanuka and manuka: clearance of 5 m³ of kanuka/manuka wood per calendar year 		
Waipa District	<p>a) Trimming, pruning or removal of indigenous vegetation associated with the following activities:</p> <ul style="list-style-type: none"> • To maintain or construct perimeter fences for stock exclusion; • Undertaken in accordance with the terms of a National covenant, relevant consent encumbrance • Carried out by, or under the direction or control of the Department Conservation or Waipa District Council on Crown Reserve • Undertaken pursuant to conservation activities • To undertake pest and weed control activities <p>b) Planting of indigenous vegetation and conservation planting.</p> <p>c) Pest control activities.</p> <p>d) Removal of dead or damaged indigenous vegetation or indigenous vegetation presenting an imminent danger to human life.</p> <p>e) Removal of indigenous vegetation undertaken pursuant to activities that does not adversely affect at risk or threatened indigenous species.</p>	<p><u>Controlled</u></p> <ul style="list-style-type: none"> • clearance for existing transmission or distribution lines • removal of manuka or kanuka for use on the same holding • sustainable harvesting <p><u>Restricted Discretionary</u></p> <ul style="list-style-type: none"> • clearance for construction of tracks • clearance for new transmission or distribution lines <p><u>Discretionary</u></p> <ul style="list-style-type: none"> • any clearance not Permitted, Controlled or Restricted Discretionary 	

Council	Permitted Activities	Rules	Other Methods
	<p>f) Trimming, pruning and removal of indigenous vegetation on or within 2m of existing tracks, or water intake structures, required for maintenance purposes.</p> <p>g) Trimming or pruning of indigenous vegetation to avoid or mitigate effects on the operation of an existing network utility.</p>		
Gisborne District (Protection Management Areas)	<ul style="list-style-type: none"> • Minor upgrading and maintenance of lawfully established structures for network utility purposes • Maintenance of lawfully established roads, tracks or earth dams • Maintenance and repair of lawfully established structures • Clearance of exotic trees, shrubs and other exotic plants scattered amongst pasture • Stock grazing • Harvesting of agricultural and horticultural crops • Clearance required under a Regional Pest Management Plan or the Biosecurity Act • Clearance for fencing confined to the extent necessary to create and maintain a stable fenceline and not more than 4m total width • Establishment and operation of telecommunication and radio communication structures within legal road and road reserve including associated vegetation clearance and land disturbance • Overhead connections to individual properties from existing overhead lines and cables, limited to one extra support structure • Outside of legal road and road reserve, establishment and operation of telecommunication and radio communication lines and cables located below ground, including associated vegetation clearance and land disturbance where the construction corridor does not exceed 2m in width • Vegetation clearance of 500m² within a 12 month period. 	<u>Restricted Discretionary</u> <ul style="list-style-type: none"> • selective tree felling • land disturbance 	\$40K annual fund to support fencing/pest control free advice and information

Council	Permitted Activities	Rules	Other Methods
	<ul style="list-style-type: none"> • Selective tree felling of 50m³ of roundwood per 10 years • Selective tree felling of 10% of any single species exceeding 30cm dbh • Clearance of vegetation that has become dangerous to human health or property as a result of natural causes • Land disturbance of less than 100m³ in any 3 month period • Erection of new structures or additions of existing structures <2.5m in height within a volume of 25m² and projecting an area of <10m 		
New Plymouth District	<ul style="list-style-type: none"> • activities (including clearance) specifically permitted in a conservation covenant • Tracks and fences within a significant natural area for pest control or conservation purposes 	<p><u>Controlled</u></p> <ul style="list-style-type: none"> • Indigenous vegetation disturbance within a significant natural area pursuant to an approved plan or permit issued under the Forests Act 1949 where the indigenous vegetation disturbance is in accordance with an approved Sustainable Forest Management Plan or permit or personal use approval issued by the Ministry for Primary Industries under the Forests Act 1949. <p><u>Discretionary</u></p> <ul style="list-style-type: none"> • any clearance not Permitted or Controlled 	<p>funding fencing if landowner covenants the SNA additional subdivision rights (700m² allotment) where SNA legally protected rates remission for the area of SNA (100% if covenanted, otherwise 50%) waiving resource consent fees for minor consents free advice and information</p>
Tauranga District (Special Ecological Areas)	<ul style="list-style-type: none"> • Construction of new pedestrian and cycle tracks, including pathways, bridging, boardwalks and steps; • The maintenance of existing: <ol style="list-style-type: none"> a) Minor public recreational facilities and activities; b) Surf life saving buildings (including clubrooms) ; c) Public recreational facilities and activities; d) Carparks and access roads; e) Public roads. • Maintenance to existing stormwater reserves. 	<p><u>Discretionary</u></p> <ul style="list-style-type: none"> • any clearance not Permitted 	

Council	Permitted Activities	Rules	Other Methods
	<ul style="list-style-type: none"> • Maintenance or minor upgrading (in relation to electric lines) of existing network utilities. • Trimming and pruning of vegetation necessary to protect electrical lines required to meet the Electricity (Hazards from Trees) Regulations 2003. • Erection of structures in the Road Zone. • Demolition of buildings/structures • Accessory buildings (including public toilets) on land zoned Open Space. 		
Queenstown Lakes District	<ul style="list-style-type: none"> • Indigenous vegetation clearance for the operation and maintenance of existing and in service/operational roads, tracks, drains, utilities, structures and/or fence lines, but excludes their expansion. • Indigenous vegetation clearance for the construction of walkways or trails up to 1.5 metres in width provided that it does not involve the clearance of trees greater than a height of 4 metres. • Clearance of indigenous trees that have been wind thrown and/or are dead standing as a result of natural causes and have become dangerous to life or property. • Maximum 100m² clearance per 1 ha per 5 years • Maximum 50m² earthworks per 1 ha per 5 years 	<u>Discretionary</u> <ul style="list-style-type: none"> • any clearance not Permitted 	



Prepared for: Te Tai o Poutini Plan Committee Meeting
Prepared by: Lois Easton, Principal Planner
Date: 24 March 2020
Subject: **Te Tai o Poutini Plan Technical Update – Natural Hazards and Climate Change**

SUMMARY

This report discusses the issues around Natural Hazards and the impact of Climate Change on altering these hazards. It also discusses how the potential impacts of Climate Change could be considered as part of Te Tai o Poutini Plan. More detailed and specific reports on particular natural hazards will be brought to the Committee over the next year in order to inform the policy approach.

The report summarises the Climate Change projections for the West Coast, and identifies which specific hazards are more likely to be exacerbated by Climate Change.

Further technical work is underway identifying the extent and risk associated with natural hazards. Further updates will be provided to the Committee as this work progresses.

RECOMMENDATIONS

1. That the Committee receive the report

Lois Easton

Principal Planner

INTRODUCTION

1. This report introduces the issues around the impact of Climate Change on Natural Hazards and how that might affect the provisions in Te Tai o Poutini Plan. More detailed and specific reports on particular natural hazards will be brought to the Committee over the next year in order to inform the policy approach.

Climate Change Projections for New Zealand

2. The Ministry for the Environment has commissioned NIWA to develop updated Climate Change projections for New Zealand. These were released in September 2018 (Ministry for the Environment 2018. *Climate Change Projections for New Zealand: Atmosphere Projections Based on Simulations from the IPCC Fifth Assessment, 2nd Edition*. Wellington: Ministry for the Environment.) and can be found online at <https://www.mfe.govt.nz/publications/climate-change/climate-change-projections-new-zealand>
3. The projections identify a number of potential changes to the New Zealand climate system, in particular:
 - Changes to weather patterns
 - Changes to mean temperatures
 - Changes to maximum and minimum temperatures
 - Changes in rainfall and snowfall
 - Changes to pressure and wind
 - Changes to evapotranspiration and drought.

Climate Change Projections for the West Coast (Sources MFE 2017 and NIWA 2017 Report for Ngai Tahu)

4. Key changes projected are as follow:

Aspect	2040	2090
Mean Temperature	0.7 to 1.0 °C warmer than 1995	0.6-3.0 °C warmer than 1995
Number of days exceeding 25 °C (1995 average was 8 days/year)	4-6 days more than 1995	11-39 days more than 1995
Seasonal temperature change	Summer, autumn and winter temperatures increase the most	
Number of frosts (1995 average was 21 days/year)	7-10 days less than 1995	7-18 days less than 1995
Snowfall	Decrease in duration of snow cover, particularly at lower elevations	30-40 day decrease in the number of snow days
	Less winter snowfall and earlier spring melt	
Glaciers	Continued loss of glacier ice	Franz Josef Glacier retreating 5km and losing 38% of its mass
Rainfall	West Coast becoming wetter – particularly in winter and spring Arahura 3-5% increase annually but 6-12% increase in winter	Winter rainfall increase in Hokitika by 8-29%

	Te Tauraka Waka a Maui (Makaawhio) 4-6% increase annually but 8-16% increase in winter	Winter rainfall increase at Te Tauraka Waka a Maui (Makaawhio) 9-37%
		Increased frequency of high rainfall events Arahura - today's 50 year event becomes a 15-30 year event; today's 100 year event becomes a 50 year event Makaawhio – today's 50 year event becomes a 20-40 year event; today's 100 year event becomes a 40-70 year event
	Reduced winter snow will mean increased rainfall in those areas	Extreme rainy days to become more frequent
Impacts on hill country erosion	Increased gully and sheet erosion on pasture Increased landsliding	
Number of windy days		2-5% increase compared to 1995
Changes in wind direction	Increased westerly winds in winter and spring	
Storms	Increase in storm intensity, local wind extremes and thunderstorms. Increase in frequency of ex tropical cyclones making landfall	
Sea Level Rise		0.3m – 1m
	Gradual inundation of low-lying marsh and adjoining dry land in spring high tides Escalation in frequency of nuisance and damaging coastal-inundation events Exacerbated erosion of sand/gravel shorelines and unconsolidated cliffs (unless sediment supply increases) Increased incursion of saltwater in lowland rivers and nearby groundwater aquifers raising water tables in tidally-influenced groundwater systems	

Basis of the Projections

- The basis of the projections are three models of possible climate system, depending on the amount of climate change mitigation undertaken globally. At this stage however it is unlikely that the "low" projection (known as RCP2.6) will be met as it assumes greenhouse gas emissions peak by the end of 2020 with a reduction in carbon in the atmosphere from 2040. The "medium" projection, known as RCP4.5, assumes greenhouse gas emissions peak by 2040 and this is considered to represent the most current realistic scenario for climate change projections. The "high" projection, known as RCP8.5 assumes that business as usual will continue through the life of the projection to 2100 with no reduction in emissions.

Implications for Natural Hazards

6. When considering the potential impacts of climate change on natural hazards, there are a number of key hazards which could be exacerbated:
 - Coastal hazards – including increased coastal erosion, increased coastal flooding and increased potential impact of any tsunamis.
 - River hazards – more heavy rainfall, and a change from snow to rain precipitation during winter increasing the risk of flooding and riverbank erosion.
 - Landslides – already a high risk in many parts of the West Coast, increased heavy rainfall increases the risk of landslides

Resource Management Act Requirements

7. The management of the significant risks of natural hazards is a matter of national importance under Section 6 of the Resource Management Act (RMA).
8. Alongside this considering the “Effects of Climate Change” is a matter under Section 7 of the RMA that the Committee must have “particular regard to” when preparing Te Tai o Poutini Plan.

Approach to Natural Hazard Management Given Climate Change Projections

Existing Significant Hazards Exacerbated by Climate Change

9. The West Coast is subject to a number of natural hazards that already create significant risks regardless of climate change projections. These natural hazards will need to be a priority focus for management through Te Tai o Poutini Plan. However when considering how to manage these risks, it is important to take into account the implications of climate change. For example when considering coastal hazards and where might be a “safe” location to build, climate change projections need to be considered. We do not want to end up in a situation where we have identified locations that will themselves be subject to coastal or flooding hazards in the foreseeable future.
10. A good example of this kind of thinking is the Westport 2100 work being jointly undertaken by the Buller District Council and West Coast Regional Council. This has identified that long term Westport may not be a viable location to defend from numerous natural hazards. When considering what might be “future urban” zones for a long term relocation of the centre, climate change projections need to be considered. This would suggest that areas on the terraces above Westport are better locations than just moving slightly further inland, at a similar height above sea level.
11. A second example is the calculation of the potential impacts of coastal storms and storm surge. Sea level rise will have impacts on distance inland that a coastal storm might affect. Looking at the “medium” climate change projection, sea level rise of 0.3m is expected by 2060 and 0.5m by 2090. The “high” climate change projection has sea level rise of 0.5m by 2065 and 0.9m by 2090. Sea level rise can significantly increase the risk of storm surge and magnify the area affected.
12. Advice from the Ministry of the Environment (Coastal Hazards and Climate Change: Guidance for Local Government 2017) outlines the sea level rise scenarios that should be factored into planning.

Table 1: Minimum transitional sea level rise scenarios for use in planning instruments (Adapted from MFE, 2017).

Description	Response
Coastal subdivision, greenfield developments and major new infrastructure	Avoid hazard risk by using sea level rise over more than 100 years and the highest scenario
Land use planning controls for existing coastal development and assets planning.	1.0m sea level rise

Non-habitable short-lived assets with a functional need to be at the coast, and either low-consequences or readily adaptable	0.65m sea level rise
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Avoiding new natural hazard risks

13. While the focus of Te Tai o Poutini Plan in relation to climate change is recommended to be existing natural hazards where climate change will exacerbate an existing significant risk, there are some new risks which we need to be aware of during planning. These predominantly relate to areas where there is currently little or no development, but there is a need to consider future risks as part of any rezoning or development proposals. These relate to potential coastal hazards (eg new settlements proposed on areas of coastline currently not actively eroding), potential flooding hazards (eg consider climate change impacts such as bed aggradation due to increased erosion when calculating flood plains and development locations), potential landslide risks (eg consider the impacts of increased heavy rain when assessing the risk of landslide affecting potential new development areas)

NEXT STEPS

14. As part of technical work around natural hazards, climate change projections are being considered. The focus of technical work is existing significant natural hazards where there is a high degree of risk to the community.
15. As the year progresses further reports will be brought to this Committee giving more detail and explanation about specific types of hazards and how they might be managed through Te Tai o Poutini Plan. This will include identifying any exacerbating effects of climate change.

RECOMMENDATIONS

1. That the Committee receive the report

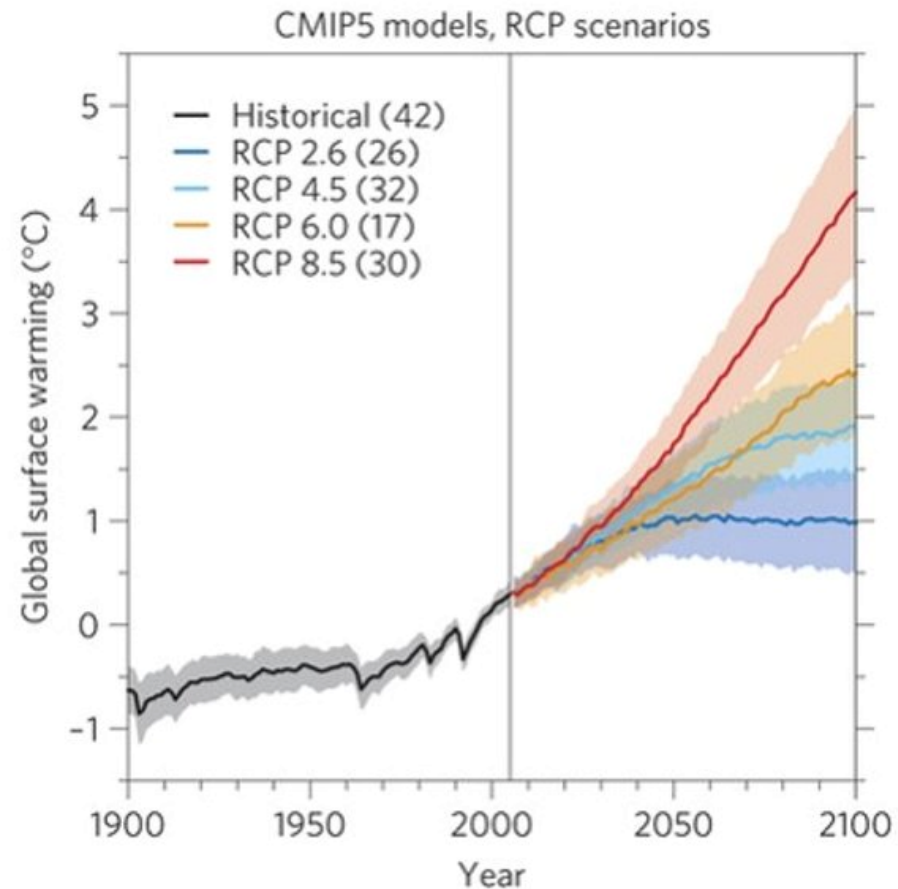


Figure courtesy of the Climate Changes Impacts and Implications for New Zealand Project

The Representative Concentration Pathways: Four Different Futures

RCP 8.5: The “Business as Usual” Scenario. Emissions continue to rise through end of the century. 2.1 Trillion tonnes of carbon emitted.

RCP 6: Emissions peak in 2080. 1.4 Trillion tonnes of carbon emitted

RCP 4.5: Emissions peak 2040-2050. 1.2 Trillion tonnes of carbon emitted

RCP 2.5: Emissions peak by 2020, then drop steadily. 0.8 trillion tonnes of carbon emitted.

This is the only scenario consistent with the stated goal of the Paris Climate, to keep warming well below 2 degrees C.

ONE DISTRICT PLAN

7 FOR THE SEVEN MONTHS ENDED 31 JANUARY 2020

	ACTUAL Year to Date	BUDGET Year to Date	YEAR TO DATE Variance	BUDGET Full Year
INCOME				
Rates Levied	- 233,333	- 233,333	-	- 400,000
Council Contributions	- 25,000	- 29,167	4,167	- 50,000
Local Govt commission Grant	- 100,000	- 116,667	16,667	- 200,000
	<u>- 358,333</u>	<u>- 379,167</u>	<u>20,833</u>	<u>- 650,000</u>
EXPENDITURE				
Salaries	104,448	175,000	70,552	300,000
Solicitors Fees	-	-	-	-
Senior Consultant Planner	52,042	58,333	6,291	100,000
Governance	26,250	43,750	17,500	75,000
Stakeholder Engagement	12,425	14,583	2,158	25,000
Organisational Overheads	87,500	87,500	-	150,000
	<u>282,665</u>	<u>379,167</u>	<u>96,502</u>	<u>650,000</u>
Net -Surplus / Deficit	<u>- 75,668</u>	<u>-</u>	<u>- 75,668</u>	<u>-</u>