



**Te Tai o Poutini Plan Committee Meeting**  
**Meeting remotely via Zoom**  
**Wednesday 24 June 2020**  
**9.00am – 11.00am**

This meeting will be live streamed via the West Coast Regional Council Facebook

**AGENDA**

<b>09.00</b>	Welcome and Apologies	<b>Chair</b>
<b>09.05</b>	Confirm previous minutes	<b>Chair</b>
<b>09.10</b>	Matters arising from previous meeting	<b>Chair</b>
<b>09.15</b>	Financial Report	<b>(to be circulated)</b>
<b>09.35</b>	Project Manager Monthly Report	<b>Project Manager</b>
<b>09.45</b>	Technical Update – Historic Heritage	<b>Senior Planner</b>
<b>10.05</b>	Break	
<b>10.10</b>	Technical Update – Tourism and visitors Issues and Objectives	<b>Principal Planner</b>
<b>10.35</b>	Technical Update – Open Space	<b>Principal Planner</b>
<b>10.55</b>	General Business	<b>Chair</b>
<b>11.00</b>	<b>Meeting Ends</b>	

**Meeting Dates for 2020**

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 24 November (West Coast Regional Council)

Wednesday 14 December (Westland District Council)

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE  
HELD ON 28 MAY 2020, VIA ZOOM, (DUE TO COVID – 19)  
COMMENCING AT 09.00 A.M.

PRESENT:

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

IN ATTENDANCE:

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

WELCOME

The Chairman welcomed everyone to the meeting. He advised that WCRC is hosting the meeting via Zoom. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend. The Chairman welcomed any members of the public who may be viewing the meeting **via Council's Facebook page.**

R. Mallinson advised that he would be presenting the budget paper on behalf of M. Meehan.

APOLOGIES:

Moved (Smith / Gibson) *That the apology from L. Martin be accepted.*  
*Carried*

CONFIRMATION OF MINUTES

Moved (Becker / Gibson)

*That the minutes of the meeting dated 11 May 2020, be confirmed as correct.* *Carried*

MATTERS ARISING

There were no matters arising from the minutes.

Financial Report

R. Mallinson spoke to this report and advised this is for the 10 months to 30 April. He reported that income for the year is \$400,000 which includes the \$250,000 targeted rate, and the \$150,000 general rate contribution from WCRC. It also includes the WCRC contribution of \$25,000, and the LGC grant which is for 9 out of the 12 months. R. Mallinson reported that total income was \$575,000, expenditure was \$447,000. The surplus for the period is \$128,000.

J. Armstrong advised that more income has been received over the last nine months than budgeted for. She advised that costs for the website are included as Consultant Fees but should be under stakeholder engagement. J. Armstrong stated there will be an overspend on stakeholder engagement this year as the Iovist platform cost was unexpected this early in the project. She advised that it is likely the underspend will be around \$70,000 to \$80,000. It was noted that this can be carried over to next year. R. Mallinson confirmed there is no problem carrying over the unspent surplus to the following financial year. S. Bastion queried the \$25,000 contributions from councils, R. Mallinson confirmed that WDC is to be invoiced for this amount but both GDC and BDC have declined to pay, and therefore will not be sent invoices.

Moved (Roche / Smith) *That the financial report is received.* *Carried*

## Te Tai o Poutini Plan 2020 /21 Budget

R. Mallinson spoke to this report on behalf of M. Meehan. **R. Mallinson advised that for WCRC's annual plan a formal joint resolution is required by this committee.** R. Mallinson advised that due to Covid – 19, WCRC agreed at its April meeting to adopt a zero rate increase in general rate, the uniform annual charge and the emergency management rate and the One District Plan rate for 2021. R. Mallinson advised that WCRC is not going to publicly consult on its annual plan. He confirmed that WCRC is operating within the parameters of the Long Term Plan. He advised that actual budgeted expenditures and revenues will be finalised once details of the One District Plan budget request are received from this committee. R. Mallinson advised that WCRC has agreed to borrow up to \$0.75M to cover any budget shortfalls in 2021. R. Mallinson advised that this committee has revised its budgetary requests considering the impacts of Covid -19. R. Mallinson explained the budget table in this report.

R. Mallinson advised that One District Plan Funding is to have a carry forward from this current financial year of possibly up to \$100,000 **but in view of J. Armstrong's earlier comments, this is likely to be slightly less.** He advised that the targeted rate will remain at \$250,000. R. Mallinson advised that if it had not been for the one off LGC contribution of \$250,000 Council would have been rating at \$450,000 and would have needed to borrow to cover shortfall. He stated that WCRC will make decisions on the 2020/21 budget at its June meeting.

Cr Birchfield stated WCRC needs to decide if they are going to borrow to fund this. His impression is that more savings should be looked for within the current budget. Cr Birchfield stated that he will not accept this report until WCRC has had a discussion. Cr Birchfield stated that savings could be made in the research area, he queried why research has to be done. J. Armstrong advised that TTPPC is legally obliged to do research, and cannot make a guess where issues are going to arise. She stated that planning staff need to be well informed as to whether policy is going to achieve outcomes for the good of the West Coast, suitably educated people are needed to do this research.

Mayor Cleine stated that the committee needs to be very clear regarding starting the process of the necessary funds to do a good job. He gave the example of delaying the SNA process could add a year and cost at least \$0.5M. Mayor Cleine spoke of the DoC led nature based jobs and if there is an opportunity to make a funding application to undertake some of the key research. Mayor Cleine stated he would like to see an action point that J. Armstrong works with the WCRC CE to progress this. Mayor Cleine spoke of a meeting he had this morning with Mr. Lou Sanson from DoC and this is the type of project that will benefit the entire West Coast. J. Armstrong stated that she loves this idea as it can help landowners with pest control and fencing. She explained how these type of projects can work for Councils. She stated this would be a huge natural fit for this. Extensive discussion took place and it was agreed that J. Armstrong would follow up with M. Meehan to progress this matter.

Cr Coll McLaughlin stated it is important to emphasis that a lot of this funding is coming via DoC, and a funding application via DoC might be more successful as far as the draft policy statement sits. Mayor Cleine advised that DoC have stated that they will not be the distributor of this funding, and it is likely that WCRC or DWC will oversee this. Cr Roche stated she supports **Mayor Cleine's suggestion and said that regardless where money comes for research, it is false economy to push the research out.** She feels that for every year that the project goes on for this is another \$0.5M. Cr Roche stated that in the Project Plan a draft plan was to come back to this committee. **She stated that by pushing out the research around SNA's could take time and could mean that the next election with new committee would be in place.** Cr Becker agreed with Mayor Cleine and Cr Roche. J. Armstrong advised that DoC would not be administering the research and it is likely that part of the fund would go to regional councils or regional body. Mayor Smith stated he was briefed on the possibilities of external funding, and was informed this would cover both public and private land and is administered outside of DoC He stated this will reduce costs and timeframe, and is straightforward.

The Chairman advised that there is general support for the budget, it was therefore agreed that the budget would be presented to the West Coast Regional. It was also noted that there was strong support for external funding.

Moved (Smith /Cleine) *That the budget report is received.*

*Against Cr Birchfield  
Carried*

## Project update

J. Armstrong noted that everyone seems happy with the video presentations and from now on the planning team will present from agenda papers via Teams.

J. Armstrong advised that under Covid -19 lockdown the planning team were able to continue working. She advised that a number of questionnaires were developed during this time. J. Armstrong reported that good responses on mining, Heritage and biodiversity have been received.

J. Armstrong advised that L. Easton is nearing the end of her one year contract, J. Armstrong has written up a new 12 month contract commencing 1 July 2020, which will be at the same rate. It was agreed that this committee will recommend to M. Meehan, as Chief Executive, that he signs the contract. The Chairman commented that the work coming from L. Easton is first class.

Moved (Coll McLaughlin / Roche)

*That the West Coast Regional Council's Chief Executive signs L. Easton's contract for a further year.*  
Carried

Cr Coll McLaughlin suggested that in future questionnaires are printed and circulated in the Messenger, as this would go West Coast wide. She stated that they are very good and she would like questionnaires to be as effective as possible. J. Armstrong stated that this could be expensive, she suggested adverts with links to the questionnaires could be put in the Messenger. She agreed to follow up on this. Cr Smith agreed **with Cr Coll McLaughlin's suggestion on the placement of the questionnaires in the Messenger as this is a free newspaper.** Cr Birchfield stated that links to questionnaires could also be placed in each Council's newsletters which go out with rates.

Discussion took place on the name – Te Tai o Poutini Plan. J. Armstrong advised that while on the roadshow, a few people claimed that they are confusing the name with the Polytech. J. Armstrong suggested adding **the words "a Combined District Plan for the West Coast" to the email signatures and website.** Cr Birchfield agreed, he stated that he refers to it as the One District Plan, and he would like to see this done in large letters. Cr Coll McLaughlin stated she likes the work "combined", as the West Coast is one region but three districts.

Moved (Becker / Gibson) *That the Project Manager's update is received.*

Carried

Technical Update – Approach to Minerals and Mining

J. Armstrong stated this has been an interesting discussion with the Technical Advisory Team as each district council has different rules. L. Easton advised that she has recorded a video on this matter. She stated that minerals and mining is a significant issue for the West Coast. L. Easton stated that under the RMA minerals do not have to be sustainably managed, as there is an expectation that minerals will be exploited and run out. L. Easton stated the West Coast is blessed with lots of different types of minerals and mineral development has been the backbone of the West Coast. She stated that Pounamu and Aotea stone are important for Ngāi Tahu. She advised that BDC and WDC's current provisions are very similar. She advised **that GDC's plan has been** written differently and is silent on minerals and mining in its plan. L. Easton stated that following discussions with GDC staff it has been revealed that many mining activities in the GDC district are permitted activities **except in SNA's and in outstanding landscapes. She stated that there are advantages** in identifying areas that need better protection as this allows for a more permissive regime in other locations. L. Easton stated she has looked at other areas around the country that have significant mineral resources. She stated it is reasonably common for councils to avoid reverse sensitivity and to create specific provisions. She stated that it is important to think about reverse sensitivity, as this relates particularly to rural residential development. L. Easton advised that in depth workshops have been delayed due to Covid – 19 but should be done in July. L. Easton advised that WCRC has a significant function around extraction industries. She stated that the focus of Te Tai o Poutini Plan needs to be on district matters. she stated it is important to be able to reduce risk of duplication. It was noted that WDC has transferred their function around consenting, monitoring and enforcement for mining activities to WCRC. This could be considered as a method within this plan also.

L. Easton advised that some mines are due to be re-consented under this plan and care will need to be taken on how this process is managed. She stated that the size of Stockton and the work involved with this needs to be carefully managed. She stated this is a unique site and a special zone would be appropriate for Stockton. She spoke extensively on how this could be managed and worked through and advised that feedback on this from the committee will be sought. L. Easton answered questions **relating to SNA's, she** clarified about limited notification and how this could be provided for. Cr Coll McLaughlin stated a big focus

**with SNA's has been where will they be and what can and can't you do.** L. Easton provided information on the tiered approach to regulation and what are the issues the district plan manages. Extensive discussion took place on vegetation clearance. L. Easton advised that a call is yet to be made in this area.

Mayor Cleine asked if there is an argument to incorporate the wider area, such as Buller Plateau into a special zone in order to enable special rules or treatment of this area. L. Easton responded there have been no boundaries drawn but this has been discussed with DoC and they were not very positive about this idea. Mayor Cleine stated that he is looking forward to progressing this matter.

L. Easton answered various questions and offered to provide further information on special zones for coal mining. L. Easton advised that she has proposed to include a range of currently and potentially mined areas in the mining precinct.

Mayor Smith stated that he feels gravel extraction should be made easy on nominated rivers, getting rid of gravel is a priority on aggrading rivers. He would like to see special areas set aside in the Plan for rock extraction. Mayor Smith would like to see the Plan have a focus on economic benefit to the district and to New Zealand when considering access to minerals, he supports mining zones for the Buller Plateau and Ross, Ianthe, **Strongman, Reefton, and the Paparoa's.** He stated that all of these areas need to be considered **when SNA's and wetlands are zoned.** Mayor Smith stated that minerals are a huge part of the West Coast.

**Cr Birchfield agreed with Mayor Smith's comments, and stated he is very concerned with SNA's and where they are going to end up. Cr Birchfield feels that the West Coast has already made its contribution to SNA's** through the national parks. He stated there are huge areas of our district taken up with national parks. Cr Birchfield feels that there should be no more time or money spent on this. Cr Coll McLaughlin asked if more data could be available. L. Easton stated she would like some kind of overlay that highlights significant areas of minerals on the West Coast. She is keen to get better data. It was noted that MBIE might have further data. Cr Roche **stated the conversation on SNA's highlights the** need to progress research as without this research it is putting the plan on hold. The Chairman stated it is important to deal with the issues. Cr Coll McLaughlin stated that it is difficult to working on a district plan when there is no National Policy Statement in place. J. Armstrong stated there is no intention of duplicating work that has already been done. She stated there is strong case law directing identifying of **SNA's in the current RMA, and this** has to happen anyway. J. Armstrong stated that desktop work for assessing areas is exactly the same for the RPS as for any NPS, it would collect exactly the same information. J. Armstrong stated that as a planning team they see no reason to hold off getting the desktop analysis done. Mayor Smith asked J. Armstrong if a SNA or a **wetland can't be determined** without first determining what the mineral resources are over the same area of land. J. Armstrong advised she cannot confirm this without looking but doubts that would be the case.

L. Easton stated that the important question for this committee is what are the rules that apply to a SNA. She stated that she would be bringing further information back to the next meeting on this matter. Mayor Smith stated he wants to be sure that minerals have been fully examined to ensure mineral wealth is not being locked up. Mayor Cleine stated that duplication of consents has been identified by the mining sector, he would like to know how much this process will help to streamline with other agencies. L. Easton advised that the biggest complaints are around the Crown Minerals process and DoC concessions process, and TTPP has no control over these. She stated this is a signal to the planning team to bear this in mind as they do not want to add in unnecessary regulation. She stated any opportunities to streamline will be taken up.

Moved (Gibson / Cleine)

1. *That the report is received.*
2. *That the Committee provide feedback on the proposed approach to Minerals and Mining.*  
*Carried*

The meeting adjourned for a ten minute break and reconvened at 10.25 a.m.

#### Non Residential activities

L. Easton spoke to this report and advised this is a follow up from the discussion at the April meeting. She displayed a video to the meeting and stated that the approach taken by other councils varies as this is a local community issue. L. Easton spoke of home businesses, various industrial activities and the impact this can have on peoples lives. Visitor accommodation was covered and tourism was discussed. The summary of rules for Home business was discussed with each committee member stating their preferred option. Mayor Cleine stated he is in favour of option 1. Cr Coll McLaughlin is in favour of option 2 as she feels that there should be as small as obstacles as possible for those in business. Extensive discussion took place with L. Easton advising that these are the performance standards that have been discussed with the TAT. She

spoke extensively and answered questions from the committee relating to traffic generation and regulations. Mayor Gibson stated she is in favour of option 2. Cr Birchfield is also in favour of option 2. Mayor Smith is also in favour of option 2, and stated that Covid – 19 has forced us to think about the way forward. He stated that connectivity is now very important in order for people to work from home. He is in favour of a very liberal approach. Cr Roche is in favour of Option 1, as she concerned that existing business might move out of CBD, and towns could lose their vibrancy of township. F. Tumahai agrees with Option 1 as he would hate to see businesses move out of the CBD. P. Madgwick is in favour of Option 1 as he feels there is a real danger of gutting the CBD. He feels that Option 1 has enough flexibility, he said that after the Covid – 19 lockdown people have realised it is a lot easier to work from home. L. Easton confirmed that home business can be under a discretionary activity. Cr Becker agrees with Mayor Smith and is in favour of Option 2. He stated that businesses that are looking at moving to home base rather than the CBD must be on shaky ground **and could be lost altogether if they don't** work from home. Cr Birchfield agreed with Cr Becker and stated that it is not sustainable to be in the CBD at times. The Chairman stated that this is very good feedback. It was agreed that L. Easton will take this feedback to TAT and will have joint discussion with the staff to ascertain the way forward. She advised that different provisions may be looked at for Buller. Cr Coll McLaughlin stated that it is likely that everyone agrees on the core ideas, but if the difference of a business surviving means being at home, rather than in the CBD then this needs to be enabled. She stated that nobody is disagreeing on what they want; it is just the way to get it. It was agreed that this is a great opportunity to set out good guidelines. It was agreed that L. Easton would report back to a future meeting on this matter.

Visitor accommodation was discussed. L. Easton advised that she has looked carefully at **Queenstown's** rules as they have similar issues with regard to visitor numbers. She stated that it is hoped that the economy returns post Covid -19. She expanded on her report and invited feedback on this. Cr Coll McLaughlin is in favour of option 2, extensive discussion then took place with each member providing feedback. It was noted that it is important that events are not lost if there is not enough accommodation. Mayor Smith stated that Westland has very few accommodation facilities in commercial areas as most new lodges are in areas that are rurally zoned. It was noted that it is important to ensure that there are not too many roadblocks in place if for example accommodation is needed in places such as the West Coast Wilderness Trail. He stated that none of this is zoned as commercial. Mayor Smith is in favour of Option 2, he stated it is important that the rules allow for development. He stated that there is a danger of rolling out red tape. Mayor Smith wants to make sure that when someone wants to build accommodation to a tourist activity that they can do without going through a fully contested resource consent process. Cr Roche is in favour of Option 1, she feels there is a lot of red tape with Option 2 with identifying zones. Cr Roche stated that there are times when there are pinch points with accommodation. She feels a workable option needs to be achieved. Mayor Gibson stated that control can be had through regulatory functions. Cr Birchfield stated there needs to be as little red tape as possible. **He feels that Air B n B's are going to be needed.** P. Madgwick favours Option 1, and would like to see hosted accommodation being permitted. He feels this levels the playing field with motels **and allows for unhosted Air B n B's to go through a discretionary process.** L. Easton stated that these comments have been very helpful. She agreed to come back to this committee with further proposals after discussion with the TAT.

#### Community Facilities

L. Easton stated she is keen to hear from the committee regarding this. Mayor Cleine stated he is keen for feedback on Option 2, with regard to education facilities. L. Easton advised that these could be run out of a church or community hall, or could be homebased childcare such as Barnadoes. Mayor Cleine is in favour of Option 1, Cr Becker agreed. S. Bastion asked if sports grounds and venues are considered in this. L. Easton advised this will be covered in the next agenda. L. Easton advised that this is about sites that are zoned residential. L. Easton advised that the Westland Sports Hub would be looked at as an open space zone. Discussion took place on discretionary activities. L. Easton confirmed that discretionary activities applications generally need to allow for affected parties to have some input. P. Madgwick agreed and stated that this needs to be flexible enough to allow for urban Marae and sports club activities, as well as other uses such as functions. L. Easton stated this is great feedback. She advised she will come back to the committee with a draft of specific provisions, some maybe specific to Buller in a couple of **months' time**.

Moved (Cleine / Coll McLaughlin) *That the Committee receives the report.*

*Carried*

## Technical Update – Plan Layout

L. Easton spoke to this report and advised that this report is an overview. She stated that this Plan is being made under the new National Planning Standards. L. Easton advised that the introduction will include a mihi and the strategic direction has been done in discussion with Ngāi Tahu planners. She stated that Part 2 will cover district wide matters and introduces the strategic direction chapter. L. Easton advised that a tourism paper will be brought to the next meeting. She stated that the strategic direction chapter sets the overall framework for the Plan. She stated that this Plan will look very different as the current plans were written in the 90's. The new Plan will be an E Plan and it is hoped it will deliver better standard customer service. L. Easton is mindful of internet issues on the West Coast, therefore the Plan needs to make it as easy as possible to print and provide copies to the public.

L. Easton clarified Optional Content. She stated that a lot of content in this area is now not required. She stated it is important that objectives and policies can stand alone without explanations, as this is how they are used. L. Easton answered questions and provided further information. S. Bastion suggested a name change. F. Tumahai agreed with this suggestion. L. Easton agreed to look at alternative names for the Mineral Extraction strategic direction section. Discussion took place and it was agreed that L. Easton would work on this. Cr Coll McLaughlin stated that a wider section might be required to cover infrastructure in general. Mayor Smith stated that the West Coast needs to be able to cover economic drivers without a solid economy. He stated that without jobs there is no community. He stated he does not feel any sensitivity about extracting coal, gold, rock and believes this is part of what the West Coast does. He stated it is important that this committee stands up for what the West Coast is. Cr Becker **agreed with Mayor Smith's** comments and stated that it is important that any potential is not stymied. Cr Birchfield also agreed and stated that the West Coast is based on mining, and we should be proud of mining. The Chairman stated that members are expressing the certain uniqueness to the region and this needs to be emphasized and highlighted a bit more. Cr Becker asked if the harvesting of sphagnum moss can be added into the Plan as this is a crop that is harvested on the West Coast for nearly 30 years, and is a permitted activity. L. Easton stated that this has been very helpful with the strategic direction chapter. She asked if there is anything in previous plans that the committee would like included. Cr Coll McLaughlin stated she would prefer that the plan is kept as streamlined as possible but she would like to see a supporting document with more explanatory and contextual information that is prepared as part of this process and is accessible. She stated that there shouldn't be anything included that already sits in RPS. Cr Birchfield stated that the harvesting of sphagnum moss is a permitted activity in the Land and Water Plan. L. Easton advised that she can include an advice note highlighting that this is a permitted activity under the Regional Plan.

Moved (Becker / Smith) *That the information is received.*

*Carried*

## General business

The Chairman stated that he and J. Armstrong will send out a brief document seeking comments for the next meeting. He asked the meeting if they would like to have more frequent meetings, or if they are comfortable with the current set up. He asked the meeting to consider whether or not they would like sub-committees set up.

Cr Birchfield stated that he would like everyone to receive a map of the West Coast that shows the amount of private land left, which is around 10%. Cr Birchfield stated that the West Coast has already lost 5,000 hectares to the wetlands and he is very concerned that the matter of SNA's **could take more of the West Coast's private land. Cr Birchfield stated he is** prepared to make a stand; he feels that the West Coast has made their **contribution to New Zealand's SNA's through national parks. He does not want to see SNA's** taken out over private land, which further restricts that ability to fund the huge cost of running four councils. The Chairman suggested that L. Easton includes this information in her next presentation

The meeting closed at 11.29 a.m.

The Chairman thanked everyone for their attendance.

## Action Points

- J. Armstrong to follow up with M. Meehan to progress investigation of a funding application for SNA research work **from the Nature's Heritage Fund.**

**NEXT MEETING**

The next meeting is scheduled for 09.00 on Wednesday 24 June 2020, via Zoom.

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Chairman

.....  
Date

**Action Points**

- Feedback on agenda item one to be provided to E. Bretherton and L. Easton

**Meeting Dates for 2020**

- 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)
- Tuesday 24 November (West Coast Regional Council)
- Wednesday 14 December (Westland District Council)





# Project Manager Update

21 May 2020 – 20 June 2020

Prepared By: **Jo Armstrong**  
Date Prepared: **15 June 2020**

## Accomplishments this Period

- The planning team continue to work on the non-residential activities in residential areas, infrastructure, heritage, transport, designations, mineral extraction, open space, natural heritage, tourism and the natural hazards sections of the plan.
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee.
- Stakeholder engagement options were refined during the lockdown. The team has developed a number of questionnaires which have been sent to identified interests, as well as being posted on the TTPP website.
- Following Committee discussions last month, we are designing layouts for the questionnaires to be published in The Messenger. There are six questionnaires which can appear over consecutive weeks.
- The district council Communications teams have been contacted, and confirmed they will advertise links to TTPP information sheets and questionnaires in newsletters and on Facebook.
- These avenues will enable people without internet to have contact with the Plan, and answer questionnaires by mail.
- Four stakeholder workshops to get feedback on infrastructure and mining are being planned for late July.
- A contract has been signed with Lois Easton to secure her services as Principal Planner for the 2020/21 year.
- During the roadshow a number of people commented that they are confused about the name Te Tai o Poutini Plan. We have engaged our designer to add the by-line– *a combined district plan for the West Coast*, to our logo.
- I have previously provided you with the attached paper on the format of TTPP Committee meetings. As the planning team has worked through papers with the Committee each month it has become apparent that, in order to complete the draft Plan by September 2022, you will require longer or more frequent meetings. This paper suggests the following three options:
  - full day meetings
  - two meetings per month
  - sub-committees with responsibilities for different Plan chapters or topics.
- Your input on these, or other possible options, will be sought at the June meeting.
- District councils have asked about the process for any plan changes to current district plans,

prior to TTPP becoming operative. We have sought and received a legal opinion on this issue. The main findings are that TTPP Committee is responsible for TTPP only, and that the responsibility for any plan changes to existing district plans has been delegated to WCRC.

- A paper discussing the implications of this will be brought to the July 30 TTPPC meeting.

### Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement using a variety of channels, including workshop preparation
- TAT meeting via Zoom on 23 June
- Further discussions with Poutini Ngāi Tahu representatives to plan the Cultural Chapter
- TTPPC meeting 24 June 9.00 – 11.00am via Zoom.

### 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. Identify 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	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Project extended due to inability to retain unspent 2019/20 research budget	Ensure 2021/22 research budget is sufficient to complete all remaining research required for robust Plan	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock down	Staff and Committee ensure personal safety and continue to work remotely as able	Project Manager TTPP Committee	Ongoing
Committee delay or reduce scope of required research	Committee ensure timely research is enabled	TTPP Committee	Ongoing

### Status

<b>Overall</b>	Project timing affected by delay in beginning SNA research. Budget for 2020/21 accepted. Research budget over 3 years reduced and this may delay Plan completion. Planning team making good progress with TAT and TTPPC input.
<b>Schedule</b>	Work programme set and achieving on schedule. Lockdown may have an ongoing effect as delayed stakeholder engagement and research impact schedule.
<b>Resources</b>	We are receiving good input from the TAT. Loss of some 2019/20 research funding makes seeking external party co-funding a priority.
<b>Scope</b>	Deliver efficient, effective and consistent Te Tai o Poutini Plan

**Please note that the schedule and scope have been downgraded from green to orange. This is in response to the reduction in budget for 2020/21 and postponement of the SNA research. Both may affect the schedule by extending the project (see Schedule below), and insufficient research will impact the ability to deliver an effective plan. Project may get back on schedule if there is sufficient funding to begin ground-based SNA work in late 2020.**

## 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 <a href="http://www.ttp.westcoast.govt.nz">www.ttp.westcoast.govt.nz</a>
Set planning milestones	31-Oct-19	30 August 2019	Presented at August TTPPC meeting
Hold key stakeholder workshop for Settlements section	28-Feb-20	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-Apr-20	31-Jul-20	Greymouth and Hokitika, then Westport. Delayed due to Covid-19 Lockdown
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-Jul-20	31-Aug-20	Delayed due to Covid-19 Lockdown
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	31-Jul-20	Due to work programme changes during Covid-19 lockdown
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	30-Oct-21	This will be to seek permission to do field assessments. It is dependent on undertaking the desk top assessment first.
Commence field work for SNA assessments	30- Nov-20	30 Nov 21	It is anticipated that field work will be undertaken over summer 20-21, summer 21-22 and summer 22-23. This will be delayed until desktop study is completed
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	30 May 2023	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	30 July 2023	This is in addition to hui and consultation throughout the development process and is a mandatory step

Stage	Target Completion	Revised Completion	Comments
Full “draft” Te Tai o Poutini Plan to Committee	30-Sep-22	30 Sep 2023	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	31 Nov 2023	Roadshow in October/November 2022 with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	30-May-22	31 Nov 2023	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	30 June 24	Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Aug-23	30 Aug 24	40 working days for submissions is the legal requirement
Further Submissions	30-Oct-23	30 Oct 24	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	30–Feb-24	30 Feb 25	Indicative time only
Decisions Te Tai o Poutini Plan	31-August-24	31 Aug 25	Indicative time only
Appeal Period	30-Sep-24	30 Sep 25	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	31-June-25	31 June 26	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

- Read the attached paper on the format of TTPP Committee meetings



Prepared for: Te Tai o Poutini Committee  
Prepared by: Jo Armstrong  
Date: 29 May 2020  
Subject: Discussion on the Format of TTPP Committee Meetings

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## SUMMARY

The TTPP Planning Team are working towards having a draft plan out for consultation before the October 2022 local body elections. To achieve this the TTPP Committee (TTPPC) will need sufficient time to consider and make decisions on Issues, Objectives, Policies and Rules for every topic in the Plan. The current 3.5 hour monthly meetings will not provide enough time for this.

Options to address this timing issue include:

- Option 1 Increase monthly meeting times to full day meetings
- Option 2 Have two half day meetings per month, possibly with one via Zoom
- Option 3 Establish sub-committees to hear and decide on specific topics or chapters in the Plan.

As the Committee begin to discuss topics in more detail, and move towards making planning decisions, it would also be timely to discuss conflicts of interest that TTPPC members have.

These options, and some law pertaining to conflicts of interest are discussed further in this paper.

## RECOMMENDATIONS

- That TTPPC receive this report
- That TTPPC select one of the proposed meetings options or develop an alternative option which will allow the draft plan to be completed by September 2022
- That TTPPC address conflicts of interest

## DISCUSSION

The TTPP Planning Team are working towards having a draft plan out for consultation before the October 2022 local body elections. There is a large volume of work to complete in this time to develop a high quality plan and get a good return on investments of time and money.

The current Draft Committee Work Programme with proposed timing for bringing papers and decisions to TTPPC is attached as Appendix 1. This is a living document and will likely change as we progress.

The planning team has appreciated your input on papers to date. Work to incorporate your ideas may mean topics return to TTPPC multiple times, and it has become apparent that, in order to complete the draft Plan by September 2022 at the latest, longer or more frequent meetings will be required. The planning team anticipate resuming face-to-face meetings from 30 July. These meetings currently run between three and four hours.

The planning team is proposing three options to enable the project to meet its timelines.

Option 1 Increase monthly meeting times to full day meetings

Option 2 Have two half day meetings per month. Every second meeting could be via Zoom.

Option 3 Establish sub-committees to hear and decide on specific topics or chapters in the Plan.

Under Option 1 TTPPC should consider that there may be a drop in productivity and effectiveness of discussion in the latter stages of a full day meeting.

To ensure we do not increase travel time and costs under Option 2, every second meeting could be via Zoom.

Option 3 could allow for members to focus on specific parts of the plan, and use full TTPPC meetings to report back to the whole Committee.

As the Committee begin to discuss topics in more detail, and move towards making planning decisions, it would also be timely to discuss the conflicts of interest that TTPPC members have.

**According to the Local Authorities (Members' Interests) Act 1968:**

*A member of a local authority or of a committee thereof shall not vote on or take part in the discussion of any matter before the governing body of that local authority or before that committee in which he has, directly or indirectly, any pecuniary interest, other than an interest in common with the public.* <http://www.legislation.govt.nz/act/public/1968/0147/latest/DLM390047.html>

Option 3, to have sub-committees, could also help to address the issue of conflicts of interest, but **this is something we need to consider no matter which option is selected.**

## RECOMMENDATIONS

- That TTPPC receive this report
- That TTPPC select one of the proposed meetings options or develop an alternative option which will allow the draft plan to be completed by September 2022
- That TTPPC address conflicts of interest

## Appendix 1

## Te Tai o Poutini Plan

## Draft Committee Work Programme June 2020-2022

Note: this is the proposed work programme as of 2 June 2020 – depending on the direction of the Committee around the content of each topic, additional reports and a changed timeline will result.

Quarter	Topics
June – August 2020	Coastal Natural Hazards Ecosystems and Indigenous Biodiversity Approach Heritage Approach Natural Heritage Strategic Direction Open Space Approach <b>Poutini Ngāi Tahu Cultural Landscapes</b> Residential Rules Rural Areas Objectives, Policies and Rule Direction Significant Natural Areas Assessment Special Zones Approach Tourism Strategic Direction Transport Issues and Objectives and Rule Direction
September –November 2020	Connections Strategic Direction Ecosystems and Indigenous Biodiversity Issues, Objectives and Policy/Rule Direction Heritage Issues and Objectives and Policy/Rule Direction Industrial Rules Infrastructure Issues, Objectives and Policies Landscape, Outstanding Natural Features and Natural Character Approach Open Space Issues and Objectives and Policy/Rule Direction <b>Poutini Ngāi Tahu Issues and Objectives</b> Special Zones (National Planning Standards Zones) Issues and Objectives and Policy/Rule Direction
December 2020-February 2021	Agriculture Issues and Strategic Objectives Heritage – Policy and Rule Options Heritage Rules and Schedule Landscape, natural character and natural features <b>Issues and Objectives</b> and direction on policy/rules Mineral Extraction Issues and Strategic Objective Mineral Extraction Precinct – Objectives, Policies and Rule Direction Neighbourhood Centre Zone Rules Notable Trees Objectives and Policy Open Space Rules Sites of Significance to Maori – Rules Special Zones – Buller Plateau Objectives, Policies and Rule Direction
March 2021 –May 2021	Ecosystems and Indigenous Biodiversity Policy and Rule Options Heritage Rules and Schedule Infrastructure Rules Mineral Extraction Precinct – Objectives, Policies and Rule Direction Notable Trees Schedule and Rules Sites of Significance to Maori – Rules Special Zones – Buller Plateau Objectives, Policies and Rule Direction Special Zones (National Planning Standards Zones) – Rules

	<p>Special Zones (National Planning Standards) Rules  Subdivision Objectives and policy  Temporary Activities - Rules  Town Centre Zone Rules  Transport Rules</p>
June 2021 –August 2021	<p>Draft Strategic Direction Section Chapter  Activities on the Surface of Water Approach  Coastal Environment  Contaminated Land – Objectives and Policies  Earthworks Objectives and Policies/Rule Direction  Esplanade Reserves and Strips Objectives and Policy/Rule Direction  Financial Contributions Rules  Landscape, natural character and natural features Policy and Rule Options  Natural Hazards Objectives and Policy/Rule Options  <b>Poutini Ngāi Tahu Chapter</b>  Public Access –Issues Objectives and Policy/Rule Direction  Public Access Approach  Signs, Noise and Light - Approach</p>
September 2021 – November 2021	<p>Activities on the Surface of Water Objectives, Policy and Rule Direction  Designations  Earthworks Rules  Financial Contributions Objectives, Policies and rule direction  Historical and Cultural Values Section  Main Centres – Zones  Natural Environment Section  Natural Hazards Rules  <b>Poutini Ngai Tahu Cultural Landscape and Significant Sites</b>  Schedules  Public Access Rules  Special Zones – Zones  Subdivision Rules</p>
December 2021 - February 2022	<p>Activities on the Surface of Water - Rules  Any outstanding matters  Energy Infrastructure and Transport Section  General District Wide Matters Section  Maps Review  Subdivision Section  Zones Section</p>
March 2022-June 2022	<p>Proposed Consultation Plan  Draft TTPP Plan final checks and approval to put out for consultation</p>
July – August 2022	<p>Election Period – planning to not require significant decisions during this time.</p>





Prepared for: Te Tai o Poutini Plan Committee Meeting  
Prepared by: Edith Bretherton, Senior Planner  
Date: 24 June 2020  
Subject: Te Tai o Poutini Plan Technical Update – Historic Heritage

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#### SUMMARY

This report gives an update on the technical work being undertaken on historic heritage in Te Tai o Poutini Plan and outlines the general approach to historic heritage being developed.

Work on the Issues, Objectives and Policies is underway following stakeholder consultation, with preliminary drafts discussed with the technical advisory team. These have been refined from feedback received and will be taken back to stakeholders to workshop in or around August 2020. A heritage questionnaire has been created and distributed to the stakeholders. The outputs of the workshop, questionnaire and technical team meeting will be brought to this committee in October 2020.

Work has commenced to stocktake the heritage schedules.

#### RECOMMENDATIONS

1. That the Committee receive the report

Edith Bretherton  
Senior Planner

## INTRODUCTION

1. This report gives an overview of the technical work being undertaken on Historic Heritage in Te Tai o Poutini Plan. Historic Heritage is a required chapter in Te Tai o Poutini Plan.
2. Historic Heritage is a Resource Management Act (RMA) section 6 matter of national importance. Councils are required to *protect historic heritage from inappropriate subdivision, use and development*.
3. As a matter of national importance, RMA policy and plans must address a number of key matters in order to protect historic heritage. This includes definitions, identification of heritage places and assessment of their heritage values, historic sites, incentives, regulatory controls, and mapping.
4. Historic Heritage is defined in the RMA as including:
  - Historic sites, structures, places and areas; and
  - Archaeological sites (pre – 1900); and
  - Sites of significance to Māori, including wahi tapu; and
  - Surroundings associated with the natural and physical resources.
5. The National Planning Standards give direction to the planning approach to cultural issues. Māori cultural sites and wahi tapu are separated from historic heritage sites, this will be reflected in Te Tai o Poutini Plan. This will ensure that iwi retain management of their sites. **'Sites and Areas of Value and Significance to Māori'** will be included in a separate chapter. Objectives, Polices, Rules and Schedules including archaeological schedules will therefore be discussed separately.
6. The National Planning Standards also directs that Notable trees, including those notable for links to historic persons or events, and those of significance or value to mana whenua are a separate chapter. This topic will also be discussed separately.
7. Concurrent to the Plan development work on Historic Heritage a reconciliation and stocktake of the existing heritage schedules from the current district plans is being undertaken.

## ROLES OF OTHER AGENCIES

8. Heritage New Zealand Pouhere Toanga (HNZPT), the Department of Conservation (DoC) and Territorial Authorities all have responsibilities relating to Historic Heritage.
9. HNZPT, a crown entity is the leading national historic heritage agency. HNZPT work, powers and functions are prescribed by the Heritage New Zealand Pouhere Taonga Act 2014. HNZPT have a responsibility to promote the identification, protection, preservation, and conservation of the historical and cultural heritage of New Zealand.
10. Most protective mechanisms for land-based historic heritage are administered by local authorities through their District Plan policies and heritage listings under the RMA. HNZPT retains regulatory responsibilities regarding archaeological sites. Heritage sites listed by HNZPT must be included within district plans if they are of local or regional significance. All historic areas must be included. District plans may have sites that are not listed by HNZPT. All archaeological sites (including previously unrecorded sites) are managed under the Heritage NZ Pouhere Taonga Act 2014. District plans have a role in protecting the most significant archaeological sites (including groups of significant archaeological sites).
11. DoC manage the largest heritage portfolio in New Zealand. The Conservation Act 1987 provides for the protection of historic resources. This includes historic resources within public conservation land. The management is guided by general policy, conservation management strategies and conservation plans.

12. Historic Heritage sites on land managed by DoC. Resource Consent is not required for changes to these sites, if land on which they are held is managed by the Conservation Management Act, or an Act listed in Schedule 1 of the Conservation Management Act which is consistent with a conservation management strategy, conservation management plan. The exception to requiring consent also requires that the activity does not have a significant adverse effect beyond the boundary of the area of land.

#### PROPOSED APPROACH

13. A review of the three existing district plans, the Buller District Council Plan Change 135 (Culture and Heritage), the Grey District Council Long Term Plan and review of the West Coast Regional Policy Statement has been undertaken.
14. The current Buller and Grey District Plans highlight the following issues
- Heritage features are important to a sense of place and history.
  - Financial implications of maintaining heritage features may impact their sustainable use. Adaptive reuse can enable retention of heritage buildings.
  - Protection and management of sites should be achieved while ensuring new uses are not constrained.
15. Westland does not have specific heritage issues or objectives.
16. A review of the heritage plan provisions in New Plymouth, Porirua, Southland and Queenstown District Plans has been completed. Full plan provisions are attached as Appendix 1.
17. **Summary points from other council's policy approach follow:**
- All councils seek to identify and map their heritage features
- Most seek to identify at a local, regional and national level
- Adaptive reuse is encouraged by all councils
- Avoidance of demolition, of at least the most valuable category, and avoidance unless only remaining option, is common to all plans.
- Alterations and additions are usually allowed as long as they are in keeping with the values of the feature
- Development in the surrounding area must be sympathetic to the heritage areas.
18. Targeted consultation has also been undertaken with district council staff, HNZPT, DoC, Inangahua ward councillors, Heritage Hokitika, Westland Heritage and Cultural Tourism Project, Hokitika Reserves and Environs Community Group, Heritage West Coast, Shantytown and Heritage Industrial Park.
19. Current issues have been identified through this process; these follow, with a proposed approach to consider when addressing these issues.

*Historic heritage helps communities identify with their surroundings and provides tourism and development opportunities. However, the cost of repairing and maintaining these features means they are falling into disrepair.*

*Proposed Approach to address this issue:*

- Emphasis on enabling provisions for restoration to try to stop features reaching irreparable stage.
- Demolition provisions as a last resort, but emphasis on protection
- Recognition for community groups and individuals that choose to use their own funds for heritage protection and development.
- Make heritage restoration consent applications easy, minimise cost.
- Promote heritage within the region to support the value to communities

*Adaptive reuse can encourage buildings to be maintained but can dilute their value.*

*Proposed Approach to address this issue:*

- Enable adaptive reuse, while protecting specific values, keeping facades of buildings for example.
- Design guidelines to aid consistency within a heritage area.

*Heritage value can occur at different scales, something might be of value locally but not nationally.*

*Proposed Approach to address this issue:*

- Recognise differences in scale, and that different tools might be needed
- Identify and assess features, make it clear what is being protected, is it the site, building, interior, or a combination.

## STOCKTAKE OF HERITAGE SCHEDULES

20. A stocktake of the historic heritage listings for the region, and the three district council heritage schedules has commenced.
21. The existing heritage list and district council schedules have been reconciled to resolve any duplications or unlisted items. The district heritage schedule must at a minimum include all listed heritage sites.
22. Site visits to confirm the site / structure / place / area exists commenced prior to Covid-19 lockdown. This work will recommence post lockdown. No assessments are being undertaken.
23. Assessments of the listed items are being reviewed and consolidated in consultation with the district councils, DoC and HNZPT.

## NEXT STEPS

24. The draft identified issues, objectives and policies have been discussed with the council staff on the technical advisory team. Workshops for stakeholders on the issues, objectives and policies have been postponed until August 2020 due to Covid-19.
25. A historic heritage questionnaire has been developed and shared with stakeholders.
26. The outputs from the technical advisory team discussions, stakeholder workshops and questionnaire will be brought to this committee in October 2020.

Appendix 1

Summary of other district council approaches to Heritage

<u>New Plymouth</u>	<u>Porirua</u>	<u>Queenstown Lakes</u>	<u>Southland</u>
Objectives focussed on protecting, acknowledging and actively using historic heritage	Objectives focus on identifying and protecting historic heritage	Objectives focus on recognition, protection, maintenance and enhancement of historic heritage. Sustainable use of features is encouraged, including adaption. The diversity of heritage assets is recognised.	An objective to protect heritage.
Policies focus on identifying and mapping features; ensuring their retention in historic context; managing the impacts of other activities on the features; and supporting property owners to maintain and restore heritage items	Policies focus on identifying and categorising features. Maintenance, adaptive reuse and small-scale earthworks are enabled. Restoration works are controlled to ensure heritage values are maintained. Relocation and repositioning heritage items are discouraged unless no other option. Demolition is to be avoided unless for immediate safety reasons.	Policies seek to recognise features to enable enhancement. Also to ensure that development is sensitive to heritage values. Total demolition and relocation are discouraged. Ongoing economic viability is encouraged through allowing adaption. Recognise and protect the different layers and types of heritage when making development decisions. Enhancement is encouraged through incentives.	Policies to recognise and protect heritage, to provide for restoration and adaptive reuse and redevelopment. Demolition and relocation are provided for if serious risk to human safety, or unreasonable to keep feature.



Prepared for: Te Tai o Poutini Plan Committee Meeting  
Prepared by: Lois Easton, Principal Planner  
Date: 25 June 2020  
Subject: Te Tai o Poutini Plan Technical Update – Strategic Direction – Tourism  
Issues and Strategic Objectives

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#### SUMMARY

This report discusses the issues around Tourism and Te Tai o Poutini Plan on the West Coast. Tourism has been a significant activity on the West Coast for over 100 years and is one of the largest components of the West Coast economy, and Westland's in particular.

This report outlines key issues and a Strategic Objective for Tourism to sit within the Strategic Direction section of Te Tai o Poutini Plan.

#### RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft proposed Issues and Strategic Objective for Tourism.

Lois Easton  
Principal Planner

## INTRODUCTION

1. Tourism has had a long history on the West Coast, starting in the mid-1800's with local **guiding of early European explorers by Poutini Ngāi Tahu. The tourism sector continues to** play an increasingly important role in the West Coast economy. Until COVID 19 the West Coast had a high rate of tourism growth. Currently it is expected that it will take 3-4 years for international tourism to recover - about the same time Te Tai o Poutini Plan is likely to come into effect.
2. The visual landscape and unique ecological and geological features of the West Coast has **made this a "special experience" for the thousands of visitors as well as permanent residents.** Tourism and recreation have become central to the prosperity of the Coast.
3. For most tourists and visitors it is the natural values and landscapes of the Coast which attract them – **the 6 "icon" destinations of Tourism West Coast are all natural features** – the Glaciers, Punakaiki, Oparara Arches, Lake Brunner, Hokitika Gorge and Te Wahipounamu World Heritage Area.
4. Tourism and visitors bring with them very significant economic benefits, however careful management is needed so that the impacts of their activities do not undermine the values of the natural environment that brings them to the coast.
5. The 2018 Development West Coast Fact Book identified that in 2017
  - Tourism was the second largest contributor to the West Coast regional economy at 29% of total GDP with an associated 32.8% growth from 2012-2017
  - Tourism is the greatest proportion of the Westland economy (2<sup>nd</sup> to dairy farming) and the 5<sup>th</sup> largest contributor to the Grey and Buller economies.
  - In 2018 584,000 international visitors came to the West Coast –although only 1/5<sup>th</sup> of these visited Buller and Grey Districts
  - Westland had the most international tourists (65%), in Buller 38% of tourists were international and in Grey 30%
  - 3222 full time equivalent people were directly or indirectly employed in the tourism industry (21% of jobs)
6. In terms of Te Tai o Poutini Plan, there are two key components to tourism and visitor management:
  - a. To enable the positive economic impacts of tourism and visitors and support appropriate development of visitor facilities; and
  - b. **To manage the adverse effects of tourism and visitor activity on the West Coast's resources and communities.**

### Approach in Current District Plans

7. The three current district plans recognise that protection of landscapes and heritage features are important to support tourism within the districts.
8. In terms of specific provisions the Grey District Plan adopted the then West Coast Tourism Development Group sign guidelines as follow

*Policy 8.4.1 Visitor/Information Signs should be in accordance with the West Coast Development Group (WCDG) and West Coast Regional Council and New Zealand Transport Agency sign design guidelines.*

9. The Buller District Plan recognises Tourism as a key element in its Management Environment section, and consideration of the importance of tourism appears to have played a role in the decisions around provisions in the Natural Environment, Scenically Sensitive and Paparoa Character Zones, although there are no specific objectives or policies in the Plan around this.
10. The Westland District Plan recognises tourism in relation to landscape protection and has the following provisions:

***Issue: Threats to Westland's environment as a result of insensitive developments and activities.***

***Objective: To recognise and promote Westland's image as a clean green District.***

11. The Westland Plan also has specific Tourist Settlement zoning at Franz Josef, Fox Glacier and Haast with zone rules reflecting how these settlements should develop and support tourist activity.

#### Tourism in Other Council Plans

12. A review of other District Plans has been undertaken. Strategic Direction chapters are a relatively new thing in planning terms, but Kaikoura District, Queenstown Lakes and Mackenzie District all have specific sections in their plan on tourism and visitors.
13. These sections discuss the positive and negative effects of tourism.
14. For example in Kaikoura, **where tourism employed 30% of the district's workforce, Objectives and Policies** recognise the need to manage tourism activity and in particular its impacts on infrastructure; and rules recognise the need for tourist activities to fit within the landscape and character of settlements. The Kaikoura Plan also contains a special Tourist Zone.
15. Key effects of visitors which the Kaikoura Plan aims to manage are:
- pressure on infrastructure and services including public facilities
  - detraction of amenity values and character of the District, including noise
  - effects of increased traffic
  - effects on townscape design
16. **Queenstown's provisions focus on the management of visitors as the major driver of urban expansion**, alongside the regulation of visitor accommodation. The Plan also recognises the landscape as being the major factor bringing tourists to the district and the need to manage the adverse effects of activities on landscape values to maintain that value. The Queenstown Plan also contains a special Rural Visitor Zone.
17. **Mackenzie's Plan has specific issues, objectives and policies in relation to tourism and visitors. It also recognises that the district's unique landscapes are a critical reason for visitors coming to the region**, and identifies a list of actual and potential adverse effects of visitor numbers which need to be managed.
- detraction from the visual amenity of scenic areas
  - noise and disturbance from traffic (including boats and aircraft)
  - litter and waste poorly collected or disposed of
  - degradation of vegetation quality
  - risks to the safety of recreationalists and others
  - conflicts with spiritual and food gathering values of the takata whenua for an area
  - change in local landforms by excavators
  - reduction in water quality
  - degradation of natural habitats (including lakes and rivers)
  - reduction in the values of remote areas (including lakes and rivers) associated with increased use by recreationalists
  - limiting of the productive capacity of areas.

#### MATTERS FOR CONSIDERATION – TE TAI O POUTINI PLAN

##### Support for Positive Effects

18. Because of the positive economic effects of tourism and visitor activity for the Coast it is important that Te Tai o Poutini Plan provides an appropriately supportive framework. Key areas for supportive regulation of tourism in the Plan are:
- a. Locations for and ease of establishment of visitor accommodation
  - b. Enabling new visitor experience ventures to be established which increase the economic contribution of visitors
  - c. **Ensuring that a high quality environment (the "visitor attraction") is maintained in areas that visitors frequent.** This includes things like ensuring visitor experiences are separated from industrial or other activities that reduce their quality.
  - d. The West Coast has a significant proportion of public land administered by the Department of Conservation and this is the location of many of the key tourism sites. Development of new tourism related infrastructure within public conservation land will provide incentives for growth and investment in the wider region. Positive economic effects are hoped from attracting tourism to new areas such as Karamea



and the Oparara Arches, Lake Brunner, Hokitika Gorge, and new Cycle and Walking trails at Lake Brunner, Old Ghost Road and the West Coast Wilderness Trail.

### Managing Adverse Effects

19. With increased visitor numbers comes a number of pressures on both infrastructure and the environment that need to be managed. These include
  - a. Managing the supply of infrastructure such as roads, wastewater and water supply. This includes identifying appropriate locations for new infrastructure and ensuring that additional development contributes to the costs of this infrastructure
  - b. Managing the effects of visitor infrastructure such as roads and signs so that they do not detract from the landscape and natural values they are located within
  - c. Managing the effects of a desire for short term accommodation for visitors versus the need to maintain residential and rural amenity and support the functioning of residential communities and settlements
  - d. Managing the effects of visitor activities, such as aircraft use, on amenity and character of settlements and rural areas
  - e. Managing the effects of large influxes of tourists during the peak season – for example Punakaiki has a permanent population of around 50 but 450,000 visitors per year. Fox and Franz Josef attract 700,000 visitors per annum (West Coast Visitor Strategy 2016)

### DOC Land and Te Tai o Poutini Plan

20. **The major “icon” destinations on the West Coast are all on Department of Conservation administered land.** These are subject to the Te Tai o Poutini Plan, Westland Conservation Management Strategy as well as the relevant National Park Management Plan.
21. While new visitor experiences on DOC land bring economic benefits in terms of tourism, concessions do not make their way back into the West Coast economy. In addition, as DOC does not pay rates, the costs of infrastructure to service new DOC facilities (e.g. road upgrades) is often borne by the West Coast district councils.

### Tourism and Poutini Ngāi Tahu

22. **Tourism is important to Poutini Ngāi Tahu as a source of income and connection back to their taonga.**
23. **Te Rūnanga o Ngāi Tahu owns and operates Ngāi Tahu Tourism** (currently in hibernation under COVID 19). **Ngāi Tahu tourism roots extend back to when iwi members were the guides for many of the first European explorers. Tourism allows Ngāi Tahu to host manuhiri, reconnect with ngā awa (rivers), ngā maunga (mountains) and te moana (the sea).** Ngāi Tahu Tourism operates Franz Josef Glacier Hot Pools and Franz Josef Glacier Guides, but there is significant interest in expanding tourism opportunities through further concessions within DOC administered land.
24. **In Hokitika Ngāti Waewae operates the Waeware Pounamu retail outlet, where carving from local iwi artists is sold primarily to tourists.**
25. **Ngāti Waewae has also been significantly involved in the planning for redevelopment of visitor infrastructure at Punakaiki. Upon the completion of the new visitor centre there, Ngāti Waewae will assume its ownership and management.**
26. **Kāti Māhaki are hapu of South Westland, represented by Te Rūnanga o Makaawhio. They would like to expand their involvement in the operation and delivery of tourism and visitor activities.**
27. **Poutini Ngāi Tahu are supportive of tourism and the development of visitor infrastructure on the West Coast, however recognition of Poutini Ngāi Tahu values, cultural connection and kaitiaki roles are important in the policy framework for tourism.**
28. **Of particular concern to Poutini Ngāi Tahu is recognition of important cultural sites, and protection of these from inappropriate tourism and visitor access. This includes wāhi tapu sites such as maunga and urupa.**

## DRAFT KEY ISSUES

29. Based on the analysis above and discussions with the Technical Advisory Team the following draft Key Issues are proposed.

Issue 1: An enabling framework for tourism and visitor activity is needed

30. Tourism is increasing as an activity on the West Coast and replacing other traditional economic activities in some locations. In order to support the economic development of the West Coast, and assist in maintaining the viability of settlements and communities, a supportive framework for development of visitor support facilities is needed while also ensuring that the values that bring tourists to the Coast are not undermined by over-development.

Issue 2: How to achieve a balance between tourism/visitor activity and maintaining the character and amenity of settlements and rural areas

31. Managing the balance between tourism/visitor activity and amenity and character of West Coast settlements and rural areas is important. Some tourism activities – such as aircraft movements or large concentrations of visitor accommodation, as well as the scale of visitor numbers to local residents, can impact on the ability of communities to continue to function and enjoy local amenity.

Issue 3: Tourism and visitors drive substantial demand for infrastructure and funding for this is limited by affordability for ratepayers.

32. Large numbers of visitors to the West Coast create a significant demand for infrastructure and servicing. Ideally new visitor experiences – or expansions of visitor attractions should be funding the costs of this infrastructure as the ability for the West Coast ratepayers to fund this is very limited. Key infrastructure that is under pressure from tourism includes roads, wastewater and water supply.

Issue 4: Excessive tourism and visitor activity can undermine the values that bring visitors to the Coast and cumulative effects need to be carefully managed

33. Where there is a concentration of visitor activity and services at key locations – for example Franz Josef and Punakaiki, the cumulative effects of visitor numbers on the landscape, cultural and natural values need to be carefully managed. Things such as signs, road construction, helicopter noise and parking facilities need to be carefully managed within the landscape.

Issue 5: How to enable **Poutini Ngāi Tahu** to play a key and increasing role in tourism as a way to enable better economic outcomes for mana whenua.

34. While there are many tourism businesses, it has recently been recognised in law that iwi should have priority access to DOC concessions, recognising their role as mana whenua. This creates the **opportunity to support and enable Poutini Ngāi Tahu's association with tourism and visitor activities to enable better economic outcomes for the hapū and as a way to connect back to their whenua.**

## DRAFT STRATEGIC OBJECTIVE

35. In order to respond to the Key Issues and to set an overall framework for how visitor and tourism related activities are managed within Te Tai o Poutini Plan the following draft Strategic Objective is proposed.

Tourism Draft Strategic Objective: To recognise the significance of tourism to the West Coast's economy by providing for sustainable tourism development while managing the adverse effects on the environment, communities and infrastructure. This includes:

1. Supporting the development of visitor facilities and accommodation within and near existing settlements and communities;
2. Providing for the development and upgrading of supporting infrastructure whereby the costs are apportioned fairly to the exacerbators and beneficiaries;

3. Ensuring that where existing services and infrastructure exists that visitor facilities are connected to this;
4. Managing the development and expansion of visitor activities and services so that the natural and cultural values, amenity and character of the West Coast and its settlements are maintained;
5. Minimising the adverse effects and in particular cumulative adverse effects of visitor activities **and services on cultural values and wāhi tapu, natural** values, amenity and landscape;
6. **Supporting Ngāti Waewae and Kāti Māhaki** ki Makaawhio, to exercise kaitiakitanga and provide education about the cultural importance of maunga, other landforms, taonga and **wāhi tapu to Poutini Ngāi Tahu and how to** treat these areas with respect;
7. **Supporting Poutini Ngāi Tahu in expansion of their** tourism and visitor activities to deliver **better economic outcomes for the hapū.**

#### NEXT STEPS

36. Feedback is sought from the Committee on the wording of the draft issues and strategic objective for tourism. This will then provide part of the overarching framework under which other Plan provisions are developed.

#### RECOMMENDATIONS

1. That the Committee receive the report
2. That the Committee provide feedback on the draft proposed Issues and Strategic Objective for Tourism.



Prepared for: Te Tai o Poutini Plan Committee Meeting  
Prepared by: Lois Easton, Principal Planner  
Date: 25 June 2020  
Subject: Te Tai o Poutini Plan Technical Update – Open Space

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## SUMMARY

This report discusses the issues around Open Space, the types of zones available and how they can be used in Te Tai o Poutini Plan.

Currently Council reserves are Designated in Buller and Grey, and there are no open space zones in any of the current district plans.

A Designation is a type of spot zoning, primarily used by infrastructure providers. Activities under a Designation can be undertaken without resource consent, but only by the Designating Authority in accordance with the information provided in the Notice of Requirement for the Designation.

Feedback from staff is that using Open Space Zones may be more administratively efficient, and also avoid problems where unnecessary consents are currently being required for activities being undertaken on open spaces as the Designations used and current zoning do not anticipate these.

The approach proposed envisages the use of Open Space Zones for all types of open space – Council owned, DOC administered and community owned. There are three Open Space Zones proposed to be used under the National Planning Standards – Natural Open Space Zone, Sport and Recreation Zone and Open Space Zone.

## RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the proposed approach for Open Space in Te Tai o Poutini Plan.

Lois Easton  
Principal Planner

## INTRODUCTION

1. **Open space includes 'green spaces' such as parks and reserves, sports fields, cemeteries and water body margins which are used for social, recreation and amenity purposes and for the protection of landscape, biodiversity and cultural heritage; the 'blue spaces' such as the region's waterways and lakes; the 'grey spaces' such as civic squares, streetscapes and transport corridors; and includes open vistas and views.**
2. While land use activities on areas of open space are regulated under the Resource Management Act, depending on the legal status of a particular land area, open space is also subject to a range of other regulatory requirements. Key legislative requirements for Open Space are as follows:

Resource Management Act 1991	<ul style="list-style-type: none"> <li>• Financial contributions for acquisition and development of public open space;</li> <li>• Esplanade reserves</li> </ul>
Reserves Act 1977	<ul style="list-style-type: none"> <li>• classification of reserves;</li> <li>• acquisition &amp; use of reserves;</li> <li>• reserve management plans</li> </ul>
Public Works Act 1981	<ul style="list-style-type: none"> <li>• acquisition of land for public open space</li> </ul>
Historic Places Act 1993	<ul style="list-style-type: none"> <li>• protection of archaeological sites</li> </ul>
Conservation Act 1987	<ul style="list-style-type: none"> <li>• covers DOC administered land</li> </ul>
Local Government Act 1974	<ul style="list-style-type: none"> <li>• provides for the creation of esplanade reserves abutting the sea, rivers or lakes on stopping of roads</li> </ul>
Local Government 2002	<ul style="list-style-type: none"> <li>• development contributions for acquisition and development of open space,</li> <li>• restrictions on disposal of parks,</li> <li>• community outcomes</li> </ul>

3. Open Space fulfils a number of needs in the community and the Plan approach framework should reflect that. These main matters are recreational (passive such as picnicking, and active ranging from dog walking, mountain biking through to organised sport – both indoor and outdoor), visual amenity, cultural and historic heritage, public access to natural areas and waterbodies, and protection of ecological and other natural values.
4. Across the open space providers there are a wide range of recreational opportunities in the **three districts. These are internationally recognised as the basis for the West Coast's** importance as a visitor destination as well as encouraging residents to settle in the districts.
5. There are three main providers of open space on the West Coast – the district councils, the Department of Conservation, and the community sector.
6. The Council reserves are principally located in the towns and settlements. They include major sporting facilities, camping grounds and cemeteries, neighbourhood playgrounds, walkways and memorials.
7. Community sector open space includes racecourses, golf clubs and some sports facilities.
8. DOC managed open spaces are principally in the rural areas, however there are some sites in towns, and in the case of south Westland in particular, where a number of settlements have DOC land providing their main community open spaces.
9. Open space and recreation areas will also vary in their significance to residents and visitors. Some areas will be of importance to the whole district or of regional or national importance. These include the National Parks, scenic and recreation reserves, the lakes, rivers, coastal areas and mountains, which attract people to the West Coast.
10. Other areas will be of importance primarily to the local community. These include the sports fields and playgrounds, community halls and areas of open space and planting. Within the **larger towns of the Coast there are also neighbourhood areas such as children's playgrounds and walkways.**

## CURRENT DISTRICT PLAN APPROACH TO OPEN SPACE

11. Currently the three district plans on the West Coast do not include Objectives, Policy or Rules around Open Space as a separate zone. Instead open space generally holds the zone of the surrounding land. In Buller and Grey, Council reserves are identified through Designations. In Westland there are no provisions whatsoever and reserves and open space are zoned the same as the surrounding land.
12. Designations are a type of spot zoning, primarily used by infrastructure providers (known as Requiring Authorities). Activities under a Designation can be undertaken without resource consent, but only by the Requiring Authority in accordance with the information provided in the Notice of Requirement for the Designation. This Notice of Requirement must spell out the activity being undertaken. The Plan can provide specific conditions on the Designation in order to address environmental effects.
13. The Designation process works well for large scale projects, but not for smaller projects such as new park furniture, toilet blocks or general maintenance. The Designation process is also not available to external parties or commercial operators wishing to locate their activities in parks and reserves, meaning they are usually required to get resource consent based on the underlying zone rules.
14. Designations are not generally used by the Department of Conservation as the land it administers has an exemption for land use activities it undertakes under the Resource Management Act. Department of Conservation land is governed by the Conservation Act, Conservation Management Strategy and any National Park or Reserve Management Plans.

## OTHER COUNCIL APPROACHES

15. **A brief review of how other Councils manage Open Space through their District Plans** identifies there are four main approaches
  - a. Use of Open Space Zones for all open space eg , Marlborough, Whanganui, Christchurch Hamilton, Auckland, Wellington, Ruapehu (called Protected Areas Zone). This is the most common approach.
  - b. Use of a combination of Open Space Zones for Council owned open space and a different zone for Department of Conservation administered land eg. Queenstown Lakes (Rural Zone), Tasman & Nelson (Conservation Zone), Selwyn (High Country), Ashburton (Rural)
  - c. Use of Open Space Zones for all open space but on top of that Designations for Council reserves eg Rotorua
  - d. Use of Designations for Council reserves e.g. Selwyn.

## OPTIONS FOR COUNCIL OWNED OPEN SPACE

16. Based on discussion with Council staff and the review of other Council approaches, in terms of Council owned Open Space there are three options
  1. Continue to use Designations
  2. Use an Open Space Zone
  3. Use the surrounding land zone

The advantages and disadvantages of the three approaches for council owned open space are outlined in the table below:

Option	Advantages	Disadvantages
1. Designations	<p>Useful for identifying open space areas proposed for acquisition.</p> <p><b>Creates a "spot zone" allowing the specified works as a Permitted Activity.</b></p> <p>Designations can only be altered by the Requiring Authority (i.e. Council).</p>	<p>Uses of the land must be specified within the Designation and included in the Plan.</p> <p>Can only be used where the Council is financially responsible for the project, work, or operation on the designated land. This can make things like community projects or sports clubs</p>

Option	Advantages	Disadvantages
		<p>activities more difficult if the Council is not financially responsible for them.</p> <p>There must be an underlying zone and any activities not within the Designation description are subject to the Rules in the underlying zone. A zone decision is therefore still required.</p> <p>New Notices of Requirement (which comply with current RMA provisions) will need to be developed for each Designation put forward by the Councils as Requiring Authorities.</p> <p>Each Designation will need to be assessed to see if there are conditions required to be placed on the Designation.</p>
2. Open Space Zone	<p>Provides clear identification of the purpose of the land.</p> <p>Different types of zones (and the use of Precincts if required) can set a framework for activity on the land.</p> <p>Same rules apply regardless of who is doing the activity – <b>Council doesn't</b> need to be financially responsible.</p> <p><b>Doesn't require specific forward</b> identification of what work might be undertaken on the land.</p> <p>Can utilise existing processes (such as Reserve Management Plans) to drive the Rules within the Zones.</p>	Zoning decisions are subject to normal resource management processes such as Plan Changes (vs Designations where only the Requiring Authority can change them).
3. Surrounding Land Zone	Could provide for more flexibility for other uses on the land outside of normal open space uses (subject to other legal requirements such as are provided by the Reserves Act).	Generally these zones do not anticipate the type of activities (e.g. events, sports training) that occur on open space. More resource consent requirements are likely as a result for some activities.

17. Most Councils nationally use Open Space Zones rather than designations for managing open space.
18. Staff feedback to the Te Tai o Poutini Plan team is that an Open Space Zone process is preferred from an administrative perspective for district council owned parks and reserves.
19. The National Planning Standards provides for 3 Open Space Zones as follow:
  - Natural Open Space Zone
  - Sport and Active Recreation Zone
  - Open Space Zone

#### OPTIONS FOR DEPARTMENT OF CONSERVATION ADMINISTERED LAND

20. Given that the National Planning Standards provide for Open Space Zones it would not be **likely to be able to justify having a "special" zone for Department of Conservation Administered land, particularly as the Department's activities are generally not subject to the land use provisions of the RMA.**

21. There are two options for Department of Conservation Land:

1. Zone as an Open Space Zone
2. Zone as the surrounding land (generally rural zone)
3. Split zoning – High Conservation Land (eg National Parks, Wilderness Areas, Special Ecological Areas) zoned as Open Space Zone, but less

Option	Advantages	Disadvantages
1. Open Space Zone	Clearly identifies where DOC land is located	Rule framework could be more limiting for non open space related activities.
2. Zone as surrounding land	Could provide for more flexibility for other uses on the land outside of normal open space uses (subject to other legal requirements such as are provided by the Conservation Act).	Lack of clarity about where DOC land is located. Surrounding land zone may not be appropriate and require additional resource consents from concessionaires.
3. Split zoning	Could provide for more flexibility for other uses on the land outside of normal open space uses (subject to other legal requirements such as are provided by the Conservation Act).	Lack of clarity about where DOC land is located.

22. Feedback from the Department of Conservation is that, because the Resource Management Act exempts most DOC activities from regulation under the RMA, their main concern is the management of concessions on the DOC estate and that use of Open Space Zones for DOC Administered land (instead of the largely Rural Zone currently used) is appropriate.

#### OPTIONS FOR PRIVATELY OWNED OPEN SPACE

23. Community owned open space is currently zoned for the surrounding zone, generally rural. This includes areas such as the Omoto Raceway, Hokitika Golf Course and Reefton Racecourse. This zone currently does not anticipate the types of activities (and in particular events) that might occur in these locations. Two options have been identified for community owned open space:

1. Zone as an Open Space Zone
2. Zone as the surrounding land (generally rural zone)

Option	Advantages	Disadvantages
1. Open Space Zone	Rules could be enabling of development and operation of community owned open space	Rule framework could be more limiting for non open space related activities.
2. Zone as surrounding land	Could provide for more flexibility for other uses on the land outside of normal open space uses.	Surrounding land zone may not be appropriate and require additional resource consents from concessionaires.

#### CURRENT POLICY FRAMEWORK

##### District Parks and Reserves

24. A review of the existing policy framework for open space at the three district councils has been undertaken. This included both the information around parks and reserves in the three **district plans, as well as that in the councils' Long Term Plans.**

25. This framework is summarised as follows:

##### In Buller

1. Providing the community with recreation facilities and relaxation areas



2. Creating a pleasant environment for the community

#### In Grey

3. Providing the community with access to a wide range of community services that makes living in and visiting the area attractive and enjoyable.
4. Providing both active and passive recreation
5. Provide and/or facilitate the provision of a diverse range of recreational facilities
6. Facilitate availability of other recreational facilities and provide financial and other assistance to providers of such facilities within budgets
7. Advocate for and facilitate recreational outcomes
8. Provide for recreation and conservation values

#### In Westland

9. Provide reserves for all residents and visitors, and spaces for leisure and recreation.
10. Ensure reserves are pleasant, enjoyable and safe places
11. Provide for both recreation and conservation values

26. In terms of types of open spaces managed by the three district councils these are made up of:

1. Freehold fee simple titles
2. Unformed legal roads
3. Reserves classified under the Reserves Act - most commonly Local Purpose Reserves – e.g. Cemetery, Esplanades, but also Recreation Reserves and Scenic Reserves
4. Encumbered land (e.g. may be freehold but gifted with specific requirements)

#### Conservation Estate

27. Key documents which inform the potential Open Space Issues, Objectives and Policy for Te Tai o Poutini Plan have been produced by the Department of Conservation. These include:

1. The West Coast Conservation Management Strategy
2. Kahurangi National Park Management Plan
3. Paparoa National Park Management Plan
4. Westland Tai Poutini National Park Management Plan
5. Mount Aspiring National Park Management Plan

28. There are detailed objectives and policies within each of these plans but some common themes are:

1. Providing for recreational, heritage and natural values
2. The concept of front country where facilities are focussed, most commercial activity (concessions) and heritage items are located and recreation activity is greater; back country where far fewer recreation facilities are provided; and wilderness areas which are primarily focussed on natural values management.
3. Recognising the Treaty, collaboration with Poutini Ngāi Tahu and care & respect for wāhi tapu and taonga.

29. In terms of the different types of land in the Conservation Estate this is made up of:

1. Lands subject to the Reserves Act (e.g. Scenic Reserves, Recreation Reserves, Marginal Strips and Esplanades, Scientific Reserves and Historic Reserves). The Reserves Act status provides some specific guidance on possible uses of these lands, based on their classification
2. Lands within National Parks and subject to the Conservation Act
3. Land which is held under the Conservation Act, but which has not been classified (known as Stewardship Land)

#### Nohoanga Sites

30. **Seventeen Nohoanga sites are identified in the Ngāi Tahu Settlement Act within Tai Poutini for camping and temporary food gathering.**

31. They are generally DOC Administered land. Many are not **currently used, but Poutini Ngāi Tahu** are actively exploring options for bringing these sites into use through the provision of facilities such as toilets and showers. The locations are:

1. **Pororari river, Punakaiki river, Taramakau river, Lake Brunner Kōtuku** Whakaoho, lake Haupiri, Lady lake, lake Kaniere, Mikonui river (two sites: one site on north bank and

- one site on south bank), Ōkārito lagoon/river, Karangarua river and estuary, Mahitahi river, Waita river and Māori [Tawhārekiri] lakes, Okuru river, Waitatoto lagoon (two sites: one site on north bank and one site on south bank), and Cascade river.
32. The nohoanga are entitlements to occupy, temporarily and exclusively, an area of lakeshore or riverbank for the purposes of lawful fishing and the gathering of other natural resources. The nohoanga may be used for up to 210 days each year between mid-August and the end of April.
  33. The nohoanga are approximately one hectare in size, are set back from marginal strips and are sited so as not to interfere with existing public access or use. They are subject to all legislation, bylaws, regulations and land and water management practices, such as weed, pest and river control. Since the settlement, some sites have been found to be unsuitable for their purpose (e.g. there is no practical access to the Ōkuru site). For this reason, replacement nohoanga entitlement sites are likely to be sought at some places.
  34. Nohoanga provide Ngāi Tahu whānui with an opportunity to experience the landscape as their **tūpuna did, and to rekindle the traditional practices of gathering food and other natural resources, so long an essential part of Ngāi Tahu culture.**

#### PROPOSED APPROACH FOR OPEN SPACE

35. The following approach is proposed for Open Space within the Plan for open space:
  - a. Zone Council owned open spaces with one of the three Open Space Zones. Generally this would be along the following lines:
    1. Natural Open Space Zone used for most Esplanade Reserves, Scenic Reserves and water supply catchments (but these would retain their Designation over the top);
    2. Sport and Active Recreation Zone for sports fields, tennis, pony clubs, bowling clubs, racecourses and other sporting sites
    3. Open Space Zone for other open spaces and reserves such as civic spaces, playgrounds, land where community facilities are located, cemeteries, campgrounds, and esplanades used for recreation rather than ecological purposes.
  - b. Zone Community owned open spaces which are expected to be used for that purpose for the duration of the Plan as either:
    1. Sport and Active Recreation Zone (e.g. Omoto Raceway, Hokitika Golf Course); or
    2. Open Space Zone (e.g. Kumara Memorial Hall);
  - c. Zone Department of Conservation administered open spaces as:
    3. Natural Open Space Zone for National Parks, Scenic Reserves, Nature Reserves, Scientific Reserves, Wilderness Areas, Marginal Strips, Specially Protected Areas, any other areas of DOC estate identified with very high natural values;
    4. Sport and Recreation Zone for any DOC owned lands used for this type of purpose (e.g. Anzac Park in Greymouth);
    5. Open Space for nohoanga sites, Historic Reserves and most other DOC owned lands including DOC campgrounds
    6. Surrounding land zone where it is identified a non-open space purpose is being undertaken, or likely on the land (e.g. DOC field centre in Hokitika, Cascade Coal Mine on the Denniston Plateau, land proposed to be swapped for development at Arahura Marae)

#### NEXT STEPS

36. Feedback from the Committee is sought around the appropriateness of the proposed approach outlined in this paper. Following that, work on the Plan provisions will be progressed, with the aim of bringing some detail back to the Committee in August.

#### RECOMMENDATIONS

1. That the Committee receive the report

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2. That the Committee provide feedback on the proposed approach for Open Space in Te Tai o Poutini Plan.