

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 20 APRIL 2020, VIA ZOOM, (DUE TO COVID – 19) COMMENCING AT 12.30 P.M.**

#### **PRESENT:**

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

#### **IN ATTENDANCE:**

J. Armstrong (Project Manager), L. Easton, E. Bretherton, M. Meehan left the meeting at 1.30 (WCRC), S. Bastion (WDC), S. Mason left the meeting at 1.30pm (BDC), P. Morris, (GDC), T. Jellyman (Minutes Clerk)

#### **WELCOME**

The Chairman welcomed everyone to the meeting. He reminded those present that this is a public meeting and members of the public as well as media are welcome to attend, and the meeting was being live streamed via Facebook. It was noted that the Zoom details to join the meeting were included in the advert placed in the region's newspapers on 14 April.

#### **Cr Birchfield read out the prayer used at WCRC Council meetings**

#### **APOLOGIES:**

**Moved** (Becker / Birchfield) *That the apologies from F. Tumahai be accepted.*

*Carried*

#### **CONFIRMATION OF MINUTES**

**Moved** (Smith / Gibson)

*That the minutes of the meeting dated 31 January 2020, be confirmed as correct.*

*Carried*

#### **MATTERS ARISING**

There were no matters arising.

#### **PROJECT MANAGER'S MONTHLY REPORT**

J. Armstrong spoke to her report. She stated there was a strong focus on getting the road show underway up until the Covid 19 lockdown. J. Armstrong advised that some planning topics have now been parked as further consultation is required. A. Becker stated that the visit from the Roadshow to Nelson Creek was well received. L. Coll McLaughlin asked if attendance had tapered off due to Covid, J. Armstrong responded that she was happy with attendance. J. Armstrong stated that due to the Covid 19 outbreak, staff are continuing to work from home. She is unsure when staff will return to the West Coast, and when the roadshow will recommence.

It was agreed that the report would be noted.

#### **Technical Update – Urban Policies and Zone Rules**

It was noted that all present have received reports and videos on this matter.

L. Easton spoke to this report and spoke to the presentations, she shared her screen with all present. She covered urban objectives and zone rules and spoke to her presentation in detail. All agreed that the video presentations were very good and most helpful. L. Easton expanded on RMA rules and terminology. Residential policy was explained including a discussion about the ageing population and having housing of the right type to ensure the aged can still live on the Coast. She stated that by the time the Plan is in effect things will hopefully be back to normal post Covid 19.

Air B n B's restrictions were discussed as part of residential rules, including visitor accommodation. L. Easton stated that all three plans are currently quite restrictive and need further work. Housing choice, maintaining activities and residential objectives were covered. S. Mason stated that it is important that Council technical staff have had input into this as this area. J. Armstrong advised that everything that comes to this committee has already been to the Technical Advisory Team. L. Easton advised that the TAT has put a lot of input into this work, particularly the rules, and is up to the governors to set the policy.

Extensive discussion took place and several minor amendments and changes were agreed to. L. Easton answered questions.

The meeting adjourned for seven minutes.

L. Easton continued with her presentation and elaborated on home businesses and rules that are likely to impact on these businesses. She spoke of the importance of rules being clear for businesses, as matters such as vehicle movements and noise are the most likely cause for complaints.

L. Easton explained the three options in her report. It was agreed that Option 2 was the preferred option. It was agreed that more detail would be brought back to the next meeting on all three matters. Discussion took place on industrial activities in rural areas and industrial zones. It was noted that there are differences across the districts in this area.

The meeting adjourned for five minutes.

L. Easton continued with her presentation and discussed commercial policy and zones and the importance of town centres. She advised that it is important that towns continue to thrive, and businesses are not established in risky or hazardous areas. L. Easton explained locations for large commercial operations within CBD's and the implications of this. Discussion took place with minor amendments being made by L. Easton.

**Moved** (Cleine / Coll McLaughlin)

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

*Carried*

### **Te Tai o Poutini Plan Technical Update – Addressing Section 6 Matters: Indigenous vegetation and fauna**

L. Easton spoke to this report. She stated that despite the rules in the plans, vegetation is being cleared. L. Easton advised that there will be a NPS for indigenous biodiversity. She stated that there is an opportunity to do this in a way that will work for the West Coast. P. Madgwick spoke of Maori Reserve Land, and advised that this has never come under the ownership or jurisdiction of the Crown. P. Madgwick stated that he would like to see some legal ruling regarding this. L. Easton agreed and stated that legal advice will be required. L. Easton stated that a one size fits all method will not be taken and she is very keen to look for a way forward that will have good outcomes for the West Coast. She advised that DoC will need to be involved at all levels. L. Easton advised that the mining industry is very keen to see assessments of SNA's. Cr Birchfield moved that a hold is put on SNA work including a proposed research contract for SNA identification, and that this work should not continue without the Committee's agreement.

**Moved** (Birchfield / Smith)

*That the mapping of potential SNA's and the contract are put on hold and that approval by TTPP Committee is required before the process is restarted.*

*Carried*

B. Smith stated that he feels that no money should be spent of SNA's until compensation is clarified, and there is an agreed method to obtain landowner permission to enter their property T. Gibson said research was a bit premature as the West Coast may be looked at as a special case by Central Government. J. Armstrong reminded the Committee that they had given the planning team the go ahead in December to undertake this work in order to provide clarity for landowners, and work began in January on this. She also stated that it will cost more money if left for too long and would likely add a year to the project. This is because it is planned to use university students to undertake the on the ground assessment, and the work would need to occur over three summer holiday periods. L. Easton explained that it is likely the NPS Indigenous Biodiversity have stricter criteria than the Regional Policy

Statement, and would potentially identify more SNA's for protection. L. Easton advised that the tender for the desktop study was to do both RPS and NPS assessments at the same time.

It was agreed that another meeting is held in two to three weeks' time to discuss the rest of today's agenda. No money is to be spent until this is clarified.

**Financial Report**

The proposed 2020/21 expenditure budget was approved at the previous meeting and has been recommended to WCRC. It was noted that WCRC has not yet had a meeting to discuss the TTPP budget proposal, but the next meeting of Council is scheduled for 28 April. J. Armstrong advised that M. Meehan advised that WCRC is hopeful of a zero rate increase, and had asked for a reduced 2020/21 budget proposal to present to WCRC. A speaker asked J. Armstrong if the budget can be amended at all. J. Armstrong responded that this year's surplus will be rolled over, which can reduce the amount of funding required from next financial year's rates. She advised that the \$50,000 earmarked for the SNA research may be rolled over into next year's budget. It was noted that the Chairman (R. Williams) has offered to take a pay cut along with cutting travel expenses. J. Armstrong advised that a further \$10,000 contingency item has been removed from the proposed budget and a revised budget request sent to M. Meehan reducing the original request by \$71,000. J. Armstrong advised that the proposed budget for 20/21 has been reduced but would still be looking at an increase on the 2019/20 budget. B. Smith requested that there is no increase in budget. It was noted that the budget has reduced from \$723,000 to \$624,000. Cr Birchfield stated that further funding from the LGC is yet to be confirmed and is not looking hopeful. Mayor Smith stated that this committee will need to cut the cloth, and not to seek any further funding, as this is not normal times. He applauded R. Williams offer to take a pay cut. J. Armstrong confirmed that she is not asking for a bigger budget, but this year there will not be any contributions from the Local Government Commission, WDC or WCRC. Most of the budget is for, salaries and overheads even before research and stakeholder engagement are considered. Cr Becker stated that cutting cloth is important but may well result in drawing out the project year after year and costs could still get out of hand. He feels that this needs to be worked out properly. It was agreed that J. Armstrong would liaise with M. Meehan and report back to the next meeting.

**GENERAL BUSINESS**

There was no general business.

The Chairman proposed that the remaining matters lie on the agenda until the next meeting. It was agreed that the next meeting would be held after the April meeting of the WCRC meeting. It was also agreed that the length of meetings would be reduced. Cr Coll McLaughlin stated that having presentations and the agenda on Teams ahead of the meetings is very helpful.

Closed at 4.04 pm.

**NEXT MEETING**

The next meeting is scheduled for mid May 2020 (via Zoom).

The Chairman thanked everyone for their attendance.

**Note:**

The meeting was live streamed via Council's Facebook page. 11 people watched the entire meeting, with 172 people viewing for more than one minute. 1,623 people viewed only seconds which is likely to be just the video auto playing as they scrolled past it.

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Chairman

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Date

**Action Points**

There were no action points.

**Next Meeting:**

- 11 May commencing at 12.30.

### **Meeting Dates for 2020**

- Thursday 28 May (venue TBC)
- \_\_\_\_\_ June (venue TBC)
- Thursday 30 July (Westland District Council))
- Thursday 25 August (The 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)