



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting
To be held in the Council Chambers, Westland District Council
36 Weld St, Hokitika
23 February 2021
AGENDA

10.00	Welcome and Apologies	Chair
	Confirm previous minutes	Chair
	Matters arising from previous meeting	Chair
10.05	Topics for Committee members to declare an interest in. Under discussion today: Maori Purpose Zone Port Zone Greymouth Town Centre	Chair
10.10	Financial Report	Project Manager
10.15	Financial Report –Proposed TTPP Budget 2021-2024	Project Manager
11.00	Technical Report - Maori Purpose Zones - Objectives and Policies	Principal Planner
11.45	Technical Report – Sites of Significance to Maori – Objectives and Policy	Principal Planner
12.15	Lunch	
12.45	Technical Report – Port Zone - Rules	Principal Planner
1.15	Technical Report – NPS Urban Development – Implications for Greymouth	Principal Planner
1.45	Project Manager’s Report	Project Manager
1.55	General Business	Chair
2.00	Meeting Ends	

Meeting Dates for 2021

March	Tuesday 30, 9.30-2.30	Grey District Council
April	Friday 30, 10.00-2.30	Buller District Council
May	Tuesday 25, 9.30-2.30	Arahura Marae
June	Tuesday 29, 9.30-2.30	West Coast Regional Council
July	Monday 26, 10.30-3.30	Grey District Council
August	Tuesday 31, 10.00-2.30	Westland District Council
September	Tuesday 28, 10.00-2.30	Te Tauraka Waka a Maui Marae
October	Friday 29, 10.00-2.30	Buller District Council
November	Tuesday 30, 10.00-2.30	West Coast Regional Council
December	TBA	Grey District Council

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 26 JANUARY 2021, AT THE OFFICES OF WEST COAST REGIONAL COUNCIL & VIA ZOOM, COMMENCING AT 10.01 A.M.

PRESENT:

R. Williams (Chairman), A. Birchfield, J. Cleine, T. Gibson, B. Smith, L. Coll McLaughlin, A. Becker (via Zoom), M. Montgomery (via Zoom), P. Haddock, P. Madgwick (arrived 10.14a.m.)

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), V. Smith (WCRC), P. Morris (GDC), S. Bastion, S. Mason (via Zoom), T. Jellyman (WCRC)

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. The Chairman welcomed any members of the public who may be viewing the meeting via Council's Facebook page.

The Chairman welcomed Cr Peter Haddock from GDC to the meeting. Cr Haddock wishes to speak to matters relating to mining on the West Coast.

APOLOGIES:

Moved (Williams / Cleine) *that the apologies from Cr Martin, F. Tumahai and Cr Roche be accepted.*

Carried

CONFIRMATION OF MINUTES

Moved (Birchfield / Cleine) *That the minutes of the meeting dated 14 December 2020, be confirmed as correct, with the amendments requested by Cr Coll McLaughlin being made.*

Carried

The Chairman spoke of the brief session without staff, and with the Chairman present, which took place at the end of last month's meeting. He noted there was no follow up required.

Cr Coll McLaughlin asked for an amendment to a comment she made in the Rural Areas and Settlement Policy, where she had said that rural resources needed to be retained, this needed to be balanced against provision of living opportunities and also options for landowners. Cr Coll McLaughlin stated that with the Stadium and Future Urban Special Zones objectives and policies, her recollection is that the Committee had indicated that might have been able to be a lot wider than

had been proposed. She stated that what counted as a stadium on the West Coast may actually be things that might be in an open space zones, may actually be more appropriate under Stadium Zones and this was going to get significantly revisited. Cr Coll McLaughlin stated that this was a very interesting part of the discussion and was about racecourses as they are multipurpose facilities and the application of some of these type of definitions will be wider than had been anticipated on the West Coast. It was noted that L. Easton will be bringing this matter back to a future meeting.

MATTERS ARISING

At the previous meeting there had been a brief session without staff present and then Mayor Smith chaired a very brief session without the Chair present. There were no issues arising from either session. "

It was noted that the date for the December meeting is yet to be confirmed.

Declarations of Interest

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. It was noted the Crs Birchfield and Haddock are both involved in the minerals industry.

Financial Report

J. Armstrong spoke to this report and advised that the budget is tracking very well. She advised that there is overspend in the consultancy area but this is due to the Consultant Planner working a lot over the last couple of months, but has worked less this month. J. Armstrong stated that stakeholder engagement has been in constant overspend since the recent roadshow but there will not be as much stakeholder engagement done before the end of this financial year. J. Armstrong offered to answer questions. Cr Birchfield commented that the work done by the Consultant Planner is excellent.

Moved (Birchfield / Gibson) *That the financial report is received.*

Carried

Mineral Extraction Multi-Zone Precinct: Draft Objectives and Policies

L. Easton spoke to this report and offered to answer questions. The Chairman invited discussion on this matter. Cr Coll McLaughlin asked if areas were added in the future would this be done via a plan change. L. Easton advised that this is correct but she wishes to make sure that the policies allow for this to be done simply rather than having to develop further policy. Mayor Cleine asked who funds cost benefit analysis. L. Easton advised that part of her job is to write Section 32 cost benefit analysis and to ensure matters are fully covered off especially contentious issues. The Chairman asked L. Easton to provide information on Section 32. L. Easton explained requirements and read out what this means to the meeting. Mayor Cleine asked if Part 13, draft policy 2, which is aiming to avoid reverse sensitivity effects on the precinct and land adjacent to the precinct impacts on land next door, should someone build next to the precinct. L. Easton responded there is similar policy in general rural zone and this is the greatest likelihood for reverse sensitivity. Mayor Cleine asked if draft policy 6 is realistic. L. Easton confirmed that she is looking to amend this.

Cr Haddock addressed the meeting and stated that mining has been a permitted activity in rural zones of the GDC Plan. He stated that during his time at GDC (12 years), he has never seen any occasions where this rule has had any problems, in the Grey District. Cr Haddock noted that water quality is a function controlled by WCRC. He advised that the GDC Plan controls noise and visual effects, and this has worked well over the years. Cr Haddock gave the example of mining around the Shantytown area where there has been extensive mining over the years, this is a residential area where mining has been carried out with the support from neighbours in this area. Cr Haddock noted that mining in this type of area is a controlled function monitored by WCRC. Cr Haddock noted that the Precinct has missed out the Paparoa coal field which is an important coal field. Cr Haddock stated that there are alluvial gold fields on the West Coast, especially on Ngai Tahu forest estates. He stated that this is a very important activity for many industries on and off the West Coast, including fuel companies and hydraulic components. Cr Haddock expressed concern that the Plan could hinder extractive industries and affect the local economy, as the New Zealand economy also relies heavily on these West Coast industries. Cr Haddock stated that there are also important quarries that have been omitted, including quarries in Haast, Paringa and Wainihinihi.

Cr Haddock stated that Rimu tailings have been mined around Hokitika for years and are a source of alluvial mining with a huge amount of income. Cr Coll McLaughlin asked Cr Haddock if he would be in favour of a multi-zone precinct. Cr Haddock stated that his preferred option would be in favour of more permissive rules on rural land in general. Mayor Smith stated that Cr Haddock raises some good points. Mayor Smith stated that alluvial gold fields have produced wealth since 1865, he gave various examples and history of mining on the West Coast. He stated this is very important for the West Coast. L. Easton advised that this is why the mining precinct was proposed, she explained effects and spoke of the two pronged approach taken. L. Easton stated it is important to have provisions in the correct zones. L. Easton stated that the Committee has been very clear and wants to enable mining. She noted that there will always be mineral extraction carried out in rural zones. L. Easton stated boundaries of gold fields need to be clearly defined. Mayor Smith feels this should be an easy task via desktop as SNA's are able to be identified this way. Cr Haddock suggested that Minerals West Coast may be able to assist with this. Cr Birchfield stated this could be hard to get exactly right, as there are still new areas coming into the industry. He feels that the West Coast has not been properly explored and it is likely there could be new discoveries. Cr Birchfield stated that he likes

GDC's approach. He explained the current process to the meeting and expressed concern that another layer may complicate matters.

Mayor Smith asked if this discussion includes limestone, as these reserves are very important to the farming sector. L. Easton advised that the Plan is looking at making farm quarries a permitted activity.

Mayor Gibson asked if GDC's approach as it stands now will get through the planning and appeals process. L. Easton stated she is not certain. L. Easton stated that good justification is very important. Cr Birchfield expressed concern that this matter will end up in the Environment Court, and the committee should not run scared and get on with it. The Chairman spoke of the importance in getting a balance and try to avoid an expensive battle in years to come. Cr Birchfield stated that the Committee is compelled to be here and should do the best for the district. Cr Coll McLaughlin noted that the committee is yet to see any provisions relating to mining in the rural zone. She asked how this would work. L. Easton confirmed that they will sit in the rural zone chapter. L. Easton advised that she will ensure the provisions are seen in context and altogether.

Cr Haddock spoke of the contribution the minerals industry is providing on the West Coast at this time. He requested that the rules are not made too tight. Mayor Gibson agreed, and expressed concern with what this is going to cost. Mayor Cleine spoke of the importance in getting the Plan right, and providing certainty for the mining industry. Mayor Smith asked L. Easton to confirm that the Committee's obligation is to consider the economic impact of its decisions. L. Easton confirmed that this is a consideration and will be discussed going forward. L. Easton advised that new economic research has not been budgeted for and therefore we need to rely on what has been done. She stated that DWC has done a lot of work in this area. L. Easton advised that the intention is to have enabling rules for mineral extraction. She stated that this area is not very enabling in other parts of the country and she is expecting the West Coast to have the most enabling rules in the country.

Cr Coll McLaughlin asked L. Easton if provisions in the plan will give effect to climate change. L. Easton advised that this depends on Government direction and if there is a change in the law then our provisions will need to be changed to whatever is being proposed. She stated that if there are amendments to RPS, the first step will be a check to see if we are still in line with this. L. Easton acknowledged that the West Coast has a lot of minerals, and the committee should not be just thinking about coal. She stated that provisions are for all the different sorts of minerals, and coal is just one of those. L. Easton advised that there are also a number of coal mines on the West Coast which are operating lawfully and they have a right to continue to operate lawfully, and the Plan needs to anticipate this.

It was confirmed that L. Easton has accessed work that has been previously done on the West Coast that recognises the economic benefits of mining.

The Chairman reminded the meeting that it is important to remember Objective 1, is "*mineral extraction is enabled, noting the contribution it makes to the economic and social wellbeing of the region and the district*".

Moved (Cleine / Birchfield)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft objectives and policies for the Mineral Extraction Multi-Zone Precinct.*

Carried

Technical Update – Special Purpose Zones – Airport Zone: Draft Objectives and Policies

L. Easton spoke to this report and offered to answer questions. She noted that the five airports are of different scale.

The Chairman spoke of the importance of the Greymouth aerodrome for health, accident and civil defence activities, and that this linkage is maintained in view of how close the aerodrome is to the hospital.

Cr Haddock stated that there are sometimes up to four flights a day and this is of huge importance. Mayor Cleine feels the potential to increase footprints for all airports in the region should be considered. He stated that a future site for the Westport airport needs to be considered, and that the Plan needs to be enabling of this in whatever form it needs to be. Cr Coll McLaughlin agreed. S. Mason feels this is acknowledged as this is covered off and should be included into Plan. L. Easton advised that this could be a policy.

S. Bastion advised that WDC are not planning for managed retreat for the Franz heliport site, and this is not in the master planning work at this stage. S. Bastion stated that the community will not support this either.

Mayor Smith advised that there have been several surveys done for Franz Josef, and businesses there do

not support the shifting of the heliport. Mayor Smith stated that a lot of work has been done on noise, but a majority of businesses do not want town shifted. L. Easton suggested that Policy 7 is amended to include all airports. She noted that Westport has a lot of cross island travel with Sounds Air flying in there each day. Discussion took place on the opportunity for other airports to expand. Mayor Smith advised that the Franz Josef heliport is the largest in New Zealand. L. Easton advised that Policy 10 could be strengthened to allow for managed retreat or relocation for Westport airport as this would capture Mayor Cleine's comments. Cr Coll McLaughlin queried whether the words "during and after" should be dropped from Policy 10 with regard to natural hazards.

P. Madgwick drew attention to climate change risk for airports, he feels that the Greymouth airport is not much different to Westport airport as it is close to beach as well, and this should be factored in.

P. Madgwick stated that with regard to Franz Josef, this is an opportunity to be bold, and to look at improving the Heliport which is close to the main street, and to consider moving the town. He stated that he doubts there is anywhere else in the country where tourists can walk from the heliport to town. He spoke of the noise and smell from helicopters that are working close to the township. Mayor Smith stated this matter was discussed yesterday and his position is his council's position. Mayor Cleine asked L. Easton if in the future there is the opportunity for progress in this area, then the Plan needs to be more enabling. L. Easton stated it is important that this is signaled in policy in order to make it easier in the future if these matters become contentious.

Cr Coll McLaughlin requested an addition to Objective 1 to include health and wellbeing and to enable the airports to meet medical needs along with civil defence needs. Cr Coll McLaughlin drew attention to Objective 2 relating to tourism, and feels this should be slightly more broad to recognise industry aspects and not just tourism.

Cr Coll McLaughlin asked how do rural landing strips in the rural environment sit in this contest as they are important with regard to fertilizer application and local tourism. L. Easton confirmed that she would add policy into the rural zone on this to ensure they are specifically provided for in the plan.

Cr Coll McLaughlin drew attention to Policy 2 airport flight path overlay, and asked if this is the correct term. L. Easton clarified that previously they were called a zone but are now called an overlay in this Plan.

Cr Coll McLaughlin drew attention to Policy 8 and queried whether the wording "significant benefit" should be included to ensure that private providers are catered for. Discussion took place and it was agreed that L. Easton would check the national legislation around airports and aerodromes. Cr Coll McLaughlin stated that should an airport ever have to be moved this would provide for more options. Extensive discussion took place regarding public and privately owned airfields and heliports on the West Coast, along with the importance of good planning. L. Easton advised that she discussed issues around the Fox Glacier airfield with WDC staff but it has not been progressed. S. Bastion stated that he is unsure how this could be done retrospectively but agreed to discuss this with his council.

Discussion on reverse sensitivity and noise insulation took place and it was agreed that these matters need to be kept in mind. L. Easton advised that noise contours are needed and are a top priority as this needs to be done at Hokitika airport in particular, especially if further development takes place at Seaview. She advised that the Environment Court looks unfavourably at zoning which creates reverse sensitivity problems if they have not been provided for in the Plan. She advised that a careful eye will be kept on this matter. S. Bastion stated that this was discussed with his Councillors yesterday, and it is very important that the noise contour mapping is looking at future potential. He said especially if there is the opportunity to expand the airport.

P. Madgwick noted that there have been two hospitals located at Seaview in the past. He feels that the more natural progression for Hokitika is Kaniere, but he would rather see subdivision expansion at Kaniere, and not Seaview. L. Easton provided information on noise contours and specific conditions such as higher insulation values, and how this works in practice. She stated that this is common throughout the country and is becoming more of an issue now that NZTA is concerned about traffic noise and noise insulation is a standard part of district plan rules. A resource consent would be required if noise insulation is not included in a building. V. Smith advised that it is a permitted activity to build if you do the right insulation. L. Easton confirmed that there are no noise contours as yet in the Plan.

Moved (Gibson / Coll McLaughlan)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the wording of the draft Objectives and Policies for Airport Special Purpose Zone.*

Carried

Technical Update – Notable Tree Rules and Schedule

E. Bretherton spoke to this report and took it as read. She offered to answer questions. Mayor Gibson asked who will be paying for the assessments. E. Bretherton advised that this is yet to be worked through, as it will need to come back to this committee to have a budget allocated. The Chairman asked the meeting if anyone has had previous experience with this rule. E. Bretherton advised when this rule went through the Auckland Council, Council paid for this, landowners were not expected to pay for this. P. Morris advised that GDC does not pay for the maintenance of trees on private land. Cr Coll McLaughlin suggested that page 37 of the agenda regarding costs for contractors could be relooked at to ensure there is no double handling.

Moved (Gibson / Coll McLaughlin)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Notable Tree overlay.*

Carried

Te Tai Poutini Plan 2021 Work Programme – Overview for the Committee and Introduction to Overlays

L. Easton spoke to this report and took it as read, she offered to answer questions.

The chairman spoke of the workload for the year both on the committee members, staff, and the technical advisory team. It was noted that there is a lot to get through and this could become an agenda item in the future.

S. Bastion advised that WDC have decided that F. Scadden would work with Councillors in workshops prior to meeting with the technical group to get a steer in terms of Council's expectations on the programme of work. S. Bastion stated that this will provide an overarching guideline for the Mayor and Cr Martin to enable fair representation. S. Bastion advised that prior to this committee meeting staff refresh matters with Councillors. The Chairman commented that there is a lot to get through but this is good investment for the region for the next 20 years.

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

Carried

Te Tai Poutini Plan: Options for Hydro Development

L. Easton spoke to this report. She stated she is not aware of specific work that has been done on hydro development as yet, but is keen to hear of any contacts in this area, should the committee wish to progress this or assist with the identification of potential sites.

Cr Birchfield advised that Westpower have done a lot of work in this area and would be a good contact. V. Smith advised Meridian Energy have also done work on the West Coast exploring hydro potential. Mayor Smith stated that there are around 263 rivers on the West Coast. He stated that no one really knows which of these rivers have hydro potential. Mayor Cleine stated there is a risk that the Plan could get bogged down in a very contentious issues and he therefore feels that it might be better to try to be self-sufficient, or consider solar energy. The Chairman suggested that energy self-sufficiency is also considered. L. Easton advised that there is an energy chapter in the Plan. E. Bretherton advised that there is an infrastructure and an energy chapter with the energy chapter focused on renewables as there is an NPS for renewable energy. She is currently working on developing rules and these will be brought back to the committee in April. Cr Coll McLaughlin expressed concern that there could be a risk of blowing the budget on research that would be required to include this matter and this could have a perverse outcome, and not achieve what was hoped.

It was agreed that this matter is not further progressed, but the philosophy be taken into account.

Cr Birchfield agreed that enabling should be encouraged for renewable energy.

Moved (Smith / Gibson)

1. *That the Committee receive the report.*
2. *That the Committee does not progress to develop a Hydro Development Overlay in the Te Tai O Poutini Plan.*

Project Manager's Report

J. Armstrong spoke to her report. She asked the Committee if they are happy with the new structure of agenda papers. Discussion took place and all agreed that they are very happy with the new structure and also the videos that were circulated. S. Bastion advised that WDC will be using the videos to brief Councillors prior to workshops. All agreed that the videos are well worthwhile and it is good to see that these are also being made available to Councillors. It was noted that the videos can be downloaded via Microsoft Teams.

J. Armstrong advised that the Chairman and V. Smith have discussed the budget in regard to their LTP over the next 10 years, the district councils CEs have also joined this discussion. J. Armstrong advised that the focus will be on the next 10 years, she will present the three year budget paper at the committee's next meeting and it will then go to WCRC's March Council meeting.

J. Armstrong advised that the zones workshop prior to the February meeting will not be held as the maps are yet to be prepared.

P. Madgwick stated that the budget should be discussed with the Mayors, Chairs and Iwi forum (MCI), along with Minister O'Connor. He feels that it would be a huge benefit to ratepayers if the government could cover shortfalls especially in view of the One District Plan being imposed onto West Coast ratepayers. Cr Birchfield agreed. The Chairman agreed, and stated that the Plan is a great investment for the region. It was agreed that a face to face meeting would be arranged with Minister O'Connor. It was noted that DWC turned down a funding request as the Trust Deed precluded DWC investing in this as part of an economic plan. S. Bastion agreed to circulate the letter relating to the funding request to the Committee. P. Madgwick stated that this is not unreasonable as there have been huge financial burdens placed on ratepayers. Mayor Cleine advised that the MCI forum wrote to Minister Mahuta on 18 November regarding this matter. The letter has been acknowledged, and was then circulated to the Local Government Commissioners.

Mayor Smith spoke of the proposed changes to the RMA, including the proposed new Natural and Built Environment Act. Questions were asked and discussion took place. V. Smith advised the new Bills are likely to come out mid year. He stated the TTPP would become a transitional document, and is being developed in accordance with the National Planning Standards which will be further enshrined into the three pieces of legislation which central government is developing. V. Smith advised that the Natural and Built Environment Act will be developed by central government and we will be required to implement it and TTPP will do this. J. Armstrong advised that TTPP is the first of this type of Plan in the country and that could be a further argument to look for funding from central government. She has met with staff from MfE who are curious as to how TTPP is approaching combining the plan and there has been a lot of discussion on time and processes around this. J. Armstrong stated it will give the West Coast a huge advantage to finish the TTPP under the new planning standards, as there are also planning standards under the same document for regional plans and the focus will be getting the regional plans into the planning standards. It was agreed that MCI would be asked to reapproach the Minister for Local Government regarding funding opportunities.

P. Madgwick stated that Waitangi Day could be an opportunity for TTPP to have a stand at the Arahura Mare as around 400 people on site that day. It was agreed that J. Armstrong would follow up and see who might be available on Waitangi Day.

Cr Birchfield thanked J. Armstrong for her work and stated that she is doing a good job.

Cr Haddock thanked the meeting for his attendance at today's meeting.

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

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 12.12 p.m.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Westland District Council Chambers on Tuesday 23 February commencing at 10.00 (there is no workshop).

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Chairman

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Date

Action Points

- J. Armstrong to ascertain who is available to take information to Waitangi Day celebrations at Arahura Marae on 6 February.
- V. Smith to follow up on letter from MCI which was sent to Minister Mahuta.

Meeting Dates for 2021

	Type of meeting	Day, Date and Time	Venue
February	In Person	Tuesday 23, 10.00	Westland
March	In Person including Iwi Joint Management workshop	Tuesday 30, 9.30-2.30	Grey
April	In Person	Friday 30, 10.00-2.30	Buller
May	In Person including Natural Hazards workshop	Tuesday 25, 9.30-2.30	Arahura Marae
June	In Person including SNA workshop	Tuesday 29, 9.30-2.30	WCRC
July	In Person including Landscape workshop	Monday 26, 10.30-3.30	Grey
August	In Person	Tuesday 31, 10.00-2.30	Westland
September	In Person	Tuesday 28, 10.00-2.30	Te Tauraka waka a Maui Marae
October	In Person	Friday 29, 10.00-2.30	Buller
November	In Person	Tuesday 30, 10.00-2.30	WCRC
December	In Person	TBA	Grey

ONE DISTRICT PLAN

6 FOR THE SIX MONTHS ENDED 31 DECEMBER 2020

	ACTUAL Year to Date	BUDGET Year to Date	YEAR TO DATE Variance	BUDGET Full Year
INCOME				
Carry forward Credit Balance 19/20	46,042	50,000		100,000
Targeted Rate	125,000	125,000		250,000
General Rate Contribution - WCRC	75,000	75,000		150,000
	<u>246,042</u>	<u>250,000</u>	<u>-</u>	<u>500,000</u>
EXPENDITURE				
Salaries	115,987	124,000		248,000
Consultant Planner	68,616	50,000		100,000
Governance	27,000	32,500		65,000
Research	33,914	50,000		100,000
Stakeholder Engagement	15,621	8,500		17,000
Communications Platforms	-	5,000		10,000
Legal Advice	-	1,000		2,000
Share of WRC Overhead	75,000	75,000		150,000
	<u>336,139</u>	<u>346,000</u>	<u>-</u>	<u>692,000</u>
Net Surplus / Deficit	<u>- 90,097</u>	<u>- 96,000</u>		<u>- 192,000</u>
Borrowing requirement	<u>90,097</u>	<u>- 96,000</u>		<u>- 192,000</u>



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager

Date: February 2021

Subject: **Te Tai o Poutini Plan Proposed Budget for 2021/22 to 2023/24 Financial Years**

SUMMARY

This report includes the proposed Te Tai o Poutini Plan budget for the next three financial years, beginning with a proposal of \$962,500 for the 2021-22 financial year. This increased budget covers additional costs for GIS and Poutini Ngāi Tahu expertise, and takes account of the shortened timeframe to undertake research in order to produce a draft plan by 30 April 2022.

The proposed budget is itemised, and additional information on the costings and make-up of the items is included in this report.

Decisions from this meeting will form recommendations to the West Coast Regional Council to arrange funding for the TTPP Budgets from July 2021 to June 2024.

RECOMMENDATIONS

1. That the Committee receive this report
2. That the Committee discuss the proposed budget and approve the next three financial years budgets for recommendation to the West Coast Regional Council for inclusion in their Long Term Plan.

Jo Armstrong

Project Manager

Background

1. The reorganisation scheme Order in Council established this Committee to undertake the preparation, notification, adoption, periodic amendment and review of Te Tai o Poutini Plan (TTPP).
2. The Order in Council also set a requirement for West Coast Regional Council (WCRC) to rate for this planning process.
3. It was agreed that Te Tai o Poutini Plan Committee (the Committee) would discuss and set the annual budgets by the end of February each year, in order for it to be included in the Regional Council annual and long term planning process.
4. The TTPP philosophy is to follow modern planning processes, undertaking necessary research and engaging with partners, the community and stakeholders early, with the aim of producing a considered and defensible Plan, and reducing the costs of appeals later in the process.

Previous Budgets

5. The first TTPP budget for 2019/20 was set at \$650,000. Funding requested for a second permanent planning staff member and to undertake research was removed from the original budget request, to enable WCRC to meet its rating obligation for the project.
6. There was a \$73,000 increase to \$723,000 in the 2020/21 budget to ensure research could be undertaken. Due to COVID 19 this budget was reduced to \$692,000 to help WCRC manage its zero rate increase policy.

Proposed Budget for 2021/22

7. The proposed draft budget was prepared in consultation with the TTPP Committee and the Chief Executive Officers from the four West Coast Councils.
8. The draft budget for the period 2021-2024 resulting from this discussion is tabled below.
9. Explanations and assumptions used to determine the budget line items are included in the draft budget table.
10. To help understand the timing requirements for budgeted items over the next three financial years Appendix One outlines the indicative timing for Plan development.
11. In order to produce a draft plan for community consultation by the end of April 2022, an increased research budget is needed.
12. Details of the research required over the next two financial years to enable TTPP to be notified by the end of June 2023, appear in Appendix Two.

Te Tai o Poutini Plan Draft Budget 2021-2024

	2021/22	2022/23	2023/24	Explanation/Assumptions
Fixed Costs				
Overheads	150,000	150,000	150,000	Includes auxiliary staff time, and WCRC equipment. Staff time should reduce once Proposed Plan is notified, and again once the Plan is operative
Salaries	250,000	250,000	250,000	Salaries, allowances and training. Staff time on TTPP will reduce over time from 2025 after notification but before operative status.
Consultant Planner	85,000	35,000	50,000	Reducing hours per week until draft is complete in June 2022. Hourly charge for s42A report, hearings and redrafting from July 2022.
Governance	65,000	65,000	16,000	Reduce hours and only pay meeting fees once Plan is notified
Poutini Ngāi Tahu Input	50,000	50,000	50,000	To include input in plan development, identification of sites of significance, writing Plan introduction, involvement in appeals process etc.
TTPP Website	2,000	5,000	10,000	Ongoing hosting and maintenance. Additional costs for draft plan and redesign of website on notification
Isovist e-plan Platform	7,500	10,833	10,833	Consultation component additional to hosting charge in 2022-25 years
Sub Total	609,500	565,833	536,833	
Variable Costs				
Research	295,000	295,000		See Appendix 2
Engagement Travel & Accom.	15,000	5,000	5,000	Includes Consultant travel and accommodation, and planning team roadshow, workshop and plan change travel and accommodation
Workshops & Events	3,000	500	3,000	Venue, stand hire, and resources during plan development and to socialise Plan
Design and printing	5,000		5,000	Collateral for Roadshow and public meetings for draft and notification of Plan.
Media Costs	15,000	10,000	15,000	Increased costs for advertising and public notices for draft and notified plans.

Mail outs	20,000		20,000	Individual letters to every ratepayer for the draft and notified plans. 22,500 rateable sections
Legal Input		50,000		Prior to notification and appeals processes
Hearings			200,000	Indicative timing. Includes Commissioners fees, legal advice and representation, and meeting costs
Sub Total	353,000	360,500	248,000	
Total	962,500	926,333	784, 833	

13. Mediation and Environment Court costs will be added in subsequent budgets.

Appendix 1

Indicative Timing for Te Tai o Poutini Plan Development through to Operative Plan		
Deliverable	Proposed Timing	Comments
Commence field work for SNA assessments	2021-2022	
Zoning changes proposed	31 Dec 2021	
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	28 Feb 2022	Targeted consultation with stakeholders on draft provisions from mid-2021 to mid- 2022 with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	31 March 2022	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full "draft" Te Tai o Poutini Plan to Committee	30 April 2022	Full draft. A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Community Consultation on "Draft" Te Tai o Poutini Plan	31 May 2022	Roadshow with a "draft" Plan to discuss with community
Amendment of "Draft" Plan to "Proposed Plan" provisions	30 Sep 2022	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Local Body Elections	October 2022	
New Committee Familiarise with Proposed Plan	Nov 2022 – May 2023	Introduce and explain all sections of the proposed plan before the new Committee notify it
Notify Te Tai o Poutini Plan	30 June 2023	Indicative time only – this will be the "Proposed" Plan
Submissions Te Tai o Poutini Plan	30 August 2023	40 working days for submissions is the legal requirement
Further Submissions	30 October 2023	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	28 February 2024	Indicative time only
Decisions Te Tai o Poutini Plan	31 August 2024	Indicative time only
Appeal Period	30 September 2024	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	30 June 2025	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	October 2025	
New Committee familiarised with operative plan	Nov/Dec 2025	
Ongoing Decision Making for TTPP	Oct 2025 onward	TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Environment Court	2026	

Appendix 2

Proposed Research Requirements for Te Tai o Poutini Plan		
Research Item	Estimated Cost	Explanation
2020/2021		Work budgeted for in current financial year
SNA identification on private land	75,000	Desk top study
SNA identification on Conservation land	14,000	Desk top study
Outstanding Natural Landscapes	11,000	This work could be undertaken in the 2021/22 financial year, allowing GIS services to be procured earlier than 1 July 2021
Total for 2020/2021	100,000	
2021/2022		Work required to complete the draft Plan
Field assessment of SNAs on private land	190,000	To confirm which areas meet the SNA criteria. Two graduate ecologists @ \$120,000, resources @ \$50,000 and input from an expert ecologist @\$20,000
Coastal hazards	20,000	Coastal hazards above the mean high water mark are managed by TTPP.
Landslide Modelling	5,000	Expert input
Alpine Fault Modelling	5,000	GNS has been approached to help with this work
GIS Mapping	75,000	Map all Zones, Overlays, Schedules and other mapped features to meet the National Planning Standards. Testing the Isovist E-Plan interface and uploading all maps to the platform.
Total for 2021/2022	295,000	
2022/2023		Work to support the section 32 Cost Benefit Analysis to determine the economic impacts of TTPP policy. Required prior to Plan notification.
Economic Impact Study – Costs and Benefits of SNA protection	50,000	Will assess the economic costs of not extracting significant mineral deposits, or only being able to extract part of the resource; Potential agricultural production lost where land could be converted to pastoral or other farming; Potential forestry (including indigenous forestry) lost where land could be selectively logged or fully harvested under a Forests Act sustainable logging permit or converting land to plantation forestry. We also need to consider the economic impacts on businesses of options in TTPP to manage risks from the Alpine Fault.
Economic Impact Study – Coastal Managed Retreat	50,000	Economic Costs and Options for Managed Retreat vs Coastal Defences for high risk communities
Coastal hazards	50,000	Coastal hazards above the mean high water mark are managed by TTPP.
Flood Modelling	20,000	Report
Noise Contours	30,000	For Hokitika Airport and Franz Josef Helipad
Outstanding Natural Landscapes	20,000	Peer Review of Outstanding Natural Landscapes Report
GIS Mapping	75,000	Map all Zones, Overlays, Schedules and other mapped features to meet the National Planning Standards. Testing the Isovist interface and uploading all maps to the platform.
Total for 2022/2023	295,000	

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: February 2021
Subject: **Technical Update Special Purpose Zones – Māori Purpose Zone:
Draft Objectives and Policies**

SUMMARY

This report gives an update on the technical work being undertaken on draft Objectives and Policies for the Māori Purpose Zone in Te Tai o Poutini Plan.

This Special Purpose Zone is provided for within the National Planning Standards with the following definition:

Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.

This zone is intended to apply, at a minimum, to land associated with Arahura Mārae and kāinga, the Te Tauraka a Waka a Māui Mārae and associated land at Mahitahi, and land at Manakaiaua/Jacob's River. Further Poutini Ngāi Tahu lands are being reviewed to identify if they are also appropriate for inclusion in the zone.

Proposed draft Objectives and Policies for the Māori Purpose Zone are outlined in the report.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the wording of the draft Objectives and Policies for the Māori Purpose Zone.

Lois Easton
Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on draft Objectives and Policies for the Māori Purpose Zone in Te Tai o Poutini Plan.
2. This Special Purpose Zone is provided for within the National Planning Standards with the following definition:
3. Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.
4. This zone is intended to apply, at a minimum, to land associated with Arahura Mārae and kāinga, the Te Tauraka a Waka a Māui Mārae and associated land at Mahitahi, and land at Manakaiaua/Jacob's River. Further Poutini Ngāi Tahu lands are being reviewed to identify if they are also appropriate for inclusion in the zone. There are some
5. Proposed draft Objectives and Policies are provided for the Māori Purpose Zone are outlined in the report.

MATTERS TO CONSIDER IN DEVELOPING POLICY AND OBJECTIVES

6. A review of national and regional direction, the existing plan provisions and the approach of other Councils to this zone has been undertaken, with key information contained in Appendix One.
7. Discussions with the Kaiwhakahaere of the two rūnanga on the West Coast indicate that given much of this land was never alienated from the hapū – or was awarded as a Treaty Settlement, exercise of tino rangatiratanga by the hapū is a key requirement for this land. There are three options around how this could be addressed:
 - a. Utilise the Iwi/Hapū Management Plan process as the key mechanism for resource management on these sites (e.g. provide as a Permitted Activity, those activities undertaken in accordance with tikanga under an Iwi/Hapū Management Plan). This is a relatively simple process from an RMA perspective. The Poutini Ngāi Tahu Iwi Management Plan is under development and this could then be directly referred to within the Rules for the Zone.
 - b. Utilise co-management options under a Joint Management Agreement (JMA) under Section 36B of the RMA. Because the three district councils will be the administering authorities for the TTPP all three Councils would need to agree to the JMAs.
 - c. Utilise a transfer of powers under Section 33 of the RMA. This would require each district council to transfer its RMA functions for the land to the relevant hapū entity. A hybrid option could be to enter into a JMA with a view to a full s33 transfer of powers by a certain date subject to confidence being created in the Councils that the capability to do the full RMA role had been developed.
8. As any decision around a JMA or transfer of powers is an individual decision for each Council a pragmatic process is to draft provisions which support these options, but allow for the Iwi/Hapū Management Plan process as a default.
9. The sites cover some 3100 ha of land and are made up of the following:
 - a. Poutini Ngāi Tahu Settlements - Arahura Settlement, Arahura Marae, Te Tauraka a Maui Marae and associated land;
 - b. Currently Rural Zoned Land being used for rural purposes but where Poutini Ngāi Tahu may like to return to – likely future development sites for papakāinga, Mārae and other activities. These sites are often managed currently by a Māori Trust, Te Tumu Paeroa or Māwhera Incorporation and includes land at Manakaiaua/Jacobs River and the racecourse land in Greymouth.
10. In order to enable rangatiratanga, expectations will be quite high in terms of Permitted Activities undertaken in accordance with an Iwi/Hapū Management Plan. In terms of the RMA, any Iwi/Hapū Management Plan must be approved by the mandated iwi authority – in this case Te Rūnanga o Ngāi Tahu.

11. The main concerns are likely to be impacts on amenity values of the surrounding area, infrastructure and provision of adequate stormwater/wastewater and water supply facilities and natural heritage impacts, including SNAs and landscape.
12. A brief assessment indicates that some of these sites are likely to have significant natural heritage values. However even if the resource management of these sites in relation to natural heritage values is transferred to Poutini Ngāi Tahu, activities would still need to meet the Objectives and Policies of TTPP.
13. When looking at the types of activities which could occur in the Māori Purpose Zone, it is important to recognise that such activities should not just be restricted to cultural activities undertaken in the recent past.
14. The idea of a Māori Purpose Zone is that it should enable Poutini Ngāi Tahu to provide for environmental, economic, social and cultural wellbeing and look to the future in relation to this.

Potential Draft Objectives

15. Based on the matters outlined in the section above, the following draft Objectives are proposed.

Objective 1: The use and possession of ancestral land by Poutini Ngāi Tahu is recognised and provided for within the Māori Purpose Zone, within which Poutini Ngāi Tahu are able to exercise rangatiratanga.

Objective 2: The Māori purpose zone specifically provides for Poutini Ngāi Tahu needs and activities, including residential, social, cultural, environmental and economic use and development to:

- a. Provide a safe , nurturing environment for ngā uri (decendents), whānau (family), hapū (extended family), iwi me ngā manuhiri (tribe and visitors);
- b. Ensure the whenua is managed in accordance with mātauranga Māori;
- c. Ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures).

16. These two objectives reflect the key role that the Māori Purpose Zone is intended to play and that the intention is to support that function into the future.

Objective 3: The significant coverage of identified natural heritage values across some parts of the Māori Purpose Zone and the contribution these lands make to the wider community is recognised, and the appropriate use and development of the Zone, including papakāinga, is provided for.

17. This objective recognises that there are significant natural heritage values on some of the land in the Zone. This Objective provides that in managing these lands Poutini Ngāi Tahu will still need to recognise that they do contribute to the wide community and environment, and consider this when planning and undertaking development and use.

Potential Draft Policies

Policy 1. Enable the incorporation of whānaungatanga, mātauranga and tikanga in relation to the use, design and layout of development within the Māori purpose zone.

18. This policy provides part of the framework for activities on individual land parcels until such time as the Iwi/Hapū Management Plans are prepared.

Policy 2: Enable the use and development of the Māori purpose zone for a range of activities to support the Poutini Ngāi Tahu community, including:

- a. Single dwellings, multiple dwellings, and papakāinga housing; and
- b. Marae complexes; and
- c. Customary uses including harvest of mahinga kai; and

- d. Social, recreational, educational and community facilities; and
 - e. Farming activities;
- while:
- f. Ensuring any significant adverse effects from these activities on adjoining landowners beyond the zone and the wider environment are mitigated; and
 - g. Requiring that all the above activities are adequately serviced with on site or community scale facilities.
19. This policy provides for a clear range of appropriate uses for the zone. It will provide the key framework for Permitted Activities on individual land parcels until such time as the Iwi/Hapū Management Plans are prepared. It also provides a framework for Iwi/Hapū Management Plan development.

Policy 3: Enable the establishment of compatible activities within the Māori Purpose Zone, while ensuring that:

- a. Use and development is consistent with the purpose of the zone;
 - b. The Poutini Ngāi Tahu community is sustained;
 - c. Cultural values are maintained or enhanced; and
 - d. The quality of the environment is not adversely affected.
20. This policy recognises that there may be activities not currently anticipated or thought of which can be appropriate within the zone.

Policy 4: Avoid activities which are likely to be incompatible with the purpose of the Māori Purpose Zone, unless a cultural impact assessment demonstrates that the effects on the cultural values are acceptable or can be mitigated.

Policy 5: Provide for the use of Te Rūnanga o Ngāi Tahu mandated iwi/hapū management plans to provide for development in different areas within the Māori Purpose Zone; ensuring that these plans contain the level of detail necessary to ensure that comprehensive, co-ordinated and efficient development occurs, including:

- a. a description of activities, buildings and structures existing, or proposed to be established within the development area;
- b. the bulk and location of any buildings or structures;
- c. how any adverse effects resulting from proposed activities, in particular at zone boundaries, will be avoided, remedied or mitigated;
- d. the provision of sufficient infrastructure to service the needs of all activities proposed to be established; and
- e. the protection of the mauri of any identified features potentially affected by any activities, buildings or structures proposed to be established

21. This policy is intended to provide guidance to any iwi/hapū management plan on the level of information needed in the plan for development proposals. Because the general approach would be to allow matters as Permitted Activities provided that they are subject to the iwi/hapū management plan it is important that there is sufficient detail to ensure that the purpose of the RMA is met, and that there are not unintended adverse effects.

Policy 6. Support the future application of the Māori purpose zone in other locations where it will enable the use and development of land in accordance with tikanga Māori and to achieve Poutini Ngāi Tahu community needs.

22. It is proposed to include land which is in current Poutini Ngāi Tahu ownership within the zone. This policy provides for future land to be included, for examples lands purchased by the iwi or hapū from the Crown, or as a result of land swaps or other acquisition processes.

NEXT STEPS

23. This paper outlines the draft objectives and policies for the Māoril Purpose Zone.
24. The next step is to develop the draft Rules for the Zone.

APPENDIX ONE: STRATEGIC CONTEXT

National Direction

1. The Treaty of Waitangi provides for the exercise of kawanatanga, while actively protecting tino rangatiratanga of tangata whenua in respect of their natural, physical and spiritual resources.
2. Section 6 (e) of the RMA requires that the Plan recognise and provide for “the relationship of Maori and their culture and traditions with their ancestral lands, water sites, waahi tapu and other taonga” as a matter of national importance.
3. Section 7 (1) requires the Plan to “have particular regard to kaitiakitanga”.
4. Section 8 of the RMA requires that in exercising functions and powers under the Act, that “in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)”.
5. Alongside the RMA, the Ngāi Tahu Claims Settlement Act 1998 contains a range of relevant provisions, including:
 - a. Vesting of the bed of Lake Mahināpua in Ngāi Tahu
 - b. Specific vesting of Arahura Valley in Ngāi Tahu
 - c. Specific vesting of sites at Bruce Bay in Ngāi Tahu
 - d. Specific vesting of sites at Māwhera/Greymouth, Lake Kanieri and Rapahoe in Ngāi Tahu
 - e. Specific vesting of sites at Pāringa River and Okahu

Regional Direction – West Coast Regional Policy Statement

6. The July 2020 Operative Regional Policy Statement has a specific chapter on resource management issues of significance to Poutini Ngāi Tahu. As well as outlining the key resource management issues, it sets these in context with an explanation of the relationship between Poutini Ngāi Tahu and the management of natural resources. The chapter also provides an overview of the key values, principles and practices. Much of this information is very valuable and it could be appropriate to include it within Te Tai o Poutini Plan.
7. In terms of Objectives and Policies these largely echo and detail the directives in the Resource Management Act, however there is a specific policy that provides clear direction around the need for provision for papakāinga on the West Coast, and an objective and policy which specifically recognise cultural landscapes.

Poutini Ngāi Tahu – West Coast Regional Council Mana Whakahono a Rohe: Iwi Participation Agreement

8. The Manawhakahono a Rohe agreement sets as number of directions for TTPP. Specifically:
 - a. Sections 3.18 – 3.23 recognise Poutini Ngāi Tahu historic heritage and cultural landscapes and practices – wāhi typuna, wāhi tapu, urupā, Poutini Ngāi Tahu archaeological and cultural sites, kōiwi tangata and taonga (collectively Poutini Ngāi Tahu Heritage). It is identified that Poutini Ngāi Tahu Heritage is recorded within planning instruments, that there is a whakapapa relationship of Poutini Ngāi Tahu with Poutini Ngāi Tahu Heritage and that impacts on Poutini Ngāi Tahu Heritage are impacts on Poutini Ngāi Tahu. It recognises the Poutini Ngāi Tahu should participate in decisions that impact on Poutini Ngāi Tahu Heritage.
 - b. Section 3.34 identifies that pounamu management areas should be given priority as areas of protection and Poutini Ngāi Tahu whānui access, including through the use of local planning instruments.
 - c. Section 3.36 identifies that Aotea is given a similar level of priority to Pounamu as areas of protection and Ngāti Māhaki whānui access, including through the use of local planning instruments.
 - d. Section 4 recognises the importance of Iwi Management Plans and that they shall inform the development of planning frameworks, instruments and documents, as

well as decisions on individual resource consents. Acting in accordance with iwi management plans is agreed as the primary means by which a Treaty partnership approach to resource management in the region can be achieved.

Existing Plan Provisions

9. The current Plans do not recognise the difference in land tenure of Poutini Ngāi Tahu Land, the customary uses associated with it, or the kaitiakitanga role for this land. The land is zoned as the surrounding general title land – often rural, with Coastal Settlement at Okuru/Neil's Beach, Mahitahi/Bruce Bay, Small Settlement at Arahura kainga and a mix of Commercial, Industrial, Residential and Rural for the Māwhera land at Greymouth.

Approach of Other Councils

10. The inclusion of a Māori Purpose Zone is a relatively new planning provision. However recently produced plans surveyed include this zone, specifically Auckland, Timaru, New Plymouth and Porirua.
11. In Auckland this Zone is predominantly used for land which have existing or proposed mārae development or other Māori cultural institutions, such as mārae, and papakāinga-style development to be established in specific areas of Auckland, on general or Māori land. Produced prior to the National Planning Standards, the Auckland Unitary Plan has separate, additional provisions for land, which was returned under Treaty Settlements, as prior to Settlements very little Māori Land remained in Māori ownership.
12. In New Plymouth this zone recognises and provides for the relationship of Māori with Māori land as defined in the Te Ture Whenua Māori Act 1993. It also applies to some areas of land granted as Native Reserve for Māori occupation or use.
13. In Porirua, a relatively small City, the zone applies to a single area of land which consists of a residential area, including the marae and wharenuī, surrounded by six large land blocks. This land is the last remnant of the land that was set aside as a reserve for Ngāti Toa's perpetual benefit in 1846. It is mostly made up of Māori land blocks with some general land ownership.



Te Tai o Poutini PLAN

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: February 2021
Subject: **Technical Update Sites of Significance to Māori: Draft Objectives and Policies**

SUMMARY

This report gives an update on the technical work being undertaken on draft Objectives and Policies for Sites of Significance to Māori in Te Tai o Poutini Plan.

Sites of Significance to Māori is required as a separate overlay chapter within the National Planning Standards. There is a significant piece of work for Poutini Ngāi Tahu in identifying their significant sites. In addition, particularly in Buller, there are some older and archaic sites of other iwi such as Ngāti Apa and Ngāti Rarua.

Proposed draft Objectives and Policies provided for Sites of Significance to Māori are outlined in the report.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That the Committee provide feedback on the wording of the draft Objectives and Policies for Sites of Significance to Māori.

Lois Easton
Principal Planner

INTRODUCTION

1. This report gives an update on the technical work being undertaken on draft Objectives and Policies for Sites of Significance to Māori in Te Tai o Poutini Plan.
2. Sites of Significance to Māori is required as a separate overlay chapter within the National Planning Standards. This is separate from Historic Heritage, although some sites will also fall within the definition of Historic Heritage under the Resource Management Act, as they are wāhi tapu and taonga.
3. There is a significant piece of work for Poutini Ngāi Tahu in identifying their significant sites. In addition, particularly in Buller, there are some older and archaic sites of other iwi such as Ngāti Apa and Ngāti Raroa which will fall within this overlay.
4. Proposed draft Objectives and Policies are provided for the Sites of Significance to Māori are outlined in the report.

MATTERS TO CONSIDER IN DEVELOPING POLICY AND OBJECTIVES

5. A review of national and regional direction, the existing plan provisions and the approach of other Councils to this overlay has been undertaken, with key information contained in Appendix One.
6. In terms of development of Objectives and Policies specifically for Sites of Significance to Māori, the Poutini Ngāi Tahu Strategic Objectives and Policies already developed a strong direction. However, there are a number of key considerations which are unique to issues for Sites of Significance to Māori and these are outlined below.

Cultural Landscapes

7. Poutini Ngāi Tahu are strong proponents of cultural landscapes – and this is reflected in the Regional Policy Statement as well as the Strategic Poutini Ngāi Tahu framework.
8. The traditions of Poutini Ngāi Tahu tupuna (ancestors) are embedded in the landscape. Indicators of these intergenerational landscapes include pā and kāinga, ara tawhito (traditional trails), pounamu, mahinga kai, wāhi tapu and wāhi ingoa (place names).
9. Cultural landscapes are usually living, working landscapes which have both a historical and contemporary connection. Protection of Poutini Ngāi Tahu cultural landscape values involves acknowledging the past but also enabling the ability for present and future generations to be able to connect with these landscapes.
10. An important component of understanding cultural landscapes is that they are not areas that are locked up to preserve the past, they are dynamic. The history and tradition need to be recognised and the associated values maintained. The relationship of Poutini Ngāi Tahu with these landscapes will continue and develop over time. New cultural landscapes can also be created.
11. Staff propose that Cultural Landscapes provisions are located within the Sites of Significance to Māori section, with the cultural landscapes themselves mapped as an Overlay within the planning maps.

Archaeological Sites vs Sites of Significance to Māori

12. Many archaeological sites on the West Coast are also Sites of Significance to Māori. A dual listing is proposed. Decisions around allowing modification of an archaeological site is made by Heritage New Zealand (Pouhere Taonga), alongside any additional provisions in TTPP.
13. However, these decisions are based on a different ethos around archaeological not cultural values and may not recognise tikanga and kaitiakitanga requirements of Poutini Ngāi Tahu. As articulated in the Strategic Objectives and Policies, the approach for taonga in the plan is to provide for rangatiratanga and kaitiakitanga to be able to be exercised. Therefore it is proposed that in relation to cultural sites, regardless of any authorisation by Pouhere Taonga, that Poutini Ngāi Tahu authorisation must be sought and where this is not granted, a significant consent process will be required.

Effect of Natural Hazards

14. Many sites may be subject to natural hazards – and in particular coastal hazards. This could include sites ranging from coastal midden to burial caves and urupā. Other sites could be threatened by flooding or one of the many other hazards present on the West Coast.
15. How Poutini Ngāi Tahu wants to see these sites managed, should they be subject to significant natural hazard threat, is not clear and will probably need to be decided on a case by case basis.
16. The first stage is to identify sites which may be at significant risk of natural hazards and develop a framework for how these will be managed. This is probably beyond the capacity of the current TTPP team and may not be able to be undertaken prior to TTPP notification.
17. Pouhere Taonga may have some resources to allocate to such a task and an approach led by Pouhere Taonga, supported by the Councils may be the most effective. However, policy direction on how this matter should be dealt with should an issue arise prior to any protocol being developed is needed within TTPP as well as reference to any future protocols.

Wāhi Tapu

18. Wāhi Tapu sites include:
 - old pa sites, excavations and middens (pā tawhito)
 - old burial grounds and caves (rua kōiwi and ana tūpāpaku)
 - places where baptismal rites were performed and repository for placenta (wāhi whenua)
 - current cemeteries (urupā)
 - battlefields (wāhi pakanga)
 - sacred rocks, trees or springs (ngā toka, rakau tapu)
 - water courses, swamps, lakes and their edges (waipuna, awa, roto)
 - places imbued with the mana of chiefs or tupuna
 - landforms such as mountains which embody the creation stories and whakapapa of tangata whenua
19. While the exact location of some Wāhi Tapu sites needs to remain confidential to protect their sacredness, protection can only be given to those sites which have been identified by Poutini Ngāi Tahu for inclusion in TTPP.
20. Following the Approach in 12 above, it is proposed in the first instance to manage this by identifying these areas as a wāhi tapu overlay – i.e. identifying in a general area that a wāhi tapu exists, while not being specific about its exact location. Before activities which could impact on the wāhi tapu (earthworks, subdivision, building construction and vegetation clearance) are undertaken, the requirement would be for consultation with the relevant rūnanga to determine if the activity will impact the wāhi tapu. If the activity does affect the wāhi tapu, then a resource consent is triggered. This process will need to be clear and well documented, with formal rūnanga liaison identified in order to be successful.
21. In some instances such sites may also be archaeological sites with Pouhere Taonga and activities could also trigger requirements for approvals under the Heritage New Zealand Pouhere Taonga Act 2014.

Sites that are not Poutini Ngāi Tahu

22. While Poutini Ngāi Tahu are acknowledged as the hapū with mana whenua across the West Coast, there are some archaic sites and sites particularly in the northern Buller which may be attributed to other iwi, particularly Ngāti Ap and Ngāti Raroa. In these instances, provisions should acknowledge that other iwi may be affected parties in their management.

Discovery of Kōiwi

23. Kōiwi (human remains) can be accidentally discovered through earthworks and development or exposure from natural hazard events. Pouhere Taonga has archaeological discovery protocols which include the discovery of kōiwi. Some Councils include advice notes referring to these protocols, whereas others include a general Accidental Discovery Rule in their Plans. A potential Draft Accidental Discovery Protocol is attached at Appendix Three.

Access to sites

24. While some significant sites may still be in Poutini Ngāi Tahu ownership, the vast majority are either in private land or on the public conservation estate. Maintaining any existing access and finding ways to enhance access for Poutini Ngāi Tahu to their important sites is needed to enable kaitiakitanga and rangatiratanga. Outside of agreements with landowners, this is a matter which can principally be enabled when subdivision or development occurs, potentially as a consent condition. Policy to support this approach is therefore needed.

Mahinga Kai Sites

25. Some Councils include mahinga kai sites in their Sites of Significance to Māori provisions and this approach is supported by the Poutini Ngāi Tahu rūnanga kaiwhakahaere. Provisions which enable and improve access (e.g. at subdivision and through esplanade provisions) will therefore need to link across to this chapter.

Pounamu and Aotea Stone Overlays

26. A Pounamu and Aotea Management Area Overlay is proposed to support both the provisions in the Pounamu Vesting Act, and Ngāti Māhaki's claim for Aotea Stone. The provisions for this Overlay logically sit in this chapter.

Potential Draft Objectives

27. Based on the matters outlined in the section above, the following draft Objectives are proposed.

Draft Objective 1: Sites and cultural landscapes of significance to Poutini Ngāi Tahu are recognised and identified and Poutini Ngāi Tahu are actively involved in decision making that affects their values.

Draft Objective 2: Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites and cultural landscapes.

Draft Objective 3: The values of significant sites and cultural landscapes are protected from subdivision, use and development and inappropriate modification, demolition or destruction.

28. These objectives follow the direction set in the Strategic Objectives and reflect the key relationship that Poutini Ngāi Tahu has with its significant sites. Objective 3 provides for the protection of values of all of the significant sites – including those of other iwi or archaic Māori.

Potential Draft Policies

Cultural Landscapes

Policy 1: Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and customary use.

Identification of sites and discovery of kōiwi

Policy 2: Work with Poutini Ngāi Tahu to identify and list sites of significance to Poutini Ngāi Tahu in Schedule xxx and on Overlays xxx, and protect the identified values of the sites and areas.

Policy 3: Upon accidental discovery of kōiwi (skeletal remains) or urupā ensure that the Accidental Discovery Protocol is followed.

Iwi engagement in resource management

Policy 4: Recognise and provide for the exercise of rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu in decisions made in relation to identified sites and areas of significance in Schedule xxx and Overlays xxxx.

Wāhi Tapu

Policy 5: Where an activity is proposed within any wāhi tapu, wāhi taonga or wai tapu area identified in Schedule xxx or Overlay xxx ensure that:

- a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood;
- b. An accidental discovery protocol is adopted for any earthworks;
- c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs of the activity it is not possible to avoid all adverse effects; and
- d. Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area.

Policy 6: Where the exact location of a wāhi tapu, wāhi taonga or wai tapu is not identified in Schedule xxx – then any activity which may impact on the wāhi tapu, wāhi taonga or wai tapu must receive prior written approval from Poutini Ngāi Tahu, or a resource consent will be required.

Policy 7: Recognise the significance to Poutini Ngāi Tahu of the wāhi tapu, wāhi taonga or wai tapu areas listed in Schedule xxx and protect the identified values of these areas by avoiding adverse effects on cultural values of the following activities in, or in close proximity to, wāhi tapu, wāhi taonga or wai tapu areas;

- a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;
- b. Landfills and waste disposal facilities, hazardous facilities and offensive industries;
- c. Incompatible rural industry;
- d. Intensive primary production;
- e. Cemeteries and crematoria; and
- f. Wastewater treatment plants and disposal facilities

Sites of Significance to Other Iwi

Policy 8: Where sites are of significance to iwi other than Poutini Ngāi Tahu, ensure consultation with the relevant iwi to ensure that these are recognised and protected from inappropriate subdivision, use and development.

Mahinga Kai

Policy 9: Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in Schedule xxxx:

- a. Avoid adverse effects on indigenous habitats and waterbodies;
- b. Enable the maintenance and enhancement of these areas;
- c. Maintain and where appropriate improve access for Poutini Ngāi Tahu to these areas.

Policy 10: Only allow subdivision of land adjacent to water bodies and the coast that are wāhi tupuna and are identified as having mahinga kai values in Schedule xxx where the subdivision is designed to maintain or enable access to the coast and riparian margins for the purpose of gathering mahinga kai.

Pounamu and Aotea

Policy 11: Within the Pounamu and Aotea Management overlay, enable rangatiratanga and kaitiakitanga by Poutini Ngāi Tahu and avoid the disturbance or removal of this resource by non-hapū members.

Access to Sites

Policy 12: Promote the provision or development of access for Poutini Ngāi Tahu to the identified sites and areas of significance to Poutini Ngāi Tahu listed in Schedule xxx, including through:

- a. formal arrangements, such as co-management, joint management or relationship agreements, easements and land covenants, or access agreements; and/or
- b. informal arrangements or understandings between landowners and local Poutini Ngāi Tahu hapū and/or marae.

Natural Hazard management

Policy 13: Where there is a high risk of significant damage to a site of significance to Māori from natural hazards and where the relevant hapū authority is supportive, allow for activities to translocate materials or preserve the taonga tuku iho of the site of significance to Māori.

Activities on or adjacent to Sites

Policy 14: Protect and maintain sites and areas of significance to Māori from inappropriate activities by:

- a. ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon; and
- b. requiring activities on, or in proximity to sites and areas of significance to Māori to avoid adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to tangata whenua.

Policy 15: Restrict buildings, structures, forestry, network utility structures, roading, mining and earthworks on the upper slopes and peaks of ancestral maunga as identified in Schedule xxxx.

Policy 16: Enable activities in sites and areas of significance to Poutini Ngāi Tahu included in Schedule xxx where the cultural and spiritual values of the site or area are protected. This includes:

- a. Maintenance and restoration;
- b. Alterations to existing buildings and structures;
- c. Maintenance and repair or upgrading of existing network utility structures;
- d. Customary harvest and other cultural practices in accordance with tikanga;
- e. Small-scale earthworks for burials within an existing urupā;
- f. Animal grazing where identified values are maintained.

Policy 17: Only allow any other use and development on sites and areas of significance in Schedule xxx where it can be demonstrated that the identified values of the site or area are protected and maintained, having regard to:

- a. Whether there are alternative methods, locations or designs that would avoid or reduce the impact on the values associated with the site or area of significance;
- b. Outcomes articulated by Poutini Ngāi Tahu through an assessment of environmental effects, cultural impact assessment or iwi planning documents;
- c. The potential to enhance the values of the site of significance and the relationship of Poutini Ngāi Tahu with their taonga, commensurate with the scale and nature of the proposal;
- d. How values of significance to Poutini Ngāi Tahu, including tikanga, kaitiakitanga and mātauranga Māori may be incorporated; and
- e. Any practical mechanisms to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, customary activities and ahi kā roa.

Policy 18: Only allow subdivision of sites or areas of significance listed in Schedule xxx where it can be demonstrated that:

- a. The values identified in Schedule xxx are maintained and protected;
- b. Sufficient land is provided around the site or area listed Schedule xxx to protect identified values;
- c. The remainder of the site is of a size which continues to provide it with a suitable setting to the values identified Schedule xxx ; and
- d. Practical mechanisms are incorporated to maintain or enhance the ability of Poutini Ngāi Tahu to access and use the site or area of significance for karakia, monitoring, customary activities and ahi kā roa.

Demolition or Destruction

Policy 19: Avoid the demolition or destruction of sites and areas of significance included in Schedule xxx.

NEXT STEPS

29. This paper outlines the draft objectives and policies for Sites of Significance to Māori.
30. The next step is to develop the draft Rules for the overlay.

APPENDIX ONE: STRATEGIC CONTEXT NATIONAL AND REGIONAL DIRECTION

31. Sites of Significance to Māori fall within both the definition of Historic Heritage under the Resource Management Act and also are wāhi tapu and taonga. As such they are subject to Section 6 (e) and 6 (f) Matters of National Importance.
32. All Pounamu on the West Coast is under ownership and rangatiratanga of Poutini Ngāi Tahu under the Pounamu Vesting Act. Pounamu Management Plans are in place for the takiwa of Ngāti Waewae and Ngāti Māhaki ki Makaawhio.
33. Regional Direction in relation to Sites of Significance to Māori principally relates to the identification and protection of cultural landscapes within which many of these sites sit.

Manawhakahono a Rohe Agreement between Poutini Ngāi Tahu and West Coast Regional Council

34. The Manawhakahono a Rohe agreement sets as number of directions for TTPP. Specifically:
 - Sections 3.18 – 3.23 recognise Poutini Ngāi Tahu historic heritage and cultural landscapes and practices – wāhi typuna, wāhi tapu, urupā, Poutini Ngāi Tahu archaeological and cultural sites, kōiwi tangata and taonga (collectively Poutini Ngāi Tahu Heritage). It is identified that Poutini Ngāi Tahu Heritage is recorded within planning instruments, that there is a whakapapa relationship of Poutini Ngāi Tahu with Poutini Ngāi Tahu Heritage and that impacts on Poutini Ngāi Tahu Heritage are impacts on Poutini Ngāi Tahu. It recognises the Poutini Ngāi Tahu should participate in decisions that impact on Poutini Ngāi Tahu Heritage.
 - Section 3.34 identifies that pounamu management areas should be given priority as areas of protection and Poutini Ngāi Tahu whānui access, including through the use of local planning instruments.
 - Section 3.36 identifies that Aotea is given a similar level of priority to Pounamu as areas of protection and Ngāti Māhaki whānui access, including through the use of local planning instruments.
 - Section 4 recognises the importance of Iwi Management Plans and that they shall inform the development of planning frameworks, instruments and documents, as well as decisions on individual resource consents. Acting in accordance with iwi management plans is agreed as the primary means by which a Treaty partnership approach to resource management in the region can be achieved.

CURRENT DISTRICT PLANS

35. As discussed previously the current district plans are very light in this area, with few sites identified in schedules, and limited policy direction. This is largely because Māori cultural sites are grouped in the historic heritage provisions. Relevant provisions are included in Appendix Two.

APPROACH OF OTHER COUNCILS

36. A review of objectives and policies of other Councils in plans prepared under the National Planning Standards has been undertaken.
37. Key things to note are:
 - a. Some plans identifying access to sites as being something that is desired;
 - b. Including policy around the identification of sites – recognising that not all sites have been scheduled in the relevant plan;
 - c. Differentiating in some Council areas between general sites and wāhi tapu;
 - d. the major focus of policy is around the management of the sites and effects of use and development including:
 - allowing maintenance and restoration and cultural practices
 - a strong focus on earthworks and subdivision effects

- specific policies for structures and network utilities

POUTINI NGĀI TAHU DRAFT STRATEGIC OBJECTIVES AND POLICIES

38. Draft Poutini Ngāi Tahu Issues, Strategic Objectives and Policies were considered by the Committee at the November meeting. The updated provisions are as follows.

Strategic Issues

Issue 1: Enabling Tino Rangatiratanga and Kaitiakitanga particularly on Poutini Ngāi Tahu Land

Issue 2: Enabling Poutini Ngāi Tahu economic, social and cultural development

Issue 3: Protecting Poutini Ngāi Tahu cultural landscapes and taonga

Issue 4: Facilitating Papakāinga and Kaumatua Housing

Issue 5: Access to Māhinga kai and customary materials

Issue 6: Protecting Pounamu and Aotea Stone and its management

Issue 7: Recognising that only Poutini Ngāi Tahu can identify impacts of activities on their taonga

Strategic Objectives

Objective 1: To enable the occupation, development and use of Poutini Ngāi Tahu land in accordance with tikanga and for the benefit of Poutini Ngāi Tahu.

Objective 2: To include Te Tai o Poutini (West Coast) wide provisions to support Poutini Ngāi Tahu exercise of customary rights and interests including:

- Establishment of papakāinga (Māori villages) and kaumatua (older adult) housing
- Access to mahinga kai (food gathering places) and cultural materials
- Management of Pounamu and Aotea stone
- Management of taonga (treasures) and wāhi tapu (sacred sites)

Objective 3: To identify Poutini Ngāi Tahu cultural landscapes and enable their management to provide for the cultural relationships of Poutini Ngāi Tahu.

Objective 4: To support Poutini Ngāi Tahu in their exercise of kaitiakitanga and recognise their special relationship with te taiao, Poutini Ngāi Tahu taonga and wāhi tapu through resource management process and decisions.

Strategic Policies:

Policy 1: Support the use of Joint Management Agreements and s33 Transfer of Powers for resource management functions on Poutini Ngāi Tahu Land.

Policy 2: Enable rangatiratanga and kaitiakitanga in accordance with tikanga on Poutini Ngāi Tahu land through the development and use of Hapū Management Plans.

Policy 3: Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.

Policy 4: Provide for papakāinga and kaumatua housing, marae and Māori customary activities to be established throughout the West Coast settlements and on Poutini Ngāi Tahu land..

Policy 5: Enable Poutini Ngāi Tahu to freely access mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.

Policy 6: Support the implementation of the Pounamu Vesting Act and the management of Aotea Stone and Pounamu by Poutini Ngāi Tahu through the use of overlays and Plan provisions.

Policy 7: Provide for active participation by Poutini Ngāi Tahu in the sustainable management of West Coast resources.

Policy 8: Recognise the role of Poutini Ngāi Tahu as kaitiaki and provide for them to exercise kaitiakitanga through the resource management process.

Policy 9: Recognise Poutini Ngāi Tahu as specialists in tikanga and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga.

Policy 10: Protect Poutini Ngāi Tahu taonga and cultural sites, while ensuring Poutini Ngāi Tahu's key role in decision making around their management.

Appendix Two: Current District Plan Provisions

	Westland	Grey	Buller
Issue	The ability of tangata whenua to exercise their traditional relationship with ancestral lands, water, sites, waahi tapu and other taonga is sometimes threatened by conflicting values on activities	There are many places throughout the District which have been used, occupied and are of value to Tangata Whenua, including places where people have been buried. Accordingly, the District remains spiritually and culturally important to Tangata Whenua, who have a general concern for the natural integrity of the District's environment.	Access to, or development near, cultural and historic sites may adversely impact on their cultural and historic values.
Objectives	<p>3.5.1 To pursue a partnership of consultation and participation between the Council and Poutini Ngai Tahu relating to resource management.</p> <p>3.5.2 To recognise and provide for the relationship, culture and traditions of tangata whenua with their ancestral lands, water, sites, waahi tapu and other taonga.</p>	3. To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District.	To protect places and sites of historical and cultural value from the adverse effects of land use activities and to ensure where appropriate, access to historic and cultural sites is maintained and enhanced.
Policies	Heritage Policy D: The protection of waahi tapu, taonga and urupa within Westland District shall be encouraged.	<p>4. Council will endeavour to provide protection of all culturally significant sites.</p> <p>5. An on-going and active relationship between Tangata Whenua and Council will be sought to further Iwi input into resource management decisions.</p>	<p>4.6.8.1. A close and on-going relationship with tangata whenua and the Council shall be maintained, including the maintenance of confidential records in ways which accord with the tikanga of tangata whenua of known waahi tapu.</p> <p>4.6.8.2. Evaluate and protect heritage resources by identifying those resources of historic, cultural or architectural value or of special significance to the District.</p> <p>4.6.8.3. As and when cultural and/or historical sites of importance to tangata whenua are identified by respective Kaitiaki in Buller District, the Council shall facilitate the recording of such sites in ways which accord with the tikanga of local iwi.</p> <p>4.6.8.4. Assessment of resource consent applications shall include their potential impact on known places of historic and/or cultural value.</p> <p>4.6.8.5. Continued access to sites of special cultural significance to tangata whenua shall be supported.</p> <p>4.6.8.6. Upon accidental discovery of urupa or skeletal remains, consultation with the tangata whenua shall be required.</p>

APPENDIX THREE: POTENTIAL DRAFT ACCIDENTAL DISCOVERY PROTOCOL

Draft Accidental Discovery Protocol

On discovery of any human remains or kōiwi, the owner of the site or the consent holder must take the following steps:

1. Cease works and secure the area

- immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earth moving activities;
- secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed;

2. Inform relevant authorities and parties

Inform the following parties immediately of the discovery:

- the New Zealand Police;
- the relevant District Council in all cases;
- Heritage New Zealand Pouhere Taonga;
- Poutini Ngāi Tahu.

3. Wait for and enable inspection of the site

Wait for and enable the site to be inspected by the relevant authority or agency:

- The New Zealand Police are required to investigate the human remains to determine whether they are those of a missing person or are a crime scene. The remainder of this process will not apply until the New Zealand Police confirm that they have no further interest in the discover.
- A site inspection for the purpose of initial assessment and response will be arranged by the Council in consultation with Heritage New Zealand Pouhere Taonga and appropriate Poutini Ngāi Tahu representatives,
- Following site inspection and consultation with all relevant parties (including the owner and consent holder), the Council will determine the area within which work must cease, until the requirements of this Rule are met.

4. Recommencement of work

Work within the area determined by the Council must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:

1. Heritage New Zealand has confirmed that an archaeological authority has been approved for the work or that none is required;
2. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage;
3. Any material of scientific or educational importance has been recorded and if appropriate recovered and preserved;
4. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required the Council will confirm, in consultation with Poutini Ngāi Tahu, that:
 - any kōiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
 - any agreed revisions to the planned works to be/have been made in order to address adverse effects on Māori cultural values.
5. resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the Plan or allowed by any existing resource consent.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Lois Easton, Principal Planner
Date: February 2021
Subject: **Te Tai o Poutini Plan Technical Update – Port Zone Rules**

SUMMARY

This report provides an update on the technical work being undertaken on the Port Zone Rules in Te Tai o Poutini Plan.

The Objectives and Policies were discussed at the November 2020 meeting of the Committee.

The Port Zone is intended to apply at Westport and Greymouth Ports.

This reports outlines the draft performance standards and rules for the Port Zone.

RECOMMENDATIONS

1. That the information be received
2. That the Committee provide feedback on the draft Port Zone performance standards and rules.

Lois Easton

Principal Planner

INTRODUCTION

1. This report provides an update on the technical work being undertaken on the Port Zone Rules in Te Tai o Poutini Plan.
2. The Port Zone is defined as: Areas used predominantly for the operation and development of ports as well as operational areas and facilities, administrative, commercial and industrial activities associated with ports.
3. The Objectives and Policies were discussed at the November 2020 meeting of the Committee and the updated versions are attached at Appendix One.
4. The Port Zone is intended to apply at Westport and Greymouth Ports.
5. Because the port at Jackson Bay is so small, and the area is currently zoned Coastal Settlement Zone staff are still considering their final zoning recommendations for this area.
6. This report outlines the draft performance standards and rules for the Port Zone.

KEY MATTERS CONSIDERED DURING RULE DEVELOPMENT

7. National and regional direction is provided by the New Zealand Coastal Policy Statement,
8. The Ports of Greymouth and Westport are identified as regionally significant infrastructure in the West Coast Regional Policy Statement. Relevant provisions are included in Appendix Two.
9. The Ports of Greymouth and Westport are significant transport, communications and employment features on the West Coast. The Port Zone is intended to encompass the area around the ports, and that, which is needed to support the port function.
10. Marine services, fishing and leisure boats are current key parts of the current port functions. It is important to allow for changes in the types of activities associated with the ports over time..
11. General port operations include cargo handling, fishing fleet operations, towage, pilotage and line handling, storage, maintenance and warehousing. These activities are supported by a range of services including logistics, port infrastructure and port security. There are marinas associated with Westport and Greymouth ports.
12. The Ports are vital transport links for the West Coast and key elements of economic resilience. The tenuous nature of transport links from the Coast, especially following significant adverse weather or earthquake means that it is vital for commerce on the West Coast to have a resilient transport network that can rely on continued market access in the event of road and rail closure to the East Coast.
13. The road and rail links to the Ports are a key element of resilience and accessibility to support port function.
14. Greymouth Port has the only slipway and registered maintenance facility between Nelson and Bluff, and as such also supports marine maintenance facilities. Greymouth Port also has fuel storage facilities associated with it.
15. Both Greymouth and Westport are currently the subject of revitalisation and redevelopment initiatives aimed at supporting their town centres. These initiatives have identified the significance of the land around the ports to these efforts.
16. While there are already some walking links, there is potential to expand the public access to the Ports, provided this does not affect Port function. Worldwide – and in New Zealand, port areas have become significant features for the enjoyment of locals and visitors alike. Examples of where Ports have successfully integrated with improved visitor access can be found at places such as Napier, Gisborne, Whangarei, Nelson, Wellington and New Plymouth.
17. Currently work is underway looking at how tourism based upgrades can be developed to attract more visitors to Westport as well as how the port might act as a catalyst for both district and regional aquaculture and fisheries businesses.
18. Reverse sensitivity matters are signalled as a concern in the Proposed Regional Policy Statement. Ports can be noisy, dusty and smelly places and also can operate at night times. While good environmental standards are required, there are some types of activities which are less compatible with their function – particularly residential development.

General Permitted Activity

19. A key consideration for the zone is ensuring that general, expected port functions and uses can occur without resource consent. This is framed in the draft Rules by providing for a general Permitted Activity for Port Activities. This is defined as follows:

Port Activities: *means the use of land, buildings and structures for:*

- a. *cargo handling, including the loading, unloading, storage, processing and transit of cargo (including fish);*
- b. *passenger handling, including the loading, unloading and transit of passengers, and passenger or cruise ship terminals;*
- c. *maintenance and repair activities, including the maintenance and repair of vessels (including painting and antifouling);*
- d. *port administration;*
- e. *marine-related trade and industry training activities;*
- f. *marine-related industrial activities, including ship and boat building;*
- g. *warehousing in support of a.-f., h. and i., and distribution activities, including bulk fuel storage and ancillary pipeline networks;*
- h. *facilities for recreational boating, including yachting;*
- i. *activities associated with the surface navigation, berthing, manoeuvring, refuelling, storage, servicing and provisioning of vessels;*
- j. *ancillary transport infrastructure, buildings, structures, signs, utilities, parking areas, landscaping, hazardous facilities, offices and other facilities, and earthworks; and*
- k. *ancillary food and beverage outlets in support of the above*

SUMMARY OF THE DRAFT RULES

Key Permitted Activities

20. Key Permitted Activities are summarised in the table below. The full draft Rules are in Appendix Three.

Effect Being Managed	Proposed Port Zone Permitted Activity Standard
Activities	Port Activities Industrial Activities Commercial Activities – max 250m ² /25% of gross floor area of all buildings on site. Extension of the Coastal cycleway
Height	Maximum 20m above ground level
Site coverage	Maximum site coverage is 80%
Setback	5m from road boundaries 4.5m from Residential, Town Centre and Mixed Use Zones 4m from the Rail Corridor
Blasting/vibration	No blasting or vibration outside of 8am – 6pm weekdays and 9am – 4pm weekends and public holidays
Screening	2m width landscaping strip against the road frontage and any adjoining Residential, Town Centre or Mixed Use Zone boundary
Stormwater	Run-off associated with any Port, Industrial Activity or Commercial Activity or building shall be collected and treated prior to discharge

21. Alongside the Permitted Activity Standards, there are a range of proposed Rules where resource consent would be required for an activity to occur. Key activities are summarised in the table below:

Key Activities Requiring Resource Consent

Effect Being Managed	Summary of draft General Rural Zone Rule
Ancillary Residential Activities	<p>Controlled Activity</p> <ul style="list-style-type: none"> • 1 single residential unit is provided ancillary to the port, commercial or industrial activity on the site • Noise insulation is required <p>Non-complying Activity</p> <ul style="list-style-type: none"> • Where not a Controlled Activity
Port and Industrial Activities not meeting Permitted Standards	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Where doesn't meet Permitted Activity Standards in relation to recession planes <p>Discretionary Activity</p> <ul style="list-style-type: none"> • Where not a Permitted or Controlled Activity
Any other Activity	<p>Non-Complying</p> <ul style="list-style-type: none"> • where not meeting another rule in the zone

NEXT STEPS

22. Feedback from the Committee is sought in relation to the wording of the draft Rules.
23. This will then be included with draft provisions for the next round of consultation.

APPENDIX ONE : DRAFT PORT ZONE OBJECTIVES AND POLICIES

PORTZ - P5	Work co-operatively with the West Coast Regional Council and the Port Operators to address cross-boundary resource management issues deriving from activities undertaken within port areas.
PORTZ - P6	Impose performance standards on development and land use in the Port Zones that protects the amenity values of the adjacent commercial, residential and rural areas.
	of marine and port activities.

APPENDIX TWO: KEY NATIONAL AND REGIONAL DIRECTION

National Direction – New Zealand Coastal Policy Statement

1. Policy 9 of the New Zealand Coastal Policy Statement specifically relates to Ports as follows:

Recognise that a sustainable national transport system requires an efficient national network of safe ports, servicing national and international shipping, with efficient connections with other transport modes, including by:

- a. ensuring that development in the coastal environment does not adversely affect the efficient and safe operation of these ports, or their connections with other transport modes; and*
- b. considering where, how and when to provide in regional policy statements and in plans for the efficient and safe operation of these ports, the development of their capacity for shipping, and their connections with other transport modes.*

Regional Direction – Regional Policy Statement

2. The Regional Policy Statement considers that the ports of Westport, Greymouth and Jackson Bay are regionally significant infrastructure.
3. The following provisions around Regionally Significant Infrastructure can be found in the Regional Policy Statement:

Objective: *Enable the safe, efficient and integrated development, operation, maintenance, and upgrading of regionally and nationally significant infrastructure.*

Policies

2. *Provide for the development, operation, maintenance and upgrading of new and existing regionally significant infrastructure including renewable electricity generation activities and National Grid infrastructure*

4. *Recognise that regionally significant infrastructure important to the West Coast's wellbeing needs to be protected from the reverse sensitivity effects arising from of incompatible new subdivision, use and development, and the adverse effects of other activities, which would compromise the effective operation, maintenance, upgrading, or development of the infrastructure.*

APPENDIX THREE: DRAFT PORT ZONE RULES

Permitted Activities		
Permitted Activities	Performance Standards	Activity Status Where Compliance Not Achieved
<p>PORTZ - R1 Port and Industrial Activities and Buildings Where:</p> <ol style="list-style-type: none"> 1. Performance Standards a to i are able to be met 	<ol style="list-style-type: none"> a. Maximum building height above ground level of 20m; b. Maximum site coverage is 80%; c. Buildings are setback a minimum 5m from road boundaries, 10m from State Highways, 4.5m from any Residential Zone or Mixed Use Zone boundary and 4m from the Rail Corridor; d. All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that it is not visible from any adjoining Residential Zone boundary or adjoining public place outside of the Port Zone; e. No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays; f. There shall be no visible evidence of suspended solids or particulate matter in the air or deposited particulate matter beyond the zone boundary that the activity occurs in; g. No noxious or offensive odour shall be detected beyond the zone boundary that the activity occurs in; h. The area <u>adjoining</u> the <u>road frontage</u> of all <u>sites</u>, and the side boundary of a site that adjoins a Residential, Open Space or Mixed Use Zone, shall contain <u>landscaping</u> with a minimum width of 2 metres which includes planting that will, within two years of being planted, reach a height of 1m, except that this does not apply to any emergency services facility or vehicle access to the site; i. Stormwater run-off associated with any Port, industrial or commercial activity or building, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality j. Advice Note: <ol style="list-style-type: none"> 1. Any <u>landscaping</u> required by this rule may be located in common areas, where the development comprises land and/or <u>buildings</u> in separate unit titles. 2. Stormwater facilities that support multiple values such water quality treatment, biodiversity enhancement and landscape amenity, should be incorporated into <u>landscaped areas</u>, where practicable, to achieve effective stormwater management in an integrated manner. 	<p>Discretionary</p>
	<ol style="list-style-type: none"> i. No building shall project beyond a building envelope defined by a recession plane as defined in Appendix 6 to commence 2.5m above any Commercial, Town Centre, Open Space, Residential or Mixed Use Zone site boundary except where neighbour's consent is provided to the Council under Section 87AAB of the Act This standard does not apply to: <ol style="list-style-type: none"> 1. road boundaries 2. buildings on adjoining sites that have a common wall along the boundary 	<p>Restricted Discretionary</p>

	<ul style="list-style-type: none"> 3. boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard. 4. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (eg finials, spires) provided these do not exceed the recession plane by more than 3m vertically 5. Solar panels and solar water heaters provided these do not exceed the height in relation to boundary plane by more than 0.5m vertically 	
Rule PORTZ -R2 Minor Structures Where: <ul style="list-style-type: none"> 1. Performance Standards a to d are able to be met; and 2. All performance standards for rule PORTZ - R1 are able to be met except that compliance with standard c (setbacks) is not required. 	<ul style="list-style-type: none"> a. Masts, poles, aerials and pou whenua must not exceed 7m in height; b. Any antenna dish must be less than 1m in diameter and not project more than 3.5m above the highest point of any building they are attached to; c. Any ornamental or garden structure must not exceed 2.4 m in height; and d. Any other structure must not exceed 10m² and 2m in height. 	Restricted Discretionary
PORTZ - R3 Fences, Walls and Retaining Walls Where: <ul style="list-style-type: none"> 1. Performance Standards a and b are able to be met; and 2. All performance standards for rule PORTZ - R1 are able to be met 	<ul style="list-style-type: none"> a. Fences, walls and retaining walls are a maximum 2m height above ground level; and b. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall. 	Restricted Discretionary
PORTZ - R4 Commercial Activities Where: <ul style="list-style-type: none"> 1. Performance Standard a is able to be met; and 2. All performance standards for rule PORTZ - R1 are able to be met. 	<ul style="list-style-type: none"> a. Any retail activity shall occupy no more than 250m² or 25% of the Gross Floor Area of all buildings on the same site, whichever is the lesser 	Controlled
PORTZ - R5 Relocated Buildings Where: <ul style="list-style-type: none"> 1. All performance standards for rule PORTZ - R1 are able to be met. 		N/A
PORTZ - R6 Extension of the Coastal Cycleway		N/A
Controlled Activities		

Controlled Activities	Matters for Control	Activity Status Where Compliance Not Achieved
<p>PORTZ - R7 Ancillary Residential Activities Where:</p> <ol style="list-style-type: none"> one single residential unit per site is provided; The residential activity is ancillary to the port, commercial or industrial activity on the site; The residential activity is located at the rear of the site or above ground level; Any residential unit shall be designed and constructed to ensure noise from activities on adjacent sites during night time will not exceed 35 dBA LAeq (15 min) in bedrooms and 40 dBA LAeq (15 min) in other habitable rooms. This indoor design level must be achieved with windows and doors open unless adequate alternative ventilation that complies with the Building Code is provided. All performance standards for Rule PORTZ - R1 are able to be met. 	<ol style="list-style-type: none"> Residential unit design Residential unit location Noise insulation requirements Internal air quality requirements 	<p>Non Complying</p>
Restricted Discretionary Activities		
Restricted Discretionary Activities	Matters of Discretion	Activity Status Where Compliance Not Achieved
<p>PORTZ – R8 Industrial Activities and Buildings not meeting PORTZ - R1 Where:</p> <ol style="list-style-type: none"> The building projects into the 35 degree recession plane All other performance standards for rule PORTZ - R1 are able to be met District wide Permitted Activity Standards for Noise and Glare are able to be met. 	<ol style="list-style-type: none"> Design and location of buildings Design and location of parking and access Landscape measures 	<p>Discretionary</p>

<p>PORTZ – R9 Minor Structures not meeting Rule PORTZ - R2</p> <p>Where:</p> <ol style="list-style-type: none"> 1. The performance standards for rule PORTZ - R1 are able to be met. 2. District wide Permitted Activity Standards for Noise and Glare are able to be met. 	<ol style="list-style-type: none"> 1. Design and location of structures 2. Landscape measures 	<p>Discretionary</p>
<p>PORTZ - R10 Fences Walls and Retaining Walls not meeting PORTZ - R3</p>	<ol style="list-style-type: none"> 1. Design and location of structures 2. Landscape measures 	<p>Discretionary</p>
<p>Discretionary Activities</p>		
<p>PORTZ - R11 Buildings, Minor Structures, Fences and Walls not meeting Permitted or Restricted Discretionary Activity Standards</p> <p>Where:</p> <ol style="list-style-type: none"> 1. District - wide Permitted Activity standards for Noise and Glare are met. 		
<p>Non-complying Activities</p>		
<p>PORTZ - R12 Any Activity that is not a Permitted Activity, a Controlled Activity, a Restricted Discretionary Activity or a Discretionary Activity.</p>		



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: February 2021

Subject: **National Policy Statement for Urban Development – Implications for Te Tai o Poutini Plan**

SUMMARY

This report provides an update on the implications of the requirements in the National Policy Statement for Urban Development (NPS - UD) in Te Tai o Poutini Plan (TTPP).

The NPS-UD has been recently amended and specifically addresses carparking and height rules within District Plans.

Because of the size of the towns on the West Coast, only Greymouth is affected by these new requirements.

This reports outlines the implications for TTPP Rules for Greymouth.

RECOMMENDATIONS

1. That the information be received

Lois Easton

Principal Planner

INTRODUCTION

1. The National Policy Statement for Urban Development Capacity was developed in 2016. In 2019 the government undertook consultation on replacing this with a new National Policy Statement for Urban Development (NPS – UD) and this came into effect 20 August 2020. The full document can be read online at the following link:
<https://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/AA%20Gazetted%20-%20NPSUD%2017.07.2020%20pdf.pdf>
2. The intention of the NPS – UD is to ensure that there is sufficient development land available so that more houses can be built in response to demand.
3. The NPS – UD sets different requirements depending on the size of the urban environment.
4. An urban environment is defined as “any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that: (a) is, or is intended to be, predominantly urban in character; and (b) is, or is intended to be, part of a housing and labour market of at least 10,000 people.
5. When this definition is applied Greymouth is the only town on the West Coast which meets the definition. Specifically, Greymouth area has a 2020 population of 8170 – with the wastewater treatment plant designed to provide for 14,000 people. When greater Greymouth (including the satellite townships such as Kaiata, Dobson and Runanga) the population is already close to 10,000.
6. Alongside this the Grey District is a “Tier 3” local authority.

KEY REQUIREMENTS FROM THE NPS - UD

7. The NPS-UD replaces the National Policy Statement on Urban Development Capacity 2016 (NPS-UDC), but maintains and builds on some of its policies Key changes in the NPS-UD include:
 - a requirement for planning decisions to contribute to well-functioning urban environments (as defined in Policy 1 of the NPS-UD), which is at the core of all of the policies in the NPS-UD;
 - specific reference to amenity values, climate change, housing affordability and the Treaty of Waitangi;
 - a requirement for local authorities to enable greater intensification in areas of high demand and where there is the greatest evidence of benefit – city centres, metropolitan centres, town centres and near rapid transit stops;
 - removal of minimum car parking rates from district plans;
 - a requirement for local authorities to be responsive to unexpected plan change requests where these would contribute to desirable outcomes.
8. Most of the matters identified in the NPS-UD are already being addressed through the development of Te Tai o Poutini Plan. The main area that will affect provisions still under development is the requirement that Plans not set minimum car parking requirements for the urban area, other than for accessible car parks.
9. The specific provision is:
3.38 Car parking
 1. *If the district plan of a tier 1, 2, or 3 territorial authority contains objectives, policies, rules, or assessment criteria that have the effect of requiring a minimum number of car parks to be provided for a particular development, land use, or activity, the territorial authority must change its district plan to remove that effect, other than in respect of accessible car parks.*
 2. *Territorial authorities must make any changes required by subclause (1) without using a process in Schedule 1 of the Act.*
Nothing in this National Policy Statement prevents a district plan including objectives, policies, rules, or assessment criteria:

- (a) *requiring a minimum number of accessible car parks to be provided for any activity;*
or
(b) *relating to parking dimensions or manoeuvring standards to apply if:*
(i) a developer chooses to supply car parks; or
(ii) when accessible car parks are required.

10. What this means for the parking provisions for Greymouth is that TTPP will include:
- the parking dimensions and manoeuvring standards for parking;
 - minimum requirements for accessible car parks;
 - identification where, if it is provided, carparking can be located in the Town Centre and Mixed Use Zones;
 - normal provisions for loading spaces and other types of access required in Commercial and Industrial Zones;
 - provisions, if required, for financial contributions to fund the development of public carparking in Greymouth Town Centre;
 - provisions, if required, for boat and trailer parking at Moana.

LIKELY EFFECTS OF PARKING RULE CHANGES

11. The intention of this direction from Government is to reduce the costs to developers of development of, in particular housing, although the rule applies to all types of development. No doubt in larger centres this will be a significant effect, particularly with apartment developments, where car park development costs can be very significant.
12. In lower density environments with few public transport options such as Greymouth, it is unlikely that many developments will occur where carparking is not included on a voluntary basis by the developer. Pensioner housing is potentially the main exception to this, alongside apartment development which may be constructed in the future.
13. However even where fewer car parks than normal are provided, it is likely such developments will provide some shared or allocated car parks for the development, as this will be a market expectation.

NEXT STEPS

14. Car parking requirements are part of the Transport Rules which will be considered by the Committee at its April meeting.

APPENDIX ONE: Summary of the Key Requirements of the National Policy Statement for Urban Development

Making room for growth	Section
<i>Well-functioning urban environments</i>	
Enables communities and future generations to provide for their wellbeing.	Objective 1
Provides a non-exhaustive list of features of well-functioning urban environments for councils to use as an outcomes framework for planning and decision-making.	Policy 1
<i>Housing affordability</i>	
Sets an objective for councils to contribute to housing affordability through planning decisions that support competitive land and development markets.	Objective 2
<i>Climate change</i>	
Sets direction for New Zealand’s urban environments to support reductions in greenhouse gas emissions, and be resilient to the effects of climate change.	Objective 8, Policies 1(e), 1(f) and 6(e)
<i>Clarifying amenity and change in urban environments</i>	
Directs councils to enable New Zealand's urban environments, including their amenity values, to change over time.	Objective 4, Policy 6
<i>Enabling opportunities for development</i>	
Councils must provide, at minimum, enough capacity to meet the diverse demands of their communities.	Policy 2, clauses 3.2–3.5 and 3.10
Councils must consider whether development capacity is reasonably expected to be realised.	Clause 3.26
Councils must notify the Minister for the Environment if they have insufficient development capacity in the short, medium or long term.	Clause 3.7
<i>Ensuring plan content provides for expected levels of development</i>	
Include in their plans a description of each zone's expected development outcomes over the life of the plan and beyond, and ensure that policies and rules in their plans are individually and cumulatively consistent with those outcomes.	Clauses 3.35 and 3.36

Providing for intensification

Sets an objective for councils to enable greater intensity in areas of high access or demand.

Objective 3

Responsive planning

Local authorities must be responsive to plan changes for unanticipated or out-of-sequence developments.

Policy 8, clause 3.8

Removing minimum car parking requirements

Plans must not set minimum car parking rates, other than for accessible car parks. Local authorities are encouraged to manage effects of car parking supply and demand through comprehensive parking management plans.

Policy 11, clause 3.38

Decision-making

Councils have particular regard to the following when making planning decisions: anticipated outcomes, the benefits of urban development that are consistent with well-functioning urban environments, the need for urban environments to change, development capacity requirements and the effects of climate change.

Policy 6

Evidence for good decision-making

Section

Sets an objective for local authorities to have robust and frequently updated information to inform planning and decision-making.

Objective 7

Requires councils to monitor a range of indicators about their housing and business markets.

Clause 3.9

Local authorities must, when making or changing plans, clearly identify resource management issues and use evidence to assess the impact of intervention on achieving the aims of this NPS.

Clause 3.11

Engagement in urban planning

Section

Taking into account the principles of the Treaty of Waitangi (te Tiriti o Waitangi)

Sets an objective for planning decisions and FDSs to take into account the principles of the Treaty of Waitangi.	Objective 5
Sets minimum requirements for local authorities when taking into account the principles of the Treaty of Waitangi in relation to urban environments.	Policy 9
<i>Integrated management</i>	
Sets an objective for planning decisions to be integrated, strategic and responsive.	Objective 6
Encourages councils to work together with infrastructure providers and the development sector.	Policy 10



Project Manager Update

1 January 2021 – 31 January 2021

Prepared By: **Jo Armstrong**
Date Prepared: **31 January 2021**

Accomplishments this Period

- The planning team continue to work on the following topics:
 - Mixed use zone
 - Contaminated land
 - Hazardous substances
 - Mineral extraction
 - Financial contributions
 - Overlays
 - Airport Zone
 - Natural hazards
 - Notable trees
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee. We encourage you all to engage with the TAT to discuss the planning aspirations for your district and region.
- The planning team would appreciate feedback on the altered report structure aimed at streamlining Committee papers. This is to reduce the reading requirements for Committee members and to help expedite monthly meetings.
- Meeting dates and times for 2021 are up on the TTPP website and should be in your calendars. Please note that meeting times differ according to the agenda and whether meetings are preceded by a workshop.
- Budget development and discussions on a draft budget for presentation at the February TTPP Committee meeting are ongoing.

Plans for Next Period

- Policy work on topics mentioned above will continue
- Stakeholder engagement – Natural hazards, biodiversity and landscapes will be major topics for engagement with individual property owners in 2021. We are also writing new information sheets and questionnaires to reflect policy already developed, and to inform other topics of work underway.
- TTPPC meeting at Westland District Council on 23 February – PLEASE NOTE THE CHANGE OF VENUE FOR THIS MEETING

- TAT meeting at Westland District Council on 24 January
- Meeting with representatives form Emergency Services on 23rd February

Key Issues, Risks & Concerns

- Not receiving sufficient GIS and Natural Hazard Analyst support to complete the draft plan to schedule. This may mean additional funding is required and/or reverting to the original Draft Plan completion date of 30 September 2022, or may extend the project out further.

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 reduced 2020/21 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
Time and Cost of Appeals Process	Realistic budget set for best case costs. Awareness that contentious issues such as SNAs, Natural hazards and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing

Status

Overall	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.
Schedule	Work programme set and achieving on schedule, but have lost time on the SNA research.
Resources	We are receiving good input from the TAT. Loss of some research funding makes seeking external party co-funding a priority.
Scope	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. The delay in receiving permission to commence SNA desktop identification means we are unable to begin field assessments over the 2020/21 summer months. The project may get back on schedule if funding applications are successful, or additional research funding is allocated in future budgets.

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 Nov- 2019	Development complete. Available at www.ttp.westcoast.govt.nz
Set planning milestones	31-Oct-19	30 Aug-2019	Presented at August TTPPC meeting
Hold key stakeholder workshop for Settlements section	28-Feb-20	23 Oct and 21 Nov 2019	Greymouth and Hokitika, then Westport
Hold Community information meetings	31-Mar-20	16-27 Mar 20 and 24-22 Sep 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	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	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
Historic Heritage Workshops	31-Aug-20	31-Aug-20	
Conclude TTPP Roadshow	30 –Sep-20	30-Sep-20	Postponed due to COVID-19
Potential Committee Field Trip	30 –Sep-20	2021	To look at specific matters to help with decisions - COVID-19 dependent
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 Oct 20	
Contact with landowners re SNA assessment, landowner meetings	30-Oct-20	30-Jun-21	This will be to seek permission to do field assessments.
Commence field work for SNA assessments	30- Nov-20	30 Nov 2021	It is anticipated that field work will be undertaken over summer 21-22 and summer 22-23. 2020/21 work could not be undertaken as desktop study was delayed
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	28 Feb 2022	Targeted consultation with stakeholders on draft provisions from mid 2021- mid 2022 with the aim of addressing concerns at this more informal stage

Stage	Target Completion	Revised Completion	Comments
Iwi review of draft Te Tai o Poutini Plan	30-July-22	31 March 2022	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “draft” Te Tai o Poutini Plan to Committee	30-Sep-22	30 April 2022	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
Community Consultation on “Draft” Te Tai o Poutini Plan	Oct-22	31 May 2022	Roadshow with a “draft” Plan to discuss with community
Amendment of “Draft” Plan to “Proposed Plan” provisions	31-Nov-22	30 Sep 2022	Feedback to Committee on results of consultation, any legal opinions on contentious provisions and decisions on final provisions
Local Body Elections	30-May-22	October 2022	
New Committee Familiarise with Proposed Plan	30-Jun-23	Nov 2022 – May 2023	Introduce and explain all sections of the proposed plan before the new Committee notify it
Notify Te Tai o Poutini Plan	30-Aug-23	30 June 2023	Indicative time only – this will be the “Proposed” Plan
Submissions Te Tai o Poutini Plan	30-Oct-23	30 August 2023	40 working days for submissions is the legal requirement
Further Submissions	30-Feb-24	30 October 2023	Submissions must be summarised and published and then there is a 20 working day period for further submissions
Hearings Te Tai o Poutini Plan	31-August-24	28 February 2024	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 August 2024	Indicative time only
Appeal Period	30-June-25	30 September 2024	Indicative time only
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	30 June 2025	Indicative time only. However the aim would be to complete the entire “Proposed – submissions-hearings –appeals-mediation-court process to Operative Plan within 1 term of the Committee
Local Body Elections	October 2025		
New Committee familiarised with operative plan	Nov/Dec 2025		
Ongoing Decision Making for TTPP	Oct 2025 onward		TTPPC is a permanent Committee. Once they have adopted the Plan their ongoing role includes monitoring implementation and the need for any amendments; and undertaking amendments and reviews, or ensuring these are undertaken, as required.
Environment Court	2026		

Actions required



Te Tai o Poutini PLAN

A combined district plan for the West Coast