

THE WEST COAST REGIONAL COUNCIL

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 11 SEPTEMBER 2020, AT THE OFFICES OF THE WEST COAST REGIONAL COUNCIL & VIA ZOOM, COMMENCING AT 10.00 A.M.

PRESENT:

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

IN ATTENDANCE:

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

WELCOME

The Chairman welcomed everyone to the meeting. He also welcomed Vin Smith WCRC's designate Chief Executive to the meeting.

The Chairman 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.

APOLOGIES:

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

Carried

CONFIRMATION OF MINUTES

Moved (Smith / Gibson)

That the minutes of the meeting dated 13 & 25 August 2020, be confirmed as correct.

Carried

MATTERS ARISING

J. Armstrong advised that the next meeting is Friday 25 September, commencing at 12.30pm, in Westport. P. Madgwick stated that the official opening of the new Te Nikau Hospital in Greymouth is scheduled to be opened that morning. It was noted that some committee members may attend via Zoom.

Financial Report

The surplus is \$1,338.00.

Project Manager Update

J. Armstrong spoke to this report. She stated that two workshops on historic heritage were held in Reefton and Ross. J. Armstrong stated that these are both historic areas and there was good attendance at both workshops with a good spread of people with strong interest in historic matters.

J. Armstrong advised that the September roadshow will be held in a couple of weeks' time.

J. Armstrong answered questions and agreed to keep the committee informed of any plan changes.

Moved (Gibson / Cleine)

Carried

Technical Update – Residential Zones – Spatial Approach

L. Easton spoke to this report. She provided extensive information and advice, and answered questions.

Moved (Coll McLaughlin / Gibson)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the proposed approach to spatial approach to Residential Zones.*

Carried

Te Tai o Poutini Technical Update – Large Residential Zone Rules

L. Easton spoke to this report. She clarified various matters relating to larger sections and lot sizes.

Discussion took place on the discretionary activity rule and the difference between this and a restricted discretionary rule. Cr Coll McLaughlin provided extensive information on this. L. Easton expanded on this and provided additional information to the meeting. She answered questions from those present.

Key matters identified in the discussion were that the current three District Plans had a significant emphasis on the use of discretionary and non-complying activities. These rules provide a high bar for resource consent applicants and mean that most activities and development currently undertaken within the districts are things which meet the Permitted Activity standards. In assessing a discretionary activity, the Council is able to consider any matter it deems relevant, and this can make it difficult for applicants to design their development to address all concerns. Restricted discretionary activities can be used to give a clear direction to developers and consent applicants about what matters might be the key concerns by limiting the Council's assessment to "matters of discretion". Where a restricted discretionary activity is used, examples of typical matters of discretion are "design and location of buildings, height of buildings, the extent of shading over adjacent properties".

Moved (Cleine / Smith)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the draft Permitted Activity performance standards and Rules for the Large Lot Residential zone.*

Carried

Moved (Williams / Gibson) *That the meeting adjourns until 25 September.*

Carried

The meeting adjourned at 11.02 a.m. on 11 September and reconvened on 14 October at 1.00pm

PRESENT:

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

IN ATTENDANCE:

J. Armstrong (Project Manager), L. Easton, E. Bretherton (WCRC), P. Morris (GDC), T. Jellyman (WCRC),

APOLOGIES:

J Cleine and S. Roche

Technical Update – Commercial and Mixed-Use Zones – Spatial Approach

L. Easton spoke to this report. She advised this is quite a change from current plans for town centre zones. She explained the four types of zones. A zoning workshop is scheduled for early 2021. L. Easton answered

questions relating to settlement zones and mixed use zones. Cr Martin expressed concern with extending the commercial zone too far along the state highway at Hokitika to ensure it doesn't detract from the CBD.

Moved (Smith / Coll McLaughlin)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the Proposed spatial approach to Commercial and Mixed Use Zones.*

Carried

Tai o Poutini Plan Technical Overview – Update on Infrastructure Issues, Objectives and Policies

E. Bretherton spoke to this report and advised this is an update from June. She advised that three infrastructure workshop were held in July. E. Bretherton explained NPS's for energy to the meeting. The Chairman asked if wasteland can be used for solar power in smaller communities, and if this has been discussed. E. Bretherton advised that this matter has been discussed as it offers community resilience.

Moved (Coll McLaughlin / Madgwick)

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

Carried

Technical Update Poutini Ngai Tahu Approach

L. Easton spoke to this report. J. Armstrong advised that a hui is scheduled for the end of the month. L. Easton explained the framework. A workshop early next year will be held to progress this. There will be a cultural landscape presentation at the meeting scheduled for the end of this month. L. Easton will be bringing further information to the November meeting. P. Madgwick encouraged attendance of committee members at the hui to be held at the Arahura marae on 29 October. Once the invitation is received from Poutini Ngai Tahu, J. Armstrong will forward this to the committee.

Moved (Martin / Gibson)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the proposed approach to the Poutini Ngai Tahu matters in the TTPP.*

Carried

Tai o Poutini Plan Technical Update – Open Space Issues, Objectives and Policy

L. Easton spoke to this report and advised that this chapter is not in the current district plans. She advised that there are three types of natural open space zones, general open space zone, and sports and active recreation zones. L. Easton advised that the purpose is to try to avoid duplication. She advised that close to 90% of districts plans in New Zealand use open space zoning.

P. Madgwick spoke of DoC land and commented that DoC are not subject to the RMA and do not pay rates. He asked how this will be translated into the plan. L. Easton stated that this is very important and stated that our ability to influence is very limited. She stated that the plan will signal intent and will encourage DoC

to take note of this. L. Easton answered questions and provided additional information. Stewardship land was discussed. F. Tumahai stated that Maori have lots of sites of significance on stewardship land.

L. Easton advised that she would look into zoning for hydro and will bring recommendations, and a specific paper, back to the committee to see how this works within the TTPP framework.

It was agreed that zoning in and around Hokitika will be further investigated. It was noted that stewardship land between Haast and Hokitika is likely to have pounamu in the land.

L. Easton spoke of progress with SNA's and stated that there is yet to be a decision made on this. She advised that costings for work on SNA's on Stewardship Land will be brought to the next meeting. P. Madgwick stated that SNA's are being watched and he is mindful of what has happened with wetlands over the past six or seven years. Cr Birchfield agreed with P. Madgwick's comments. Cr Birchfield stated he is keen to see progress on this. L. Easton advised that a workshop will be programmed once a draft is to hand. Mayor Smith feels that the only outcome for stewardship land is guardianship from Ngai Tahu. He spoke of the good work that staff have done. Cr Coll McLaughlin congratulated L. Easton on her work.

Moved (Smith / Coll McLaughlin)

1. *That the Committee receive the report*
2. *That the Committee provide feedback on the wording of the draft Issues, Objectives and Policies for Open Space.*

Carried

GENERAL BUSINESS

There was no general business.

The meeting closed at 2.26 pm.

The Chairman thanked everyone for their attendance.

NEXT MEETING

The next meeting will be held at Grey District Council Chambers on Thursday 29 October

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Chairman

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Date

Action Points

Meeting Dates for 2020

- Thursday 29 October (Grey District Council)
- Friday 13 November via Zoom
- Tuesday 24 November (West Coast Regional Council)
- Monday 14 December (Westland District Council)