



# 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, West Coast Regional Council and via Zoom**  
**388 Main South Road, Paroa**  
**16 December 2021**  
**AGENDA**

<b>9.00</b>	Welcome and Apologies	<b>Chair</b>
	Confirm previous minutes	<b>Chair</b>
	Matters arising from previous meeting	<b>Chair</b>
<b>9.05</b>	Update of 2021/22 Forecasts	<b>Project Manager</b>
<b>9.15</b>	Final Review - Exposure Draft of Te Tai o Poutini Plan	<b>Principal Planner</b>
<b>11.00</b>	Morning Tea	
<b>11.15</b>	Final Review – Natural Hazards Companion Document to the Exposure Draft	<b>Senior Planner</b>
<b>12.00</b>	Report – TTPP Exposure Draft Consultation Plan and Schedule	<b>Project Manager</b>
<b>12.10</b>	Project Manager’s Report	<b>Project Manager</b>
<b>12.15</b>	<b>Meeting Ends</b>	

### Meeting Dates for 2022

<b>February</b>	Thursday 17 <sup>th</sup> , 9.00 -10.30am	Via Zoom
<b>March</b>	Tuesday 29 <sup>th</sup> , 10.30 -2.30pm	Te Tauraka Waka a Maui Marae
<b>April</b>	Friday 29 <sup>th</sup> , 9.45 - 12.45pm	Westland District Council
<b>May</b>	Tuesday 24 <sup>th</sup> , 9.30 - 12.30pm	Buller District Council
<b>June</b>	Tuesday 21 <sup>st</sup> , 9.30 -12.30pm	West Coast Regional Council
<b>December</b>	Thursday 15 <sup>th</sup> , 9.30 -12.30pm	Grey District Council

## **THE WEST COAST REGIONAL COUNCIL**

### **MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ON 2 DECEMBER 2021, HELD AT THE OFFICES OF GREY DISTRICT COUNCIL, COMMENCING AT 12.52 P.M.**

#### **PRESENT:**

R. Williams (Chairman) left meeting at 2.04 p.m., T. Gibson, B. Smith, L. Martin, L. Coll McLaughlin, A. Becker, A. Birchfield, P. Madgwick, F. Tumahai, S. Roche via Zoom, J. Cleine

#### **IN ATTENDANCE:**

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

#### **WELCOME**

The Chairman welcomed everyone to the meeting including any members of the public in attendance or viewing the meeting via Council's Facebook page.

The Chairman requested that all present be mindful of those attending via Zoom, as it can be difficult to hear and understand clearly.

The Chairman advised that he will be leaving the meeting at 2.00pm and Mayor Gibson will chair the meeting from 2pm.

**Late Item** – Natural Hazards agenda item has been updated with a replacement paper.

**Moved** (Becker / Smith)

*That the agenda is amended to accommodate the updated replacement paper on Draft Rules for Natural Hazards Overlays.*

*Carried*

#### **APOLOGIES:**

There were no apologies.

#### **CONFIRMATION OF MINUTES**

**Moved** (Gibson / Becker) *that the minutes of the meeting dated 29 October 2021, be confirmed as correct, with the minor adjustment made below.*

*Carried*

Cr Coll McLaughlin drew attention to her comment in the general business section of the minutes on page 6, relating to SNA's. It was agreed that the words "and they need to be identified" would be removed and that the sentence would now read "Cr Coll McLaughlin stated that SNA's might not be mapped but they are still there".

#### **MATTERS ARISING**

There were no matters arising.

#### **Declarations of Interest**

The Chairman advised that the routine register of interests from Local Authorities will come through automatically to this committee. There were no declarations of interest.

### **Financial Report**

The report was taken as read. It was noted that the forecast for research costs is likely to be amended in the next month or two.

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

*Carried*

### **Technical Update – Approach to Native Vegetation Clearance Rules – Grey District**

L. Easton spoke to this report. Cr Becker stated that Grey District Council (GDC) is firm on their stance as they went through a complex process with SNA analysis and signed this off with DoC. Mayor Gibson agreed and stated that GDC wishes to honour the agreement they made with landowners.

Cr Becker brought up the matter of harvesting windblown timber, L. Easton agreed to an amendment to the Plan to include this as a permitted activity.

L. Easton confirmed that there is no compensation payable for SNA's. L. Easton answered questions and advised that she has tried to deal with this via property rights. She explained processes relating to compensation payments. P. Madgwick stated that the GDC process shows compromise is possible with regard to QEII covenants. He stated there are a few glimmers of hope.

Mayor Cleine expressed concern with the identification process for SNA's. He stated that Buller District Council would like to avoid engagement with every landowner on this. It was agreed that the future needs must be considered.

L. Easton advised the draft NPS for Indigenous Biodiversity is expected early next year, and it is hard to know what will happen until the draft is out.

L. Easton explained the process for plan changes and the identification and mapping of SNA's.

L. Easton confirmed that the SNA maps and desktop analysis do not form part of the Draft TTPP as they were not accepted by the Committee. L. Easton advised that next steps will be discussed once feedback is to hand. She advised there is no way SNA's can be identified in the Proposed Plan for Buller or Westland due to time constraints.

**Moved** (Becker / Gibson)

1. *That the Committee receive the report.*
2. *That the Grey District Council approach to indigenous biodiversity, as outlined in the report, apply for the Grey District, in the Te Tai o Poutini Plan.*

*Carried*

### **Updated Report - Te Tai o Poutini Plan: Draft Rules for Natural Hazard Overlays**

L. Easton thanked those present for their huge input into this matter. She noted that Westport flood concerns are now included and that there are very good flood models which are very accurate for this area. She stated that she does not have high confidence in land stability work and coastal hazards output though. L. Easton advised that consideration is being given to having a two stage consultation process on natural hazards, scheduled for February and April 2022.

Mayor Cleine voiced concerns about consenting in farm land (Point 5), he feels subdivision rules might be a fairer method in this area. Point 6 was discussed, L. Easton advised that an expiry rule is being proposed rather than a plan change. L. Easton agreed to follow up on matters

relating to this. L. Easton answered questions related to permitted activities and bylaws for finished floor levels. She stated this will be in next month's agenda. L. Easton agreed to relook at this issue.

Cr Coll McLaughlin suggested that maps sit outside the plan, are flexible and possibly updated annually. Cr Roche feels there is a lot more discussion to be had regarding Westport flood matters as they only received this information yesterday. She stated that Buller would like more time on this in order to find a way forward that everyone agrees upon. This was agreed to.

The Chairman spoke of the connection between the Building Act and this paper. L. Easton advised that it has been recognised that the Building Act was not doing a good enough job of protecting land especially in relation to natural hazards, and therefore, in 2016 it was added as a matter of national importance to section 6 of the Resource Management Act.

It was agreed that the Westport Flood layers would be included in the second stage of Natural Hazard consultation.

**Moved** (Smith / Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee endorse the proposed two stage approach to consultation on natural hazard provisions.*

*Carried*

### **Technical Update – Extent of the Coastal Environment**

L. Easton spoke to this report, she offered to circulate the additional report related to this issue to the committee. L. Easton answered questions relating to timeframes. In response to a question from Cr Becker she advised that we could include the replacement of existing structures where Existing Use Rights have expired due to the difficulty of getting a rebuild within 12 months via the permitted activity rule.

**Moved** (Becker / Birchfield)

1. *That the Committee receives the report.*
2. *That the coastal landscape character boundary be used for the draft Coastal Environment boundary.*
3. *That the Committee provide feedback on the rules for the "general" coastal environment.*

*Carried*

### **Technical Update – Comparison Between Te Tai o Poutini Plan and Existing District Plans - Stringency of Rules**

L. Easton spoke to this report. She explained the process used to meet new requirements and the methods used to work through development of zone provisions.

L. Easton stated that one big change is the introduction of minor residential units within residential zones and there now being 3 industrial zones.

L. Easton explained changes to alluvial gold mining activities. She spoke of the differences in this area between the three districts. Cr Birchfield expressed concern in view of there being no requirement for consent to carry out alluvial mining in the Grey District currently. The 60 day mining rule was clarified. It was noted that this timeframe may work for quarrying, but is too short for mining operations, and should be removed. It was suggested that the NZPAM is looked into. L. Easton advised that the most enabling rules in the country have been written for TTPP.

Cr Birchfield expressed concerns relating to the Environment Court. He feels the committee should be writing the plan. Mayor Smith suggested that the rules are the same as the Grey District rules for all districts.

**Moved** (Coll McLaughlin / Gibson) *That the information be received.*

*Carried*

### **The Chairman left the meeting at 2.04pm – Mayor Gibson took over the Chairing of the meeting**

### **Te Tai o Poutini Plan Draft Chapter Review – Natural Environment Values Chapter**

L. Easton spoke to this report and advised that there are four parts to this chapter. She advised that 2013 boundaries will be used. L. Easton answered various questions.

**Moved** (Tumahai /Becker)

1. *That the Committee receive the report.*
2. *That the Committee provide feedback on the draft Natural Environment Values provisions for Te Tai o Poutini Plan.*

*Carried*

### **Te Tai o Poutini Plan Draft Chapter Review – General District Wide Matters**

L. Easton spoke to this report and advised that these matters cut across all districts. L. Easton answered questions and advised that all provisions have been run by DoC.

L. Easton answered further questions about hazardous features, and consent processes during an emergency event. It was agreed a discretionary rule would be included for emergency purposes.

Matters relating to lighting were discussed and it was noted that any issues are usually based on a complaint.

It was confirmed a buffer has been allowed for regarding rifle ranges. L. Easton advised that she will be getting shape files for rifle ranges.

Extensive discussion took place on signage. L. Easton advised that NZTA changes to signage will not be linked to the TTPP. S. Bastion expressed concern that planning staff will need to be familiar with changes. L. Easton gave examples of what meets the permitted activity standard for signage. She stated that a sign needs to be related to a specific site, temporary sign rules and community signs were discussed. She confirmed that po whenua signage is counted as a minor structure and it is a permitted activity to establish a minor structure to 7 metres. All agreed that signage for sports fields should be permitted.

L. Easton provided extensive information relating to signage and answered questions.

P. Madgwick drew attention to the wrong Saltwater Lagoon shown on page 98. He asked if further water bodies can still be included. L. Easton advised that feedback can be made through the draft plan process. It was agreed P. Madgwick would email change requests to L. Easton.

P. Madgwick spoke of areas around Mahinapua Creek that he is concerned about with regard to water activities. L. Easton advised that the easiest way to deal with this would be via including a reference to the existing DoC concessions which were in place at the time of notification of the Plan.

**Moved** (Becker / Coll McLaughlin)

1. *That the information be received.*
2. *That the Committee provide feedback on the draft General District Wide Matters provisions for Te Tai o Poutini Plan.*

*Carried*

**The meeting adjourned at 2.42 pm and reconvened at 3.00 pm.**

### **Te Tai o Poutini Draft Chapter Review – Subdivision and Financial Contributions**

L. Easton spoke to this report and advised this matter was discussed very recently. Cr Becker asked for clarification for existing sites (number 6). L. Easton advised that if a financial contribution has already been charged for it cannot be charged again for again.

L. Easton answered questions from Cr Coll McLaughlin relating to QEII easements. She provided advice and stated that protection does not have to be done via the QEII Trust. L. Easton agreed to provide draft wording on this issue.

P. Morris asked what happens with the wording on rules if Three Waters Reform goes through. L. Easton advised that this is a problem that will be faced by every Council in NZ and this will need to be included in the new legislation. She advised that how financial contributions will be collected will also need to be worked through. L. Easton advised that the likely methodology would be via a law change.

L. Easton answered questions and provided further information and minor changes.

Cr Coll McLaughlin requested that where lakes are mentioned in the Plan, it is made clear that this speaks to WCRC's Land and Water Plan as this has a much clearer and common sense definition of a lake. It was agreed that manmade lakes would be excluded.

**Moved** (Tumahai / Birchfield)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Subdivision and Financial Contributions provisions for Te Tai o Poutini Plan.*

*Carried*

### **Te Tai o Poutini Plan Draft Chapter Review – Open Space and Recreation Zones**

L. Easton spoke to this report and advised that the main zone used on the West Coast is the open space zone but there are also quite a few sport fields which have been zoned sport and active recreation zone.

Cr Coll McLaughlin requested a small change to quarries and gravel extraction zones. This was agreed to.

L. Easton answered questions and provided extra clarification to various sections of the report. She made minor changes as requested.

**Moved** (Birchfield / Smith)

1. *That the Committee receives the report.*
2. *That the Committee provide feedback on the draft Open Space and Recreation Zone provisions for Te Tai o Poutini Plan.*

*Carried*

J. Armstrong thanked L. Easton for her efforts today and noted that she has prepared and spoken to every report for today's meeting.

### **Project Manager's Report**

J. Armstrong spoke to her report. She advised that a Natural Hazards Companion document will be progressed. She advised that the three issues discussed today, coastal hazards, land instability and specific Westport hazard provision will be put out in a further document. J. Armstrong confirmed there will be two rounds of consultation with the community in February and April.

J. Armstrong reported that her funding request to Development West Coast (DWC) for research on the benefits of having a separate mineral extraction zones versus just having more restrictive provisions throughout the rural zones was declined. F. Tumahai offered to pick up on this on behalf of J. Armstrong and to keep her informed of progress.

J. Armstrong stated that it is pertinent to note that the Natural and Built Environments Act and the Strategic Planning Act are still going ahead as planned, to be completed in this term of Government and this was a reason for fast tracking the Plan.

J. Armstrong advised the Climate Change Adaptation Act is not going to get through this term of Government.

P. Madgwick commented that the agenda was quite daunting, and indicated the huge amount of work that has gone into it from a planning perspective. He congratulated J. Armstrong and her team.

P. Madgwick commented on the Comparison Between Te Tai o Poutini Plan and Existing District Plans - Stringency of Rules report. He stated this is a very useful report and acknowledged the huge amount of work that has gone into this report.

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

*Carried*

### **GENERAL BUSINESS**

There was no general business.

The meeting closed at 3.16 p.m.

Mayor Gibson thanked everyone for their attendance.

### **NEXT MEETING**

Thursday 16 December at Grey District Council.

.....  
Chairman

.....  
Date

### **Meeting Dates for 2021**

	<b>Type of meeting</b>	<b>Day, Date and Time</b>	<b>Venue</b>
<b>December</b>	In Person	Thursday 16	Grey District Council



# 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: 16 December 2021

Subject: Update of 2021/22 Forecast

---

## **SUMMARY**

This report proposes variances to the 2021/22 budget which will be reflected in the Forecast for the Research component of the Te Tai o Poutini Plan.

## **RECOMMENDATION**

1. That the Committee acknowledge the proposed variances to the 2021/22 budget which will be reflected in the Forecast for the Research component of the Te Tai o Poutini Plan.



## REPORT

1. The statement of financial performance to 31 October 2021 showed that costs are lower than we expected, with us reporting a deficit of **(\$167,501)** compared with a budgeted deficit of **(\$339,341)**.
2. This is largely due to a variance with the Research costs which has resulted in a favourable variance against budget of \$156,688 for the year to date.
3. Each year we set our expectations for the monthly spend for the individual budget items. For the Research item, the budget was to coincide with when we expected invoices against our various research contracts.
4. The \$156,688 variance is partly due to timing as a result of Covid lockdowns, and partly permanent as we will not be doing the SNA research budgeted for in this financial year.
5. Table one below shows where a variety of changes have been made to the 2021/22 Research budget, including the removal of the SNA research item.
6. It is likely that the SNA work will need to be undertaken in the future once the NPS for Indigenous Biodiversity and the Natural and Built Environments Act are finalised. However, it is also likely that this work will be part of the combined region-wide planning regime that central government has signalled.
7. Other items of research, landslide and alpine fault, which we originally budgeted for, are being removed from the table, as they are either not able to be delivered or are being accessed through other agencies.
8. Coastal hazard research and flood modelling have required additional work to improve the robustness of the research. This has resulted in increased funding requirements for these items.
9. It is proposed that the permanent changes are now reflected in the Forecast. This highlights the budget variance to the committee and enables consideration of other uses of the available funds.
10. Overall this has reduced our expected 2021/22 research cost from \$590,000 to \$392,000, an under-spend of \$198,000.
11. As previously discussed, some of this underspend will be redirected to the Employee Costs item to cover unbudgeted superannuation and accrued leave costs for the financial year. The financial statements show this expected transfer of \$20,000 between these two budget items.
12. Due to the time constraints for delivering the TTPP Exposure Draft, planning staff have had to work overtime. This will be reflected in a further increase in employee costs for this quarter. It is proposed that this additional Employee Cost also be covered by the Research underspend, and that future financial statement Forecasts reflect this expected variance.
13. Additional use may be made of some of the remaining Research under-spend, as we will be carrying out an extra round of consultation for coastal hazards and land instability. Advertising, printing, media and travel costs will be required.
14. It is anticipated that at the end of the financial year there would be a budget under-spend of around \$150,000. This would reduce the borrowing requirement for 2021/22.

Table One

Research Requirements for Te Tai o Poutini Plan under Fast Track Development		
Research Item	Estimated Cost	Explanation
<b>2021/2022</b>		Work required to complete the draft Plan
Field assessment of SNAs on private land	240,000	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	<del>70,000</del> 120,000	Additional budget required for the Shuttle and Lidar Data including updating Mean High Water Springs
Landslide Modelling	5,000	Expert Unavailable
Alpine Fault Modelling	5,000	GNS has been approached to help with this work
GIS Mapping	<del>150,000</del> 132,000	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. \$6,950 of the \$139,000 contract undertaken in June 2021
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. Consider cost benefit analysis of using Mineral extraction zones versus general rural zone rules. We could also consider the economic impacts on businesses of options in TTPP to manage risks from the Alpine Fault.
Flood Modelling	<del>20,000</del> 30,000	Report. Peer review severe flood hazard outputs.
Noise Contours	30,000	For Hokitika and Westport Airports, Greymouth and Karamea Aerodromes and Franz Josef Helipad
Outstanding Natural Landscapes	<del>20,000</del> 30,000	Peer Review of Outstanding Natural Landscapes Report Reassessment of areas identified by TAT
<b>Total for 2021/2022</b>	<del>590,000</del> <b>392,000</b>	



# 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: 16 December 2021  
Subject: **Draft Te Tai o Poutini Plan for Consultation**

---

## **SUMMARY**

This report seeks the approval of the Committee to release the draft Te Tai o Poutini Plan for public consultation..

## **RECOMMENDATIONS**

1. That the Committee receive the report.
2. That the draft Te Tai o Poutini Plan be released for public consultation on 26th January 2022.

Lois Easton  
**Principal Planner**

## **INTRODUCTION**

1. This report seeks the approval of the Committee to take the draft Te Tai o Plan out for consultation with the community over the period of January 26 – March 11 2022.
2. The draft Plan provisions have been developed over the last 2 ½ years and informed by both legal requirements and the community views.
3. Consulting on the draft Plan ahead of any legal notification gives an opportunity to test whether the provisions are fit for purpose, within a context whereby the Plan can be changed without the need for a detailed legal process.
4. Consultation on the draft Plan also will provide an opportunity for the technical team to gain an understanding of the main issues of contention, as well as identify any errors or inconsistencies that the community and stakeholders become aware of.
5. Nationally it has become standard practice to publish a draft Plan ahead of legal notification of the proposed Plan for this purpose.
6. A copy of the key draft Plan provisions is attached to this agenda. It should however be noted that it is an ePlan and not actually designed to be printed. The consultation draft Plan will be available on the Isovist platform with both the text and maps available electronically.
7. A separate report on this agenda outlines the proposed consultation process and timeline for feedback.

## **NEXT STEPS**

8. Once the draft Plan feedback has been received staff will summarise this and bring back the outcomes of the feedback. Minor errors are intended to just be corrected, however any substantive issues will be identified in a report to the Committee, with any recommended amendments to the draft Plan highlighted.



## **Te Tai o Poutini Plan Exposure Draft TTPP NZ Web Site Links**

[Te Tai o Poutini Plan Exposure Draft Part 1](#)

[Te Tai o Poutini Plan Exposure Draft Part 2](#)

[Te Tai o Poutini Plan Exposure Draft Part 3](#)

[Te Tai o Poutini Plan Exposure Draft Part 4](#)



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Edith Bretherton, Senior Planner

Date: December 2021

Subject: **Te Tai o Poutini Plan: Companion Document for Natural Hazards**

---

Attached to this report is the companion document and maps for Natural Hazards in Te Tai o Poutini Plan.

Following the November 2021 Committee meeting Buller District Council have reviewed the attached draft flood rules and are comfortable with them being included in the companion document for Westport. The land instability and coastal hazard provisions, other than tsunami, will be brought to this committee next year.

## **RECOMMENDATIONS**

1. That the Committee receive the report.
2. That the Committee approve the companion document and maps for Natural Hazards in Te Tai o Poutini Plan be released for public feedback in January 2022.

Edith Bretherton

**Senior Planner**





# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*



# Natural Hazards

*Companion Document to  
Te Tai o Poutini Plan Exposure Draft*

**Want to know more?  
[tppp.westcoast.govt.nz](http://tppp.westcoast.govt.nz)**





# What is this companion document?

This companion document to the Te Tai o Poutini Plan exposure draft contains the draft objectives, policies, rules and overlays (maps) for the following natural hazards for the West Coast:

- Alpine Fault, Hope Fault, Clarence Fault and the Awatere Fault line
- Lake Tsunami
- Coastal Tsunami
- River flooding

**These drafts have no legal effect.** We are seeking your feedback on them.

Once we have received your feedback the Te Tai o Poutini Plan Committee will make decisions on what will be included in the legal proposed Te Tai o Poutini Plan which is due to be publicly notified in July 2022.

There are copies of local maps attached to this document, and a full set of maps covering the entire West Coast can also be viewed online with the Exposure Draft at <https://tpp.nz/>

A further document will be released in March 2022 with remaining coastal hazards and land instability.

## Why is the natural hazard information separate from the rest of the plan?

The existing district plans are nearly twenty years old, there has been a lot of work needed to update these. Like so many things today, the Covid lockdowns have also delayed work. This has meant we haven't been able to include the natural hazards rules and overlays in the draft Te Tai o Poutini Plan. Instead, this companion document contains the information that we have available for your feedback. A second consultation document will be released at the end of March which will cover the natural hazards not included now.

## How to provide feedback

### How to send in your feedback

▶ Did you know you can complete the feedback form online?



Online feedback form:  
[tpp.westcoast.govt.nz](https://tpp.westcoast.govt.nz)

▶ Or send the accompanying feedback form to us via:



Post **Te Tai o Poutini Plan,**  
**PO Box 66, Greymouth**



Drop it off at your local  
**library or council office**



Scan and email to:  
**info@tpp.nz**

**Have  
your  
say!**

Te Tai o  
Poutini Plan  
Exposure  
Draft

**Your feedback must arrive at the Regional Council by 5pm Friday 11 March**

# Introduction to Natural Hazards

The West Coast/Tai o Poutini has many natural hazards: coastal erosion, storm surge, river flooding, land instability, earthquakes, and tsunami (coastal and lake).

Some parts of the West Coast/Tai o Poutini are more at risk from natural hazards. Areas with low population and low development are at less risk than more developed / populated areas. This means that we have focused the natural hazard provisions in the areas where there is the greatest risk.

The following natural hazards are intended to be included in Te Tai o Poutini Plan, where we have high quality information to ensure confidence about the level of risk. The impacts of climate change have been included in the development.

- Coastal erosion and coastal flooding
- Lake and coastal tsunami
- Earthquake from the Alpine, Hope, Clarence and Awatere Fault lines
- Land instability and rockfall
- River flooding

The way in which natural hazards are proposed to be managed in Te Tai o Poutini Plan is through the use of overlays. These are mapped areas where the rules apply.

# Coastal Tsunami Overlay

The Coastal Tsunami Overlay is proposed to cover areas which are at the greatest risk of coastal tsunami.

All of the West Coast coastline is at risk of inundation and other impacts from tsunami caused by local, regional or distant tsunami sources. The significant risk we propose to manage through Te Tai o Poutini Plan is around the location of emergency and recovery services only. We call these things "Critical Response Facilities".

"Critical Response Facilities" include hospitals, emergency services, power stations, fuel storage, airports, major dams, community water supply and community wastewater treatment facilities.

This tsunami overlay is intended for land use purposes, not for evacuation purposes.

## Draft Rules for the Coastal Tsunami Overlay

<b>Permitted Activities within the Coastal Tsunami Overlay</b>	
<b>Natural Hazard Rule 1 Repairs, Maintenance, Additions and Alterations to Existing Critical Response Buildings and Structures within the Coastal Tsunami Overlay</b>	
<b>Activity Status Permitted</b> Where: <ol style="list-style-type: none"> <li>1. Any works do not increase the building footprint;</li> <li>2. The building or structure is not reconstructed or replaced in a position that is seaward of the building or structure it replaces; and</li> <li>3. Any works do not increase the area of the building used for Critical Response Facility purposes.</li> </ol>	<b>Activity status where compliance not achieved:</b> Where not compliant with 1 or 2 - Discretionary Where not compliant with 3 – Non-complying
<b>Discretionary Activities</b>	
<b>Natural Hazard Rule 2 Repairs, Maintenance, Additions and Alterations to Existing Critical Response Buildings and Structures within the Coastal Tsunami Overlay not meeting Permitted Activity standards</b>	
<b>Activity Status Discretionary</b> <ol style="list-style-type: none"> <li>1. Any alteration or addition does not increase the area of the building used for Critical Response Facility purposes;</li> <li>2. Any works do not increase the building footprint; and</li> <li>3. The building or structure is not reconstructed or replaced in a position that is seaward of the building or structure it replaces.</li> </ol>	<b>Activity status where compliance not achieved:</b> Non-complying
<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 3 New Buildings and Structures within the Coastal Tsunami Overlay intended to be used as Critical Response Facilities, or not meeting Permitted or Discretionary Activity Standards</b>	
<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved:</b> N/A

# Lake Tsunami Overlay

Lake Tsunami can occur when an earthquake happens close to a lake, they can also be triggered by landslides or ice falling into a lake. Like coastal tsunami this can result in large waves that go onto the land, there can be very little warning of a lake tsunami.

The Lake Tsunami Overlay has been applied to lakes near to active fault lines. This includes Lake Daniells, Lake Brunner, Lake Haupiri, Lake Poerua, Lake Kaniere, Lake Mapourika, Lake Paringa, Lake Moeraki, and Lake Ellery. In all instances the overlay applies to a 5m buffer around the edge of the lake.

The rules refer to “sensitive activities”. Sensitive activities are where there is the greatest risk to life if a Lake Tsunami occurs. They include houses, visitor accommodation, retirement homes, community facilities like halls, marae and churches, and schools.

## Lake Tsunami Overlay Rules

Rules - Lake Tsunami Overlay	
Permitted Activities	
Natural Hazard Rule 4 Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures, or New Buildings and Structures	
<b>Activity Status Permitted</b> Where: <ol style="list-style-type: none"> <li>a. Any alteration or addition does not increase the area of the building used for sensitive activities.</li> </ol>	<b>Activity status where compliance not achieved:</b> Restricted Discretionary
Restricted Discretionary Activities	
Natural Hazard Rule 5 Repairs, Maintenance, Additions and Alterations to Existing Buildings and Structures or not meeting Natural Hazard Rule 4 or, New Buildings Structures for Sensitive Activities not meeting Permitted Activity standards	
<b>Activity Status Restricted Discretionary</b> Where: <ol style="list-style-type: none"> <li>1. This is accompanied by a hazard assessment prepared by a suitably qualified and experienced person.</li> </ol> <b>Discretion is restricted to:</b> <ol style="list-style-type: none"> <li>a. The level of risk as assessed by suitably qualified and experienced person;</li> <li>b. The location and design of proposed sites, buildings, structures and vehicle access in relation to natural hazard risk;</li> <li>c. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</li> <li>d. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site; and</li> <li>e. Any adverse effect on the environment of any proposed natural hazard mitigation measures.</li> </ol>	<b>Activity status where compliance not achieved:</b> Non-complying
Non-complying Activities	

**Natural Hazard Rule 6  
New Buildings and Structures to be Used for a Sensitive Activity not meeting Restricted  
Discretionary Standards**

**Activity Status Non-complying**

**Activity status where  
compliance not  
achieved: N/A**

# Fault Avoidance Overlays

Earthquakes are a significant risk for many communities on the West Coast. While many fault lines have been identified on the West Coast, it is proposed to only manage the significant risks in relation to the frequently active known faults – the Alpine, Clarence, Hope and Awatere Faults.

Fault rupture will result in ground shaking, horizontal and vertical displacement outside of these areas. The avoidance overlays should not be considered the total extent of the hazard but reflect the likely extent of the most significant hazard.

## How the Fault Avoidance Rules Work

The Fault Avoidance Overlays are broken up into distances from the mapped fault line – 20m, 50m, 100m, 150m and 200m.

Like the Coastal Tsunami Overlay, the Fault Avoidance Overlays have specific rules for Critical Response Facilities - (hospitals, emergency services, power stations, fuel storage, airports, major dams, community water supply and community wastewater treatment facilities). In all Fault Avoidance Overlays the draft Rules propose that new Critical Response Facilities are Prohibited from locating on new sites ("greenfield sites") within the overlays.

Within 20m of the fault line (the **20m Fault Avoidance Buffer**) the focus is on ensuring that no new buildings are built in this, most hazardous of locations. Therefore, the draft Rules only allow new buildings where these will be unoccupied (e.g. a shed or garage). Existing buildings within the 20m Fault Avoidance Buffer are able to continue to be located there and can be repaired and maintained, but not increase their size. If an existing building is destroyed (e.g. by fire) it can be replaced in its current location, but is not Permitted to be replaced in a location closer to the fault line.

Between 20m and 50m of the fault line (the **50m Fault Avoidance Buffer**) is also a very hazardous area. New buildings must also be unoccupied. Existing buildings are able to continue to be located where they are and be repaired and maintained. If they are destroyed and the owner wants to build closer to the fault line, or to increase the building's size, while a resource consent is required, consent could be granted if a hazard risk assessment identifies ways to sufficiently reduce the risk.

Between 50m and 100m of the fault line (the **100m Fault Avoidance Buffer**) the draft rules do provide for new occupied buildings, subject to a resource consent. A restricted discretionary resource consent is required for a new house or increasing the size of a house, and a Discretionary resource consent is required for new commercial and industrial buildings or additions to these. It is a Non-complying Activity to construct a Community Facility, Health Facility, Educational Facility, Network Utility or Critical Response Facilities within this buffer area.

Between 100m and 150m from the fault line (the **150m Fault Avoidance Buffer**) the draft rules allow for new occupied buildings and additions to these subject to a resource consent. These are similar to the 100m Fault Avoidance Buffer, except that it is a Discretionary Activity (not non-complying) to construct Community, Health, Education or Network Utility Facilities or additions to these where they are not Critical Response Facilities.

Between 150m and 200m from the fault line (the **200m Fault Avoidance Buffer**) the draft rules require a Restricted Discretionary Activity resource consent for additions and new buildings except where these are Critical Response Facilities.

## Draft Rules

**Rules - Fault Avoidance Overlay – All Areas**

Advice Note. For the avoidance of doubt "Community Facilities, Education Facilities, Medical Facilities and Network Utility Facilities" includes jails, detention centres, buildings for power generation and public utilities. It does not include medical centers with surgery facilities.

<b>Permitted Activities</b>	
<b>Natural Hazard Rule 7 Repairs, Maintenance, Additions and Alterations to Existing and New Unoccupied Buildings and Structures</b>	
<b>Activity Status Permitted</b> Where these are accessory to a Permitted Activity for the zone.	<b>Activity status where compliance not achieved:</b>  Non-complying
<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 8 Additions and Alterations to Existing Buildings and Structures and New Buildings and Structures in brownfield areas.</b>	
<b>Activity Status Non-complying</b> Where the building or structure is used for a Critical Response Facility.	<b>Activity status where compliance not achieved:</b> Prohibited
<b>Prohibited Activities</b>	
<b>Natural Hazard Rule 9 New Buildings and Structures not meeting Permitted or Non-complying standards in greenfield areas</b>	
<b>No application for resource consent will be accepted for this activity</b>	

**Rules - Fault Avoidance Overlay: 20m**

<b>Permitted Activities</b>	
<b>Natural Hazard Rule 10 Repairs and Maintenance and Additions and Alterations to Existing Buildings and Structures</b>	
<b>Activity Status Permitted</b> Where: a. Repairs and maintenance do not increase the area of the building or structure used for a Critical Response Facility; and b. The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.	<b>Activity status where compliance not achieved:</b> Non-complying
<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 11 Repairs and Maintenance and Additions and Alterations to Existing Buildings and Structures not meeting Permitted Activity Standards and New Habitable Buildings</b>	

<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved: N/A</b>
<b>Rules - Fault Avoidance Overlay: 50m</b>	
<b>Permitted Activities</b>	
<b>Natural Hazard Rule 12 Repairs and Maintenance and Additions and Alterations to Existing Buildings and Structures</b>	
<b>Activity Status Permitted</b> Where: a. Repairs and maintenance do not increase the area of the building or structure used for a Critical Response Facility; and b. The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.	<b>Activity status where compliance not achieved:</b>  <b>Restricted Discretionary</b> For residential buildings  <b>Discretionary</b> For commercial and industrial buildings  <b>Non Complying</b> For Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities and critical response facilities and structures.
<b>Restricted Discretionary Activities</b>	
<b>Natural Hazard Rule 13 Repairs and Maintenance and Additions and Alterations to Existing Residential Buildings and Structures not meeting Permitted Activity standards</b>	
<b>Activity Status Restricted Discretionary</b> Where these are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner.  <b>Discretion is restricted to:</b> <ol style="list-style-type: none"> <li>1. Implementation of recommendations in accompanying hazard risk assessment,</li> <li>2. Risk to life, property and the environment from the proposal and any measures to mitigate those risks,</li> <li>3. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk, and</li> <li>4. Any adverse effect on the environment of any proposed natural hazard mitigation measures.</li> </ol>	<b>Activity status where compliance not achieved:</b> Discretionary
<b>Discretionary Activities</b>	
<b>Natural Hazard Rule 14 Repairs and Maintenance and Additions and Alterations to Existing Commercial or Industrial Buildings and Structures not meeting Permitted or Restricted Discretionary Standards.</b>	
<b>Activity Status Discretionary</b>	<b>Activity status where compliance not achieved:</b> N/A



<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 15 Repairs and Maintenance and Additions and Alterations to Existing Residential Buildings and Structures where not meeting Restricted Discretionary standards and Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities and critical response facilities and structures</b>	
<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved:</b> N/A

<b>Rules – Fault Avoidance Overlay: 100m</b>	
<b>Permitted Activities</b>	
<b>Natural Hazard Rule 16 Repairs and Maintenance to Existing Buildings and Structures</b>	
<b>Activity Status Permitted</b> Where: <ol style="list-style-type: none"> <li>Repairs and maintenance do not increase the area of the building or structure used for Critical Response Facility; and</li> <li>The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.</li> </ol>	<b>Activity status where compliance not achieved:</b> <b>Restricted Discretionary</b> For residential buildings  <b>Discretionary</b> For commercial and industrial buildings  For Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities.  <b>Non-complying</b> For critical response facilities and structures.

<b>Restricted Discretionary Activities</b>	
<b>Natural Hazard Rule 17 Additions and Alterations to Existing Residential Buildings and Structures, and New Residential Buildings and Structures, and not meeting Permitted Activity Standards</b>	
<b>Activity Status Restricted Discretionary</b> Where these are: <ol style="list-style-type: none"> <li>Residential buildings; and</li> <li>Accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner.</li> </ol> <b>Discretion is restricted to:</b> <ol style="list-style-type: none"> <li>Implementation of recommendations in accompanying hazard risk assessment;</li> <li>Risk to life, property and the environment from the proposal and any measures to mitigate those risks;</li> <li>The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and</li> <li>Any adverse effect on the environment of any proposed mitigation measures.</li> </ol>	<b>Activity status where compliance not achieved:</b> Discretionary

**Discretionary Activities**

**Natural Hazard Rule 18**  
**Additions and Alterations to Existing Residential, Commercial, Industrial, Community Facilities, Educational Facility, Health Facility or Network Utility Buildings and Structures, and New Residential, Commercial and Industrial Buildings and Structures not meeting Permitted or Restricted Discretionary Activity Standards**

<b>Activity Status Discretionary</b>	<b>Activity status where compliance not achieved:</b> N/A
--------------------------------------	--

**Non-complying Activities**

**Natural Hazard Rule 19**  
**Additions and Alterations to Existing Community Facility, Educational Facility, Health Facility or Network Utility Buildings and Structures, New Community Facility, Educational Facility, Health Facility or Network Utility Buildings and Structures not meeting Permitted Activity Standards, and New Critical Response Facilities and Structures**

<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved:</b> N/A
--------------------------------------	---

**Rules – Fault Avoidance Overlay: 150m**

**Permitted Activities**

**Natural Hazard Rule 20**  
**Repairs and Maintenance to Existing Buildings and Structures**

<p><b>Activity Status Permitted</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>Repairs and maintenance do not increase the area of the building or structure used for Critical Response Facility purposes; and</li> <li>The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.</li> </ol>	<p><b>Activity status where compliance not achieved:</b></p> <p><b>Restricted Discretionary</b> For residential buildings.</p> <p><b>Discretionary</b> For commercial and industrial buildings &amp; Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities.</p> <p><b>Non Complying</b> For critical response facilities and structures.</p>
---	--

**Restricted Discretionary Activities**

**Natural Hazard Rule 21**  
**Additions and Alterations to Existing Residential Buildings and Structures, and New Residential Buildings and Structures not meeting Permitted Activity Standards**

<p><b>Activity Status Restricted Discretionary</b> Where these are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner.</p> <p><b>Discretion is restricted to:</b></p> <ol style="list-style-type: none"> <li>Recommendations in accompanying hazard risk assessment;</li> <li>Risk to life, property and the environment from the proposal and any measures to mitigate those risks;</li> <li>The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and</li> <li>Any adverse effect on the environment of any proposed mitigation measures.</li> </ol>	<p><b>Activity status where compliance not achieved:</b> Discretionary</p>
--	--

**Discretionary Activities**

**Natural Hazard Rule 22  
Additions and Alterations to Existing Residential, Commercial, Industrial, Community Facility, Educational Facility, Health Facility or Network Utility Facility Buildings and Structures, and New Residential, Commercial, Industrial, Community Facility, Educational Facility, Health Facility or Network Utility Facility Buildings and Structures not meeting Permitted or Restricted Activity Standards**

<p><b>Activity Status Discretionary</b> Where these are not new Critical Response Facilities</p>	<p><b>Activity status where compliance not achieved:</b> Non-complying</p>
--	--

**Non-complying Activities**

**Natural Hazard Rule 23  
Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Permitted, Restricted Discretionary or Discretionary Activity Standards**

<p><b>Activity Status Non-complying</b></p>	<p><b>Activity status where compliance not achieved:</b> N/A</p>
---	--

**Rules - Fault Avoidance Overlay: 200m**

**Permitted Activities**

**Natural Hazard Rule 24  
Repairs and Maintenance to Existing Buildings and Structures or where not meeting NH R**

<p><b>Activity Status Permitted</b> Where:</p> <ol style="list-style-type: none"> <li>Repairs and maintenance do not increase the area of the building or structure used for Critical Response Facility purposes; and</li> <li>The building or structure is not reconstructed or replaced in a position that is closer to the fault than the building or structure it replaces.</li> </ol>	<p><b>Activity status where compliance not achieved:</b> <b>Restricted Discretionary</b> For all building types except Critical Response Facilities</p> <p><b>Non-complying</b> For critical response facilities and structures</p>
--	---

**Restricted Discretionary Activities**

**Natural Hazard Rule 25**

<b>Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures, and not meeting Permitted Activity Standards</b>	
<b>Activity Status Restricted Discretionary</b> 1. Where these are accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner. <b>Discretion is restricted to:</b> 1. Implementation of recommendations in the accompanying hazard risk assessment; 2. Risk to life, property and the environment from the proposal and any measures to mitigate those risks; 3. The location, design and construction materials of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk; and 4. Any adverse effect on the environment of any proposed natural hazard mitigation measures.	<b>Activity status where compliance not achieved:</b> Discretionary
<b>Discretionary Activities</b>	
<b>Natural Hazard Rule 26 Where not meeting Permitted or Restricted Activity Standards</b>	
<b>Activity Status Discretionary</b> Where these are not Critical Response Facilities.	<b>Activity status where compliance not achieved:</b> Non-complying
<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 27 Additions and Alterations to Existing Buildings and Structures, and New Buildings and Structures and not meeting Permitted, Restricted Discretionary or Discretionary Activity Standards</b>	
<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved:</b> N/A

# Flood Hazard Overlays

The West Coast receives substantial rainfall. In some areas, this can lead to extreme natural hazard risks due to the depth, speed of water and debris entrained within the water.

There are three general flood hazard overlays one of which relates to subdivision only.

The **Flood Hazard Severe** overlay is located in areas where there is extreme natural hazard risk due to the depth and speed of water and transport of debris.

The **Flood Hazard Susceptibility** overlay is located in areas where there is still significant flooding risk, but with reduced depth and speed which can be mitigated more easily.

The **Flood Plains** overlay has been applied in flood plain locations with current low levels of development. This overlay applies to subdivision consents only. If subdivision is sought, an assessment of the flood risk and appropriate management will be required.

## Flood Hazard Overlay Rules

<b>Rules - Flood Hazard Overlay: Severe</b>	
<b>Permitted Activities</b>	
<b>Natural Hazard Rule 28 Repairs and Maintenance of Existing Habitable Buildings and Critical Response Facilities and Structures</b>	
<p><b>Activity Status Permitted</b> Where there is no increase in area of building that does not meet a minimum building finished floor level of 500mm above a 1% annual exceedance probability flood.</p> <p>Advice Notes.</p> <ol style="list-style-type: none"> <li>1. Regional rules relating to the diversion of water are contained within the West Coast Regional Council, Land and Water Plan. Consent may be required.</li> <li>2. Reconstruction or replacement of a building or structure may be subject to existing use rights. In these instances, increasing the finished floor level is strongly encouraged.</li> <li>3. This rule relates to occupied buildings and critical response facilities. For the avoidance of doubt there are no rule requirements around unoccupied buildings.</li> </ol>	<p><b>Activity status where compliance not achieved:</b> Non-complying</p>
<b>Non-complying Activities</b>	
<b>Natural Hazard Rule 29 Additions and Alterations to Existing Habitable Buildings, New Habitable Buildings, New Critical Response Facilities and Structures, and Repairs and Maintenance to Existing Habitable that do not meet Permitted Activity Standards</b>	
<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved:</b> N/A
<b>Rules – Flood Susceptibility Overlay</b>	

<b>Permitted Activities</b>	
<b>Natural Hazard Rule 30 Repairs, Maintenance, Additions and Alterations to Existing Habitable Buildings</b>	
<p><b>Activity Status Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. Any additions and alterations do not increase the amount of habitable space in a building at ground level in such a way as to increase the likely number of inhabitants exposed to a flood hazard risk.</li> </ul> <p>Advice Note.</p> <ul style="list-style-type: none"> <li>1. This rule relates to the number of people who could live in a house, or occupy visitor accommodations. Additions such as increasing the number of bedrooms would be subject to this rule, but not those that increase the size of bedrooms. Similarly converting a garage to a bedroom would increase habitable space in a way that increases the likely number of occupants but increasing the size of a garage would not.</li> <li>2. Regional rules relating to the diversion of water are contained within the West Coast Regional Council, Land and Water Plan. Consent may be required.</li> <li>3. Reconstruction or replacement of a building or structure may be subject to existing use rights. In these instances, increasing the finished floor level is strongly encouraged.</li> </ul>	<p><b>Activity status where compliance not achieved:</b> Discretionary</p>
<b>Natural Hazard Rule 31 New Habitable Buildings</b>	
<p><b>Activity Status Permitted</b> Where:</p> <ul style="list-style-type: none"> <li>a. There is a minimum building finished floor level of 500mm above a 1% annual exceedance probability flood.</li> </ul> <p>Advice Note.</p> <ul style="list-style-type: none"> <li>1. Regional rules relating to the diversion of water are contained within the West Coast Regional Council, Land and Water Plan. Consent may be required.</li> </ul>	<p><b>Activity status where compliance not achieved:</b> Discretionary</p>
<b>Discretionary Activities</b>	
<b>Natural Hazard Rule 32 Repairs, Maintenance and Alterations to Existing Habitable Buildings, and New Habitable Buildings not meeting Permitted Activity Standards</b>	
<p><b>Activity Status Discretionary</b></p>	<p><b>Activity status where compliance not achieved:</b> N/A</p>

**Natural Hazard Method 1**

Provide advice and information to all landowners within the Flood Hazard Overlays on the benefit of increasing freeboard to safety and protection of property.

## Proposed Subdivision Rules in Natural Hazard Overlay Areas

<b>Subdivision to create allotment(s) that comply with zone subdivision standards within a Flood Plain, Flood Hazard Susceptibility, or Coastal Tsunami overlay</b>	
<b>Restricted Discretionary Activities</b>	
<b>Natural Hazard Subdivision Rule 1 Subdivision to create allotment(s) in all zones within a flood plain overlay</b>	
<b>Activity Status Restricted Discretionary</b>	
Where an accompanying natural hazard risk assessment has been prepared by a suitably qualified and experienced expert certifying: <ol style="list-style-type: none"> <li>1. Recommendations in the accompanying hazard risk assessment,</li> <li>2. The risk to life, property and the environment from the proposal and any measures to mitigate those risks,</li> <li>3. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk, and</li> <li>4. Whether the intended future use of the subdivision is for sensitive activities, or critical response facilities; and</li> <li>5. Any adverse effects on the environment of any proposed natural hazard mitigation measures.</li> </ol>	
<b>Non-complying Activities</b>	
<b>Natural Hazard Subdivision Rule 2 Subdivision within the Flood Severe, Fault Avoidance 50m, 100m, 150m or 200m Overlay, Westport Subdivision Control</b>	
<b>Activity Status Non-complying</b>	<b>Activity status where compliance not achieved: N/A</b>
<b>Prohibited Activities</b>	
<b>Natural Hazard Subdivision Rule 3 Subdivision within the Fault Avoidance 20m overlay is prohibited</b>	

**No application for a Prohibited Activity may be made.**

## Natural Hazards Draft Objectives and Policies

Natural Hazards Objectives	
<b>NH - O1</b>	To use a regionally consistent, risk-based approach to natural hazard risk management.
<b>NH - O2</b>	To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community.
<b>NH - O3</b>	To only locate infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate natural hazard risk to people and property.
<b>NH - O4</b>	To ensure the role of hazard mitigation played by natural features including dunes and wetlands is recognised and protected.
<b>NH - O5</b>	To recognise and provide for the effects of climate change, and its influence on sea levels and the frequency and severity of natural hazards.
Policies	
<b>NH - P1</b>	Identify in overlay areas at significant risk from natural hazards.
<b>NH - P2</b>	Where a natural hazard has been identified, but the natural hazard risk to people and communities is unknown, but potentially significant, apply a precautionary approach.
<b>NH - P3</b>	<ul style="list-style-type: none"> <li>a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; while</li> <li>b. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.</li> </ul>
<b>NH - P4</b>	<p>Natural hazard assessment, management retreat locations and resource consent applications will consider the implications of climate change. In particular the following matters should be considered:</p> <ul style="list-style-type: none"> <li>a. Change in sea level;</li> <li>b. Altering of coastal processes;</li> <li>c. Increased inundation of low lying areas;</li> <li>d. Changes in local temperatures;</li> <li>e. Changes in rainfall patterns, and</li> <li>f. Increase in cyclonic storms.</li> </ul>
<b>NH - P5</b>	<p>When assessing areas suitable for managed retreat, the following matters should be considered:</p> <ul style="list-style-type: none"> <li>a. That the natural hazard risk of the area is less than the existing location, and</li> <li>b. The potential future need to protect the community and associated infrastructure by hazard mitigation works.</li> </ul>
<b>NH - P6</b>	<p>In the Fault Avoidance Overlay avoid:</p> <ul style="list-style-type: none"> <li>a. Development of critical response facilities in brownfield locations and prohibit these in greenfield locations;</li> <li>b. Community facilities, educational facilities and network utility facilities within 100m of the active fault;</li> </ul>



	<p>c. Commercial and industrial buildings within 50m of the active fault and</p> <p>d. Residential building within 20m of the active fault.</p>
<b>NH – P7</b>	Allow unoccupied buildings and structures within the Fault Avoidance Overlays and restrict occupied buildings based on the level of risk to occupants.
<b>NH – P8</b>	Avoid locating Critical Response Facilities within the tsunami hazard overlay.
NH – P9	Restrict further development of sensitive activities in the Lake Tsunami Hazard overlay.

NH - P10	<p>Avoid development within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>The activity has an operational and functional need to locate within the hazard area; and</li> <li>That the activity incorporates mitigation of risk to life, property and the environment.</li> </ol>
<b>NH - P11</b>	<p>Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlay Where:</p> <ol style="list-style-type: none"> <li>Mitigation measures minimise risk to life, property and the environment; and</li> <li>The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.</li> </ol>
<b>NH - P12</b>	In areas identified in wildfire overlays enable vegetation clearance as a hazard mitigation strategy.
<b>NH - P13</b>	<p>When assessing the effects of activities in natural hazard overlays consider:</p> <ol style="list-style-type: none"> <li>The effects of natural hazards on people and property;</li> <li>Technological and engineering mitigation measures;</li> <li>The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;</li> <li>The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</li> <li>The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</li> <li>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.; and</li> <li>Any significant adverse effects on the environment of any proposed mitigation measures.</li> </ol>

# Definitions

**Unoccupied Buildings:** means non-habitable buildings, sheds, barns, fences, pou, backcountry huts, minor storage facilities.

**Residential Buildings** means habitable buildings primarily used for residential purposes.

**Commercial and Industrial Buildings** means buildings used primarily for industrial and / or commercial purposes and includes visitor accommodation.

**Community Facilities, Education Facilities, Health Facilities, and Network Utility Facilities** means in relation to natural hazards all community buildings where people congregate including places of worship, Mārae, daycare, primary, secondary and tertiary education facilities, medical facilities excluding hospitals, jails and detention centres, buildings for power generation and public utilities not included in critical response facilities.

**Critical Response Facility** means hospitals, fire, rescue, police stations, buildings intended to be used in an emergency for shelter, communication, operations or response, power generating stations, hazardous or explosive material storage, aviation control tower, air traffic control centres, emergency aircraft hangars, fuel storage and major dams, community scale potable water treatment facilities and waste water treatment facilities.

**Sensitive Activities means:**

1. In relation to hazardous substances, any school, childcare facility or hospital;
2. In relation to natural hazards and noise any:
  - a. residential activity;
  - b. visitor accommodation;
  - c. community facility;
  - d. education facility; and
3. In relation to energy activities, any
  - a. residential activity;
  - b. visitor accommodation;
  - c. community facility;
  - d. education facility; and
  - e. uninhabited agricultural or horticultural building including packing sheds, milking sheds, intensive agricultural activities and herd homes.

**Greenfield** means built development (industrial, commercial, residential or mixed use) on a piece of previously undeveloped land (generally on the urban fringe), which had been either used for agriculture or was in its natural state.

**Brownfield** means land that has already been developed and therefore has existing infrastructure.

**Additions and Alterations** means in relation to natural hazards, changes to the building or structures which alters the habitable space in such a way as to increase the likely number of inhabitants. For example, increasing the number of bedrooms, but not the size of bedrooms. Or converting a garage to a bedroom but not the size of a garage.



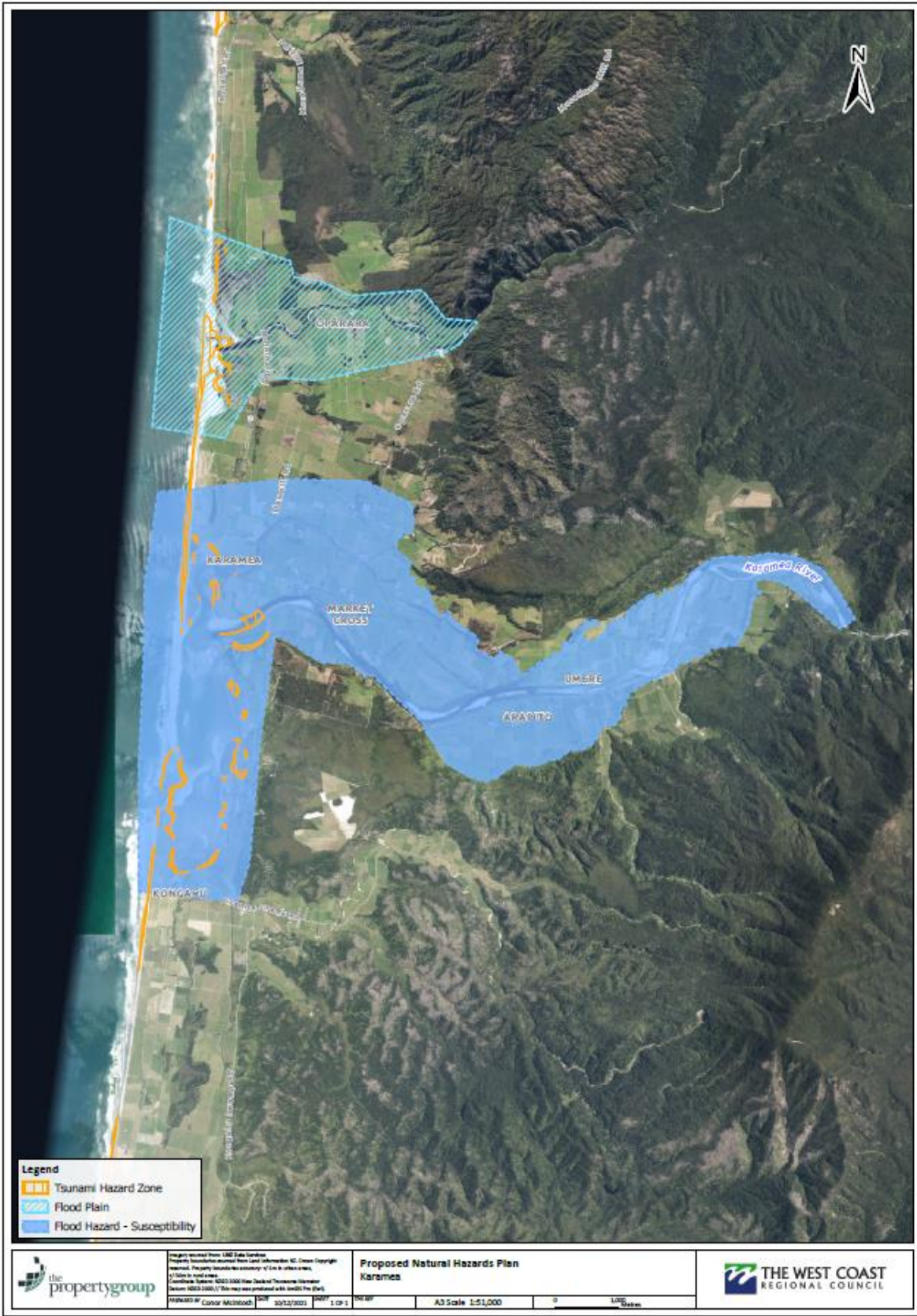
# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*



**Want to know more?**  
**[tppp.westcoast.govt.nz](http://tppp.westcoast.govt.nz)**





**Legend**

-  Tsunami Hazard Zone
-  Flood Plain
-  Flood Hazard - Susceptibility

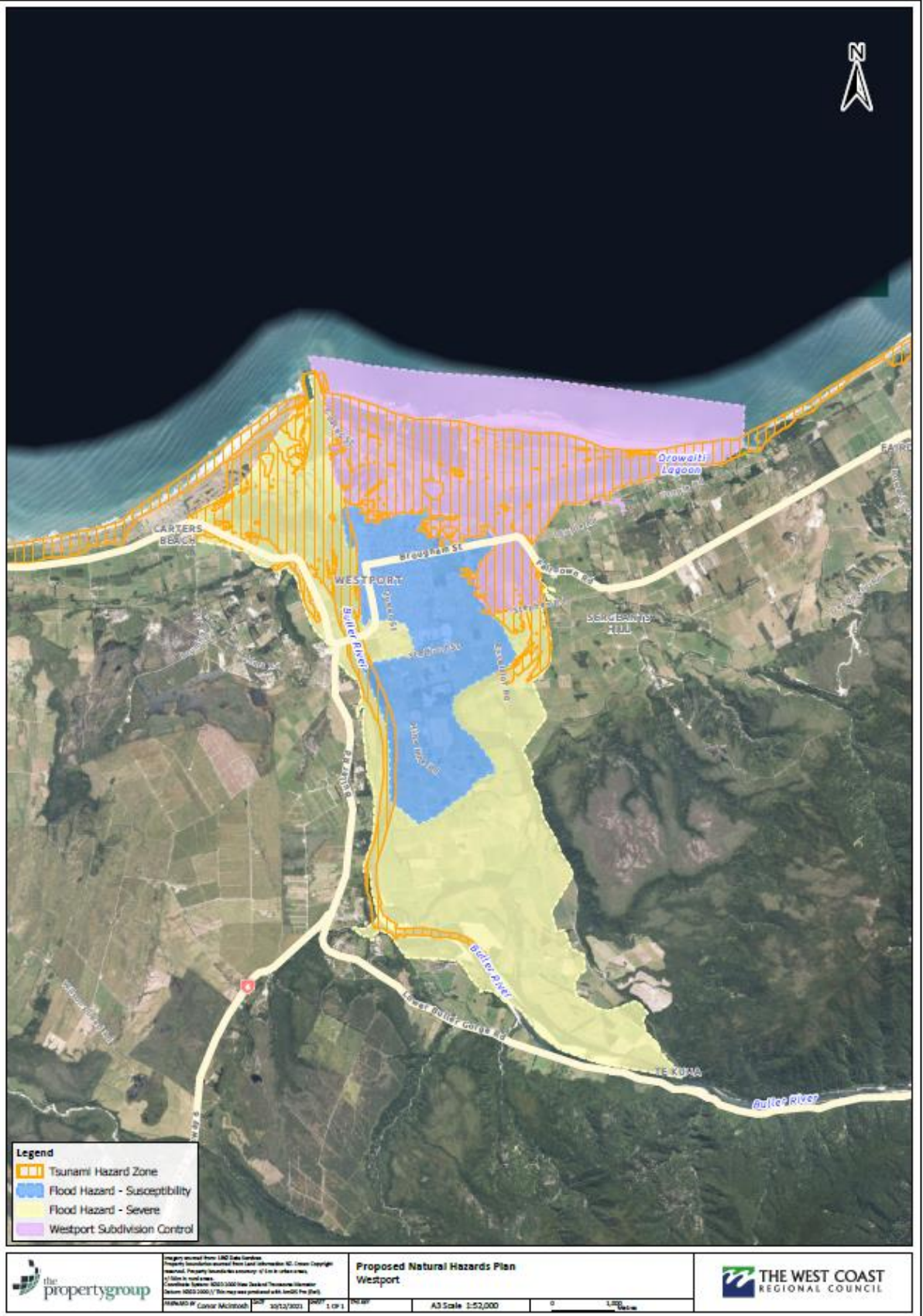


Images sourced from LIDAR Data, Google Earth, Property Information sourced from Land Information NZ. Crown Copyright Reserved. Property boundaries courtesy of LINZ in certain areas. LINZ is not liable. Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum 1982 2000.17. Data may have been processed into NZGD2000. Prepared by: Connor Mitchell 2017 20/12/2017 1 of 1

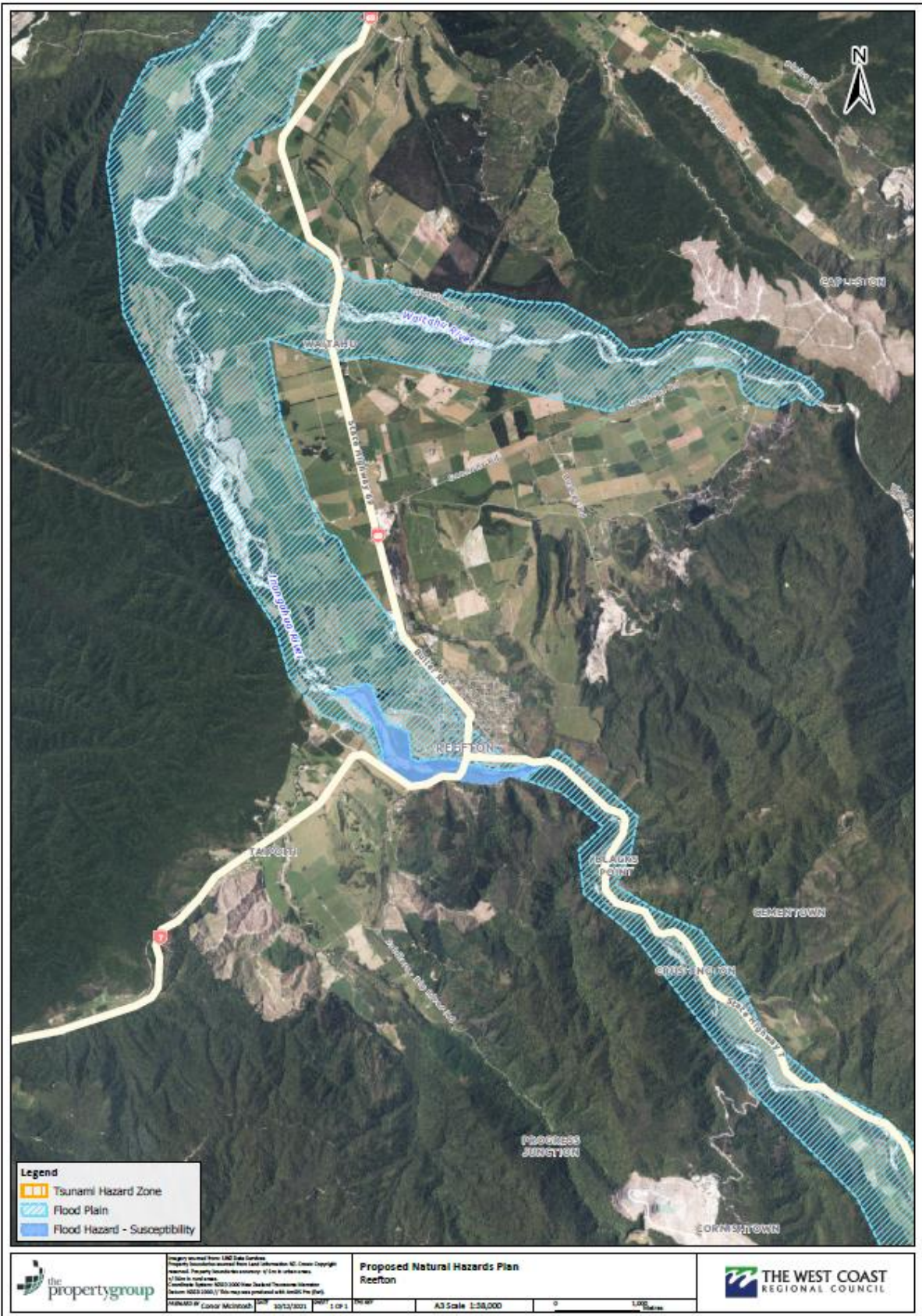
**Proposed Natural Hazards Plan**  
Karama

Scale: A3 Scale 1:51,000 

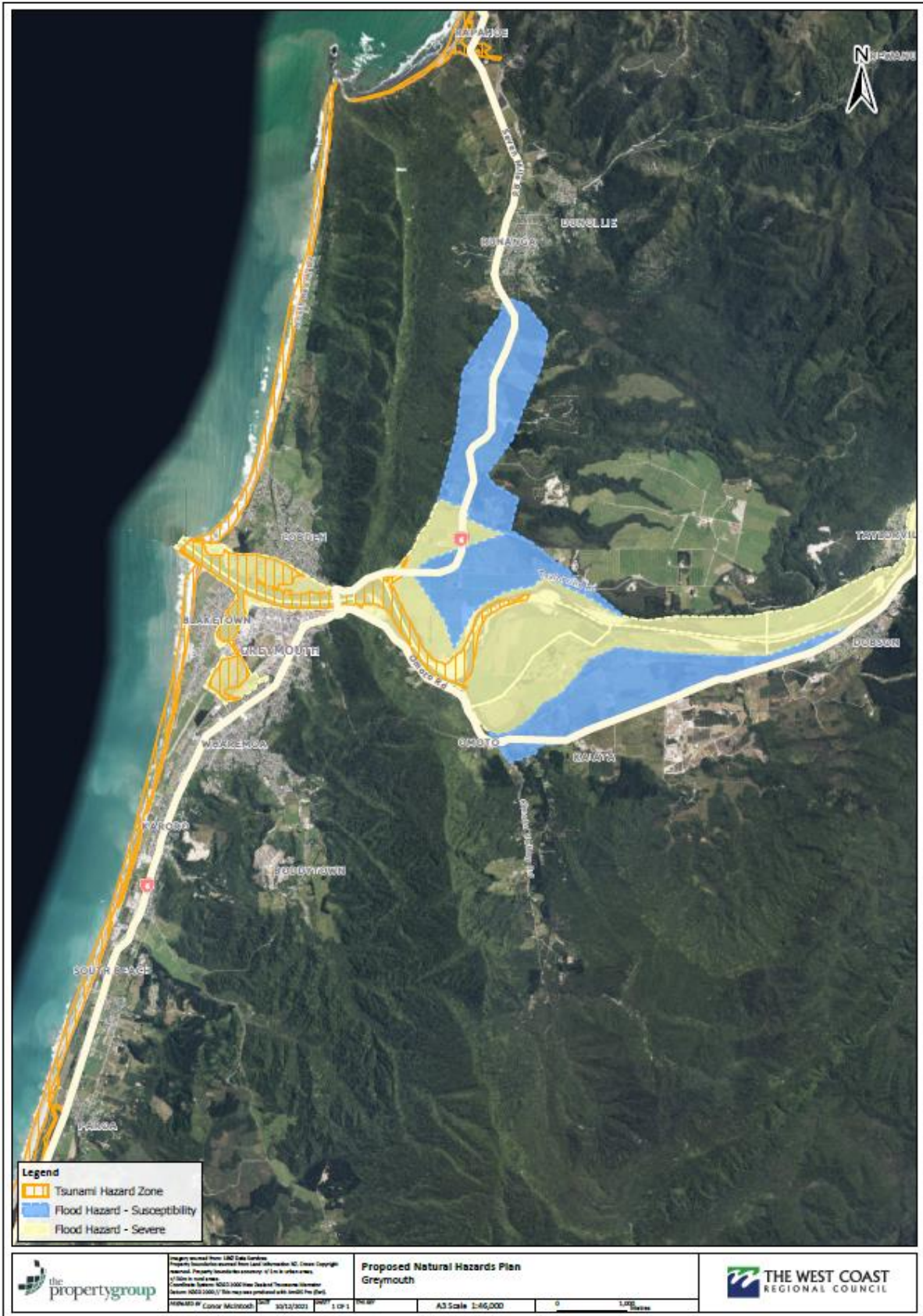




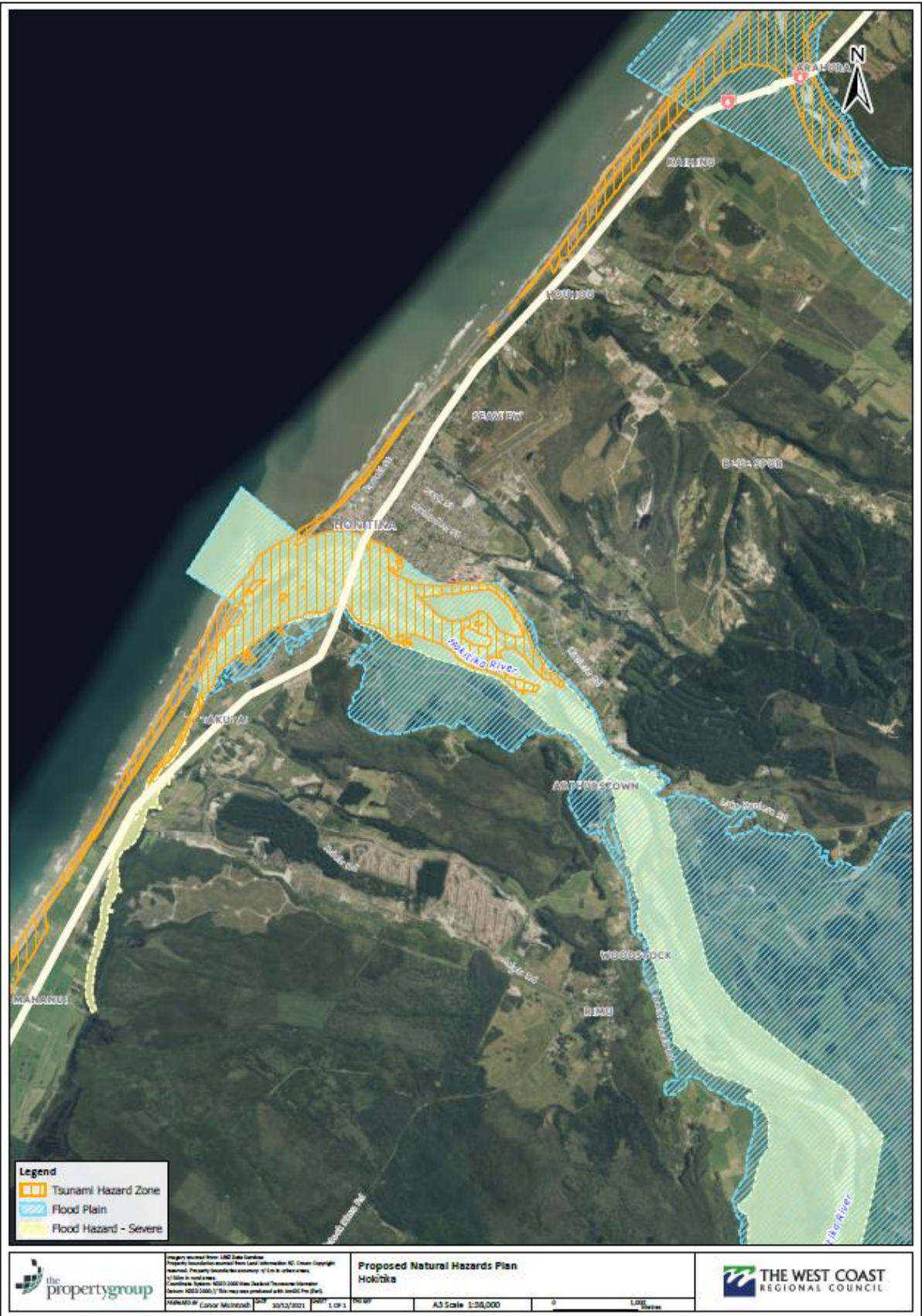




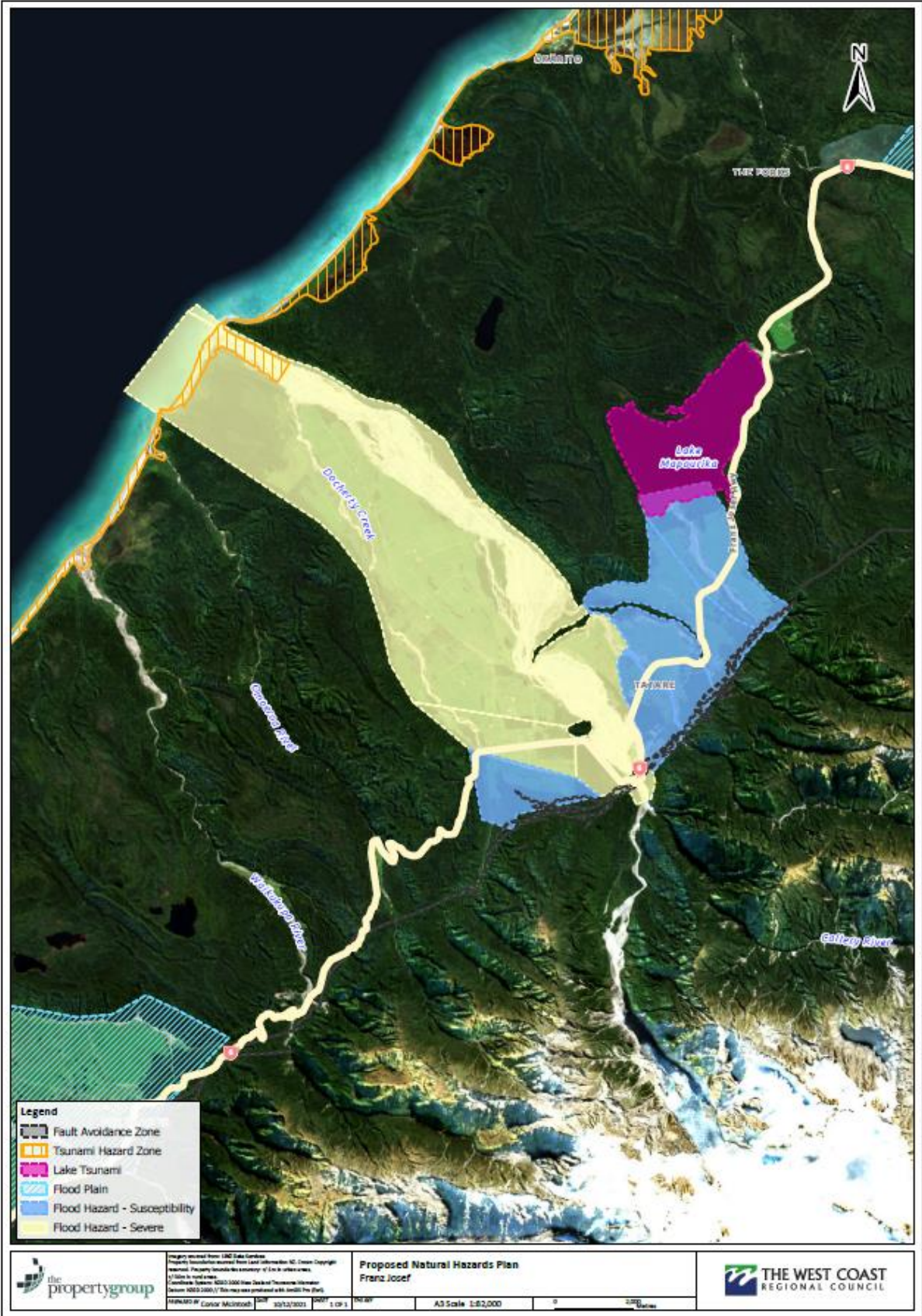








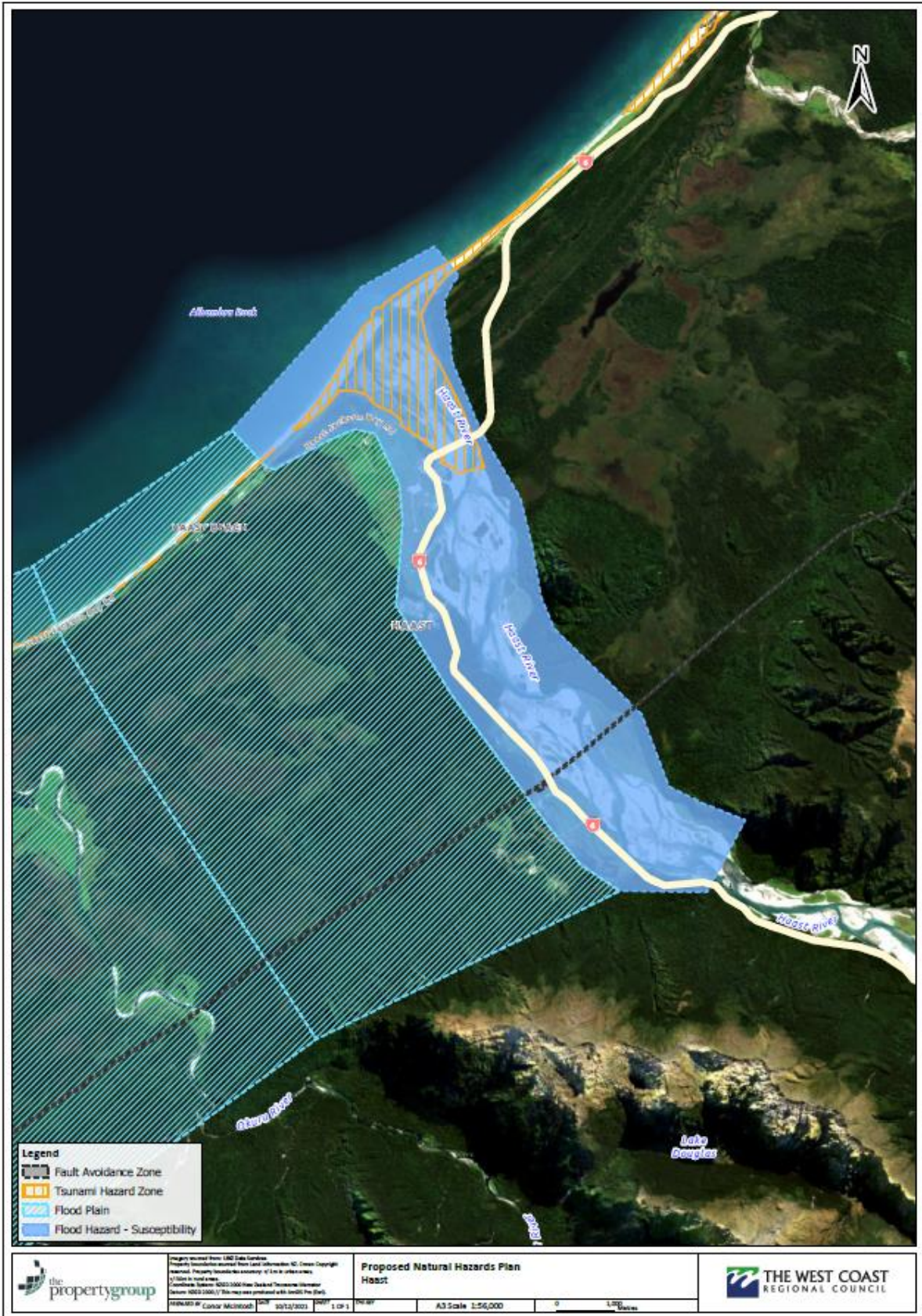




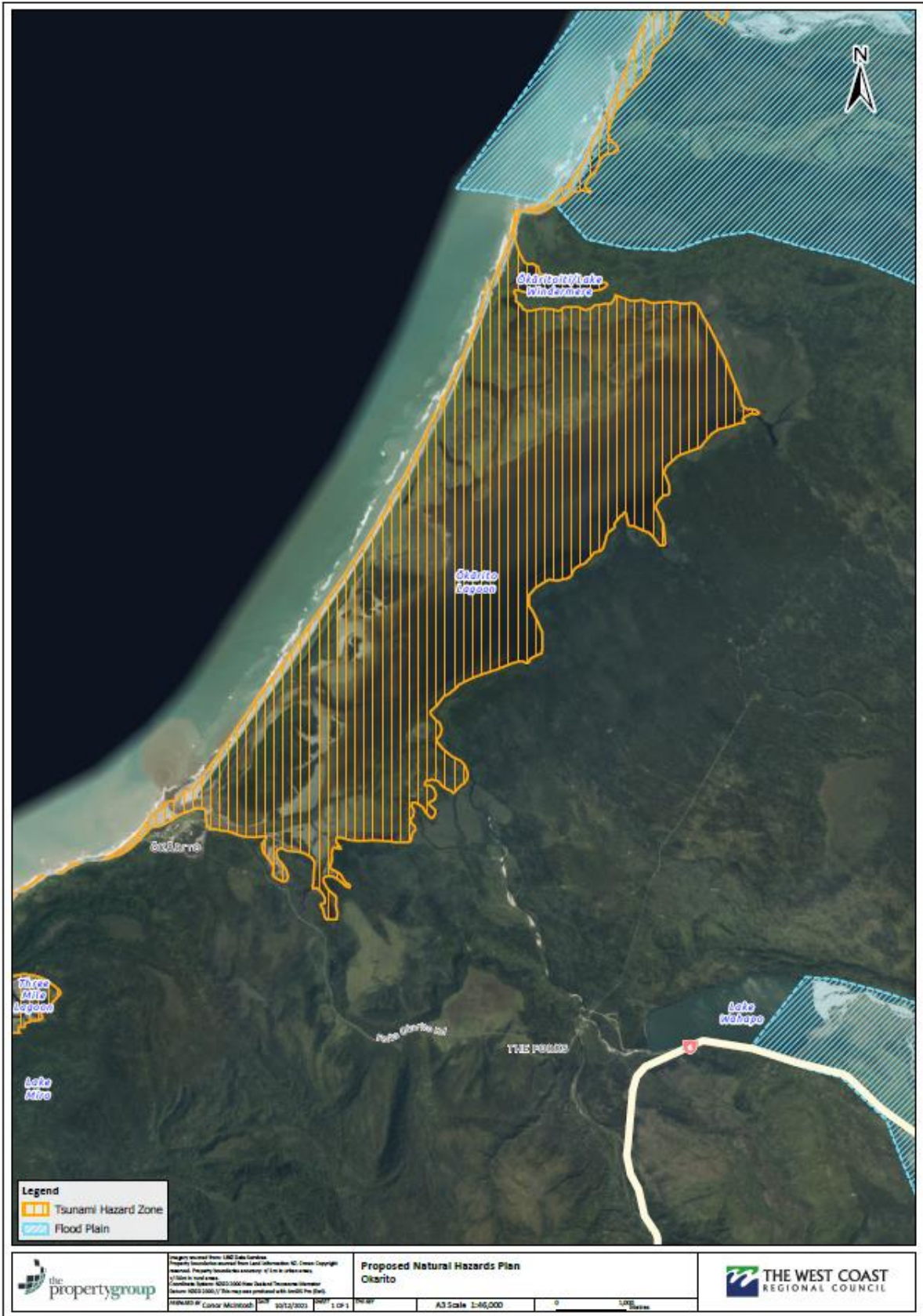
















- Legend**
-  Fault Avoidance Zone
  -  Tsunami Hazard Zone
  -  Flood Plain



Images sourced from LAND Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries shown to a tolerance of 1.0m in urban areas.  
 1:100m in rural areas.  
 Coordinate System: NZGD2000 (New Zealand Transverse Mercator Datum 2000) (10m may vary provincial with local NZD File)  
 DRAWN BY Connor McInnes 2021/12/21 10:07 1 OF 1

**Proposed Natural Hazards Plan**  
**Bruce Bay**

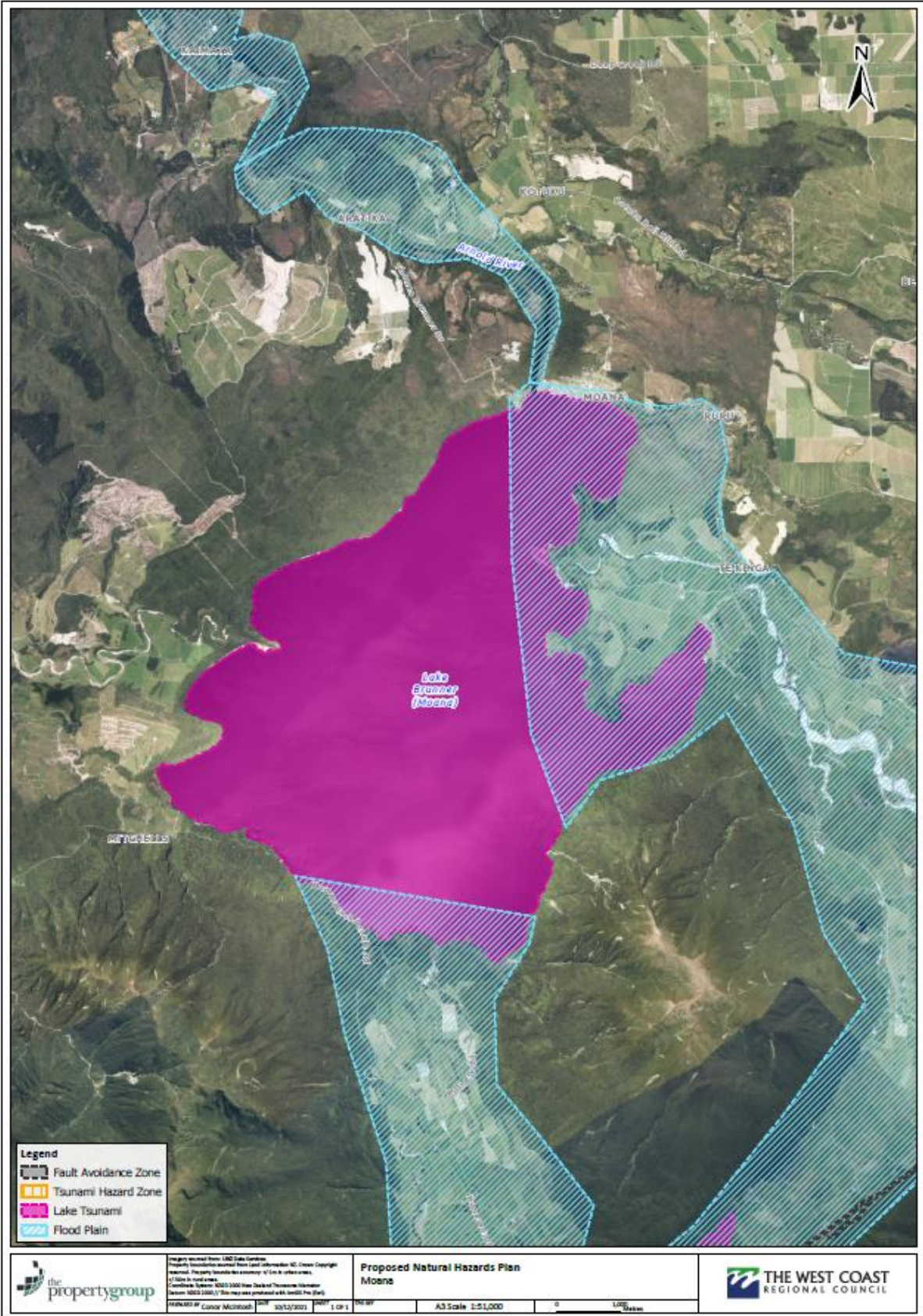
All Scale 1:60,000













# 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: 16 December 2021

Subject: **Te Tai o Poutini Plan Exposure Draft Consultation Plan and Schedule**

---

## **SUMMARY**

The TTPP Committee will have the Exposure Draft and Natural Hazards companion document presented for their approval at its 16 December 2021 meeting. These documents will go out for a six week consultation period beginning 26 January 2022.

This report outlines the consultation plans for gathering feedback on these documents.

## **RECOMMENDATIONS**

1. That this report is received
2. That the Committee discuss and approve the consultation plan and schedule for the TTPP Exposure Draft and Natural Hazards companion document for community feedback.

Jo Armstrong

**Project Manager**



## INTRODUCTION

1. This Committee is finalising the Exposure Draft of Te Tai o Poutini Plan (TTPP) and the Natural Hazards Companion Document at the 16 December 2021 meeting.
2. Input from iwi partners, key stakeholders and the community has been sought throughout development of TTPP.
3. Planners have worked closely with the Technical Advisory Team (TAT) members from each council and Poutini Ngāi Tahu to develop provisions in TTPP that best reflect their communities' interests. The TAT have been integral in the Plan development process, sharing their current practices and requirements, discussing every provision before it is presented to the Committee, and updating and advising members on Plan content.
4. Feedback to date has been used to inform Planning Team recommendations to the TTPP Committee.
5. The Exposure Draft and Natural Hazards Companion Document will be made publicly available on Wednesday 26 January 2022. A summary of feedback received on these documents will be tabled at the Committee's March 2022 meeting.
6. The Natural Hazards Companion Document includes provisions for river flooding, lake and coastal tsunami and fault hazards.
7. When further information is known, an information sheet covering coastal hazards, land instability and Westport specific hazard provisions will be produced and published in March 2022.
8. Some overlays, including Sites of Significance to Maori, will not be finalised for inclusion in the TTPP Exposure Draft, as research and consultation is ongoing. However, objectives, policies and rules are included in the Exposure Draft, and the full suite of provisions will be available in the Proposed Plan.
9. The Outstanding Natural Landscape and Coastal Environment boundary are included in the draft maps as identified in the 2013 landscape study, however a review and updating of these maps is being undertaken over January – February 2022.
10. The identification and mapping of sites for the Mineral Extraction Zone and the associated schedules of existing mineral extraction activity are also incomplete, with partial information only able to be included within the Exposure Draft Plan.
11. While staff have undertaken checks of both the draft plan text and the zoning maps, these have not been exhaustive, and it is likely that minor errors are still included.

### Exposure Draft Consultation Process

12. Consultation will include advertising in all West Coast papers, key stakeholder meetings, drop-in sessions and hard copies placed in settlements throughout the West Coast.
13. TTPP is primarily an e-plan to be accessed online. This makes Plan navigation and map viewing much easier.
14. For those who prefer paper copies, or without internet access, hard copies of the Exposure Draft, Natural Hazards Companion Document, feedback forms, and a poster drawing attention to the plan and showing drop-in dates will be placed at the 18 venues listed below:

- Karamea Information Centre
- Granity/Ngakawau Resource Centre
- Reefton Service Centre
- Westport Library
- Buller District Council
- Punakaiki Visitor Centre
- Moana Store
- Grey District Council
- West Coast Regional Council
- Greymouth Library

- Arahura Marae
  - Hokitika Library
  - Westland District Council
  - Okarito Store
  - Franz Josef Community Centre
  - Fox Glacier Community Centre
  - Te Tauraka Waka a Maui Marae, Mahi Tahī
  - Haast Food Centre
15. We will run some meetings with interest groups in late February to discuss pertinent chapters, answer questions and compile feedback. A Zoom link will be provided for attendees.
  16. Meetings will be scheduled for the following:
    - Mining/quarrying Interests
    - Agricultural Interests
    - Environmental Interests
    - Historic Heritage Interests
    - Energy and Infrastructure Interests
    - Development Interests
    - Department of Conservation
    - District Council Infrastructure Teams and Transport Interests
  17. We will also run drop-in sessions at many of the places that have displayed the hard copies. Staff will be available to show people what rules apply to their properties.
  18. A second round of Drop-in Sessions will take place in April covering the final natural hazards topics – Coastal, land instability and Westport specific hazards - once we have sufficient confidence in the overlays. Drop-in sessions for these topics will be in the main centres and the coastal communities.
  19. Plans for advertising the launch and feedback process for the Exposure Draft are included in the TTPP Draft Consultation Plan. A table from the Consultation Plan, the *Communication channels and delivery of consultation collateral*, detailing this process, is at Appendix One.
  20. The TTPP Exposure Draft Consultation Schedule at Appendix Two shows the venues and times for community drop-in sessions and interest group meetings.
  21. Appendix Three details the second round of drop-in sessions for the remaining Natural Hazard provisions.
  22. Please attend the drop-in sessions close to you, especially in the main centres.
  23. Feedback from the Exposure Draft consultation will be used to inform the Proposed Plan, which will be notified in July 2022.
  24. Approval of the Consultation Delivery Plan and Schedule below is being sought from the Committee.

## Appendix One

### Communication channels and delivery of consultation collateral

The following table identifies the communication channels for engagement and exposure draft consultation. The timeline following this section summarises when these channels will be utilised over the course of the consultation process.

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
<b>October 2021 - January 2022</b>	Initiate public display promotion material for plan	– Poster design for public displays summarising TTPP content	- Nook Design - WCRC comms support - TTPP team	Greymouth/online meeting
	Plan cover design and contents page	– Prepare cover and contents pages for plan	- Nook Design - WCRC comms support - TTPP team	
	Plan content ready for publication	– Content drafted and ready for document design	- Nook Design - WCRC comms support - TTPP team	
	Feedback form (hardcopy) to include with plan	Content drafted and ready for design	- Nook Design - WCRC comms support - TTPP team	
<b>November 2021</b>	Discuss plan and feedback form publication details and timeframe with publishers	– Initiate meeting with James Print – Ascertain numbers of ratepayers in region	– TTPP team – WCRC comms support – Nook Design – James Print	Greymouth /online meeting
<b>November- December 2021</b>	Feedback form produced for online	– Content from feedback hardcopy adapted for online	– E-baby (TTPP web designer and editor) – WCRC comms support – TTPP team	Meeting at WCRC HQ or online meeting with Leon

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
<b>December 2021</b>	Draft content/summarise content for TTPP website	<ul style="list-style-type: none"> <li>– Create landing page for Exposure Draft, feedback form and summary of info</li> </ul>	<ul style="list-style-type: none"> <li>– E-baby</li> <li>– TTPP team</li> <li>– WCRC comms support</li> </ul>	
<b>Late January-March 2022</b>	Feedback consultation period	<ul style="list-style-type: none"> <li>– Newspaper advertisements. Publicly notify consultation and timeframe for feedback. Include brief summary of info and how to provide feedback.</li> </ul>	<ul style="list-style-type: none"> <li>– TTPP Team</li> <li>– Nook design</li> <li>– WCRC support</li> <li>– Greymouth Star, Westport News, Hokitika Guardian, The Messenger (published by Grey Star).</li> <li>– Local newsletters: Karamea Chronicle, Reefton Clarion, Buller Bay Bulletin.</li> </ul>	
<b>Late January-March 2022</b>	Provide information displays in district councils/libraries/service centres, and at identified settlements	<ul style="list-style-type: none"> <li>– Include Exposure Draft, accompanying Natural Hazards document, feedback forms, and posters for display.</li> </ul>	<ul style="list-style-type: none"> <li>– TTPP team</li> <li>– District libraries/service centres:</li> <li>– District and regional council public areas</li> </ul>	Grey, Westport, Hokitika Library, Reefton Service Centre, Grey, Buller and Westland District Council, WCRC, Arahura Marae, Te Tauraka Waka a Maui Marae, Okarito, Karamea Info Centre, Northern Buller Resource Centre, Punakaiki Visitor Centre, Franz Josef Community Hall, Fox Glacier Community Hall, On the Spot food centre Haast, Moana Store
<b>Late January-March 2022</b>	Website pages and links	<ul style="list-style-type: none"> <li>– TTPP consultation and feedback form live on TTPP website and links to council websites.</li> </ul>	<ul style="list-style-type: none"> <li>– TTPP team</li> <li>– E-baby</li> <li>– WCRC comms support</li> </ul>	<ul style="list-style-type: none"> <li>– TTPP website</li> <li>– WCRC website</li> </ul>

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
		<ul style="list-style-type: none"> <li>– Hero tile and brief summary as well as link to TTPP consultation page.</li> </ul>	<ul style="list-style-type: none"> <li>– Buller, Grey and Westland DC web support</li> </ul>	<ul style="list-style-type: none"> <li>– Buller, Grey, Westland District Councils</li> </ul>
<b>Late January-March 2022</b>	Media Releases	<ul style="list-style-type: none"> <li>– 1. Media release to announce the launch of the consultation period, available timeframe for feedback, key issues and information</li> <li>– 2. Media release to counter any media coverage that is less favourable e.g promoting the positive reasons people should provide their feedback for this.</li> <li>– 3. Media release to remind the public to provide feedback before date close out.</li> </ul>	<ul style="list-style-type: none"> <li>–</li> </ul>	<ul style="list-style-type: none"> <li>–</li> </ul>
<b>Late January-March 2022</b>	Social Media	<ul style="list-style-type: none"> <li>– Facebook posts at regular intervals throughout the consultation period.</li> <li>– Monitor and respond to any queries</li> <li>– Use of TTPP logos and images</li> </ul>	<ul style="list-style-type: none"> <li>– WCRC comms support, Grey, Buller and Westland District Council Facebook share original post to their own Facebook pages.</li> </ul>	Online

Timeframe/Date	Task	Actions	Channels/Actioned by	Location
<b>Late February</b>	Drop-in Sessions	<ul style="list-style-type: none"> <li>- Drop-in sessions around region to discuss any issues with public.</li> <li>- Local community halls and centres</li> <li>- Advertise online and in papers if /when these will take place.</li> </ul>	<ul style="list-style-type: none"> <li>- TTPP team</li> <li>- Web support from all Councils to advertise on social media and on their web pages.</li> </ul>	
<b>Late January-March 2022</b>	Publicity opportunities	<ul style="list-style-type: none"> <li>- Check for any radio broadcasting opportunities, social clubs and groups that encourage speakers. E.g Senior Citizen organisations, schools etc.</li> </ul>	<ul style="list-style-type: none"> <li>- TTPP team</li> <li>- WCRC Comms</li> </ul>	
<b>11 March 2022 5pm</b>	Remove consultation web links and collate results	<ul style="list-style-type: none"> <li>- Close-out consultation material online</li> <li>- Collate feedback results</li> </ul>	<ul style="list-style-type: none"> <li>- TTPP team</li> <li>- E-baby</li> </ul>	Online
<b>April 2022</b>	Advertising, Hard copies and drop-in sessions for Natural Hazard Information sheet	<ul style="list-style-type: none"> <li>-</li> </ul>	<ul style="list-style-type: none"> <li>- WCRC Comms</li> <li>- TTPP Team</li> </ul>	

## Appendix Two

### TTPP Exposure Draft Consultation Schedule –January 2022 to March 2022

Date	Time	Drop-in	Meeting/Zoom	Venue
Thursday 17 Feb	5.30 - 7.30pm	Reefton		Plunket Rooms
Saturday 19 Feb	9.30 - 10.30am	Karamea		Market
Monday 21 Feb	10.00 - 11.30am		Agricultural Interests	BDC
Monday 21 Feb	2.00 - 3.30pm		Mining/Quarrying	BDC
Monday 21 Feb	5.30 - 7.30pm	Westport		BDC
Tuesday 22 Feb	2.00 - 3.30pm		Energy/Infrastructure	WDC
Tuesday 22 Feb	5.30 - 7.30pm	Hokitika		WDC
Wednesday 23 Feb	10.00 - 11.30am		Environmental Interests	GDC
Wednesday 23 Feb	2.00 - 3.30pm		DC Infrastructure Staff and Transport	WCRC
Wednesday 23 Feb	5.30 - 7.30pm	Arahura Marae		Arahura Marae
Thursday 24 Feb	9.00 - 10.00am		Department of Conservation	Hokitika Doc Office
Thursday 24 Feb	11.00 – 12.30		Historic Heritage Interests	GDC
Thursday 24 Feb	2.30 - 4.00pm		Development/Kainga ora/Public Health	GDC
Thursday 24 Feb	5.30 - 7.30pm	Greymouth		GDC
Monday 28 Feb	5.30 - 7.30pm	Franz Josef		St John’s Room
Tuesday 1 March	12.30 - 1.30	Haast		On the Spot Food Centre
Tuesday 1 March	4.30 - 5.30	Fox Glacier		Community Centre

### Appendix Three

#### TTPP Draft Natural Hazards Consultation – Coastal, Land Instability, Westport Specific Provisions – April 2022

Date	Time	Venue
Monday 11 April	8.30-9.30am	Haast - On the Spot Food Centre
Monday 11 April	11.00-12.00	Mahi Tahi - Te Tauraka Waka a Maui Marae
Monday 11 April	3.00-4.00pm	Okarito- Donovan's Store
Monday 11 April	6.00 – 7.30pm	Hokitika – WDC Chambers
Tuesday 12 April	12.00 -1.00pm	Punakaiki – Visitor Centre Workshop
Tuesday 12 April	5.30 -7.00pm	Greymouth – GDC Chambers
Wednesday 13 April	12.00 -1.30pm	Granity/Ngakawau - Northern Buller Community Resource Centre \$25 to the Ngakawau-Hector Hall Subcommittee
Wed 13 April	5.30 -7.00pm	Westport - BDC Chambers





**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

# Project Manager Update

**1 November 2021 – 30 November 2021**

Prepared By: **Jo Armstrong**  
Date Prepared: **30 November 2021**

## Accomplishments this Period

- The planning team have been working on the following topics:
  - Natural Hazards
  - Definitions, Glossary and Abbreviations
  - Coastal Environment
  - Stringency Comparison between Plans
  - Vegetation Clearance Rules
  - Overlays
- All papers are discussed with, and modified by, the Technical Advisory Team before coming to the Committee. We have our final TAT meeting for the Exposure Draft on 6 December.
- We continue to work with contractors on natural hazards research and development of overlays. At the same time we are developing the Natural Hazards companion booklet to be published alongside the exposure draft for feedback.
- The second round of individual council and iwi workshops looking at the draft natural hazards overlays and provisions are underway.
- Work on finalising the e-plan has required a lot of staff time. Provisions and overlays for the vast majority of the Draft Plan are included in either the Exposure Draft or the Natural Hazards Companion Document. However, the final Exposure Draft version is not complete. External links, and some provisions and overlays are not being included, due to time constraints. Generally, if we do not have all sites identified for a topic, we are not including the overlays, so as not to confuse the public. This is the accepted general practice for a Draft Plan out for feedback only, and not in a legally binding process.
- There will be additional staff costs associated with overtime worked to complete the Draft Plan documents.
- User testing/proofing has begun on the Draft e-plan.
- The Planning Team has recommended that an economics study is sought on the benefits of including separate mineral extraction zones in TTPP versus minerals provisions in the general rural zone only. You requested that I approach Development West Coast regarding possibly funding this work. The CE gave me a contact within DWC, who has only recently responded to my emails, and is looking into the request.

- A TTPP update was presented at the West Coast Regional Council Resource Management Committee meeting on 9 November.
- We are now holding the December meeting at Grey District Council on 16 December. This will be to approve the Exposure Draft, Natural Hazards Companion Document, and Communications Report for the Exposure Draft feedback period. A hard copy of the body of the Plan will be sent to you before the meeting.
- The meeting at Te Tauraka Waka a Maui Marae at Bruce Bay is being planned for March 2022.

### Plans for Next Period

- User testing of the e-plan will be completed before 16 December
- On-going natural hazards work to incorporate feedback, and compile the companion document to accompany the e-plan
- TTPPC meeting on Thursday 16 December at Grey District Council beginning at 9.00am
- TAT meeting on 6 December will be via Zoom.

### Key Issues, Risks & Concerns

- Ongoing COVID lockdown in Auckland has delayed research and some draft plan content.

Item	Action/Resolution	Responsible	Completion Date
Not getting key stakeholder buy-in	Contact and meet with them individually. Plan stakeholder workshops and on-going engagement process	Project Manager	Ongoing
Not producing a proposed plan in a timely manner	Set achievable milestones and monitor/report progress. Identify additional expertise and/or capacity	Project Manager Planning Team	30 June 2022
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
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. Work with contractors to expedite work.	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
Fast track budget insufficient to meet new timing for Proposed Plan notification by 14 July 2022	Project Manager to report monthly on whether anticipated expenditure for the remainder of the period is on track to be met by the allocated budget	Project Manager TTPP Committee	31 July 2022
Insufficient capacity for council and iwi technical staff to input fully into Draft and Proposed Plans	Planning Team provide outline of needs for technical input. TTPP Steering Group determine best delivery of technical services	Project Manager TTPP Steering Group	30 June 2022

Item	Action/Resolution	Responsible	Completion Date
Unable to meet 14 July 2022 notification date	Keep Committee informed of delays and investigate mitigation options	Project Manager TTPP Steering Group	31 July 2022
Risk of confidential, unverified or draft information being made public, negatively impacting development of TTPP (financially and/or time line) along with the outcomes for the West Coast	Ensure Committee members adhere to Standing Orders	Committee Chair	Ongoing

## Status

<b>Overall</b>	
Schedule	Work programme revised and achieving on schedule, but capacity of researchers to deliver to earlier timeframe uncertain
Resources	Staff capacity stretched under fast track
Scope	Deliver efficient, effective and consistent Te Tai o Poutini Plan

## Schedule

Stage	Target Completion	Revised Fast Track 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 <a href="http://www.ttp.westcoast.govt.nz">www.ttp.westcoast.govt.nz</a>
Set planning milestones	31-Oct-19	30 Aug-2019	Presented at August 2019 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

Stage	Target Completion	Revised Fast Track Completion	Comments
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
Workshop with agricultural interests re biodiversity provisions	30-Oct-20	28 October 2020	
On Hold - Contact with landowners re SNA assessment, landowner meetings			To discuss potential SNAs and seek permission if we do field assessments.
On Hold - Field work for SNA assessments			Begin with drive-by evaluation prior to possible property assessment at owner invitation
Zoning changes proposed	31-Dec-21	30 September 2021	Specific zone change proposals will come to the Committee through 2021
Targeted stakeholder consultation on draft provisions of Te Tai o Poutini Plan	30-May-22	30 September 2021	Targeted consultation with stakeholders on draft provisions with the aim of addressing concerns at this more informal stage
Iwi review of draft Te Tai o Poutini Plan	30-July-22	20 November 2021	This is in addition to hui and consultation throughout the development process and is a mandatory step
Full “ <b>Draft</b> ” Te Tai o Poutini Plan to Committee	30-Sep-22	16 December 2021	A draft Plan will not have legal status, but will show all the cumulative decisions of the Committee
Targeted Consultation on “ <b>Draft</b> ” Te Tai o Poutini Plan	Oct-22	11 March 2022	Targeted consultation – industry and interest groups meetings. Draft Plan also available for wider community feedback, and community drop-in sessions. Note that while we will be seeking feedback on the “Draft” Plan, some work will still be being undertaken and would feed into the final “Proposed Plan”, not this pre-notification draft.
Amendment of “ <b>Draft</b> ” Plan to “Proposed Plan” provisions	30-Nov-22	30 June 2022	Feedback to Committee on results of Exposure Draft consultation, any legal opinions on contentious provisions and final decisions.
Notify Te Tai o Poutini Plan	30-Aug-23	14 July 2022	This will be the “ <b>Proposed</b> ” Plan
Submissions on Te Tai o Poutini Plan	30-Oct-23	30 September 2022	40 working days for submissions is the legal requirement
Local Body Elections	30-May-22	October 2022	
Further Submissions	30–Feb-24	30 November 2022	Submissions must be summarised and published and then there is a 20 working day period for further submissions [this part of the process may no longer be required depending on RMA reform progress]
Hearings Te Tai o Poutini Plan	31-August-24	28 April 2023	Indicative time only
Decisions Te Tai o Poutini Plan	30-Sep-24	31 October 2023	Indicative time only
Appeal Period	30-June-25	30 November 2023	Indicative time only. Any parts of the Plan not appealed are completely operative from the end of the Appeal Period.
Ongoing Decision Making for TTPP	November 2025 onward	November 2023 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.

Stage	Target Completion	Revised Fast Track Completion	Comments
Appeals and Mediation Te Tai o Poutini Plan	Oct-25	April 2024	Indicative time only.
Environment or High Court [Fast Track Process]	2026	2024-2025	Indicative time only.



**Te Tai o Poutini**  
PLAN

*A combined district plan for the West Coast*