



AGENDA

RĀRANGI TAKE

NOTICE OF AN ORDINARY MEETING OF

Planning Committee

To be held on **Tuesday 29th March 2022**, commencing at **3.00pm** via Zoom

Chairperson:	Cr Martin	
Members:	His Worship the Mayor	Cr Davidson
	Cr Neale	Cr Keogan
	Cr Hartshorne	Kw Tumahai
	Kw Madgwick	



In accordance with clause 25B of Schedule 7 of the Local Government Act 2002, members may attend the meeting by audio or audio-visual link.

Council Vision:

We work with the people of Westland to grow and protect our communities, our economy and our unique natural environment.

Purpose:

The Council is required to give effect to the purpose of local government as prescribed by section 10 of the Local Government Act 2002. That purpose is:

- (a) To enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) To promote the social, economic, environmental, and cultural well-being of communities in the present and for the future.

1. NGĀ WHAKAPAAHA APOLOGIES

2. WHAKAPUAKITANGA WHAIPĀNGA DECLARATIONS OF INTEREST

Members need to stand aside from decision-making when a conflict arises between their role as a Member of the Council and any private or other external interest they might have. This note is provided as a reminder to Members to review the matters on the agenda, and assess and identify where they may have a pecuniary or other conflict of interest, or where there may be a perception of a conflict of interest.

If a member feels they do have a conflict of interest, they should publicly declare that at the start of the meeting or of the relevant item of business and refrain from participating in the discussion or voting on that item. If a member thinks they may have a conflict of interest, they can seek advice from the Chief Executive or the Group Manager: Corporate Services (preferably before the meeting). It is noted that while members can seek advice the final decision as to whether a conflict exists rests with the member.

3. NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE URGENT ITEMS NOT ON THE AGENDA

Section 46A of the Local Government Official Information and Meetings Act 1987 states:

- (7) An item that is not on the agenda for a meeting may be dealt with at the meeting if –
 - (a) the local authority by resolution so decides, and
 - (b) the presiding member explains at the meeting at a time when it is open to the public, -
 - (i) the reason why the item is not on the agenda; and
 - (ii) the reason why the discussion of the item cannot be delayed until a subsequent meeting.
- (7A) Where an item is not on the agenda for a meeting, -
 - (a) that item may be discussed at the meeting if –
 - (i) that item is a minor matter relating to the general business of the local authority; and
 - (ii) the presiding member explains at the beginning of the meeting, at a time when it is open to the

public, that the item will be discussed at the meeting; but

(b) No resolution, decision, or recommendation may be made in respect of that item except to refer that item to a subsequent meeting of the local authority for further discussion.

4. **NGĀ MENETI O TE HUI KAUNIHĒRA** **MINUTES OF MEETINGS**

Minutes circulated separately via Microsoft teams/email

- **Planning Committee Meeting Minutes - 9th September 2021**

5. **ACTION LIST**

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6. **NGĀ TĀPAETANGA** **PRESENTATIONS**

- **Projects Update for Planning Committee**
Asset Strategy and Development Manager – Louise Dando

7. **PŪRONGO KAIMAHI** **STAFF REPORTS**

- **Planning Update Report**
Planning Manager – Fiona Scadden

Pages 6-7

8. **KA MATATAPU TE WHAKATAUNGA I TE TŪMATANUI** **RESOLUTION TO GO INTO PUBLIC EXCLUDED**

(to consider and adopt confidential items)

Resolutions to exclude the public: Section 48, Local Government Official Information and Meetings Act 1987.

The general subject of the matters to be considered while the public are excluded, the reason for passing this resolution in relation to each matter and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of the resolution are as follows:


Item No.	General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1.	Confidential Minutes – 09.09.2021	Good reason to withhold exist under Section 7	That the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding exists. Section 48(1)(a)

This resolution is made in reliance on sections 48(1)(a) and (d) of the Local Government Official Information and Meetings Act 1987 and the particular interests or interests protected by section 7 of that Act, which would be prejudiced by the holding of the relevant part of the proceedings of the meeting in public are as follows:

Item No.	Interest
1	Protect the privacy of natural persons, including that of deceased natural persons
1	Protect information where the making available of the information: <ul style="list-style-type: none"> (i) would disclose a trade secret; and (ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information (Schedule 7(2)(b)).
1	Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations) (Schedule 7(2)(i))

**DATE OF NEXT PLANNING COMMITTEE MEETING –TUESDAY 5TH JULY 2022, 3.00PM
COUNCIL CHAMBERS, 36 WELD STREET, HOKITIKA AND VIA ZOOM**

29.03.22 – PLANNING COMMITTEE – ACTION LISTING

Date		COMPLETED IN PROGRESS OVERDUE	Item	Action Required	Status	Lead Officer
1	03.06.21		Mining consents and applications Audit with Destination Westland	Chief Executive is to investigate the best way to report back to the Committee on this information with the Council Controlled Organisations (CCOs).	<p>Included in today's Planning Managers Current Projects Update Report.</p> <p>Further to this item –Preliminary discussions with the DWL CEO and have proposed a joint audit of previous and current licences. DWL to take this to their board for approval.</p> <p>DWL have assigned a project manager to progress the gap analysis. Expected WHL will update council in the next update on progress of this project.</p>	Chief Executive

Report



DATE: 29th March 2022
TO: Planning Committee
FROM: Planning Manager

PLANNING UPDATE REPORT

1 SUMMARY

- 1.1** The purpose of this report is to update the Committee on the status of current projects being undertaken by the Planning Team.
- 1.2** Council seeks to meet its obligations under the Local Government Act 2002 and the achievement of the District Vision adopted by the Council in June 2021, which are set out in the Long Term Plan 2021-31. Refer page 2 of the agenda.
- 1.3** This report concludes by recommending that Council receive the Planning Manager's report dated 29th March 2022.

2 CURRENT PROJECTS

2.1 TOWN CENTRE PLAN

The Town Centre Design Guidelines have now been incorporated into the Draft Te Tai o Poutini Plan. Conversations are underway with a consultant to produce a Town Centre Strategy and Concept Plan to set the scene for how the Town Centre will develop in future. The Design Guidelines have been a large body of this work by ensuring that private development follows a theme beneficial both to other businesses in the town centre and the public using the town centre. The Concept Plan will address visual, amenity and pedestrian practicality of the streetscape to ensure that Hokitika Town Centre retains its vibrance and attractiveness into the future.

2.2 REVELL STREET TRIAL

Revell Street Trial is about to come to an end. As well as being very positive in stage 2 the process has given us a very good grounding of staging, engagement and running of such a project in future. With assets now produced such as planters, seating and decks there is opportunity to replicate or reuse these items should other opportunities be considered. With the format and colours for the street furniture set, future consideration for Council may include whether such projects for additional street furniture are ratepayer funded through revitalisation funds or whether it would be user pays if a business wished to create similar within construction design standard.

2.3 FRANZ JOSEF STRATEGY

The Franz Josef Strategy will now be aligned with the Te Tai o Poutini Plan. This means that the outcome of rules, zoning and guidelines can be written into the plan with the concept and strategy sitting as a separate document linked through the District Plan. This means that tweaks or changes to the Concept Plan do not require a District Plan change. At present the spatial planning of layers such as noise contours, hazard mapping and zoning for capacity for town growth are being aligned to ensure a clear picture of all matters prior to public consultation.

2.4 HOKITIKA RACECOURSE

Hokitika Racecourse

RSL are working with stakeholders and undertaking a stock take of available recreational facilities throughout Westland to help inform their recommended strategy for the Rural Zoned half of the Racecourse.

A funding application has been submitted to Kainga Ora for Infrastructure Acceleration Fund. This is to obtain funding for infrastructure upgrades which would be required should the Residential Mixed Zone half of the Racecourse be developed. We have made it through to the final round of scrutiny and will find out by May what the result of the application will be.

2.5 CONSENT APPLICATIONS AND CONSENTS GRANTED

82 consents have been lodged since the last committee meeting.

52 resource consents have been granted since the last committee meeting.

32 were for land use (largely housing)

17 resource consents were subdivisions (ranging between 2 and 3 lots with one at 21 lots)

20 working day legal timeframes have been met 100% of the time.

3. RECOMMENDATION

- A) That the Current Projects Update Report from the Planning Manager dated 29th March 2022 be received.

Fiona Scadden
Planning Manager