



Te Tai o Poutini PLAN

A combined district plan for the West Coast



Genesis of Te Tai o Poutini Plan

- In 2015 the Local Government Commission was asked to look at options to streamline local government on the West Coast.
- Outcome = Combine Buller, Grey and Westland District Plans, and WCRC to rate for the process.



Te Tai o Poutini
PLAN

Decision Making

- Te Tai o Poutini Plan Committee is comprised of representatives of all four councils and both rūnanga, plus an independent Chair.
- Governance and decision making for TTPP lies with the joint Committee (not the individual councils).
- They are supported by a Technical Advisory Team of council and iwi planners.

Ways Te Tai o Poutini Plan will Benefit the West Coast

Supporting future development by choosing the best sites and streamlining the consents process

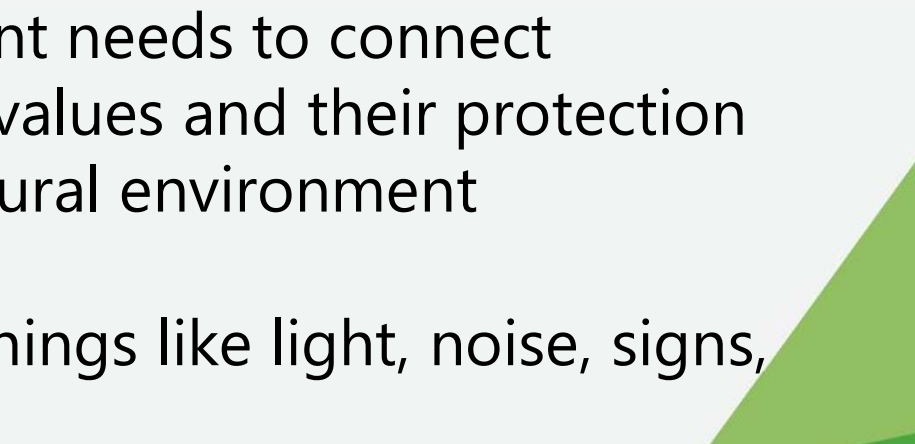
Planning for natural hazards so communities have more certainty about the future

Making sure decisions about our landscapes and biodiversity happen on the Coast

Protecting our cultural and heritage sites and planning for the visitors using them

A combined plan will also be **easier to use**, have **consistent rules**, and **save time and money**

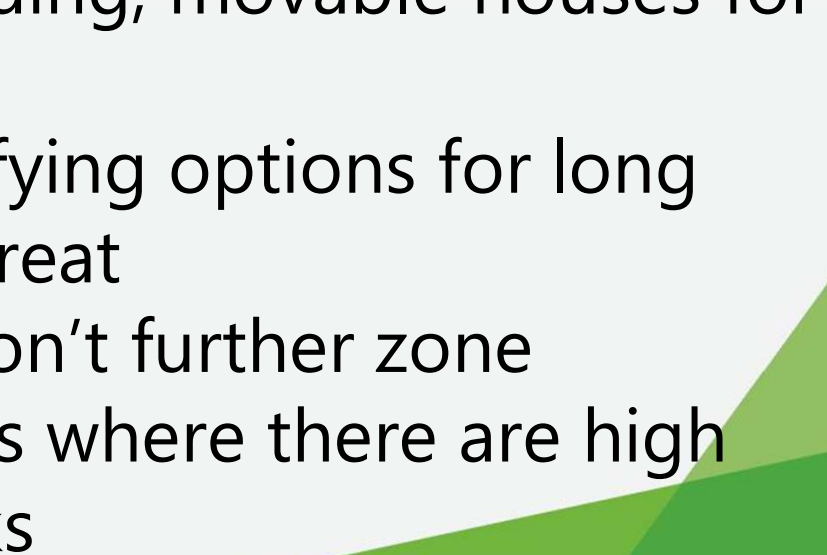
What the Plan will cover

- Town centre and settlement form (zones and activities)
 - Biodiversity and natural heritage management
 - Natural hazards and risks
 - Mining
 - Transport and infrastructure rules for utilities and also where development needs to connect
 - Historical and cultural values and their protection
 - Landscape and the natural environment
 - Subdivision
 - General rules around things like light, noise, signs, earthworks
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Zoning Issues for Westland

- A lot of new development and change since the last Plan was prepared (late 1990s)
- Residential and Industrial Zoned land is largely “used up”
- Rural residential has been main growth – but isn’t a rural residential zone – problem of incompatible uses of rural land with residential
- Role of the Seaview Land – potential for Hokitika expansion
- Airport development

Natural Hazards

- Managing Natural Hazards will be a big part of the Plan
 - Providing options for adaptation (e.g. freeboard for flooding, movable houses for coastal erosion)
 - Some areas identifying options for long term managed retreat
 - Making sure we don't further zone development areas where there are high natural hazard risks
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Plan Changes to Westland Plan

- Current Westland work on MasterPlans may lead to Westland District Plan Changes (e.g. Racecourse, Franz Josef)
- Responsibility for approval of any Plan Changes has been transferred to the West Coast Regional Council as part of Local Government Commission Process
- Aim is to make this process as cost effective as possible

For information about Te Tai o Poutini Plan
process go to:

Website : tpp.westcoast.govt.nz

Email : info@tpp.nz



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