



AGENDA

Extraordinary Meeting of the
Buller District Council

**Commencing at the conclusion of the Risk
and Audit Committee Meeting
Wednesday 12 February 2025**

To be held at the
Clocktower Chambers
Palmerston Street
Westport



CORE COUNCILLOR ROLE AND RESPONSIBILITIES

The Governance role entails:

- Strategic planning and decision-making;
- Policy and strategy review;
- Community leadership and engagement, and stewardship;
- Setting appropriate levels of service;
- Maintaining a financially sustainable organisation; and
- Oversight/scrutiny of Council's performance as one team.

The governance role focusses on the big picture of 'steering the boat' - management's role focusses on 'rowing the boat'

Our commitments to best support each other and meet the challenges and opportunities of 2025 include:

CLEAR AND RESPECTFUL COMMUNICATION

We are committed to:

Actively listening and not interrupting;

Remaining conscious of 'tone', body language, and amount of time speaking (allowing time for others);

Responding/answering in a timely manner; and

Being honest, reasonable, and transparent.

TRUST AND RESPECT

We recognise that trust and respect must be earned and that a team without trust isn't really a team. Trust can be built by:

Valuing long-term relationships; being honest; honouring commitments; admitting when you're wrong; communicating effectively; being transparent; standing up for what's right; showing people that you care; being helpful; and being vulnerable.

CONTINUOUS LEARNING AND IMPROVEMENT

Continuous learning and improvement are critical for growing together as a team.

We are committed to constantly reviewing what is going well and what needs to improve in relation to the way we work together, the processes we follow, and the outcomes we deliver.

NONE OF US IS AS SMART AS ALL OF US

Council

Chairperson:	Mayor
Membership:	The Mayor and all Councillors
Meeting Frequency:	Monthly – or as required.
Quorum:	A majority of members (including vacancies)

Purpose

The Council is responsible for:

1. Providing leadership to, and advocacy on behalf of, the people of Buller district.
2. Ensuring that all functions and powers required of a local authority under legislation, and all decisions required by legislation to be made by local authority resolution, are carried out effectively and efficiently, either by the Council or through delegation.

Terms of Reference

1. To exercise those powers and responsibilities which cannot legally be delegated by Council:
 - a) The power to set district rates.
 - b) The power to create, adopt and implement a bylaw.
 - c) The power to borrow money, or purchase or dispose of assets, other than in accordance with the Long Term Plan.
 - d) The power to adopt a Long Term Plan or Annual Plan, or Annual Report.
 - e) The power to appoint a Chief Executive Officer.
 - f) The power to adopt policies required to be adopted and consulted on under the Local Government Act 2002 in association with the Long Term Plan, or developed for the purpose of the Council's governance statement, including the Infrastructure Strategy.
 - g) The power to adopt a remuneration and employment policy for Chief Executive Officer.
 - h) The power to approve or change the District Plan, or any part of that Plan, in accordance with the Resource Management Act 1991.
 - i) The power to approve or amend the Council's Standing Orders.
 - j) The power to approve or amend the Code of Conduct for Elected Members.
 - k) The power to appoint and discharge members of committees.
 - l) The power to establish a joint committee with another local authority or other public body.
 - m) The power to make the final decision on a recommendation from the Parliamentary Ombudsman, where it is proposed that Council not accept the recommendation.
 - n) Health & Safety obligations and legislative requirements are met.

2. To exercise the following powers and responsibilities of Council, which the Council chooses to retain:
- a) Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of an electoral officer and reviewing representation arrangements.
 - b) Approval of any changes to Council's vision, and oversight of that vision by providing direction on strategic priorities and receiving regular reports on its overall achievement.
 - c) Adoption of governance level strategies, plans and policies which advance Council's vision and strategic goals.
 - d) Approval of the Triennial Agreement.
 - e) Approval of the local governance statement required under the Local Government Act 2002.
 - f) Approval of a proposal to the Remuneration Authority for the remuneration of Members.
 - g) Approval of any changes to the nature and delegations of the Committees.
 - h) Approval of funding to benefit the social, cultural, arts and environmental wellbeing of communities in Buller District
 - i) Ensuring Buller is performing to the highest standard in the area of civil defence and emergency management through:
 - i) Implementation of Government requirements
 - ii) Contractual service delivery arrangements with the West Coast Regional Group Emergency Management Office
 - j) All other powers and responsibilities not specifically delegated to the Risk and Audit Committee, subcommittees, independent hearing panels or Inangahua Community Board.

Buller District Council Extraordinary Meeting



Venue: Clock-tower Chambers, Westport. This meeting will be Live-Streamed on the Buller District Council YouTube Channel.

12 February 2025 05:30 PM

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BULLER DISTRICT COUNCIL

EXTRAORDINARY MEETING

12 FEBRUARY 2025

AGENDA ITEM: 1

Prepared by Simon Pickford
Chief Executive Officer

APOLOGIES

1. **REPORT PURPOSE**

That Buller District Council receive any apologies or requests for leave of absence from elected members.

DRAFT RECOMMENDATION

2. **That there are no apologies to be received and no requests for leave of absence.**

OR

3. **That Buller District Council receives apologies from (insert councillor name) and accepts councillor (insert name) request for leave of absence.**

**BULLER DISTRICT COUNCIL
EXTRAORDINARY MEETING**

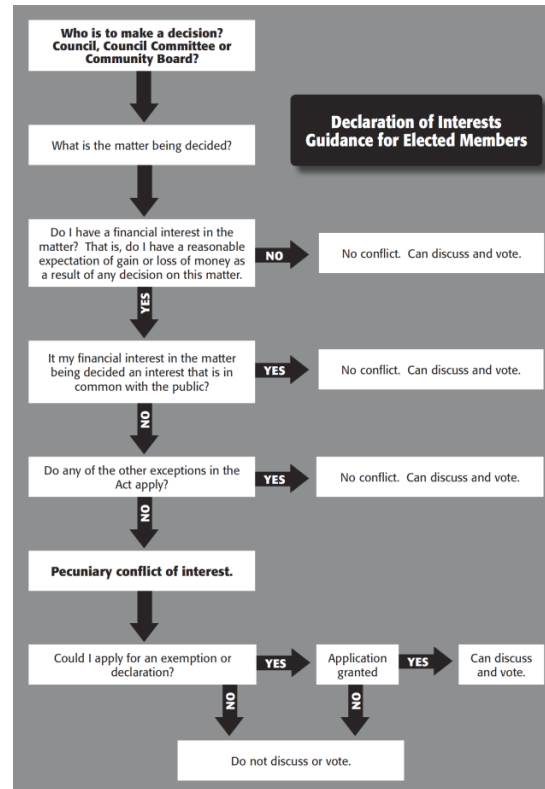
12 FEBRUARY 2025

AGENDA ITEM: 2

Prepared by Simon Pickford
Chief Executive Officer

MEMBERS INTEREST

1. Members are encouraged to consider the items on the agenda and disclose whether they believe they have a financial or non-financial interest in any of the items in terms of Council's Code of Conduct.
2. Councillors are encouraged to advise the Governance Secretary, of any changes required to their declared Members Interest Register.
3. The attached flowchart may assist members in making that determination (Appendix A from Code of Conduct).



4. **DRAFT RECOMMENDATION:**

That Members disclose any financial or non-financial interest in any of the agenda items.

BULLER DISTRICT COUNCIL

EXTRAORDINARY MEETING

12 FEBRUARY 2025

AGENDA ITEM: 3

- Prepared by** John Salmond
Corporate and Strategic Planning Manager
- Reviewed by** Simon Pickford
Chief Executive Officer
- Attachments** 1. Letter from Hon Simeon Brown to all Mayors and Chairs
2. Draft Regional Deals – Light touch proposal application (In Draft Format)
- Public Excluded:** No

REGIONAL DEALS – DRAFT LIGHT PROPOSAL APPLICATION (IN DRAFT FORMAT)

1. **EXECUTIVE SUMMARY**
On 21 November 2024, Hon Simeon Brown, Minister of Local Government wrote to all Mayors and Chairs in New Zealand and invited them to submit a regional deal proposal.
2. Regional Deals aim to deliver connected and resilient infrastructure, boost economic growth, and improve the affordability of housing supply. Each deal includes a 30-year vision with a corresponding 10-year strategic plan. These deals are partnerships between local and central government and the private sector.
3. The Minister’s framework specifies that regions should consist of Councils within a defined economic and geographic area and must include the relevant regional council. Councils can determine their involvement in the process.
4. The West Coast Regional Deals ‘light-touch’ proposal has been coordinated by DWC and endorsed by the Mayors, Chairs, and Iwi. West Coast Regional Council, Grey District Council and Westland District Council have been updated and have also endorsed the proposal.

5. The next part of the process is for the 'light-touch' proposal to be submitted to the Department of Internal Affairs by 28 February 2025.
6. The proposal needs to include five key project / initiatives with expected outcomes, council contributions, and the support expected from Central Government.
7. Cabinet will decide the next steps for each region by mid-2025. The first regional deal aims to be finalised in December 2025, with two more deals to be finalised by October 2026.

8. **DRAFT RECOMMENDATION**

That Council...

1. **Notes the report.**
2. **Endorse the preparation of a Regional Deal proposal for submission to Central Government**
3. **Approve the draft Regional Deals proposal to be submitted to Central Government by the 28 February 2025.**

9. **ISSUES & DISCUSSION**

10. **BACKGROUND**

The government's Regional Deals (RD) initiative is a new framework aimed at supporting regional economic growth through customised agreements between central and local government. The initiative aligns with the shared economic development vision of Development West Coast and emphasises collaboration on projects that address local opportunities and challenges. Each regional deal will prioritise local needs whilst including the following key components:

- **30-Year Vision: Each regional deal will be based on a long-term vision for the region.**
- **10-Year Strategic Plan: Each deal will have a strategic plan spanning a decade, outlining clear outcomes, and required actions.**
- **Utilise existing resources: Deals will leverage existing resources to achieve shared goals, rather than relying on new funding.**
- **Framework for New Funding: Deals will provide a structure through which new funding can be allocated as it becomes available.**

11. **NEXT STEPS**

If approved, the draft proposal will be submitted to Central Government by 28 February 2025.

12. **CONSIDERATIONS**

13. **Strategic Impact**

There is no immediate strategic impact, but significant implications may arise if invited to the next stage.

14. **Significance Assessment**

Low significance as the proposal does not meet any thresholds in the Council's Significance and Engagement Policy. Public will be informed via agenda, minutes, website, and other channels as appropriate.

15. **Risk Management Implications / Opportunities**

The following risks or opportunities are identified with the issues identified in this report.

16. **Policy & Legislative Considerations**

This decision poses no significant risk to Council; it is non-binding, with no commitment until the final proposal later this year.

17. **Māori Impact Statement**

Mana Whenua has been significantly engaged throughout this process and involved in drafting the proposal.

18. **Financial Considerations**

There is no financial implication relevant to this decision.

19. **Communication Internal / External**

This decision may attract media interest which will be managed by the Council's Communication's team.

Hon Simeon Brown

MP for Pakuranga

Minister for Energy
Minister of Local Government
Minister of TransportMinister for Auckland
Deputy Leader of the House

Dear Mayor/Chair,

21 November 2024

Invitation to submit a regional deal light-touch proposal

The Government is pleased to invite your council to submit a regional deal proposal.

Regional deals is our Government's initiative to boost economic growth through infrastructure development. Deals will be focused on delivering connected and resilient infrastructure, building economic growth and improving the supply of affordable housing. They will be based on a 30-year vision for the region, with negotiated 10-year strategic plans.

Proposal process

Each region has the opportunity to submit one proposal for consideration. The proposals must be a collaborative submission by the territorial authorities involved and the relevant regional council. 'Regions' in the context of regional deals should be a configuration of territorial authorities within a defined economic and geographic area and must include the regional council where relevant. One relevant regional council will be involved in each regional deal alongside territorial authorities.

The proposal is intended to be straightforward and high level. We are looking for simple, in-house proposals supported by readily accessible information. Each proposal should identify 3-5 key infrastructure priorities or projects for the region. These should clearly show how they will boost regional economic growth or unlock growth for housing. To support the development of your proposal, a light-touch form is attached to guide you.

Should you wish to submit a regional deals proposal, please complete the attached registration form and submit it to regionaldeals@dia.govt.nz by 18 December 2024. Final proposals are due by 28 February 2025.

Please find additional guiding material below. Further information will be available at the <https://www.dia.govt.nz/Regional-Deals>. If you have any questions, do not hesitate to refer them to your Department of Internal Affairs Partnership Director or to regionaldeals@dia.govt.nz.

We are pleased to begin this journey and look forward to working with you to deliver infrastructure investment and economic growth for your communities.

Yours sincerely,

A handwritten signature in blue ink that reads "Simeon Brown".

Hon Simeon Brown

Minister of Local Government

Private Bag 18041, Parliament Buildings, Wellington 6160 New Zealand
+64 4 817 6804 | s.brown@ministers.govt.nz | www.beehive.govt.nz

What classifies as a 'Region'?

'Regions' in the context of regional deals should be a configuration of territorial authorities within a defined economic and geographic area and must include the regional council where relevant. One relevant regional council will be involved in each regional deal alongside the territorial authorities.

Territorial authorities should determine how they collaborate with one another, alongside the relevant regional council, on a proposal that will support economic growth or unlock growth for housing for the region involved.

Why are all councils being invited to submit a light-touch proposal?

We have made the decision to invite all territorial authorities at the same time to enable all regions to put forward proposals that will boost economic growth, and to support the building of relationships between these territorial authorities and their relevant regional council.

What is a light-touch proposal?

A light-touch proposal is a document that outline ideas that can be implemented to address clearly understood issues and opportunities. We are not looking for exploratory studies or huge glossy documents.

While each regional deal will reflect the priorities for each region, deals should address the following criteria:

- Regional alignment - shared strategic objectives, developed in partnership and reflecting the particular local characteristics of each region;
- Identification of economic opportunities for long term growth potential;
- Financial and non-financial resources that will be brought to the table;
- Alignment and commitment on approach to broader government reform objectives such as Local Water Done Well – to provide confidence that councils are meeting their regulatory standards;
- Commitment to use of shared services; and
- Identification of alternative funding and financing tools for projects.

My expectation is that territorial authorities take a 'no-frills' approach to these proposals, which are practical and focused on achieving results. The information needed to complete your proposal is expected to be able to be sourced from your existing resources and materials, minimising any unnecessary additional costs and reducing reliance on external parties.

How should I confirm my intention to submit a light-touch proposal?

To confirm your intention to submit a light-touch proposal, submit the attached registration form to the Regional Deals Team at DIA (RegionalDeals@dia.govt.nz) before 18 December 2025.

How will light-touch proposals be assessed?

Proposals will be assessed according to the assessment criteria on page 24 of the Regional Deals Strategic Framework (<https://www.beehive.govt.nz/sites/default/files/2024-08/Regional%20Deals%20Strategic%20Framework.pdf>).

When will my region get a deal?

We expect the first regional deal to be finalised with the selected region by December 2025, with two more deals finalised by October 2026. Plans for future rounds of deals are still being developed.

We encourage councils that are not selected in the first tranche to continue to build relationships and planning with neighbouring territorial authorities and the relevant regional council to develop their future proposal. The regional deals secretariat will continue to provide support and share information on the rollout of the deals.

What are the key dates I need to know?

Activity	Date
Letters sent to all Councils inviting a regional deal proposal	21 Nov 2024
Online Q&A sessions for all councils	Late Nov 2024
Regions confirm intention to submit a proposal	By 18 Dec 2024
Regions submit final proposals for consideration	28 Feb 2025
Cabinet agreement on next steps for each region	Mid-2025

Further information

In the meantime, I encourage you to review the information at [\[https://www.dia.govt.nz/Regional-Deals\]](https://www.dia.govt.nz/Regional-Deals), including the Regional Deals [Strategic Framework - DIA](#).

For further questions, please contact your DIA Partnership Director in the table ahead or email RegionalDeals@dia.govt.nz.

<i>Regions</i>	<i>DIA Partnership Director</i>	<i>Contact details</i>
Northland/Auckland/Waikato	Vanessa Blakelock	Vanessa.blakelock@dia.govt.nz [021 832 417]
Bay of Plenty/Gisborne Tairāwhiti/Hawkes Bay/Manawatū Whanganui/Taranaki	Caroline Dumas	Caroline.dumas@dia.govt.nz [022 652 5199]
Wellington/Otago/Southland	Warren Ulusele	Warren.ulusele@dia.govt.nz [021 227 8187]
Nelson City and Tasman /Marlborough/Canterbury/ West Coast	Paul Barker	Paul.barker@dia.govt.nz [027 610 7508]

Action required: Please confirm your acceptance of this invitation to submit a regional deal proposal. Include the councils you will be partnering with to develop your proposal and form your 'region'.

To confirm your intention to submit a regional proposal, please submit the attached registration form to the Regional Deals Team at DIA (RegionalDeals@dia.govt.nz) before 18 December 2025.

Regional Deals

Light-Touch Proposal Template Guidance

The purpose of this template is to support the development of proposals for regional deals. The content in this template will help central government confirm alignment with the objectives set out in the [Regional Deals Strategic Framework](#), confirm the proposed areas of work to be included in a potential Memorandum of Understanding between central and local government, and provide early indications for the work required to support a potential regional deal.

Use this template to complete and submit your “light-touch” Regional Deals proposal, consistent with the [Regional Deals Strategic Framework](#).

Regional Deals will be based on a 30-year vision, with negotiated 10-year strategic plans to deliver shared objectives and outcomes between central and local government. Deals will be long-term commitments, intended to endure, to promote economic growth and productivity, delivering connected and resilient infrastructure, and improving the supply of affordable, quality housing.

Your proposal should outline the economic objectives and project outcomes that your region is proposing will be delivered. It should also include what actions your region will take to unlock or enable growth, and what policy, legislative or other actions your region needs from central government to assist in achieving the objectives of the regional deals strategic framework.

Light-touch in the context of this template means that you should provide brief answers to the questions. Evidence and data included should be from sources that are already available such as Long-Term Plans (2024-2034), economic development and infrastructure strategies and other pre-existing information. It is not envisaged that regions prepare a full business case or deal proposition at this stage. The intention is to gather initial information that can inform a deal proposition. We also do not encourage the use of external consultants or preparing detailed supporting information to complete the light-touch proposal.

Please complete one application per regional deal, approved by all councils included in the region. Further supporting information may be attached as an appendix.

For further questions, please contact your Department of Affairs (DIA) Partnership Director or email us at RegionalDeals@dia.govt.nz.

Final proposals to be sent to RegionalDeals@dia.govt.nz by 28 February 2025.

Region and Contact Details

Please confirm your region's economic/geographical area and list all the local authorities involved, contact names and roles, emails addresses and phone numbers. Highlight the primary contact point(s) for all future correspondence related to this proposal.

For this section please include:

- A description of the region's economic/geographical area
- Please list all local authorities involved

Economic/Geographical Area:

The West Coast region including Buller, Grey and Westland Districts.

Local authorities:

- Buller District Council: Chief Executive, Simon Pickford; simon.pickford@bdc.govt.nz
- Grey District Council: Chief Executive, Joanne Soderlund; joanne.soderlund@greydc.govt.nz
- Westland District Council: Chief Executive, Barbara Phillips; barbara.phillips@westlanddc.govt.nz
- West Coast Regional Council: Chief Executive, Darryl Lew; darryl.lew@wrc.govt.nz

In collaboration with:

- Development West Coast: Chief Executive, Heath Milne; heath@dwc.org.nz
- Te Rūnanga o Makaawhio: Chairperson, Paul Madgwick; makaawhio@gmail.com
- Te Rūnanga o Ngāti Waewae, Chairperson Francois Tumahai: francois@ngatiwaewae.org.nz
- Department of Conservation Western South Island region: Director Operations, Owen Kilgour; okilgour@doc.govt.nz

Primary contact for future correspondence related to this proposal:

- Development West Coast: Chief Executive, Heath Milne; heath@dwc.org.nz

Light-Touch Proposal

1. Executive Summary

Please provide a title for the proposal.

Present a high-level vision for your region and your region's economic role in New Zealand. Please also include a summary of the proposed regional deal, with clear economic outcomes sought and the actions required to achieve them. List up to five projects/initiatives and clearly state for each project/initiative the outcomes you are proposing will be delivered, aligned with the Strategic Framework. You should also include what your region/councils will be contributing towards your regional deal. Please add what your region is seeking from central government to achieve these outcomes.

For this section please consider:

- *Outline your region's vision for a deal, your region's economic role in New Zealand and the economic objectives for your regional deal.*
- *List the five projects/initiatives your region seeks to be included in the deal and include the project outcomes to be delivered because of your regional deal. Note that more detail on proposed projects/initiatives is to be covered in Section 7.*
- *What is your region/councils contributing towards your regional deal?*
- *What is your region seeking from central government to achieve these outcomes?*

Insert Text Here (maximum 4 paragraphs only):

Executive Summary

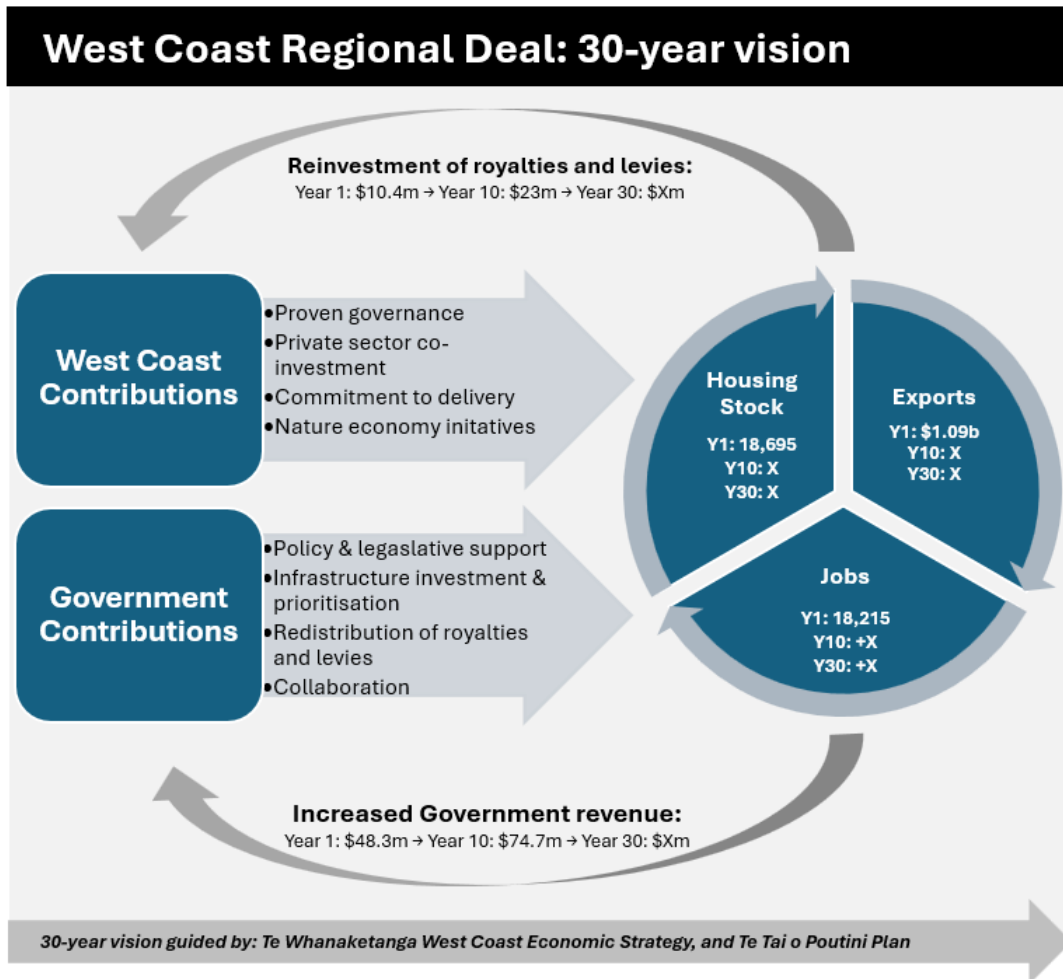
West Coast regional deal:

Unlocking New Zealand’s growth potential

Vision for a regional deal

The West Coast is ready to power New Zealand’s future with a 30-year vision for sustainable growth. Despite a small rating base, the region sustains industries and infrastructure vital to national prosperity. With critical minerals, a thriving tourism sector, and growing renewable energy opportunities, the West Coast has the potential to deliver billions in exports, create high-value jobs, and strengthen national infrastructure. However, unlocking this potential requires the right policy and investment settings. This regional deal is a strategic partnership, not a handout—cutting red tape, attracting investment, and driving industry growth while safeguarding the region’s world-renowned conservation estate. Backing the West Coast strengthens New Zealand’s supply chain resilience, energy security, and economic productivity. The return on investment is clear: more exports, more jobs, and a stronger revenue stream through increased royalties and levies. With a fiscally responsible, self-sustaining economic model, this deal will deliver lasting economic, environmental, and social benefits for both the region and the nation.






Note: figures to be updated



West Coast’s economic role and objectives for the regional deal:

The West Coast has long been a cornerstone of New Zealand’s economy, contributing vital resources and innovations that have shaped the nation. Its gold financed New Zealand’s early growth, timber built the nation’s infrastructure, coal powered the industrialisation of the country, and agricultural products drove export growth. Today, with a 30-year vision for development, the region remains critical to national prosperity, with major opportunities in minerals, tourism, agriculture, and renewable energy. However, growth is constrained by regulatory bottlenecks, infrastructure limitations, and housing shortages. A regional deal will remove these barriers—unleashing self-sustaining economic growth, while preserving the West Coast’s world-renowned conservation estate.

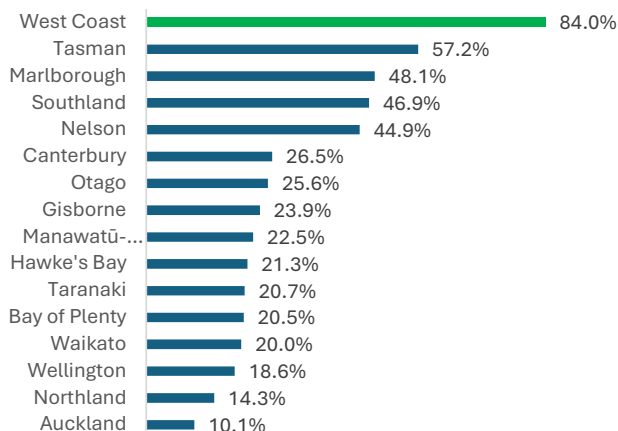
The five projects/initiatives we seek to be included in the deal: (KPIs/targets to add)

	Projects/initiatives	Anticipated outcomes
	<p>Unlocking mineral potential:</p> <p><i>Removing regulatory and financial barriers to fast-track responsible and sustainable extraction of critical minerals, securing New Zealand’s place in the global supply chain.</i></p>	Unlocking \$18.9 billion in export revenue, creating high-value jobs, and ensuring a stable domestic supply of critical minerals to support the transition to a low-emissions, high-tech economy. Improving access to finance by engaging with banks to ease restrictive lending policies that hinder sector investment.
	<p>Strengthening tourism growth:</p> <p><i>Investing in visitor infrastructure and securing sustainable funding streams to maximise tourism’s economic contribution while easing pressure on the region’s small rating base.</i></p>	Increased visitor spending, longer stays, and stronger local economies. Ensuring tourism continues to deliver jobs and growth while protecting the region’s natural assets.
	<p>Housing to support workforce expansion:</p> <p><i>Delivering housing solutions and infrastructure that enable workforce growth, attract skilled workers, and improve housing quality across the region.</i></p>	Expanding housing supply to meet industry demand, reduce workforce shortages, and enable population growth.
	<p>Building resilient infrastructure:</p> <p><i>Strengthening transport networks and flood protection to safeguard communities and ensure businesses can operate with confidence.</i></p>	Improved economic resilience, reduced infrastructure repair costs, and enhanced connectivity for key industries including tourism, mining, and agriculture.
	<p>Driving renewable energy initiatives:</p> <p><i>Advancing clean energy solutions to power industrial growth, lower costs for businesses and residents, and improve energy security.</i></p>	Strengthening New Zealand’s renewable energy capacity, reducing emissions, and positioning the West Coast as a leader in clean energy innovation.

What the West Coast is contributing towards this deal:

- *Long-term strategic leadership:* The West Coast is committed to a 30-year vision for sustainable growth, guided by unified leadership through the West Coast Mayors, Chairs, and Iwi (MCI) Group, collaborative regional planning under Te Tai o Poutini Plan (TTPP), and long-term economic direction provided by Te Whanaketanga West Coast Economic Strategy 2050.
- *Private sector co-investment:* The region is leveraging established and new public-private partnerships with international investors, developers and industry leaders to attract investment in infrastructure, housing, renewable energy, and the nature economy.
- *Commitment to delivery:* A proven track record of delivering government-funded projects, such as Provincial Growth Fund initiatives, on time and within budget, demonstrating the region’s ability to implement large-scale economic and infrastructure projects.
- *Nature economy and conservation initiatives:* The West Coast holds 22% of New Zealand’s conservation estate, with 84% of its land protected. The region is leveraging its natural assets for sustainable jobs in biodiversity restoration, predator control, and carbon sequestration. Partnering with DOC, iwi, and local stakeholders, it is leading conservation-driven economic growth that benefits communities, climate, and nature.

Percentage of land in conservation estate



West Coast land in the conservation estate

84%

19,000 km² (22% of NZ's total conservation estate)

What the region is seeking from central government to achieve these outcomes:

- *Policy and legislative support:* Fast-tracked consenting, regulatory certainty, and unlocking Stewardship land with low ecological value for responsible growth in minerals, housing, and renewable energy. Address restrictive banking policies limiting investment in the minerals sector.
- *Infrastructure investment and prioritisation:* Strategic investment in housing and resilient infrastructure to support industry growth and enhance resilience against extreme weather events and earthquakes. This includes prioritising existing regional funding—such as Transpower’s grid resilience upgrades to support industrial electrification and NZTA’s improvements to roads and bridges to boost export capacity and tourism connectivity.

- *Redistribution of royalties and levies:* A fair share of mineral royalties, the International Visitor Conservation and Tourism Levy (IVL), and DOC revenue (e.g. car parking fees in the region) to be reinvested locally to sustain economic growth, protect natural assets, and reduce infrastructure pressures on a small rating base. Introduction of a bed night levy to ensure visitors contribute directly to local infrastructure, services, and conservation efforts.
- *Collaboration:* A long-term partnership that transcends political cycles, enabling councils and businesses to invest with confidence in high-impact projects, multi-decade projects that align with national and regional priorities.

The West Coast: a high-value investment in New Zealand's future

This regional deal will unlock economic growth, attract investment, and build resilience—ensuring the West Coast remains a powerhouse for national prosperity, environmental sustainability, and long-term economic security.

2. Alignment with the Strategic Framework

Identify how the proposal aligns with the priority objectives of the Regional Deals Strategic Framework to build economic growth, deliver connected and resilient infrastructure, and/or improve the supply of affordable, quality housing. This is required as part of the application.

You may also include alignment to the secondary objectives of greater regional and private sector collaboration, improving local government decision-making and funding and financing, promoting collaborative ways of working between central and local government, and ensuring regions are resilient and sustainable. This is optional.

For this section please include:

- *Alignment with one or more priority objectives*
- *Alignment with secondary objectives (optional)*

Insert Text Here (maximum 4 paragraphs only):

Alignment with the Strategic Framework

Economic growth

The West Coast regional deal is a strategic enabler, advancing Government’s priorities of economic growth, productivity, and resilience. With a 30-year vision for sustainable development, the region is integrating responsible mineral extraction, tourism, renewable energy, and a thriving nature economy to unlock transformational growth. By addressing regulatory barriers, workforce housing shortages, and infrastructure constraints, this deal will accelerate investment, create high-value jobs, and boost New Zealand’s international competitiveness. With six mineral projects alone poised to generate \$18.9 billion in exports over their lifetimes, the West Coast is ready to secure New Zealand’s place in global critical mineral supply chains while upholding world-class environmental standards. This is about targeted, fiscally responsible investment, leveraging private sector co-funding to ensure the West Coast remains an engine for regional and national prosperity

Potential export growth

\$18.9b

From 6 minerals sector projects



Resilient infrastructure

The West Coast’s long-term prosperity depends on infrastructure that is climate-resilient and economically enabling. The region is disproportionately impacted by extreme weather and seismic risks while supporting the highest visitor-to-resident ratio in the country. With 37.8 guest nights per capita—far exceeding the national average of 7.3—demand on local infrastructure is unsustainable without a strategic investment approach. Resilient transport networks, flood protection, and renewable energy infrastructure will safeguard communities, enhance tourism and industry competitiveness, and reinforce New Zealand’s climate adaptation and resilience goals. This deal ensures that investment is smart, scalable, and sustainable, supporting growth without compromising environmental integrity.

Guest nights per capita

37.8

Highest ratio in NZ



Affordable and quality housing

Housing is the foundation of workforce attraction, industry expansion, and sustainable regional growth. With only 18,564 dwellings—and a significant proportion affected by dampness (20.2%) and mould (13.5%)—housing shortages are a major constraint on economic growth. Unlocking the full economic potential of the West Coast requires a long-term housing strategy that integrates with workforce planning, ensuring that industries like mining, tourism, and conservation management can attract and retain skilled workers. Development West Coast (DWC) has already launched a housing initiative, working in collaboration with the private sector, local government, and iwi to address these challenges. The regional deal will build on this momentum—providing the necessary infrastructure and regulatory support to accelerate housing developments and ensure the region’s long-term economic sustainability.

Total dwellings

18,564

20.2% damp, 13.5% affected by mould



Collaboration and sustainability

The West Coast regional deal is a collaborative, future-focused partnership that aligns regional planning, infrastructure investment, and economic development to drive sustainable, long-term growth. Through Te Tai o Poutini Plan (TTPP), the region has already established a unified, strategic approach to land use, conservation, and development. This deal will build on that foundation—ensuring coordinated, high-impact investment that supports regional resilience and national prosperity. By reinforcing partnerships with local government, iwi, and the private sector, the deal will drive co-investment in:

- *Infrastructure*: To support sustainable economic expansion.
- *Housing*: To enable workforce attraction and retention.
- *Critical minerals*: Rebuilding investor confidence by providing clear, consistent policy settings that support responsible mineral development and New Zealand’s transition to a high-tech, low-emissions economy.
- *Tourism and conservation*: Ensuring long-term sustainability of key economic drivers.
- *Renewable energy*: Positioning the West Coast as a leader in clean energy innovation.

To ensure fiscal responsibility, sustainable funding mechanisms—such as mineral royalties, tourism levies, and targeted reinvestment of DOC-generated revenue—will be introduced to balance economic, social, and environmental priorities while reducing reliance on local ratepayers.

Unlocking

Co-investment

between Government, iwi, local councils and the private sector



3. What drives growth in your region?

Please identify the areas of growth, existing and potential, in your region and key drivers of that growth. What actions do you intend to take to unlock or enable growth? What do you need from central government to support growth? What is the anticipated growth that would be triggered by a regional deal?

For this section please include:

- *Key Growth Sector(s) (identify which sectors, annual expected growth in revenue and % increase)*

Insert Text Here (maximum 4 paragraphs only, additional information may be attached):

What drives growth in your region?

The West Coast’s economy is diverse and ready for expansion, with critical minerals, agriculture, and tourism offering some of the greatest opportunities for national growth. These industries have the potential to deliver high-value exports, create skilled jobs, and strengthen New Zealand’s economic resilience. However, unlocking their full potential requires the right policy settings, infrastructure investment, and regulatory support.

Key industries and growth opportunities: (note figures to revise)

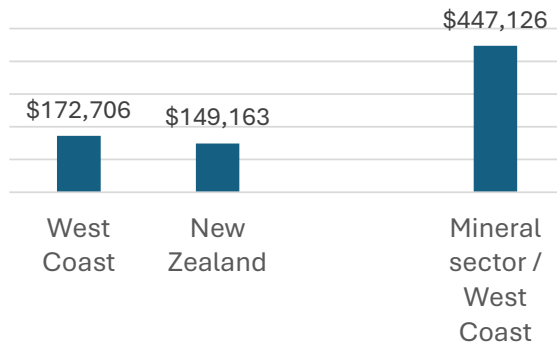
Sector	Current level	Annual expected growth*	Percentage growth
Mineral exports	\$327m	+\$98.1m	+30%
Agriculture: dairy and meat exports	\$667.1m	+\$53.4m	+8%
Tourism spending	\$511m	+\$61.3m	+12%

* Annual growth expected under the first year of the regional deal.

Mineral sector:

- Opportunities:** The mineral sector is highly productive, with GDP per job more than three times the national average. Unlocking six projects currently in the pipeline could generate \$18.9 billion in export revenue and contribute \$379 million in government royalties over their lifetimes. With rich deposits of critical minerals, the West Coast is well-positioned to support New Zealand’s transition to a low-emissions, high-tech economy.
- Barriers:** Consenting delays, regulatory bottlenecks, workforce shortages, lack of staff housing, difficulty accessing bank finance, limited access to affordable renewable energy, poor export capacity infrastructure (ports, roads, and bridges), poor/unreliable regional access (roads, bridges, ports, and airports), and infrastructure vulnerability to weather events.

Productivity:
GDP contribution per job



Source: [Infometrics](#) (2024)

Quick wins: Major mineral sector projects in the pipeline

Potential exports:



\$18.9 billion

Potential Government royalties:

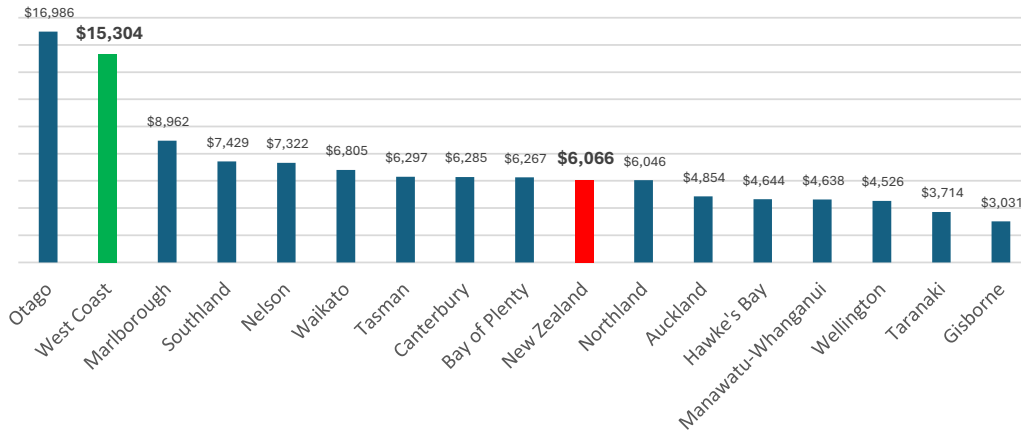


\$379 million

Tourism sector:

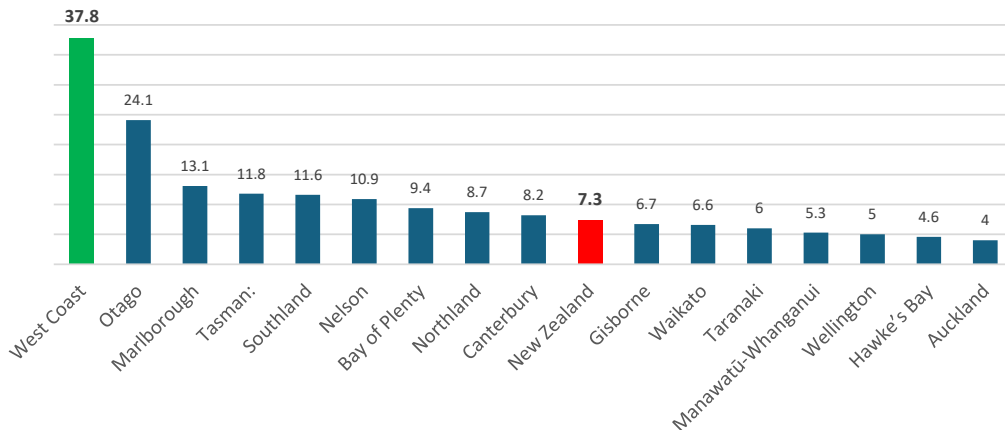
- Opportunities:** The West Coast leads New Zealand in visitor spending growth (+10.4% in 2024 vs. 0.9% national average), with visitors spending \$511 million in the region. The West Coast also boasts one of the highest visitor spend per capita rates in the country—\$15,304 compared to the national average of \$6,066—demonstrating the region’s ability to attract and retain high-value visitors. Its iconic attractions continue to draw domestic and international visitors, with significant potential for higher spending and longer stays.
- Barriers:** Infrastructure vulnerability to extreme weather, staff housing shortages in key tourism hubs like Franz Josef, workforce shortages, visa processing challenges, limited sustainable funding for destination and events promotion, poor/unreliable regional access (roads, bridges, ports, and airports), and infrastructure pressure from high ratio of visitors to ratepayers.

Visitor spend per capita



Source: [Infometrics 2024](#)

Infrastructure pressure: Guest nights per capita



Source: [MBIE Accommodation Data Programme 2024](#)

Agriculture: dairy and meat:

- *Opportunities:* The region is renowned for premium dairy and meat production, with strong global demand and opportunities to expand exports and diversify markets.
- *Barriers:* Limited access to affordable renewable energy, poor export capacity infrastructure (ports, roads, and bridges), poor/unreliable regional access (roads, bridges, ports, and airports), infrastructure vulnerability to weather events, workforce shortages, and lack of staff housing.

Actions from the West Coast to unlock growth:

- *Regional planning:* Implementing Te Tai o Poutini Plan to streamline land use, infrastructure, and economic development, while aligning with Te Whanaketanga West Coast Economic Strategy 2050 to drive long-term regional growth and resilience.
- *Public-private partnerships:* Collaborating with industry to co-fund infrastructure, housing, tourism, and renewable energy projects.
- *Workforce development:* Partnering with educational institutions to upskill workers and attract talent to key sectors.
- *Housing solutions:* Facilitating housing development to support mining, tourism, and general industry growth.
- *Sustainable tourism:* Implementing the region's Destination Management Plan to manage growth while protecting the environment and securing sustainable funding.
- *Infrastructure resilience:* Enhancing flood protection and transport networks to withstand extreme weather events.
- *Nature economy:* Delivering internationally recognised initiatives, including predator control, habitat restoration and carbon sequestration.

Support needed from Central Government:

- *Policy and legislative support:* Fast-tracked consenting, regulatory certainty, and unlocking Stewardship land with low ecological value for responsible growth in minerals, housing, and renewable energy. Address restrictive banking policies limiting investment in the minerals sector.
- *Infrastructure investment and prioritisation:* Strategic investment in housing and resilient infrastructure to drive economic growth and enhance resilience against extreme weather events.
- *Redistribution of royalties and levies:* A share of mineral royalties, tourism levies, DOC revenue, and the introduction of a bed night levy to provide sustainable funding streams.
- *Collaboration:* Working together to address barriers to growth for the mutual benefit of the West Coast and the wider national economy.

Anticipated growth with a regional deal

A regional deal for the West Coast will unlock sustainable economic growth, strengthen New Zealand's supply chains, and enhance regional resilience:

- Unlocking \$18.9 billion in mineral exports, creating high-value jobs and securing a domestic supply of critical minerals for a low-emissions economy.
- Growing visitor spending beyond \$XXX million annually, while increasing reinvestment in infrastructure and tourism assets.
- Expanding housing stock by X to attract skilled workers, reduce shortages, and support key industries.
- Position the West Coast as a key driver of New Zealand's economic resilience and sustainability.

4. Central and Local Government Partnership

Please include:

- a summary of any previous/current collaboration between the councils involved in this application and central government, including but not limited to any urban, regional or provincial partnerships, etc., including information on how long they have been in existence, broadly the activities they cover etc., and their outcomes. Please note relationships outside of existing central government partnerships, such as with New Zealand Land Transport, Ministry of Education, Kainga Ora etc., that may need to be engaged as part of a Regional Deal.
- A brief comment on any previous or current central and local government partnerships or arrangements and, from your perspective, how they may support a regional deal. This may also include progress towards delivery of current central government funded projects.

Please note that one of the selection criteria in the Regional Deals Strategic Framework is to support delivery of other government work programmes. This could include current and planned progress towards alignment with the following reforms and objectives:

- Water reforms (Local Water Done Well)
- Transport (Government Policy Statement on Land Transport, including Roads of National and Regional significance, Rural roads)
- Increasing Housing Supply (Going for Housing Growth)
- Infrastructure (Alignment with the National Infrastructure Pipeline and/or where appropriate for those infrastructure projects of national significance included in the Infrastructure Priorities Programme)
- Fast-track consenting Bill
- Resource Management Reforms
- Any other central government reforms/objectives that you consider relevant for your deal, such as the National Policy Statement on Urban Development, Medium Density Residential Standards, etc.

For this section please include:

- *Central and local government partnerships (including crown entity and department relationships)*
- *Actions councils in the region can take to achieve reform outcomes*
- *How can central government help councils meet reform expectations*

Insert Text Here (maximum 6 paragraphs only):

Central and Local Government Partnership

The West Coast region has built strong, enduring partnerships with central government agencies through proactive collaboration and successful project delivery. These partnerships have been instrumental in driving infrastructure resilience, economic development, and community well-being across the region.

Proven collaborative track record

West Coast councils have successfully managed government-funded projects, demonstrating capability and accountability. Key partnerships include:

- *Kānoa – Regional development and commercial services:*
 - Successfully delivered Provincial Growth Fund (PGF) and Regional Infrastructure projects.
- *Department of Conservation (DOC)*
 - With 84% of the West Coast under DOC management, councils collaborate on conservation, tourism, and infrastructure initiatives.
 - Joint projects include tourism recovery efforts, biodiversity restoration, Predator Free initiatives, and the Nature Economy project under Te Whanaketanga regional strategy.
- *National Emergency Management Agency (NEMA) & Department of Internal Affairs (DIA):*
 - Buller District Council (BDC) secured funding for 2021 & 2022 weather event recovery, strengthening flood protection and resilience planning.
 - Resilient Westport programme in partnership with West Coast Regional Council.
- *Waka Kotahi NZ Transport Agency (NZTA)*
 - Long-standing partnerships ensure critical transport routes remain operational and resilient.
- *Kāinga Ora & Ministry of Housing and Urban Development (HUD):*
 - Infrastructure Acceleration Fund collaboration to expand housing supply.
 - Westport master planning and regional housing initiatives to address workforce shortages.
- *DIA – Local Water Done Well (LWDW):*
 - Councils working with DIA on sustainable water infrastructure solutions.
- *Ministry of Transport:*
 - BDC has joint management of Westport Airport, ensuring regional air connectivity and resilience to future challenges.

Alignment with national priorities

The West Coast's partnerships support central government objectives, including:

- *Water reforms (Local Water Done Well):* Ensuring sustainable water management practices that align with regional growth.
- *Transport priorities:* Supporting the Government Policy Statement on Land Transport through infrastructure upgrades critical to regional economic development.
- *Increasing housing supply:* Partnering with Kāinga Ora and HUD to deliver affordable housing and support workforce attraction.
- *Infrastructure resilience:* Aligning with national infrastructure frameworks to ensure the region remains connected and prepared for climate-related challenges.

A strong foundation for a regional deal

These well-established relationships with key government agencies provide a strong foundation for delivering a successful regional deal. By building on this history of collaboration, the West Coast is well-positioned to implement ambitious infrastructure, housing, and economic development projects that will drive national growth while addressing local challenges.

5. Commitment to Regional Spatial Priorities

Please confirm if there is an existing commitment to clear regional spatial priorities as set out in a regional plan, growth strategy, Future Development Strategy (FDS) or any similar strategic document.

Comment briefly on how these priorities could be supported by a regional deal.

Comment on how the regional deal could change/improve your spatial plan.

For this section please consider:

- *Is there a commitment to clear regional spatial priorities?*
- *How can the regional spatial priorities support the deal?*
- *How could the regional deal change/improve your spatial plan?*

Insert Text Here (maximum 4 paragraphs only):

Commitment to Regional Spatial Priorities

The West Coast has a strong, coordinated approach to spatial planning, primarily through Te Tai o Poutini Plan (TTPP)—a unified district plan developed by Buller, Grey, and Westland District Councils, the West Coast Regional Council, and Poutini Ngāi Tahu (Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Waewae). TTPP consolidates the planning frameworks of the three district councils into a single region-wide strategy, ensuring efficient land use, infrastructure development, and economic growth while addressing the region's unique challenges and opportunities.

TTPP is currently in its final stages of completion. The plan provides a consistent regulatory framework across the region, enabling democratic decision-making, efficient infrastructure planning, and regulatory effectiveness that is both cost-efficient and responsive to community needs.

How a regional deal will enhance spatial priorities

A Regional Deal will provide the funding, policy support, and certainty needed to:

- *Unlock infrastructure investment:* Deliver essential upgrades to transport, water, and flood protection to support regional growth and resilience.
- *Accelerate housing development:* Ensure housing is built in the right places, with enabling infrastructure to attract skilled workers and sustain industry expansion.
- *Strengthen planning capacity:* Support data collection, workforce planning, and climate adaptation strategies to ensure sustainable land use and disaster resilience.
- *Streamline regulatory processes:* Reduce consenting delays and regulatory uncertainty, fast-tracking priority projects while ensuring environmental and cultural protections remain in place.

How a regional deal will improve TTPP

- *Aligns major projects with TTPP:* Ensuring infrastructure, housing, and economic development initiatives are delivered efficiently and strategically.
- *Removes barriers to development:* Providing funding and fast-tracked approvals to unlock high-value projects.
- *Reduces financial strain on local councils:* Allowing investment in core infrastructure without overburdening the region's small rating base.

A strong foundation for growth

By aligning the Regional Deal with TTPP, the West Coast can unlock investment, improve resilience, and drive sustainable economic growth. With central government support, the region will fast-track development, attract private sector co-investment, and ensure a long-term, coordinated approach to infrastructure and housing—all while maintaining environmental and cultural integrity.

6. Capability, Capacity and Readiness to Implement and Deliver

Please outline your region's readiness to deliver a regional deal. How will the projects/initiatives be successfully implemented and delivered? This can include proven existing partnerships with central government, other councils in the region, private sector and iwi/Māori. Provide examples of delivering infrastructure projects and how these were managed. Please note support from the private sector and iwi/Māori for the regional deal, including what role they may play in funding and implementing projects/initiatives. The proposed governance arrangements between local authorities working together within the regional deal. Please include proposed arrangements with other key actors in your region such as the private sector and iwi/Māori.

For this section please consider:

- *Readiness to implement and deliver a regional deal (including projects/initiatives). This may be demonstrated by including proven existing partnerships, avenues for implementing and funding projects/initiatives, examples of successful implementation and delivery of infrastructure projects.*
- *Proposed governance arrangements between local authorities included within the deal and (optional) with any others, such as the private sector and iwi/Māori.*

Insert Text Here:

Capability, Capacity and Readiness to Implement and Deliver

The West Coast's regional deal partnership is unique—bringing together local councils, iwi, the Development West Coast, Department of Conservation, and the private sector under a shared 30-year vision for sustainable economic growth. This cross-sector collaboration ensures strategic alignment, local buy-in, and a coordinated approach to unlocking the region's potential while integrating conservation with economic development. With established governance structures, a proven track record of delivery, and strong partnerships, the West Coast is well-positioned to deliver transformational projects that will drive national and regional economic prosperity and environmental sustainability.

Governance arrangements

The regional deal will be governed by the West Coast Mayors, Chairs, and Iwi (MCI) Group, ensuring a cohesive regional approach that aligns economic, infrastructure, and environmental objectives.

Members:

- Council Mayors/Chair (Grey, Buller, Westland District Councils and West Coast Regional Council).
- Chairs of Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Waewae
- Chair of Development West Coast (DWC)

Additional members:

- Director of Operations, Department of Conservation Western-South Island region, reinforcing a commitment to conservation-led economic development.
- A Central Government representative, ensuring alignment with national priorities.

Key responsibilities:

- Oversee the implementation of priority projects
- Monitor progress and ensure accountability
- Adapt initiatives based on emerging needs and opportunities

Establishing a Council Controlled Organisation

To strengthen regional governance and investment attraction, the West Coast mayors and chairs will explore establishing a Council-Controlled Organisation (CCO), jointly owned and governed by the West Coast Regional Council, and the three West Coast District Councils.

The CCO will be an innovative and collaborative model to:

- Leverage regional alignment and unlock investment.
- Streamline governance to ensure coordinated decision-making.
- Attract and manage large-scale infrastructure, housing, and environmental projects.
- Facilitate public-private partnerships (PPPs) for nature-based and industry-led initiatives.

Proven delivery and track record

The West Coast has a proven track record of delivering large-scale infrastructure and civil construction projects, showcasing its capability and readiness to implement a regional deal:

- *PGF-funded initiatives*: Delivered on time and within budget, these projects include infrastructure upgrades, port redevelopments, and commercial construction, demonstrating the region's capacity to manage complex, high-value projects.
- *Transport resilience investments*: Critical infrastructure upgrades that have strengthened regional connectivity and resilience, addressing challenges posed by the West Coast's unique geography and environmental risks.
- *Jobs for Nature programme*: Successfully redeployed \$13 million in funding to support nature-based employment, transitioning displaced tourism workers into conservation roles.
- *Nature Economy Initiatives* – Innovative projects integrating eco-tourism, regenerative agriculture, and conservation workforce programmes to balance economic growth with environmental restoration.

Private sector and iwi/Māori engagement

The regional deal has strong support from the private sector and iwi/Māori, who are integral to the proposal's success:

- *Private sector contributions*: Developers and industry leaders are ready to co-invest in infrastructure, housing, renewable energy, and tourism projects, strengthening funding leverage.
- *Public-private partnerships (PPPs)*: Engaged businesses and service providers are ready to partner on key regional deal projects, ensuring:
 - Risk is allocated to the entities best equipped to manage it.
 - Specialist skillsets and additional capacity are brought into the region.
 - Private sector expertise is used to accelerate infrastructure and economic growth.
- *Iwi/Māori involvement*: Te Rūnanga o Makaawhio and Te Rūnanga o Ngāti Waewae actively shaping projects to align with tikanga Māori and regional aspirations.

Collaborative structures supporting delivery

The West Coast has a history of successful collaboration across sectors, including:

- *Te Whanaketanga West Coast Economic Strategy*: A 30-year roadmap guiding regional investment and resilience.
- *Te Tai o Poutini Plan (TTPP)*: A unified land use and infrastructure strategy, integrating economic development with environmental protection.
- *Destination Management Group*: Overseeing West Coast destination and tourism management, ensuring sustainability and alignment with local aspirations and national objectives.
- *Energy Action Group*: A regional collaboration focused on advancing renewable energy initiatives and energy security, ensuring alignment with national clean energy goals.
- *Housing Forum*: A cross-sector initiative addressing the region's housing challenges.
- *Regional Investment Fund (RIF)*: Mayors, chairs, iwi, and industry leaders are working together to ensure strategic funding applications align with long-term economic and environmental goals.

Future focus: Unlocking the West Coast's full potential

The West Coast is ready to deliver. This regional deal will establish a pipeline of high-impact projects, unlocking immediate economic opportunities while ensuring long-term resilience. With strong governance, proven delivery capacity, and deep partnerships, the West Coast is poised to:

- Fast-tracking investment in high-impact projects.
- Expand the nature economy, ensuring economic growth and conservation progress together.
- Leverage private sector and iwi investment, maximising sustainable funding models.
- Ensure smart infrastructure investment, supporting industries that sustain New Zealand's future.

7. Regional Deal Priority Projects/Initiatives

Please provide a brief description of priority projects or initiatives that the regional deal could include and how they will contribute to your region's overall vision. Projects/initiatives should be aligned with the objectives outlined in the Strategic Framework. For the top five priority projects or initiative include, an outline of what information is currently available:

- A summary of economic benefits and costs from the projects/initiatives to be included within the regional deal, including both local and national.¹
- The anticipated economic costs and benefits (monetised and non-monetised) – both local and national.
- The anticipated costs, any revenues and a summary of how the project/initiative will be funded.
- how the project/initiative will unlock economic growth in your region or otherwise contribute to the vision of your region through a deal.
- estimated timeframes to commence and complete.
- whether the projects/initiatives are included in current council planning, such as in the long-term plan and infrastructure strategy.
- For any proposed infrastructure projects/initiatives, please note if these are included in the National Infrastructure Pipeline and/or the Infrastructure Priorities Programme (as managed by the Infrastructure Commission – Te Waihanga). Include any initiative identifiers from these systems to support easy identification
- how the projects/initiative relate to the central government interventions requested. Note any potential risks and how these will be mitigated.
- If the proposed project/initiative relates to a central government priority and how (note not all projects need to align with government reforms)

Please note that if the above information is not available, we do not expect analysis to be developed. Only include what is available from pre-existing information.

Insert details here (continue over)...

¹ The economic summary should outline the monetised and non-monetised benefits, and costs, to evidence value for money for the overall proposal. The economic proposition should align to the Strategic Framework objectives. Detailed economic analysis is not required for the light-touch proposal, however if supporting material this has previously been developed it can be attached as supplementary material.

Regional Deal Priority Projects/Initiatives

The West Coast regional deal removes barriers to growth, accelerating economic expansion and strengthening New Zealand’s resilience. Aligned with the region’s 30-year vision, the projects outlined below leverage public-private partnerships and policy and legislative support to drive investment in minerals, tourism, housing, infrastructure, and renewable energy—delivering lasting economic, environmental, and social benefits.

These priority projects represent immediate opportunities, but they are only the beginning. As the regional deal progresses, a structured framework will be developed to identify and support future initiatives—ensuring continued economic momentum, long-term resilience, and an adaptable approach to emerging opportunities.

1. Unlocking mineral potential:



Removing regulatory and financial barriers to fast-track responsible and sustainable extraction of critical minerals, securing New Zealand’s place in the global supply chain.

- *Key projects:*
 - Federation Mining, Waiuta - *estimated gold: \$3.9b, potential government royalties: \$78m*
 - Rua Gold, Reefton Gold Fields - *estimated gold and antimony: \$3.0b, potential government royalties: \$61m*
 - Spring Creek Mine, Dunollie - *estimated coal: \$3.0b, potential government royalties: \$60m*
 - Westland Mineral Sands, Cape Foulwind and Mananu – *estimated garnet, limenite, rare-earth metals, and gold: \$1.8b, potential government royalties: \$36m*
 - TiGa Minerals, Barrytown: *estimated garnet, limenite, zircon, gold: \$1.6b, potential government royalties: \$32m*
 - Bathurst Resources, Buller Plateaux continuation project - *estimated coal: \$5.6b, potential government royalties: \$112m*
- *Economic benefits:*
 - Unlocking investment in critical mineral projects, generating significant export revenue
 - These six projects have the potential over their lifetime to produce \$18.9 billion in exports, and contribute \$379 million in royalties to government
- *Estimated costs and funding:*
 - No cost to Government (only regulatory support required); private sector investment for mine development
- *Alignment with government priorities:*
 - Supports economic and productivity growth objectives
 - Enhances supply chain resilience, reducing reliance on overseas imports of critical minerals
 - Enables the transition to a low-emissions future, supplying minerals essential for clean energy technologies such as batteries and solar panels
- *Estimated timeframes:*
 - Regulatory reforms within 1-2 years; mining operations within 1-5 years

2. Strengthening tourism growth



Investing in visitor infrastructure and securing sustainable funding streams to maximise tourism's economic contribution while easing pressure on the region's small rating base.

- *Key projects:*
 - Upgraded transport links to major tourism hotspots, enhancing accessibility and resilience to weather and seismic events
 - Visitor facility upgrades at key attractions
 - Establishing a sustainable revenue stream to support tourism and event promotion, research, and industry capability-building
- *Economic benefits:*
 - Increased visitor spending and extended stays, boosting local economies.
 - Reduces pressure on the region's small rating base.
- *Estimated costs and funding:*
 - Public-private partnerships for co-investment
 - Sustainable funding through the redistribution of the International Visitor Conservation and Tourism Levy (IVL), revenue from DOC-managed car parking fees, and a bed night levy to support ongoing infrastructure maintenance and destination management
- *Alignment with government priorities:*
 - Supports tourism sector growth and economic diversification strategies.
- *Estimated timeframes:*
 - Project implementation within 1-4 years.

3. Housing to support workforce expansion



Delivering housing solutions and infrastructure that enable workforce growth, attract skilled workers, and improve housing quality across the region.

- *Key projects:*
 - DWC housing project (including worker accommodation in Reefton and Franz Josef)
 - Hokitika Racecourse housing project
 - Kaiata Park housing project
 - Westport Masterplanning - Stage Three
- *Economic benefits:*
 - Attracting and retaining skilled workers to sustain industry growth
 - Reducing workforce shortages that impact productivity
 - Supporting population growth and economic diversification by providing housing for new residents and businesses
- *Estimated costs and funding:*
 - Co-funding for essential infrastructure (transport, utilities, and resilience systems) to unlock housing developments in high-demand areas and attract private investment, addressing local councils' financial constraints
 - Partnering with group home builders to lower construction costs
 - Potential revenue from rental schemes

- *Alignment with Government priorities:*
 - Supports regional economic growth and housing affordability initiatives
- *Estimated timeframes:*
 - Development within 1-5 years, with staged rollouts

4. Building resilient infrastructure



Strengthening transport networks and flood protection to safeguard communities and ensure businesses can operate with confidence.

- *Key projects:*
 - Relocation of State Highway 6 at Franz Josef to mitigate flood risks
 - Waiho River flood protection works in Franz Josef
 - Westport flood protection scheme
 - Hokitika and Greymouth floodwall resilience upgrades
 - Port infrastructure upgrades (Westport, Greymouth, and Jackson Bay)
 - Airport infrastructure improvements (Hokitika and Westport)
- *Economic benefits:*
 - Protecting vital transport links for key industries (tourism, mining, and agriculture)
 - Reducing economic disruption and costly damage from extreme weather events
 - Enhancing resilience to support long-term regional growth and investment
- *Estimated costs and funding:*
 - Funding from the Regional Infrastructure Fund (RIF); local government, DWC and private sector contributions
 - Prioritisation of existing regional spend, including NZTA's focus on upgrading roads and bridges to increase production and export capacity
- *Alignment with Government priorities*
 - Supports national resilience and climate adaptation objectives
 - Enhances regional infrastructure to facilitate economic growth and connectivity
- *Estimated timeframes:*
 - Immediate to medium-term implementation (1-6 years), with phased project rollouts

5. Driving renewable energy initiatives



Advancing clean energy solutions to power industrial growth, lower costs for businesses and residents, and improve energy security.

- *Key projects:*
 - Waitaha run-of-river hydro project
 - Stockton/Buller hydro scheme
 - Industrial electrification: Upgrading transmission infrastructure to support large-scale industrial electrification, including Westland Milk Projects and minerals projects.
 - Electric vehicle (EV) charging Infrastructure: Expanding charging networks to support the transition to EV tourism and local transport

- *Economic benefits:*
 - Waitaha hydro: Powers 12,000 homes, offsets 119,460 tonnes of CO₂ annually, and supports industrial expansion
 - Industrial electrification: Supports industry transitions to clean energy, enhancing productivity (e.g. Westland Milk Products, Hokitika)
 - EV infrastructure: Enhances tourism by supporting low-emission travel, attracting environmentally conscious visitors

- *Estimated costs and funding:*
 - Waitaha hydro: fully funded by Westpower, requiring government policy support
 - Prioritising existing regional funding—such as Transpower’s grid resilience upgrades to support industrial electrification
 - EV charging: External funding required to establish grid-ready infrastructure, making it viable for private sector investment

- *Alignment with Government priorities:*
 - Supports national decarbonisation and energy security goals
 - Enables clean energy transition across key industries and transport networks
 - Strengthens resilience against climate events and natural disasters

- *Estimated timeframes:*
 - Waitaha hydro: Commencement within 1-2 years
 - Transmission upgrades: Feasibility and planning within 2-3 years, with phased implementation over 5 years
 - EV infrastructure: Initial rollout within 1-3 years

8. What will your region bring to a regional deal?

Summarise what your region will bring to a regional deal (this may be covered above). This could include (but is not limited to):

- coordination of planning and funding tools;
- planning decisions;
- funding and financing; and
- contributions in-kind.

Insert details here ...

What will your region bring to a regional deal?

The West Coast is a key contributor to national economic growth with a world-class nature economy that supports a responsible minerals sector, thriving tourism industry, globally recognised dairy and meat production, and significant untapped hydro energy potential. These natural assets, combined with proven governance, strategic planning frameworks, and public-private partnerships, position the region as a valuable partner in delivering a successful regional deal.

1. Coordination of planning and funding tools

- *Collaborative governance*: Led by the West Coast Mayors, Chairs, and Iwi Group, ensuring coordinated decision-making, and collective buy-in, and alignment across councils, iwi, and key stakeholders.
- *Te Tai o Poutini Plan (TTPP)*: A unified district plan that integrates land use, infrastructure, and economic growth strategies to streamline development and enhance regional planning.
- *Te Whanaketanga West Coast Economic Strategy 2050*: A long-term regional blueprint guiding economic growth, resilience, and sustainability, aligning with national objectives.

2. Planning decisions

- *Streamlined regional planning*: TTPP facilitates the development of key sites to address housing, infrastructure, and economic needs.
- *Westport Master Plan*: A comprehensive strategy guiding sustainable growth, including hazard planning, economic opportunities, and strategic land use. It plays a critical role in the Resilient Westport programme, enabling growth in lower-risk areas while unlocking new economic opportunities.
- *Commitment to resilience*: Local planning priorities climate adaptation, disaster mitigation, and sustainable growth to protect communities and infrastructure.

3. Funding and financing

- *Private sector co-investment*: Established partnerships with developers and industry leaders will provide co-funding funding for infrastructure, housing, and renewable energy projects. Contributions from DWC and the private sector to support RIF projects.

- *Leveraging regional resources:* Existing mechanisms and partnerships, such as those demonstrated in past Provincial Growth Fund projects and DWC's housing initiative, will be maximised to ensure the success of the regional deal.

4. Contributions in-kind

- *Proven governance and delivery capacity:* A strong track record of successfully delivering government-funded projects on time and within budget.
- *Proactive housing initiatives:* DWC's housing initiative provides a solid foundation for increasing the supply of affordable and quality homes, showcasing proactive regional solutions to workforce shortages and economic expansion.
- *Land for housing development:* Strategic sites, including the Hokitika Racecourse, are earmarked for housing projects, enabling regional growth and addressing critical shortages.
- *Nature economy project:* Ongoing investments in conservation, predator control, and biodiversity initiatives demonstrate the region's commitment to balancing economic growth with environmental sustainability.

A partner for national success, productivity, and export growth

The West Coast's collaborative governance, innovative planning, and strong delivery capacity make it an ideal partner for a regional deal. With proven frameworks, aligned funding mechanisms, and a 30-year vision for sustainable development, the region is well-positioned to deliver projects efficiently, maximise economic benefits, and contribute to national resilience, productivity, and export growth.

9. What are you seeking from Central Government as part of a deal?

Outline what policy, legislative or other actions the proposal requires from central government to advance or unlock expected economic growth (this may be covered above), deliver connected and resilient infrastructure and or improve the supply of affordable, quality housing. This could include regulatory relief, improved use of existing or new funding and financing tools, better central government coordination. Outline in order of priority, under each category, how each intervention applies to your proposed projects/initiatives.

For this section please consider:

- *Regulatory relief*
- *Improved use of existing or new planning and funding and financing tools*
- *Government coordination*
- *What, if any, reprioritisation of specific existing central government spending in government departments/entities in the region?*

Insert details here...

What are you seeking from Central Government as part of a deal?

To advance economic growth, deliver connected and resilient infrastructure, and improve the supply of affordable, quality housing, the West Coast seeks the following key actions from central government, aligned with the region's 30-year vision.

1. Policy and legislative support

- *Fast-tracked consenting processes:* Streamline regulatory processes to accelerate the delivery of critical minerals projects, vital infrastructure, housing developments, and renewable energy projects.
- *Banking access for the minerals sector:* Work with financial institutions to address restrictive lending policies that limit investment in responsible mineral extraction, ensuring fair access to capital for projects aligned with New Zealand's economic and sustainability goals.
- *Stewardship Land:* Open up economically viable Stewardship land for sustainable mineral extraction, housing, and economic development while maintaining conservation priorities. Land suitable for development should be disposed of as per recommendations or remain classified as Stewardship Land, as it is the least restrictive designation.
- *Resource management reforms:* Ensure upcoming RMA reforms allow regional flexibility to support economic growth while protecting environmental and cultural values.
- *Tourism Infrastructure Funding Framework:* Introduce a bed night levy framework to fund essential infrastructure, reducing the financial burden on local ratepayers while ensuring visitors contribute to maintaining the region's tourism assets.

2. Infrastructure investment and prioritisation

- *Resilient infrastructure:* Targeted investment in key transport networks and power transmission infrastructure (NZTA and Transpower and NZTA) to improve connectivity, address resilience issues, and support economic activity. Priority projects include flood

protection for key transport routes and the enhancement of rural roads critical to tourism, agriculture and minerals sectors.

- *Housing infrastructure*: Co-investment in water, wastewater, and transport infrastructure to support affordable and quality housing developments.
- *Renewable energy*: Support for renewable energy projects, such as the Waitaha and Stockton Hydro Schemes, to enhance energy resilience, contribute to national clean energy goals, and power local industries.
- *Flood resilience*: Funding for flood protection projects to safeguard communities and critical infrastructure from extreme weather events.
- *Westport Master Plan implementation*: Support for implementing the Westport Master Plan, including securing largely redundant Government (Pāmu) land to enable future growth and development opportunities.

3. Redistribution of royalties and levies

- *Mineral royalties reinvestment*: A fair share of mineral royalties should be reinvested locally to support critical infrastructure, economic development, nature economy projects, and boost social license.
- *Revenue sharing*: Reinvest a portion of International Visitor Conservation and Tourism Levy (IVL) funds, and Department of Conservation (DOC) revenue (e.g., car parking fees) into the region to develop and maintain tourism infrastructures and nature economy projects.
- *New bed night levy*: The introduction of a bed night levy to help fund local tourism infrastructure, reducing the burden on the West Coast's small rating base.

4. Collaboration

- *Long-term partnership*: Establish a partnership that transcends political cycles, enabling councils, iwi, and businesses to plan and invest in high-impact, long-term projects with confidence.
- *Enhanced support for collaboration*: Facilitate coordination between central and local government, iwi, and the private sector to align investments and achieve shared economic, environmental, and social goals.
- *Funding flexibility*: Improve access to and use of existing funding mechanisms, such as the Regional Investment Fund (RIF), to support transformational projects.

Unlocking the West Coast's potential

These targeted interventions are critical to unlock the West Coast's economic potential, ensure sustainable growth, and deliver measurable benefits for both the region and New Zealand as a whole. By addressing these priorities, the regional deal will enable the West Coast to contribute even more significantly to the national economy while improving the resilience and quality of life for its communities.

10. Further Supporting Information

Additional supporting information may be provided but may be excluded from consideration in the assessment process. Please provide a schedule of any additional supporting information provided.

Insert schedule of additional information here...

11. Approval

As mentioned in the guidance, there is to be one application per regional deal, approved by all councils included in the region.

Please indicate that this regional deal proposal is approved by each local authority included within the deal (listed in Page 1). You could do this by each local authority providing a signatory or have it signed by an authorised person on behalf of all local authorities to be partners to the regional deal.

Approval of proposal
<p>Title of the proposal: Enter Title Here</p> <p>Chair/Mayor names and signatures: Insert names and signatures here</p> <p style="text-align: right;">Date: Click or tap to enter a date.</p>

BULLER DISTRICT COUNCIL

EXTRAORDINARY MEETING

12 FEBRUARY 2025

AGENDA ITEM: 4

Prepared by John Salmond
Corporate and Strategic Planning Manager

Reviewed by Simon Pickford
Chief Executive Officer

Public Excluded No

SUBMISSION ON LOCAL GOVERNMENT (WATER SERVICES) BILL

1. **EXECUTIVE SUMMARY**

The Local Government (Water Services Bill) was introduced to Parliament in December 2024, and it establishes the enduring settings for the new water services system. The bill reflects the key policy discussions announced by the Government in August 2024.

2. Due to time constraints, should Council wish to make a submission to the Bill, delegation to approve this will need to be given to the mayor.
3. The submission in question holds significant importance for our community, addressing critical issues for the future that require prompt action. However, due to the short nature of the turnaround time and circumstances surrounding it, the submission could not be delivered in time for the Extraordinary Council Meeting. The LGNZ submission that we normally use as a reference point was only received last week and as a result, staff have not had sufficient opportunity to review its contents thoroughly.
4. At present, there are not many councils in the country who have submitted on the Bill. The submissions are open until 23 February 2025.
5. To prevent any delays and ensure that our district's progress is not impeded, staff propose that Council delegates the authority to the mayor to review and approve our submission. This delegation will allow the mayor to leverage their expertise and familiarity along with the appropriate council staff advice to make an informed decision on behalf of the elected members and the community.
6. The draft submission will be provided to the council prior to being sent for any comments and considerations.

7. **DRAFT RECOMMENDATION**

That Council:

1. Notes the content of the report.

2. Delegates authority to Mayor Jamie Cleine to review, feedback and sign off for Buller District Councils submission for the Local Government (Water Services) Bill.

8. **ISSUES & DISCUSSION**

9. **BACKGROUND**

The Local Government (Water Services) Bill establishes the enduring settings for the new water services system.

10. The objectives of the Bill are to ensure water services are safe, reliable, environmentally resilient, customer responsive and delivered at the least cost to consumers and businesses.
11. The Bill was introduced to Parliament in December 2024. It reflects key policy decisions announced by the Government in August 2024.
12. The Bill sets out key details relating to the water services delivery system, the economic regulation and consumer protection regime for water services, and changes to the water quality regulatory framework.
13. It provides for:
1. Arrangements for the new water services delivery system, including:
 - Structural arrangements for water services provision such as establishment, ownership, and governance of water organisations
 - Operational matters such as arrangements for charging, bylaws, and management of stormwater networks
 - Planning, reporting, and financial management
 2. A new economic regulation and consumer protection regime based on the existing economic regulation regime in Part 4 of the Commerce Act which currently applies to electricity lines services, gas pipeline services, and airport services.
 3. Changes to the water quality regulatory framework and the water services regulator, including:
 - Changes to the Water Services Act 2021 to reduce the regulatory burden of the drinking water quality regime and improve proportionality in the application of regulatory powers.
 - A change in approach to Te Mana o te Wai
 - A new single standard for wastewater and stormwater environmental performance.

14. **CONSIDERATIONS**
15. **Strategic Alignment**

Community benefit and well-being is in accordance with our LTP and is critical to the success of our district. This could impact on our Long-Term Plan (LTP), Annual Plans and 30-year Infrastructure strategy. The bill could also have implications from a Council point of view and staffing arrangements as well.
16. Community benefit and well-being is in accordance with our LTP and is critical to the success of our district.
17. **Significance Assessment**

This would be considered a significant piece of legislation and will impact how water services are delivered for the future.
18. **Māori Impact Statement**

Council works in partnership with Ngāti Waewae to provide governance. The submission has high importance in relation to Tangata Whenua matters. This is also in line with the consultation we have ongoing with Iwi at present.
19. **Risk Management Implications**

The risk would be if we were not able to give a submission to Parliament. We want to have our voice heard and the best way to do this would be to do a Council submission. Major risks are managed in accordance with Council's risk management processes including a "what could go wrong?" approach to ensure all practicable steps are being taken to assess, control and monitor identified risks.
20. **Policy & Legislative considerations**

Council must comply with the relevant policy and legal requirements including the Local Government Act 2002. If Council is not able to submit a submission by 23 February 2025, we are unable to provide feedback on this amendment - no late submissions will be considered.
21. **Legal Implications**

There is no legal context, issue, or implication relevant to this decision apart from, if Council decided not to approve the delegation, Council would not be able to do a district submission.
22. **Financial / Budget Implications**

There are financial implications that come from the Bill, i.e., water levies.
23. **Communication Internal / External**

This decision may attract media interest which will be managed by the Council's Communication's team and will also be considered from an internal point of view as well.

24. **Consultation Considerations**

Affected parties and stakeholders including community members, private sector, government ministries, agencies and authorities are consulted throughout the service delivery process of Local Water Done Well.