



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

**Prepared for:** Te Tai o Poutini Plan Committee

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**Date:** Thursday 18<sup>th</sup> September 2025

**Subject:** Summary of Further Hearings Recommendations Reports for Information

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## **SUMMARY**

This report contains a brief summary of the key changes recommended to two further topics of the Plan from the Hearing Panel. The topics that are covered in this report are:

- Introduction and General Provisions
- General District Wide Matters

## **RECOMMENDATIONS**

1. That the information is received.
2. That the contents of this report are noted.

## **INTRODUCTION**

1. The Independent Hearing Panel has heard submissions and provided Recommendations Reports to the Committee in relation to Te Tai o Poutini Plan (TTPP), Variation 1 and Variation 2. These reports are comprehensive and include a summary of the information provided by the submitters, the responses of the s42A reporting officer, the rationale of the panel in relation to these matters and their recommendations on the submissions and changes to the TTPP.
2. This report provides a brief summary of the report's recommendations in relation to two hearing topics being:
  - Introduction and General Provisions
  - General District Wide Matters

## ***INTRODUCTION AND GENERAL PROVISIONS***

3. The Introduction and General Provisions Recommendations Report addresses the submissions and further submissions for Te Tai o Poutini Plan in relation to Part 1 – Introduction and General Provisions of the proposed TTPP as well as submissions received on the Plan as a whole, the maps as a whole and on Appendix Five and Appendix Six.
4. In relation to the Interpretation Section, not all the submissions on definitions that were received are considered in this report, as some definitions are considered in the topic or zone-specific recommendations reports, where they are unique to, or closely tied to, the interpretation of provisions in that topic/zone
5. This report addresses the following groups of submissions
  - a. People seeking that the Plan be withdrawn and those that support the Plan as a whole;
  - b. People seeking wholesale changes to the Plan (e.g. better integration, simplification, use of Te Reo)
  - c. General submissions on the planning maps
  - d. Specific submissions on the wording of the provisions in Part 1
  - e. Submissions on the abbreviations, glossary and definitions
  - f. Submissions on the Tangata Whenua Chapter and its associated appendices – Appendix Five and Appendix Six.
6. Overall the report provides recommendations on 469 submissions points and 154 further submissions points.
7. The report makes a number of recommendations to the Introduction and General Provisions section, including the General Approach, Information to be submitted with resource consents, Legal effect of Rules, Cross boundary matters and Relationship between spatial layers sections. These matters are descriptive only (i.e. not an objective, policy or rule), and do not have legal weight, therefore, these changes are considered minor.
8. The recommendations propose the introduction of a range of new definitions. These are: allotment, environment, Māori reserve, minimise, offensive industries, site coverage, stakeholders and statutory agency. The panel also recommend some amendments to other definitions that are largely matters of clarity. Additional glossary terms are also recommended.
9. The recommendations also include a number of changes to the tangata whenua chapter – largely in response to submissions points from Poutini Ngāi Tahu.
10. A series of "whole plan" recommendations are also made – principally in relation to ensuring correct terms and consistency.
11. The recommendations also include changes to the maps, largely to improve their ease of access and use.

12. Because the recommended changes are of a minor nature and are intended to improve the workability of the Plan, a further evaluation under s32AA was not required.
13. TTPP Staff have not identified any specific matters of concern to the Councils and Poutini Ngāi Tahu in relation to this topic. Essentially they consider the recommendations of the commissioners would improve the Plan by correcting errors, clarifying aspects of the plan context and better interpreting the meaning of the Plan.

#### **GENERAL DISTRICT WIDE MATTERS RECOMMENDATION REPORT**

14. The General District Wide Matters report addresses 594 submissions and 104 further submissions in relation to three chapters – Earthworks, Light and Temporary Activities.
15. The report recommends the following changes to the Earthworks Chapter.
  - a. Clarification that the rules do not apply to mineral extraction, mineral prospecting or mineral exploration
  - b. Minor amendments to the objectives and policies to clarify these and to make them consistent in language with other chapters
  - c. Amendments to Rule 1 – General Standards to address some electrical safety matters and to specifically allow for stockpiles associated with infrastructure
  - d. Amendments to Rule 2 – Earthworks all zones, to make these clearer in their wording
  - e. Amendments to Rule 3 to put in place an earthworks standard for the Natural Open Space Zone
  - f. Amendments to other Rules to make these clearer and better provide for infrastructure
  - g. Addition of a specific Rule for the National Grid
16. The report recommends the following changes to the Light Chapter
  - a. Amendments to the Objectives and Policies to better address national direction, issues around darkness of the night sky and the impacts of this on biodiversity and natural character, as well as minor changes to improve clarity and interpretation
  - b. Amendments to the Rules to simplify the Rules and better tailor them to the specific Zones of the Plan in line with recommendations from the technical lighting expert to support the Plan
  - c. Putting in place specific lighting standards to protect wildlife from glare and confusion in areas of high natural value and within 15 km of the coast. These standards require shielding, horizontal mounting and a maximum colour corrected temperature. The understanding of staff is that these requirements are easily met through normal specifications for modern outdoor lighting design.
17. The report recommends the following changes to the Temporary Activities Chapter
  - a. Minor wording changes to clarify the Objectives and Policies
  - b. Specific reference to taiko in Rule TEMP – R1;
  - c. Deleting the requirement that temporary buildings ancillary to a construction or demolition activity be located on the same site
  - d. Providing for temporary activities associated with Māori Purpose activities on Māori Purpose Zoned land;
  - e. Including additional matters of control in TEMP – R7.
18. Because the recommended changes are of a minor nature and are intended to improve the workability of the Plan, a further evaluation under s32AA was not required.

19. TTPP Staff have not identified any specific matters of concern to the Councils and Poutini Ngāi Tahu in relation to this topic. Essentially they consider the recommendations of the commissioners would improve the Plan by correcting errors, clarifying aspects of the plan context and better interpreting the meaning of the Plan.

#### **NEXT STEPS**

20. This report provides an overview of two of the recommendations reports from the Independent Hearings Panel for the TTPP. A separate report on this agenda outlines the process and recommendations around adopting the recommendations from the reports.