



Te Tai o Poutini PLAN

A combined district plan for the West Coast

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS, 388 MAIN SOUTH ROAD, PAROA, GREYMOUTH FROM 9.00 AM ON 18 SEPTEMBER 2025 CONCLUDING AT 11.43 AM ON 24 SEPTEMBER 2025

Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Kaiwhakahaere P. Madgwick (Makaawhio), Cr B. Cummings (WCRC), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Cr J. Howard (the appointed alternate representative for BDC, as notified to the Chair), Mayor J. Cleine (BDC), Cr A. Gibson (GDC), Cr P. Haddock (WCRC), Mayor H. Lash (WDC), Cr A. Cassin (WDC)

In attendance

Darryl Lew (WCRC), Jo Armstrong (TTPP Project Manager), Michael McEnaney (GDC), Joanne Soderlund (GDC), Simon Pickford (BDC), Carissa du Plessis (BDC), Rebecca Inwood (BDC), Gina Hogarth (BDC), Lois Easton (Kererū Consultants), Janeen Kydd-Smith (Sage Planning on behalf of WCRC), Lucy de Latour (Wynn Williams), Kate Dickson (Wynn Williams), Olivia Anderson (WDC), Sweta Kumar (WDC), Matt Smith (WCRC), Doug Bray (WCRC), Chu Zhao (WCRC).

Welcome

Apologies

Cr G. Neylon

Confirm minutes of the previous meeting held on 26 August 2025

Moved (Chair Williams / Cr Cassin)

That the minutes of the meeting held 26 August 2025 be confirmed.

Carried

Matters arising from previous meetings

None raised

Decisions Meeting Process

J. Armstrong explained that this meeting is going to be a multi-day meeting to discuss and make decisions on all of the hearing panel's recommendations. The meetings are set for today, tomorrow, Monday and Wednesday next week. The decision meeting will be on Wednesday next week.

J. Armstrong explained that the Summary Recommendation Reports were not all available by 16 September to be included in the agenda, as some of the hearing commissioners' recommendations reports hadn't been received in time for agenda publication.

Moved (Cr Haddock / Cr Gibson)

1. That TTPP Committee receive the report.
2. That in accordance with clause 4.2 of the Standing Orders, the TTPP Committee agrees that this meeting to make decisions on the recommendations of the Independent Hearing Panel will continue until such time as decisions are made on all recommendations.
3. That in accordance with clause 8.12 of the Standing Orders TTPP Committee resolves to accept late reports as items of business not on the agenda which cannot be delayed.

Carried

Against (Kaiwhakahaere Madgwick & Kaiwhakahaere Tumahai) that they had a short time to read reports.

Summary of Hearings Recommendations Reports for Information

L. Easton explained how information will be shared during the multi-day meeting including:

1. An Overview of the Recommendations at a Plan Level
2. Chapter by Chapter Reviews of the Recommendations
 - Identification of any matters of concern to discuss further
 - Confirmation of topics where the Committee is comfortable with recommendations
3. Further discussion as needed based on the early discussions on each topic – particularly where matters of concern were raised.

L. Easton presented the Overview of Recommendations:

1. Recommend changes to be made across all parts of the Plan
2. The overall 'tenor' of the recommendations is:
 - a. Strengthening approach to reverse sensitivity to ensure industry and primary production (mining, farming) are not 'pushed out' by neighbouring development
 - b. Simplifying the Plan and making it easier to use

- c. Providing more explanatory material to help interpretation – definitions, appendices
 - d. Ensuring that Objectives, Policies and Rules sit within the National Direction and are not ultra vires (illegal)
 - e. Keeping the ‘West Coast’ flavour and way of doing things
 - f. As a whole, the recommendations are for a Plan that has less stringent regulation than the Proposed Plan – particularly for urban uses and infrastructure
- L. Easton then moved to the chapter-by-chapter overview of the recommendations.

Introduction and General Provisions

Key Hearing Panel Recommendations

- Retain the Plan and simplify as much as possible within individual topic areas
- Update the explanatory chapters, correct errors, provide more descriptive context
- Add additional definitions that help with interpretation of the Plan e.g. minimise (used widely in policy), site coverage & statutory agency (used in rules)
- Amend some definitions to make them clearer
- Amend and correct the Tangata Whenua Chapter and its appendices

Strategic Direction

Key Hearing Panel Recommendations

- Renaming two of the strategic directions
 - Agriculture – to Rural Production
 - Connections and Resilience – to Climate Change and Resilience
- Redraft the strategic directions so that there are Strategic Objectives and Strategic Policies
 - Many of the objectives were written like policies and covered more ‘policy’ matters
 - Having strategic policies helps in assessing resource consents
- Clarify that Strategic Objectives and Policies have equal weight with other objectives and policies in the Plan
- Include new policies around
 - Climate change and support at a local level for emissions reduction through technology, renewables, low carbon transport
 - Climate change and resilience provided by nature-based solutions

Energy, Infrastructure and Transport

Key Hearing Panel Recommendations

Definition of ‘Regionally Significant Infrastructure’ to Replace ‘Critical Infrastructure’

Used the WCRPS definition as a base but added:

- Turnbull Hydro Power Station and Fox Hydro Power Station,
- Special Purpose Roads as identified on the planning maps; and
- Defence facilities

Energy

- Objectives, Policies and Rules provide for National Grid separately from distribution lines
- Redraft Objectives, Policies to be clearer and more consistent with national direction
- More strongly emphasise renewable electricity generation

- Better provide for day-to-day activities of maintenance, repair, operation and upgrade of electricity transmission, distribution and renewable electricity generation
- Introduce a new Permitted Activity for new electricity distribution lines
- Specifically provide for back-up generators
- Reduce the restrictions on renewable electricity generation
- Introduce a rule that restricts new non-renewable generation

Cr Gibson asked if discouraging development means it's banned.

L. Easton explained that nothing is banned, but it's recommended to be a non-complying activity, therefore requiring a tough resource consent- the activity would have to demonstrate that it was not inconsistent with the objectives and policies of the plan.

Infrastructure

- Redraft Objectives and Policies to be clearer and more consistent with national direction
- Better provide for day-to-day activities of maintenance, repair, operation and upgrade of infrastructure
- Amend rules to make these clearer, easier to understand and address relevant resource management matters

Transport

- Include two new transport policies
- Better provide for day-to-day activities of maintenance, repair, operation and upgrade of transport networks
- Changed approach to high trip generating activities
- Additional standards for sightlines at railway crossings
- Updated transport standards

Cr Haddock asked for clarification on High Trip Generating Activities – limits to movement at mineral & new development areas.

L. Easton said she would bring a response on the following meeting day.

Contaminated Land and Hazardous Substances

Hearing Panel Recommendations:

- Add a policy in relation to used and closed landfills
- Include new definitions of Hazardous Substances and Major Hazard Facility
- Amend policy to make it clear new major hazard facilities should be located outside of natural hazard overlays

Historic Heritage

Definitions, Objectives and Policies

- Amendments to definitions and new definitions – assist in interpretation
- Amendments to Objectives and Policies – main effect is to provide more clearly for regionally significant infrastructure and public safety

Rules

- Make repositioning a Historic Heritage item a Restricted Discretionary Activity (was Controlled)
- Make relocation of a Historic Heritage item a Discretionary Activity (varied in proposed Plan)
- Make demolition or destruction of a historic heritage item or area a Non-complying Activity (was Discretionary)
- List a further seven historical heritage items

A further discussion point was raised regarding whether the demolition of Historic Heritage should be treated as a stringent, non-complying activity.

Notable Trees

Key Hearing Panel Recommendations:

- Better recognise safe operation of infrastructure and energy activities in the Objective, Policies and Rules
- More clearly define role of arboriculturally contractors in certifying activities

Sites and Areas of Significance to Māori

Key Hearing Panel Recommendations:

- Amendments to definitions and new definitions – assist in interpretation
- Inclusion of two new Methods in the Plan to support implementation
- Amendments to Objectives and Policies – to emphasise access to SASM sites is only with landowner consent

Rules:

- Substantial redrafting of Permitted Activity rules to make it easier to understand which SASM site each rule applies to
- Amending the 'approval' process for Permitted Activity to 'certification' – with an additional Schedule outlining how this process will work
- Better providing for quarrying, mineral extraction and infrastructure maintenance, repair and upgrade (reduced stringency)

Mapped Sites

- Removing all SASM sites below Mean High Water Springs
- Correcting the shapes/mapped area where no new landowner is affected
- Not changing shapes/mapped area if it would extend the SASM across an additional landowner's property
- Adding additional SASMs to the Plan where these affect public conservation land or a waterbody only
- Removing two SASM sites where these affect private landowners and the exact location couldn't be clarified at the hearing
- Redrafting Schedule 3 to make it clearer what rules apply which SASM
- Amending the mapped area of the pounamu overlay – essentially pulling it southward

Kaiwhakahaere Madgwick asked if they could change the recommendations.

L. Easton answered no, the committee can say they don't agree, don't accept those recommendations, but the committee cannot substitute their own recommendations. L. Easton suggested accepting the recommendations and appealing could be an option.

Due to mapping errors identified during the discussion, L. Easton suggested triple checking mapping in hard copies.

Ecosystems and Biodiversity

Key Hearing Panel Recommendations:

Objectives and Policies

- As much as possible, within the scope of submissions, address the requirements of the NPSIB through amendments and new Objectives and Policies
- Also meet the requirements of the WCRPS where these do not conflict with the NPSIB
- Include new definitions and amended definitions to help interpret these and the rules

Amended Objective ECO- O1

To maintain indigenous biodiversity across Te Tai o Poutini/the West Coast so there is at least no overall loss in indigenous biodiversity, while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

Maintaining indigenous biodiversity requires:

1. the maintenance and at least no overall reduction of all of the following:
 - a. the size of populations of indigenous species;
 - b. indigenous species occupancy across their natural range;
 - c. the properties and function of ecosystems and habitats used or occupied by indigenous biodiversity;
 - d. the full range and extent of ecosystems and habitats used or occupied by indigenous biodiversity;
 - e. connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity;
 - f. the resilience and adaptability of ecosystems; and
2. where necessary, the restoration and enhancement of ecosystems and habitats.

Amended Policy ECO- P1

Identify significant natural areas and include these in Schedule Four through a Plan Change introduced no later than 31 December 2030. The Significant Natural Area identification process will be undertaken in accordance with the criteria and process set out in the National Policy Statement for Indigenous Biodiversity and as outlined in Appendix Thirteen and will include;

- a. Buller and Westland District- wide assessment, identification and mapping of Significant Natural Areas; and
- b. Confirming that areas already identified in Schedule Four, as well as Regionally Significant Wetlands identified in Schedule 1 of the West Coast Regional Land and Water Plan meet the National Policy Statement for Indigenous Biodiversity criteria.

Mayor Gibson stated that they are waiting for the change to the RMA. She preferred the whole chapter be held or rejected.

Kaiwhakahaere Tumahai agreed with Mayor Gibson and wondered why they can't just stick with the status quo and leave this until the changes are done.

Cr Haddock commented that it is premature to be accepting this one when the central government hasn't come up with their full criteria yet, but the committee should go through and look at all the items and make some notes carefully.

L. Easton pointed out that she wanted to get the committee familiar with all conditions today, they will come back and talk in more detail about where the committee wants to go, and what are the options there.

Kaiwhakahaere Madgwick noted that he doesn't like the recommendation about the vegetation clearance rule, where the hearing commissioners have shrunk it from 5,000 m² to 2,000 m².

L. Easton noted that she will bring a late noting paper with some options for recommendations for the committee on this topic, as well as legal advice.

Key Hearing Panel Recommendations – Rules

- Split the proposed Plan Permitted Activity rules up on an activity basis to make it easier for plan users
- Redraft the Permitted Activity rules as recommended by the Expert Witness Caucusing
- Reduce the permitted level of clearance to 2000 m² (from 5000 m²) on any site that has not been assessed for significance
- Have a maximum Permitted clearance of 5000 m² on any site that has had a significance assessment – including those already completed in Grey
- Provide exemptions for minimum clearance rules for the national grid, telecommunications, electricity distribution and transmission lines, network utility operations in the main towns, clearance of planted garden vegetation, shelterbelts and plantation forestry

Permitted Activity Rules

- Specific Rules for various activities
- Rule 2 – Network Utilities, Renewable Electricity Generation and the National Grid
- Rule 3 – Lawfully Established Activities
- Rule 4 – Urban indigenous vegetation clearance
- Rule 5 – Māori Purpose Zone, Poutini Ngāi Tahu Land, Specified Māori Land
- Rule 6 – other activities, including a general Permitted clearance of non-listed activities
- Rule 7- New Permitted Activity for clearance in an SNA (very limited)

Effect of the Recommended Changes to Permitted Activity Rules

In Grey

- Rural landowners outside of ONLs more restricted
- Rural landowners in ONLs less restricted
- Slight reduction in restriction for SNAs

In Buller and Westland

- Rural landowners more restricted
- Urban landowners less restricted
- Māori Land less restricted
- Non-listed activities less restricted

A method is recommended to be included which recognizes that once the SNA process is complete a Plan Change to add SNAs is likely to also review the Rules – essentially these are ‘pre-SNA’ rules and could be less stringent once SNAs are identified.

Rules where resource consent required:

- Amended to be clearer – and specify the level of ecological assessment required
- Retain the Restricted Discretionary Activity rule for the Grey District (where Permitted standards are not met)

Subdivision ‘Bonus Lot’ Rules

- Removing the duplicate set of rules from the ECO chapter and having these only in the subdivision chapter
- Amending matters of control and discretion to be more consistent with other subdivision rules
- Decreasing the minimum size of bonus lots from 4,000 m² to 1,000 m²
- In practice this means it will be easier to get more bonus lots

Maps and Scheduled SNAs

- Reduce the size of four SNAs based on the recommendations of an ecological assessment
- Include Wetlands in the SNA Schedule (the WCRPS says there are SNAs) and show these on the maps

Natural Features and Landscapes

Key Hearing Panel Recommendations

- New definition – Minor Upgrade
- Amendments to the objectives and policies to be clearer, better provide for lawfully established buildings and structures, use and development of Māori land and infrastructure
- Addition of a policy and criteria for identifying ONLs
- Amendments to the Rules to be clearer
- Increase in stringency (Controlled to Restricted Discretionary) for Natural Hazard Mitigation Structures and Earthworks not Permitted
- Reduction in stringency for earthworks for mineral extraction where this is in MINZ/BCZ
- Increase in stringency for Plantation Forestry

Mapping

- Bridget Gilbert Landscape Architect did comprehensive review of ONL maps

- Panel recommends these are adopted where they reduce the extent of ONLs
- Does mean a reduction in ONL in a range of areas

Natural Character of Waterbodies

Key Hearing Panel Recommendations

- Amend definition of riparian margin to exclude wetlands outside of the coastal marine area
- Provide new definitions to help interpretation
- Amend objectives and policies to clarify intent
- Restructure – Policy 5 to public access, vegetation clearance to ECO chapter
- Better provide for more ‘expected’ activities as Permitted Activities
- Align the rules better with the WCRLWP
- Align the rules for Natural Hazard Mitigation Structures with other chapters

Activities on the Surface of Water

- Minor amendments to clarify objectives, policies and rules
- Make specific provision for the activities of the Māhinapua Aquatic Club
- Provide for maim ai and clarify Permitted rules for whitebait stands
- Standardise matters of discretion with other parts of the plan
- Amend zoning maps so Waterbodies are shown as General Rural Zone

Noise

Recommended Amendments

- Changes to clarify Objectives and Policies
- Amend noise standards as per technical expert recommendations – effect is to increase the ‘noisy’ times in some locations, but standardise the rules so they are simpler and easier to monitor
- Significant changes to NOISE – R3 Acoustic insulation
- Replace standard setbacks from State Highways with a modelled Road Noise Overlay – overall effect is reduction in area affected by overlay
- Increase the setback from the rail corridor – but exclude the Hokitika Line
- Identify a Westport Rifle Range Noise Overlay
- Apply the acoustic insulation requirements to additions for sensitive activities not just new buildings
- Provide some guidance in a schedule on how to achieve acoustic requirements

Cr Howard commented that increasing the setback from the rail from 40m to 100m would have a bigger impact on Westport and Buller. Those who are now affected don’t have the ability to input into this plan, because they did not realise they would be affected at the time of submissions. The committee suggested that alterations in the summary report are required.

Signs

Key Hearing Panel Recommendations

- Minor changes to the Objective and policies
- New policy for off-site signs for rural and residential areas
- Making the rules clearer
- Reducing a Permitted sign height from 4m to 2.5m
- Additional matters of discretion in rules around sign content and traffic safety

Cr Haddock noted that reducing the Permitted Activity sign height from 4m to 2.5m is nonsense, because people cannot see the sign if a vehicle is parked in front of it. He asked if they could have a minor change.

L. Easton responded that changes cannot be made now, and that a resource consent is required for sign height below 2.5m. Mr McEnaney noted that this rule only applies to temporary signs.

Earthworks

Key Hearing Panel Recommendations

- Clarify that this chapter does not apply to mineral extraction, mineral prospecting or mineral exploration
- Minor amendments to objectives and policies for clarity and consistency
- Amendments to the rules to make these clearer
- Inclusion of an earthwork standard for the Natural Open Space Zone
- Addition of a specific Rule for the National Grid

Light

- Amendments to the Objectives and Policies to better address national direction, improve clarity and interpretation
- Amendments to simplify the Rules and better tailor them to the specific Zones of the Plan in light with recommendations from the technical lighting expert to support the Plan
- Specific lighting standards to protect wildlife from glare and confusion in areas of high natural value and within 15km of the coast
- The understanding of staff is that these requirements are easily met through normal specifications for modern outdoor lighting design

Kaiwhakahaere Tumahai asked why we cannot run a current consent that has been granted to test the 15km rule. The committee was interested in how bright 1 LUX is. These queries will be addressed on the following meeting day.

Temporary Activities

- Minor wording changes to clarify the Objectives and Policies
- Specific reference in Rule TEMP – R1
- Deleting the requirement that temporary buildings ancillary to a construction or demolition activity be located on the same site
- Providing for temporary activities associated with Māori Purpose activities on Māori Purpose Zoned land

- Including additional matters of control in TEMP-R7

Subdivision

Key Hearing Panel Recommendations

- Amend Objectives to more strongly emphasise regionally significant infrastructure and protect highly productive land
- Amend Policies to more clearly outline requirements in relation to overlay areas, strengthen recognition of infrastructure need, outline how structure plans work for Future Urban Zone, address reverse sensitivity and specifically reference highly productive land
- Amend Rules to clarify the circumstances for Permitted Activities and ensure compliant building platforms for Controlled activities
- Add a range of additional matters of control and discretion
- Separate out national grid corridor into separate rules from subdivision for other infrastructure
- Clarify the subdivision standards for infrastructure

Financial Contributions

Key Recommendations

- Removal of Objective/Policy/Rule reference to offsetting and compensation – these are addressed in the ECO rules
- Amend the policies and rules to make it clearer how financial contributions are assessed and calculated and when they are able to be taken

Public Access

Key Recommendations

- Add a new policy to make it clear that it is intended to provide for public access to and along the coastal marine area and other waterbodies but that public safety is a key consideration

L. Easton noted that the first two parts of the Plan have been discussed, zones and variations will be discussed tomorrow.

Moved (Cr Gibson / Mayor Gibson) that the committee adjourns the meeting until 9am on 19 September 2025 at Arahura Marae.

Meeting was adjourned at 4.08pm



Te Tai o Poutini PLAN

A combined district plan for the West Coast

THE MEETING WAS RECONVENED AT ARAHURA MARAE,

1 OLD CHRISTCHURCH RD, ARAHURA

AT 9.00AM ON 19 SEPTEMBER 2025

Welcome

Apologies

Cr B. Cummings, Cr G Neylon

Open Space Zones

Key Hearing Panel Recommendations:

- Amendments to Policies to specifically identify mineral extraction, prospecting and exploration electricity transmission and distribution and renewable electricity generation
- Including a new policy and method specifically around the reclassification of stewardship land
- Change definition of camping grounds to include ancillary activities and exclude nohoanga

Natural Open Space Zone (National Parks)

- Temporary Camping Grounds, Residential Activities and Retail Activities move from Permitted to Restricted Discretionary Activities
- Adding an 'Any Other Activity' Discretionary Activity Rule

Open Space Zone (most DOC and Council Reserve Lands)

- Adding references to the Rifle Range Protection Area
- Deleting duplicate rules
- Changing escalation rule for Park Facilities and Furniture to Restricted Discretionary (from Controlled) and providing for impacts on the safe and efficient operation of the rail corridor to be assessed
- Amending the 'Any Other Activity' rule to be a Discretionary Activity rather than Non-complying

Sport and Recreation Zone

- Deleting duplicate rules
- Changing escalation rule for Park Facilities and Furniture to Restricted Discretionary (from Controlled) and providing for impacts on the safe and efficient operation of the rail corridor to be assessed
- Amending the 'Any Other Activity' rule to be a Discretionary Activity rather than Non-complying

Zoning Maps

- Rezoning 7 parks to more appropriate types of Open Space Zone
- Rezoning 4 privately owned properties that were incorrectly zoned Open Space Zone

Industrial and Commercial Zones

Key Hearing Panel Recommendations – Commercial Zones

- Addition of a new objective specifically around managing adverse effects on activities within and adjoining commercial areas
- Addition of a new objective that outlines the purpose of the zones
- Amendments to other objectives and policies to better recognise cycling, and functional and operational needs
- Restructuring and rewording Permitted Activity rules to make them clearer and simplifying some rules
- Amending the 'Any Other Activity' rule to be a Discretionary Activity rather than Non-complying
- Increasing the height limit in the Commercial Zone to 15m
- Including a 1.5m setback from the Railway Designation

Key Hearing Panel Recommendations – Industrial Zones

- Deleting the requirement for stormwater treatment and associated Policy
- Amendments to better target management of visual amenity and zone boundary effects
- Restructuring rules to make them clearer – separating buildings from activities and simplifying some rules
- Amending the 'Any Other Activity' rule to be a Discretionary Activity rather than Non-complying

Residential Zones

Key Hearing Panel Recommendations:

General Residential Zone and Medium Density Residential Zone

- Amending the density provisions within Buller District to provide for a maximum of two residential dwellings per allotment
- Specifically providing for accessory buildings within the Permitted Activities
- Simplifying some rules
- Amendments so that only homestay visitor accommodation is Permitted in Westland District
- Reducing the stringency of the rule for fences, walls and retaining structures not meeting Permitted Activity standards from Discretionary to Restricted Discretionary

Large Lot Residential Zone

- Specifically providing for accessory buildings within the Permitted Activities
- Simplifying some rules
- Reducing the stringency of the rule for fences, walls and retaining structures not meeting Permitted Activity standards from Discretionary to Restricted Discretionary

Zoning Maps

- Rezoning the Alma Road terrace area in Westport to a mix of zones
- Rezoning the road reserve adjacent to the O'Connor home in Westport to General Residential Zone (from General Rural)
- Amending 4 neighbourhood Centre Zone areas in Reefton to General Residential Zone
- Rezoning a property at Sturge Street Cobden to General Rural Zone (from General Residential)
- Amending the Kaiata Park Zoning in relation to the outline development plan area
- Rezoning 5 properties on the Seaview Terrace in Hokitika adjacent to Silver Fern Farms from General Residential to Rural Lifestyle Zone
- Rezoning the Medium Density Residential Zone along the Revell St beach frontage in Hokitika to General Residential Zone

General Rural, Rural Lifestyle Zones, Settlement Zone and its Precincts

Key Hearing Panel Recommendations – Objectives and Policies:

- Overall stronger emphasis on supporting primary production values
- New objective specially about reverse sensitivity Additional policy specifically about the General Rural Zone and its importance for primary production
- Additional policy to support a new Westport Radio Mast Overlay
- Amendments to policies to make it clearer which zone(s) they apply to
- Specifically recognizing regionally significant infrastructure as being appropriate in these zones

Key Hearing Panel Recommendations – Rules

- Including a setback from the rail corridor
- A maximum size for a permitted building of 1000m² or 500 m² for a residential building in the General Rural Zone
- Requirements for firefighting water to be provided for residential and pakakāinga development
- Simplifying and standardising rules in line with other zones
- Deleting rules for relocated buildings
- Changing home business Permitted Activity standard to number of off-site workers rather than a traffic generation standard
- Deleting duplicate rules
- Amending the 'Any Other Activity' rule to be a Discretionary Activity rather than Non-complying

Key Hearing Panel Recommendations – Highly Productive Land Precinct

- Replacement of the Highly Productive Land Precinct as mapped with the areas within Land Use Capability 3 on the West Coast in line with the NPS – HPL
- Alongside this the Objectives and Policies are recommended to be amended to better reflect the requirements of the NPS-HPL

Ms Easton commented that this changes the nature of the Precinct from one focussed primarily on retaining the productive capacity of large farming units to one focussed on retaining the intrinsic productive values of better-quality land. The main impact would be seen in Buller and Grey.

Key Hearing Panel Recommendations – Rezoning

- Correcting a range of zoning errors and making minor zoning changes sought by landowners
- Rezoning 13 ha of land at Waipuna as Rural Lifestyle
- Rezoning 135 Ruatapu Road as Rural Lifestyle
- Rezoning the CMP Koriri Site, T Croft, Hindeman Sawmill and International Panel and Lumber Sites as Light Industrial Zone

Settlement Zone Key Recommendations:

Policy amendments to:

- Recognise Jackson Bay Port and to support visitor and worker accommodation at Punakaiki in the Coastal Settlement Precinct
- Recognise industrial, commercial and rural activities and infrastructure in the Rural Residential Precinct
- Restructuring, simplifying and standardising some rules to make them easier to interpret and consistent with other zones
- Better reflecting local differences across the three districts in the rules
- Specifically requiring provision for firefighting water
- Recognising the Westport Radio Mast and the potential risk of electromagnetic coupling with tall buildings.

Key Hearing Panel Recommendations – Rezoning:

- Significant rezoning at Moana North – from Settlement Zone Rural Residential Precinct to a mix of zones within an Outline Development Plan
-This has also involved drafting specific standards across several zones and the subdivision rules to support the development plan
- Rezoning land at Te Kinga from Settlement Zone Rural Residential Precinct to Settlement Zone

Special purpose Zones

Airport Zone

- Addition of Haast Airfield into the zone – including Noise Contours and Flight Path Overlay
- New policy and Permitted Activity for events at Greymouth Aerodrome

Hospital Zone

- Addition of Ngakawau Medical Centre
- Allowing helicopter landing at all sites

Port Zone

- New Policies to better recognise as regionally significant infrastructure and protect them from reverse sensitivity

Stadium Zone

- Including educational facilities as Permitted

Future Urban Zone

- Amending policy to clarify how structure plans work

Māori Purpose Zone

- Amendments to policies and rules consistent with other zones
- Changes to the definitions of iwi/Papatipu Rūnanga Management Plan, Papakāinga and Papatipu Rūnanga
- Clarifying the alternative regulatory pathway of no iwi/ Papatipu Rūnanga Management Plan is in place
- Rezoning Lake Moeraki Reserve as Māori Purpose Zone

Scenic Visitor Zone

- Amendments to the policies and rules to better recognise worker and visitor accommodation and Poutini Ngāi Tahu values
- Standardisation of some rule wording and matters of discretion to be similar to other zones

Franz Josef Gondola Proposal

- Providing for this possibility through a Precinct in the Natural Open Space Zone with a specific policy and Discretionary Activity Rule, and some definition changes

Designations

Key Hearing Panel Recommendations:

- Include changes sought by Requiring Authorities to correct schedule and maps
- Fix Minor Errors
- Include a change to the NZTA Designation for their State Highways
 - A detailed schedule and list of affected parcels was provided by NZTA and a mapping tool developed to show the change
 - Most additions to the designation are within a road parcel
 - If the Committee adopts the recommendation to alter the designation these become recommendations to NZTA – they are the decision-making authority on this matter

NZTA Designation

The main changes to the NZTA Designation affecting land not currently within a road parcel are:

- North of Punakaiki (National Park)
- North of Rapahoe (layby)
- Ahaura – in the location of the new bridge
- Taramakau River – in the location of the new bridge, with designation being uplifted from the railway bridge

Variation 1 – Activities on the Surface of Water

L. Easton noted that five submissions were received on Variation 1 and all of them were in favour, and the recommendation from the panel was to accept the variation.

L. Easton presented follow-up information on matters raised in the meeting on the 18th. The following information was discussed:

- Transport Chapter – High Trip Generating Activities
- Outstanding Natural Landscapes – Number of private properties affected
- Natural Character and the Margins of Waterbodies- changes in bridge width allowances
- Activities on the Surface of Water- Whitebait Stands in the Arahura and Makaawhio Rivers
- Noise – implications of the changes in Noise Limit

Moved (Mayor Lash / Mayor Cleine) that the committee adjourns the meeting until 22 September 2025 at West Coast Regional Council.

Meeting was adjourned at 2.25pm



Te Tai o Poutini PLAN

A combined district plan for the West Coast

THE MEETING WAS RECONVENED AT WEST COAST REGIONAL COUNCIL,
388 MAIN SOUTH ROAD, PAROA, GREYMOUTH
AT 8.00AM ON 22 SEPTEMBER 2025

Apologies

Cr Neylon

Lois Easton presented the key commissioners' recommendations for four topics.

Coastal Environment

L. Easton noted that the changes from the hearing panel recommendations impacted the:

- Extent of the Coastal Environment as set out in (very wide) criteria in the NZCPS
- Extent of the Coastal Environment – reduces area around Hokitika and Greymouth but increases at Westport
- TTPP rules which apply to the non-urban areas – predominantly Open Space and Recreation and Rural Zones, rather than the urban areas.

Recommendations:

- NZCPS sets up a dual framework – areas of significant natural character (our Outstanding and High Coastal Natural areas) and the rest of the coastal environment
- Like the Landscape topic a review of the extent of the OCNC (Outstanding Coastal Natural Character) and HCNC (High Coastal Natural Character) was undertaken
- Similarly, the commissioners have recommended that this review be adopted – but only where it reduces the extents of these areas
- Additionally specific areas submitted on are also recommended to be removed from HCNC or OCNC – Areas in Cobden, North Beach, Rapahoe, Karamea, Hannah's Clearing, Okuru, Chesterfield Terraces

Hearing Panel Recommendations

- Better recognise regionally significant infrastructure and mineral extraction in objectives – but also cumulative adverse effects
- Better align the policies with the NZCPS requirements
- Effect is to strengthen policy in relation to outstanding areas, but be less restrictive in areas of high natural character

- Policies also amended to better support expansion of settlements and regionally significant infrastructure
- A range of rule changes to implement the policies – key effect is a reduction in stringency of rules outside of outstanding areas and an increase in stringency within outstanding areas.
- Most significant change is new building setback of 25m from the coast for Permitted Activities – was not in proposed Plan – but currently wider setbacks than this are required in the three Operative Plans

Natural Hazards

Key Hearing Panel Recommendations:

Fundamental Changes Recommended

- Removal of hazard overlays for which there is insufficient technical and planning justification;
- Simplification of the frameworks – including the objectives, policies and rules and particularly as related to the earthquake hazard overlays; and
- Using consistent terms throughout the chapter in order to assist plan users.

Mapping

- Delete three overlays – maps and all associated policies and rules
- Remove the Flood Susceptibility overlay from Haast, Karamea, Inangahua, Ngakawau, Mokihinui, Waimangaroa, Waitakere River and the Waiho River – now only a subdivision specific rule – Flood Alert Overlay
- Reduce the extent of the Land Instability overlay at Granity, Ngakawau, Hector and Punakaiki
- Reduce the extent of the Coastal Alert Overlay north of Hector, at Mitre 10 Greymouth and at 1298D Kumara Junction Highway
- Change the approach to mapping and rules for the Earthquake Hazard Overlay
 - Delete the 20m, 50m, 100m, 150m, and 200m buffers
 - Replace with two overlays – Earthquake Severe and Earthquake Susceptibility
 - Base the mapping on the latest most accurate GNS data
- Introduction of New Definitions to reflect risk
 - Hazard Sensitive Activities,
 - Potentially Hazard Sensitive Activities
 - Less Hazard Sensitive Activities
- Objectives and Policies
 - Substantial redrafting to focus on a risk-based approach
 - Reframe to reflect the new definitions and more standardised approach to the rules
- Rename 3 coastal hazard overlays
 - Coastal Severe = Coastal erosion and inundation overlay
 - Coastal Alert = Coastal inundation overlay 1
 - Coastal Setback = Coastal inundation overlay 2
- Rename earthquake hazard overlays
 - Earthquake Susceptibility
 - Earthquake Severe

Rules for Flood and Coastal Hazards

- Substantial reduction in complexity by standardising the approach to levels of risk

- Retaining the approach of allowing a longer time to rebuild than set in the RMA if a building is destroyed
- Setting minimum floor levels in Permitted Activities, incl. 1m of sea level rise in coastal hazard areas
- If minimum floor levels are not met in Non-complying for Hazard Sensitive Activities
- Generally providing for Less Hazard Sensitive Activities as Permitted without restriction
- Redrafting the Flood Severe, Flood Susceptibility and three Coastal Hazard Rules to be simpler – general effect is similar to proposed Plan but easier to follow
- Adding a new Restricted Discretionary Activity for a dwelling on a vacant site

Land Instability Rules

- Redrafting to reflect the new definitions
- Requirement for restricted discretionary consent added for additions not just new build

Earthquake Hazard Rules

- Redrafting to reflect two levels of risk, not five and use the new definitions
- TPPP staff assessment is that the rules are not more restrictive but are much easier to follow

Hokitika and Westport Hazards

- Redrafting to reflect the new definitions. Similar effect to the proposed Plan.

Ms Easton commented that overall the changes:

- Make the natural hazard rules less stringent for some lower risk hazards
- Standardise the approach to serious natural hazards – with an increase in stringency in 1 rule
- Are much simpler and easier to follow
- Are more consistent across the chapter

Mineral Extraction

Key Hearing Panel Recommendations:

Rezoned the following MINZ areas as General Rural Zone

- MINZ 1 – Barrytown
- MINZ 2 – Dunganville
- MINZ 5 – Kumeru Greenstone
- MINZ 9 – Ianthe Forest
- MINZ 11 – Rimu Channel
- MINZ 12 – Ross Gold Fields
- MINZ 17 – Karamea Quarry
- Buller Coalfield – MINZ 22 Te Kuha

Amend MINZ Zone boundaries

- MINZ 8 Camelback Quarry – increase the area of MINZ to include all quarrying activity
- MINZ 10 Okuru Quarry- increase the area of MINZ to include all quarrying activity
- MINZ 14 Giles Creek- reduce the area of MINZ to only include the area covered by mining authorisations
- MINZ 16 Karamea Lime Quarry – increase the area of MINZ to include all quarrying activity

MINZ and Buller Coalfield Zone (BCZ)

- Amendments to the Objectives and Policies to clarify the purposes of the zones and where they have been applied
- Deleting MINZ-P5 and BCZ-P5 as this matter is dealt with in the ECO chapter
- Make new mineral extraction a Restricted Discretionary Activity (was Controlled)
- Simplify MINZ – R1
- Delete MINZ – R2 as unnecessary
- MINZ – R3 – include ancillary mineral processing as a Permitted Activity

Overall, the intent for very enabling zones is retained.

Mineral Extraction in the RURZ Rural Zones (General Rural, Rural Lifestyle, Settlement) and OSZ – Open Space Zone

- Minor amendments to Objective and Policies – specifically providing for prospecting and exploration
- Amend the Permitted Activity Rule for mineral prospecting and exploration so is a maximum 5,000m² earthworks/site/year
- Amending the Restricted Discretionary Activity Rule for Mineral Extraction to a full Discretionary Activity
- In the General Rural Zone retain the Permitted Activity for small scale mineral extraction

Outstanding Matters

- Recommendations are ‘tidy ups’ of some areas
- The main recommendation relates to the recession rules – recommendations are both a standardisation of these and an overall reduction in stringency – targeting the rule rather than broad brush
- Additional amendment to the definition of papakāinga to reflect caucusing agreement between Poutini Ngāi Tahu and Te Tumu Paeroa
- Also recommend that staff be able to fix typographic errors in the recommended amendments

Issues Raised by Committee

Signs – reduction in height from 4m to 2.5m

- Only applies to temporary signs and community signs

Light

- Is measured at the site boundary not at the location where the light is emitted
- The rules require all light to be directed towards the area within the site that is intended to be illuminated
- Examples of different brightnesses of light
 - Good moonlight is 0.5 Lux
 - Rural roads are commonly lit at 5 lux
 - Urban roads are 15 – 30 lux
- ‘Normal’ outdoor lighting has a colour corrected temperature of 2700 – 3000 k

135 Ruatapu – Ross Road Rezoning

- Small area of Coastal Hazard Alert (Coastal Inundation Overlay 1) but has no other overlays – but is adjacent to SASM 111 and SASM 119
- Is 42.3 hectares so rezoning as Rural Lifestyle could result in 42 lots being created

Airport Zone – helicopter controls

- No controls within the zone rules
- Airport Zone noise levels are set based on meeting the Noise Contours in the Plan (regardless of aircraft type)

Designations

- St Mary's Church Hokitika – why removed?
- Ministry of Education sought removal as is not part of the integrated school

Chair Williams suggested adjourning the meeting until 8am on 24 September at Grey District Council.

Moved (Kaiwhakahaere Madgwick / Cr Haddock)

Meeting adjourned at 11.15am.



Te Tai o Poutini PLAN

A combined district plan for the West Coast

THE MEETING WAS RECONVENED AT GREY DISTRICT COUNCIL,
105 TANUI STREET, GREYMOUTH
AT 8.15AM ON 24 SEPTEMBER 2025

Welcome

Apologies

Cr Neylon

Chair Williams explained that the focus of this session of the meeting was to consider the resolutions circulated in the agenda paper *Decisions on Submissions and Adoption of Decisions on the proposed Te Tai o Poutini Plan, Variation 1 and Variation 2*.

Resolutions passed by TTPP Committee

Decisions on Submissions and Adoption of Decisions on the proposed Te Tai o Poutini Plan, Variation 1 and Variation 2

Moved (Mayor Cleine / Cr Haddock)

That the Te Tai o Poutini Plan Committee:

- 1. Receives the Recommendation reports and appendices of the Independent Hearing Panel on the provisions of and submissions on the proposed Te Tai o Poutini Plan (including Variations 1 and 2).*
- 2. Notes the contents of this report*

Carried

Recommendations for individual topics 1 to 26

Variation 1- Accepted- Moved (Kaiwhakahaere Tumahai / Cr Haddock)- Carried

Variation 2 – Accepted- Moved (Mayor Cleine / Kaiwhakahaere Tumahai) – Carried

Introduction and General Provisions- Resolves to correct any typographic and numbering errors in the Hearings Panel recommendation reports appendices prior to making changes to the Decisions Version of the Plan (Recommendation 4)- Accepted – Moved (Cr Haddock / Cr Gibson) – Carried

Mayor Gibson left the meeting from 8.28am to 8.33am

Strategic Direction - Accepted – Moved (Mayor Lash / Cr Howard) – Carried

Energy, Infrastructure and Transport – Accepted – Moved (Mayor Cleine / Kaiwhakahaere Tumahai) – Carried

Contaminated Land and Hazardous Substances – Accepted – Moved (Cr Haddock / Chair Williams) – Carried

Historic Heritage – Accepted – Moved (Mayor Lash / Cr Cassin) – Carried

Notable Trees – Accepted – Moved (Kaiwhakahaere Madgwick / Cr Howard) – Carried

Sites of Significance to Māori (SASM) – Accepted – Moved (Kaiwhakahaere Tumahai / Kaiwhakahaere Madgwick) – Carried

Cr B. Cummings – arrived at 9.10am

Ecosystems and Biodiversity

Mayor Gibson requested a motion that the Ecosystems and Indigenous Biodiversity Chapter be rejected and deferred, and an extension requested from the Minister of the Environment until there is clarity around RMA reform in this area. Cr Gibson & Kaiwhakahaere Tumahai supported Mayor Gibson.

Cr. Haddock was against deferring the whole chapter because it would have an effect on the whole plan, but he supported the clarification on items such as SNAs until the committee gets the direction from the central government. Mayor Cleine, Kaiwhakahaere Madgwick, Mayor Lash & Cr Cassin agreed with Cr. Haddock.

Mayor Gibson's moved *That the decision on the Ecosystems and Biodiversity Chapter are deferred and that Committee seek approval from the Minister for the Environment to extend the timeframe for this decision. The reasons for this decision are to enable the Committee to gain greater certainty about the changes to the Resource Management Reform and the future identification of Significant Natural Areas.*

Moved (Mayor Gibson / Cr Gibson), against (Cr Haddock, Mayor Lash, Mayor Cleine, Kaiwhakahaere Madgwick, Cr Howard, Chair Williams, Cr Cassin, Cr Cummings), resolution failed.

After the discussion, the committee returned to the recommended resolutions.

- Adopts the Independent Hearings Panel recommendation report as the Committee's decision on the provisions of and submissions on the proposed Te Tai o Poutini Plan (including Variations 1 and 2), in accordance with clauses 10(1), 10(2) and 10(4)(aaa) of Schedule 1 of the Resource Management Act 1991, as relates to all parts of Te Tai o Poutini Plan except in relation to the dates within Policy ECO – P1.
- Adopts the following wording for Policy ECO – P1

ECO – P1 *Identify significant natural areas and include these in Schedule Four through a Plan Change introduced no later than ~~August 2028~~ **31 December 2030**. The Significant Natural Area identification process will be undertaken in accordance with the criteria and process set out in the National Policy Statement for Indigenous Biodiversity and as outlined in Appendix Thirteen and will include:*

1. **Grey, Buller and Westland District** - wide assessment, identification and mapping of Significant Natural Areas, ~~which will be undertaken and completed by June 2027~~; and
 2. *Confirming that areas already identified in Schedule Four, as well as Regionally Significant Wetlands identified in Schedule 1 of the West Coast Regional Land and Water Plan meet the National Policy Statement for Indigenous Biodiversity criteria.*
- Notes the following reasons for the Decision on Policy ECO – P1:
 - a. That the Grey District Council has already undertaken an SNA identification process.
 - b. That there is insufficient time to do the SNA assessment in accordance with the principles in the NPSIB Clause 3.8 (2) by June 2027
 - c. That the Committee considers that the date in the recommendation is not practicable or reasonably achievable
 - That amending the timeframe in ECO-P1 will still 'give effect to the NPSIB as soon as reasonably practicable', as required under the NPSIB Clause 4.1(1).
 - That the RPS does not specify a date by which areas of significant indigenous vegetation and significant habitats of indigenous fauna must be identified in district plans
 - That amending the timeframe in ECO-P1 will still give effect to Objective 1 and Policy 1(a) in Chapter 7 of the RPS; and
 - That scope for this change is provided by the following submission points
 - Peter Langford S615.041
 - Karamea Lime Company S614.041
 - John Brazil S360.093
 - Koiterangi Lime Company S577.028, S577.032
 - Catherine Smart-Simpson S564.025
 - William McLaughlin S567.169
 - Steve Croasdale S516.032
 - Geoff Volckman S563.021

- Chris and Jan Coll S558.086
- Chris J Coll Surveying S566.086
- Laura Coll McLaughlin S574.086

Moved (Kaiwhakahaere Madgwick / Cr Howard)

Against (Mayor Gibson, Cr Gibson, Kaiwhakahaere Tumahai)

Carried

The meeting moved to public excluded session for the Committee to take legal advice at 9.18am

Cr Haddock left the meeting from 9.18am to 9.21am

Kaiwhakahaere Madgwick left the meeting from 9.30am to 9.32am

Moved (Mayor Cleine/ Chair Williams) that the committee readmit the public.

The Public were readmitted to the meeting at 9.45am

Following a break the meeting resumed at 10.18am.

Natural Features and Landscapes – Accepted- Moved (Cr Cassin / Cr Cummings)

Against (Mayor Gibson, Cr Gibson)- Carried

Natural Character and the Margins of Waterbodies – Accepted – Moved (Kaiwhakahaere Madgwick / Cr Gibson)- Carried

Subdivision – Accepted – Moved (Mayor Gibson, Cr Haddock)- Carried

General District Wide Matters Part 1 – Accepted – Moved (Mayor Lash / Mayor Cleine)- Carried

Signs – Accepted – Moved (Chair Williams / Cr Haddock)- Carried

Noise – Accepted- Moved (Mayor Lash / Mayor Cleine), Against (Cr Howard)- Carried

Cr Gibson left the meeting from 10.41am to 10.43am

Open Space Zones – Accepted – Moved (Mayor Cleine / Cr Haddock)- Carried

Industrial and Commercial Zones – Accepted – Moved (Mayor Gibson / Cr Cummings)- Carried

Residential Zones – Accepted – Moved (Cr Cassin / Kaiwhakahaere Tumahai)- Carried

Special Purpose Zones – Accepted – Moved (Cr Cummings / Mayor Lash)- Carried

Settlement Zone and its Precincts – Accepted – Moved (Kaiwhakahaere Tumahai / Chair Williams)- Carried

General Rural and Rural Lifestyle Zones – Accepted – Moved (Mayor Cleine / Cr Howard)- Carried

Designations – Accepted – Moved (Cr Haddock / Cr Gibson)- Carried

Natural Hazards including Coastal Hazards – Accepted – Moved (Cr Cummings / Chair Williams)- Carried

Coastal Environment – Accepted – Moved (Chair Williams / Mayor Cleine), against (Cr Gibson)- Carried

Mineral Extraction – Accepted – Moved (Mayor Cleine / Cr Cummings), against (Kaiwhakahaere Tumahai)- Carried

Outstanding Matters – Accepted – Moved (Cr Haddock / Mayor Lash)- Carried

Resolution to adopt the Independent Hearings Panel recommendation report

Adopts the Independent Hearings Panel recommendation report as the Committee’s decision on the provisions of and submissions on the proposed Te Tai o Poutini Plan (including Variations 1 and 2), in accordance with clauses 10(1), 10(2) and 10(4)(aaa) of Schedule 1 of the Resource Management Act 1991, as relates to all parts of Te Tai o Poutini Plan except in relation to the changes within Policy ECO – P1 pursuant to Resolution 4.

Moved (Mayor Cleine / Cr Haddock)

Carried

Following the resolutions made on the individual Plan topics, the remaining recommended resolutions from the staff report *Decisions on Submissions and Adoption of Decisions on the proposed Te Tai o Poutini Plan, Variation 1 and Variation 2* were made.

Mayor Cleine suggested that the remaining recommendations be moved as one. This suggestion was unanimously accepted by TTPP Committee.

Text which is highlighted in yellow denotes changes to the original recommendations made in the report.

Resolves to correct any typographic and numbering errors in the Hearings Panel recommendation reports appendices prior to making changes to the Decisions Version of the Plan **including correcting the name of Aotearoa me te Waipounamu.**

Resolves to publicly notify the Committee’s decision on 10 October 2025, in accordance with Clause 10(4)(b) of Schedule 1 of the Resource Management Act 1991.

Resolves to correct minor errors and make changes of minor effect in accordance with Clause 16(2) of Schedule 1 of the RMA, as identified in the Independent Hearing Panel's Recommendation reports.

Directs staff to alter the proposed Te Tai o Poutini Plan provisions and mapping application to reflect the Independent Commissioners recommended changes (subject to the further amendments made to Policy ECO – P1 by Resolution 4) and to correct minor errors and changes of minor effect in accordance with clause 16 (2) of the First Schedule of the Resource Management Act 1991.

Notes that adopting the Recommendation reports of the Independent Hearing Panel as the Committee's decision means the Committee also adopts the independent hearing panel's reasons for those decisions on submissions as set out in the recommendation reports (subject to the reasons provided in Resolution 5 in relation to the further amendments to Policy ECO – P1)

Notes that adopting the Recommendation reports of the Independent Hearing Panel as the Committee's decision does not mean the Committee has formed a view on possible future plan changes mentioned in the reports and recommendations.

Adopts and notifies the recommendations of the Independent Hearing Panel on the notices of requirement included in the proposed Te Tai o Poutini Plan as the Committee's recommendations on the notices of requirement, in accordance with clause 9 of Schedule 1 of the Resource Management Act 1991.

Moved (Mayor Cleine / Cr Haddock)

Carried

L. Easton listed areas identified by staff and the Committee as requiring monitoring by the incoming TTPP Committee following local body elections and recommended:

That the Committee provide close monitoring of the implementation of the Plan in the following matters, with consideration for the development of future Plan Changes:

- NOISE – R3 and acoustic requirements particularly as relates to the Railway Corridor
- Bridge widths Permitted rules in the Natural Character and the Margins of Waterbodies Chapter
- Outstanding Natural Landscapes and effects on private landowners
- Ecosystems and Indigenous Biodiversity and effects on private landowners
- Coastal Environment – and in particular Outstanding Coastal Natural Character and High Coastal Natural Character
- Mineral Extraction – volume of Permitted Activity for mining in the General Rural Zone
- Historic Heritage
- Natural Hazards in Greymouth
- Coastal Natural Hazards north of Hector and south of Hannah's Clearing
- Flood hazards in the Flood Alert areas e.g. Seddonville, Mokihinui, Karamea and Franz Josef

- Light and Rule 4A in relation to restrictions on lighting within 15km of the coast
- Firefighting water and the implementation of the requirements of FENZ in this regard

Moved (Chair Williams / Mayor Gibson)

Carried

J. Armstrong spoke about next steps, explaining that hard copies of the TTPP Decision Version and the online plan and maps will be available on the 10th of October. The appeals period then begins from that date for 30 working days. Following that, the staff and legal team will be analysing the appeals received and working with Environment Court staff to set up mediations.

Meeting ended at 11.43am.

Chairman

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end, positioned above a thin horizontal line.

NEXT MEETING December 12, 2025