



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## Te Tai o Poutini Plan Committee Meeting

11 May 2026

9.00AM

Westland District Council, Weld St, Hokitika

Livestreamed on YouTube

[@westcoastregionalcouncil5171](https://www.youtube.com/@westcoastregionalcouncil5171)

### AGENDA

9.00am	Welcome and Apologies	Chair
	Conflict of Interest Register and Declaration	Chair
9.05am	Confirm previous Minutes of 10 April 2026	Chair
	Matters Arising	Chair
9.10am	Report – Plan Change 1	Principal Planner
9.25am	Update on Mediation Processes	Project Manager
9.40am	Minor Amendments Report	Principal Planner
9.50am	Financial Report to 31 March 2026	Project Manager
10.00am	Meeting ends	

TTPP Committee Meetings for 2026	Time	Venue
11 June	9.00am	Buller District Council
11 August	9.00am	West Coast Regional Council
15 October	1.00pm	Buller District Council
12 November	9.00am	Grey District Council
15 December	9.00am	West Coast Regional Council



# 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 10 April 2026

### Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Mayor C. Russell (BDC),  
Cr A. Cassin (WCRC), Cr A. Gibson (GDC), Chair C. Smith (WCRC) Cr P. Rutherford (BDC)

### In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Alice Balme  
(Wynn Williams), Carissa du Plessis (BDC), Lois Easton (TTPP Principal Planner), Doug Bray  
(WCRC) Gina Hogarth (BDC) Philippa Lynch (PNT)

### Welcome

### Apologies

Kaiwhakahaere F. Tumahai (Ngāti Waewae), Kaiwhakahaere P. Madgwick (Makaawhio), Cr L.  
Webb (BDC), Cr G. Maitland (WDC)

**Moved** (Chair Williams/ Mayor Gibson)

*That the apologies be accepted*

*Carried*

### Conflict of Interest Declaration

None raised

## Confirm minutes of the previous meeting held on 4 March 2026

**Moved** (Mayor Lash / Cr. Cassin)

*That the minutes of the meeting held 4 March 2026 be confirmed.*

*Carried*

## Matters arising from previous meetings

None raised

## Minor Amendments Report

L. Easton explained that this was the third minor amendment paper brought to the Committee, as plan users have continued to pick up errors during daily use of TTPP.

**Moved** (Cr Gibson / Mayor Russell)

1. *That the Committee receive the report*
2. *That the Committee resolves to approve the correction of minor errors and make changes of minor effect in accordance with Clause 16(2) of Schedule 1 of the RMA, as identified in the table within this report.*

*Carried*

## Update on Mediation Processes

Mrs Armstrong presented a report which included a summary of the 12 topics that the TTPP Positions Subcommittee set positions on during March, a table showing the results of direct discussions between the TTPP legal team and appellants/s274 parties and updated the Committee on engagement with the Environment Court.

The Commissioner leading the TTPP appeals mediation process has been confirmed as Kate Wilkinson. TTPP staff met with the commissioner to discuss the administration of the mediation process. It is anticipated that mediation meetings will occur every second week from early May to early December 2026.

Mr Lew explained that meetings will be booked according to the schedule, but whether and when agreements will be reached among the parties cannot be predicted, and some points may remain unresolved following mediation.

**Moved** (Chair Williams / Cr Gibson)

1. *That the Committee receive the report*

*Carried*

### **Standing Order Amendment**

Mrs Armstrong sought Committee approval to amend TTPP Committee Standing Order 7.1 Public Notice – ordinary meeting.

The amendment was to enable multiple meetings occurring within a following month to be advertised in one public notice no later than 5 working days before the end of the current month.

Chair Smith commented this was a sensible amendment to achieve administrative and financial efficiencies.

**Moved** (Mayor Lash / Mayor Gibson)

1. *That the Committee receive the report*
2. *Approves the change to TTPP Committee Standing Order 7.1 as highlighted:*
3. *All meetings **scheduled for the following month** must be publicly notified together with the dates, the times and places on and at which those meetings are to be held, **not more than 14 working days and not less than 5 working days before the end of the current month. In the case of meetings held on or after the 21st day of the month public notification may be given not more than 10 working days** and not less than 5 working days before the day on which the meeting is to be held.*

*Carried*

### **Financial Report to 28 February 2026**

J. Armstrong presented the financial statement to 28 February 2026. Mrs Armstrong explained that figures from the tables in Appendices 1 and 2 were updated each month in point 2 of the report, and took the report as read.

Mayor Lash asked who was responsible for managing the budget, as she was concerned about the ongoing unfavourable variance.

Mrs Armstrong responded that budget management is the responsibility of the TTPP Committee, and that the unfavourable variance was due to the Hearing Commissioner

expenditure being greater than originally anticipated as the hearings and recommendations report writing took longer than anticipated. This impacted the 2026 budget early in the financial year, and although the figure is not increasing, the amount was greater than budgeted for the full year.

Mr Lew explained that TTPP is in a legal process which must be followed and it is very difficult to estimate the costs, although other planning processes across the country have been far more costly than the TTPP process.

**Moved** (Chair Smith / Chair Williams)

1. *That the Committee receive the report.*

*Carried*

### **TTPP Committee Chair Recruitment Process**

Chair Williams explained his reasons for tendering his resignation.

Mayor Gibson thanked Chair Williams for his service. She wondered whether it might be better to delay recruitment until after the TTPP becomes fully operative.

Mayor Lash agreed and raised concerns over the costs of recruitment and remuneration for a new Chair.

Chair Smith asked Chair Williams what the role entails and was told that the meetings are about 20% of the role, with multiple conversations with the Project Manager each week, additional correspondence and meetings, and report reading and approvals. Chair Smith responded that he would not have the time to cover this role even if shared with the mayors on a rolling basis.

Mayors Lash and Gibson agreed.

Cr Rutherford recognised the importance of an independent TTPP Chair and recommended the Committee accept the report but not accept Chair Williams resignation at this time. There was strong support for this recommendation.

**Moved** (Cr Rutherford / Chair Smith)

*That the TTPP Committee:*

1. *Receives this report.*
2. *Does not accept the resignation of TTPP Committee Chair Rex Williams.*

*Carried*

## **General Business**

Chair Williams noted he would be absent from the next Committee meeting on 11 May, and Mayor Lash agreed to chair in his absence.

Mrs Armstrong explained that some Committee meetings will be cancelled due to clashes with mediation meetings that staff will be attending. She committed to sending monthly financial reports to Committee members during this time.

Meeting ended at 9.56 am.



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: 11 May 2026

Subject: **Te Tai o Poutini Plan – Plan Change 1 Update**

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## **SUMMARY**

This report updates the Committee on the development of Plan Change 1 which is intended to address inefficient outcomes and unworkable provisions identified through the early implementation of Te Tai o Poutini Plan.

The Plan Change has been drafted and submitted to the Minister for RMA Reform. At the time of writing this paper staff were expecting approval from the Minister to proceed with the Plan Change to be forthcoming very shortly.

Accordingly, this report brings the Draft Plan Change to the Committee for approval to proceed with notification once the Minister's approval has been confirmed.

## **RECOMMENDATIONS**

1. That the Committee receive the report.
2. That the draft Plan Change contained in Appendix 1 be approved for consultation.
3. That as soon as staff receive the approval of the Minister for RMA Reform to proceed with Plan Change 1 for Te Tai o Poutini Plan under the provisions of the Resource Management (Consenting and Other System Changes) Amendment Act 2025, that statutory consultation as outlined in this report be undertaken.

Lois Easton

**Principal Planner**

## BACKGROUND

1. The Decisions version of Te Tai o Poutini Plan (TTPP) was publicly notified on 10 October 2025.
2. As is normal, once the Decision Plan was notified, staff of the three Councils and other users of the Plan, started picking up errors within the Decision Plan. The Resource Management Act has provision for minor errors to be fixed outside of the consultation process prescribed in Clause 16 of Schedule One of the Act and the Committee has approved the correction of some minor errors already.
3. However, errors and provisions with unintended consequences that materially affect people and resource consent requirements are not able to be corrected through the Clause 16 minor error process.
4. For this reason, a Plan Change is required to correct such errors.
5. Normally this would be a relatively simple matter, however the Resource Management (Consenting and Other System Changes) Amendment Act 2025 (the Amendment Act) puts in place a requirement that the Minister for RMA Reform must approve any Plan Changes proposed by Councils before they can proceed. This is known as the "Plan Stop" mechanism.
6. Under "Plan Stop" it is required to demonstrate that the criteria in the Amendment Act are met.
7. These criteria are very strict and very few Plan Change proposals are likely to meet them.
8. During the course of implementation of TTPP, staff identified a number of errors and corrections to the Plan that they consider meet the "Plan Stop" criteria – particularly as relate to the criterion around "unworkable provisions or inefficient outcomes".
9. These matters, while individually relatively minor, are adding unnecessary cost and delay to development not intended to be caught in the resource consent process.
10. These matters were included in the report to the Committee in December 2025 seeking approval to seek exemption from the Plan Stop process.
11. Following that meeting, staff at the three district councils identified further matters ideally to be included in the Plan Change, and the Buller District Council staff sought that the Plan Change include rezoning of 13ha of land at Butts Road Reefton for residential development, to provide housing for the expansion of the minerals sector currently occurring in that area.
12. All of these matters were included in the proposal submitted to the Minister for RMA Reform.
13. At the end of April staff were advised that the proposal was being submitted to the Minister in early May, and that it appeared to meet the criteria required for approval.
14. As outlined in the December report to the Committee, staff have consulted with the technical advisory team on the detail of the Plan Change and have prepared a draft of the required Section 32 analysis to support this. A summary of the Plan Change is included below.
15. It should be noted that these are all relatively minor matters. As such they could be expected to attract only limited interest in the submissions process and as a Plan Change could be likely to proceed at a relatively quick speed.
16. There are seven matters in the draft Plan Change which relate to appeals by one or more of the member District Councils on TTPP. Advice from the TTPP Legal Counsel is that we may not need to proceed with the part of the Plan Change around the Site Coverage matter (Amendments 7 and 8) if this matter is able to be settled at mediation which is scheduled for 25 May. Depending on timing, by introducing the Plan Change the Buller District Council and Grey District Council may also be able to withdraw their appeal points in relation to the matters in Amendment 12, Amendment 16 and Amendment 18.
17. Because there are other appellants (Forest and Bird, KiwiRail) in relation to the Noise, Light and Natural Hazard Mitigation Structure provisions within the draft Plan Change, introducing a Plan Change around these matters will increase the complexity of the planning situation for these rules (3 sets of provisions to consider and weight – Operative Plan, Decision Plan, Plan Change 1) but staff consider that given the unintended consequences that these provisions are having on development, the Plan Change on these matters is still warranted.

## SUMMARY OF DRAFT PLAN CHANGE 1

Amendment	Reason for Plan Change
<p>Amendment 1 - Parks Incorrectly Zoned:</p> <ul style="list-style-type: none"> <li>• Omau Domain – rezone from Rural Residential Zone to Open Space Zone</li> <li>• Little Wanganui Reserve – rezone from Settlement Zone – to Open Space Zone</li> <li>• Seddonville Memorial Reserve – rezone from Settlement Zone – to Open Space Zone</li> <li>• Ngakawau – Hector Reserve rezone from General Rural Zone – to Open Space Zone</li> <li>• Reefton Domain – rezone parts of the reserve from General Residential Zone to Open Space Zone</li> <li>• Brougham Street Reserve Westport - rezone from General Residential Zone to Open Space Zone</li> <li>• Plaskett Street Reserve Reefton – rezone from General Residential Zone–to Open Space Zone</li> <li>• Springs Junction Reserve – rezone parts of the reserve from General Rural Zone and Settlement Zone to Open Space Zone</li> </ul>	<p>Amendment 1 is needed because several parks and reserves were omitted from an Open Space and Recreation Zone and are incorrectly zoned for their use.</p>
<p>Amendment 2: Private Land Incorrectly Zoned an Open Space and Recreation Zone</p> <ul style="list-style-type: none"> <li>• Section 1 SO525844 to be rezoned from Open Space Zone to Settlement Zone</li> </ul>	<p>Section 1 SO 525844 is a privately owned property on the corner of Marks Road and Haast Pass Highway. It is incorrectly zoned Open Space Zone, which is inappropriate as it is private land. The property is at the entry to Haast Village and is proposed to be rezoned Settlement Zone – the same zone as the adjacent privately owned properties.</p>
<p>Amendment 3 – Residential Land Incorrectly Zoned</p> <ul style="list-style-type: none"> <li>• 60 Cowpers Street Greymouth,</li> <li>• 402 Main South Road Paroa and</li> <li>• 406 Main South Road Paroa</li> </ul> <p>– to be rezoned General Residential Zone</p>	<p>A residential property at 60 Cowper Street Greymouth has been incorrectly zoned Commercial Zone. Two residential properties at 402 and 406 Main South Road Paroa have been incorrectly zoned General Rural Zone. The properties are proposed to be rezoned General Residential Zone which is its current use and the Grey District Plan zoning.</p>
<p>Amendment 4 – Deletion of random references to Future Urban Zone from the maps:</p> <ul style="list-style-type: none"> <li>• Part Schadik Avenue, Carters Beach. Lot 2 DP 3295 to be rezoned from Future Urban Zone to General Rural Zone</li> <li>• Part Alma Road Westport - road reserve to be rezoned from Future Urban Zone to Settlement Zone – Rural Residential Precinct</li> </ul>	<p>In a range of locations on the Planning maps the Future Urban Zone is erroneously identified. The properties are proposed to be rezoned the same zone as the surrounding land.</p>

<b>Amendment</b>	<b>Reason for Plan Change</b>
<p>Amendment 5 – Corrections to Designation Descriptions and Reinsertion of Addisons Cemetery and Maruia Landfill and Recycling Centre</p> <ul style="list-style-type: none"> <li>• Corrections to the Designation descriptions for: Buller District Council Designations BDC20, BDC21, BDC22, BDC23, BDC25, BDC27, BDC28</li> <li>• Deletion of duplicated BDC24</li> <li>• Correction of location map of BDC24 and BDC26</li> <li>• Reinsertion of BDC37 Addisons Cemetery</li> <li>• Reinsertion of BDC 28 Maruia Landfill and Recycling Centre</li> </ul>	<p>These errors were identified during the hearings process, but there was insufficient scope in the submissions to include them in the Decision. Addisons Cemetery and Maruia Landfill and Recycling Centre were included in the Buller District Plan and omitted from TTPP in error. All these designations are in effect.</p>
<p>Amendment 6 – Heritage Schedule Extent Updates</p> <ul style="list-style-type: none"> <li>• Clarifying that in most cases it is the exterior of heritage buildings which are scheduled</li> <li>• Clarifying the instances where the interior fixtures and fittings are scheduled</li> <li>• Clarifying where the whole parcel on which the heritage building or item sits is included in the schedule and where only part of the legal parcel (generally that on which the building/structure is located and its immediate surrounds) is included in the schedule</li> <li>• Clarifying the extent of historic areas</li> <li>• Deletion of HH103 the Totalisator Building at Hokitika Racecourse (which has been demolished)</li> </ul>	<p>Schedule One contains the Historic Heritage Items and Areas in the Plan and lists the “extent” of the items that are subject to the heritage provisions. The Plan listings were based on Heritage New Zealand assessments for their purposes and rolled into the Plan. Since that time a more thorough assessment on what extent of each item should be subject to the heritage provisions has been undertaken by Dr Ann McEwan, a heritage expert.</p>
<p>Amendment 7 – Replacing the term “Site Coverage” with “Building Coverage” across the Plan rules</p> <ul style="list-style-type: none"> <li>• The following rules refer to “site coverage” which is proposed to be replaced with the term “building coverage”:</li> <li>• NCZ – R1, NCZ – R13, GIZ – R1, LIZ – R1, GRZ – R1, GRZ – R16, GRZ – R17, GRZ – R18, LLRZ – R1, LLRZ – R14, MRZ – R1, MRZ – R11, RLZ – R1, SETZ – R2, MPZ – R1, PORTZ – R1, and SVZ – R1</li> </ul>	<p>The change from building coverage to site coverage has had unintended consequences in terms of restricting development. The operative plans all used building coverage as the key metric – the change to site coverage has significantly reduced the effective permitted building area.</p>

<b>Amendment</b>	<b>Reason for Plan Change</b>
<p>Amendment 8 Deleting the definition of "Site Coverage" and replacing this with national planning standard definition "Building Coverage"</p> <ul style="list-style-type: none"> <li>• The TTPP defines "Site Coverage" as: "means the proportion of a site that is covered by buildings, decks and paving, including concrete, asphalt, brick, stone and precast concrete slabs."</li> <li>• The proposed new definition of "Building Coverage" is: "means the percentage of the net site area covered by the building footprint"</li> <li>• The term "building footprint" is already defined in the Plan and also uses the National Planning Standards definition.</li> </ul>	<p>Site coverage definition is too wide – and difficult to interpret. National planning standards definition of building coverage is more appropriate.</p>
<p>Amendment 9 - Amending Subdivision Rule SUB – R16:</p> <ul style="list-style-type: none"> <li>• This amendment proposes to delete standard 4 that requires that Subdivision Standards S2 – S11 are complied with</li> </ul>	<p>Subdivision Rule SUB – R16 relates to subdivision of land to create allotments containing an area of significant indigenous biodiversity not meeting SUB – R9. There are a range of standards within this rule, which if breached escalate the activity to non-complying. Non-compliance with the subdivision standards is included as Standard 4 in error. Non-compliance with the subdivision standards for all other rules escalates to SUB – R19 which is also a Discretionary Activity.</p>
<p>Amendment 10 -Updating Subdivision Standard S2 to correct the reference to New Zealand Building Code – Acceptable Solution B1</p>	<p>Subdivision Standard S2 refers to Acceptable Solution B1/AS4 Approved Document B1/4: Structure Foundation. This has now been superseded. The correct reference should be: New Zealand Building Code – Acceptable Solution B1.</p>
<p>Amendment 11 – Providing exclusions for firefighting water tanks in Settlement Zones</p> <ul style="list-style-type: none"> <li>• Amend Rule SETZ – R6 to add a standard that Tanks for firefighting water are setback a minimum 1m from the road and internal boundaries and that they must not exceed 5m in height</li> </ul>	<p>The Decisions on TTPP included an increase in the requirements for firefighting water tanks on unreticulated sites. In the Settlement Zone, where lot sizes are small, this has had the unintended consequence of meaning in many instances the tanks required infringe Rule SETZ – R6 which regulates minor structures. These are required to be set back 5m from the road and any General Rural Zone or Industrial Zone boundary and 1m from internal boundaries. In SETZ – PREC4 – Rural Residential Precinct the setbacks are 10m from road boundaries and residential boundaries and 5m from internal boundaries. In addition the maximum height is 2m and the maximum area is 10m<sup>2</sup>.</p> <p>The 45,000 litre tanks required for firefighting water are normally 3.5m high with a diameter of 4.6m. An increase in the setback, height and exemption from the area standards is therefore required</p>

<b>Amendment</b>	<b>Reason for Plan Change</b>
<p>Amendment 12 - Remove requirement for boundary setbacks for natural hazard mitigation structures in EW – R1</p> <ul style="list-style-type: none"> <li>Amend standard 1 so that construction, repair or maintenance of a natural hazard mitigation structures undertaken by a statutory agency is except from the maximum depth or height limits within 1.5m of a boundary</li> </ul>	<p>Rule EW – R2 permits earthworks for natural hazard mitigation structures but provides no exemption in EW – R1 for the boundary setback. Most natural hazard mitigation structures are located on or very close to the boundary – for example the new Westport flood wall. This has had the unintended consequence of making these structures require consent when the intention was that they be permitted.</p>
<p>Amendment 13 - Noise – R3 – amend reference to “additions” instead of “altered buildings”.</p> <ul style="list-style-type: none"> <li>Amend the rule title, standard 1.iii., standard 3, standard 4.i.and advice note 1 to refer to an “addition” rather than an “alteration”</li> </ul>	<p>NOISE – R3 refers to altered buildings rather than additions. Addition is defined in the Plan and relates to increasing the gross floor area or increasing the height of the building. The intention of this rule is that it applies to additions only – alterations and altered buildings are not defined and this is creating the situation where very minor alterations (e.g. replacing windows) which cannot enable the room to meet the acoustic standards, are triggering resource consents. There are significant costs associated with getting a resource consent in the form of an acoustic report – and there is no capability on the West Coast to produce these so people are needing to get consultants from elsewhere.</p>
<p>Amendment 14 - Rule SETZ – R1 Settlement Zone – requirement that water infrastructure be lawfully established in order for connections to be made</p> <ul style="list-style-type: none"> <li>Amend standards 2 and 3 to refer to the network utility infrastructure being lawfully established</li> </ul>	<p>The definition of network utility operator means that unconsented/not lawfully established water infrastructure can be connected to in Settlement Zones creating issues around public health and quality of infrastructure. The rule needs to be amended to ensure that only lawfully established water infrastructure is able to be connected to.</p>
<p>Amendment 15 - Amendment to Light – R5</p> <ul style="list-style-type: none"> <li>removing requirement that the rule apply within all zones within 15km of the coast.</li> </ul>	<p>LIGHT – R5 – requires specific lighting standards to protect wildlife in all areas within 15km of the coast. Since the rule has been in effect it has been found to be unworkable – the 15km inland requirement covers nearly every settlement on the West Coast. This includes Greymouth, Westport, Hokitika and the ports and airports. The rule means that many common types of commercial and industrial lighting within the town centres need resource consent under this rule.</p>

Amendment	Reason for Plan Change
<p>Amendment 16 – Amendment to NOISE – R3</p> <ul style="list-style-type: none"> <li>removing requirements for acoustic insulation and vibration management in relation to the Westport – Ngākawau and Westport – Port branch lines</li> </ul>	<p>NOISE – R3 - acoustic insulation and vibration requirements apply to the railway line through Westport (Westport – Ngākawau line and Westport Port Branch line), despite them being very lightly used branch lines. The rule provides an exemption for the lightly used Hokitika line and the Westport – Ngākawau line should be treated in the same way. This rule has led to inefficient outcomes – a large number of existing dwellings in Westport are being caught by these requirements when they are being upgraded to improve flood resilience. This creates a disincentive for activities such as lifting floor levels.</p>
<p>Amendment 17 – Replacing reference to “alterations” with “additions” in the following rules</p> <ul style="list-style-type: none"> <li>NFL – R5/ NFL – R6</li> <li>COMZ – R1/ COMZ – R7/ COMZ – R10</li> <li>MUZ – R1/MUZ – R9</li> <li>NCZ – R1/ NCZ – R11</li> <li>TCZ – R1 / TCZ – R2/TCZ – R3/ TCZ – R15</li> <li>GIZ – R1/GIZ – R10/GIZ – R14</li> <li>LIZ – R1/LIZ – R10</li> </ul> <p>Also NOISE – APP1</p>	<p>The undefined term “alterations” has been used inconsistently with the rest of the Plan in several Permitted Activity rules. The rules should only refer to defined term “additions”, however this plan integration matter was not picked up during the Decisions process. This has led to inefficient outcomes and is largely unworkable. It means that minor alterations (e.g. window replacements) are triggering resource consent requirements where existing buildings infringe other Permitted Activity standards.</p>
<p>Amendment 18 Moving Natural Hazard Mitigation Structures Provisions from the Natural Hazards Chapter to the Infrastructure Chapter. The following provisions will be moved:</p> <ul style="list-style-type: none"> <li>NH - O5</li> <li>NH – P12</li> <li>NH - P3 (which is replicated in the Infrastructure Chapter but not deleted from the Natural Hazards Chapter)</li> <li>NH – R2</li> <li>NH – R3</li> <li>NH – R4</li> <li>NH – R8</li> </ul>	<p>The provisions for natural hazard mitigation structures are located in the Natural Hazards Chapter. This means zone provisions also apply. This was not the intent of the drafting of the Plan as the rules in particular were drafted with a view of appropriateness regardless of zone.</p> <p>This is inefficient and causing unnecessary consenting requirements for structures being constructed by statutory agencies (e.g. the Westport flood control scheme). Moving the provisions to the Infrastructure Chapter would mean Zone requirements would no longer apply and make the provisions more efficient and workable.</p>
<p>Amendment 19 - Clarify Construction Noise is a Permitted Activity</p> <ul style="list-style-type: none"> <li>Amend NOISE - R2 to include construction noise that meets the standards in NOISE – R1</li> </ul>	<p>There is some uncertainty in the interpretation of the Rule NOISE – R1 is making people think construction noise may not be permitted.</p>

Amendment	Reason for Plan Change
Amendment 20 - Including Educational Facilities within the definition of Hazard Sensitive Activity.	Educational Facilities are not included in the definition of Hazard Sensitive Activity meaning that minimum floor heights above flood hazards are not required. These buildings are important community facilities and frequently used as emergency evacuation centres. Therefore including them within the definition of Hazard Sensitive Activities will maximise their usefulness to the community and resilience to climate change.
Amendment 21 - Rezone 13 ha of land at 22 Butts Road Reefton to General Residential Zone to allow for expansion of housing to support the mining industry	Reefton has experienced significant expansion of the minerals sector with the development of the Snowy River Gold Mine. Reefton is a major source of critical minerals and further mining expansion is planned. This is severely limited by the lack of housing for workers. Rezoning the 22 Butts Road block will allow a further 110 dwellings to be constructed for housing to support the expansion of the minerals sector. The site proposed for rezoning is not known to be subject to natural hazards, and is not identified as having significant environmental values. It is well located for servicing for infrastructure. The site is directly adjacent to existing Residential Zone properties. The portion of the site proposed to be rezoned is a relatively flat site easily available to be developed and integrated into the existing Reefton community.
Amendment 22 -Applying the Coastal Settlement Precinct to land which is incorrectly shown without the Precinct on it. <ul style="list-style-type: none"> <li>• Road reserve at Hartmount Place and Ross Place Te Miko</li> <li>• Road reserve at Dickenson Parade, Punakaiki Road (where this abuts the rest of the Precinct), Webb Street, Owen Street and Mabel Street Punakaiki</li> </ul>	The Coastal Settlement Precinct mapping has some mapping errors whereby some coastal settlements road reserves are missing from being shown on the Plan maps as Coastal Settlement Precinct. This creates conflicts between the rules governing the properties vs the road reserves and can lead to unintended consequences.

## **PROGRESSING THE PLAN CHANGE ONCE MINISTER FOR RMA REFORM APPROVAL IS GAINED**

18. Once the approval of the Minister for RMA Reform is received then statutory consultation is required to be undertaken prior to notification of the Plan Change. Statutory consultation is required with:
  - i. Minister for the Environment
  - ii. Minister of Conservation
  - iii. West Coast Regional Council
  - iv. Buller District Council (in relation to the changes to their Designations)
  - v. Poutini Ngāi Tahu plus the main Te Runanga o Ngai Tahu office in Christchurch
  - vi. Persons directly affected by the rezoning (property owners and the adjacent owners of 22 Butts Road, Reefton)
  - vii. Anyone who made an appeal on any of the provisions being altered.

19. This statutory consultation is recommended to take the form of a letter being sent to these parties with a copy of the Plan Change included and a timeframe for feedback response provided.
20. The results of this statutory consultation will be reported to the Committee who can then decide if they want to make any amendments to the Plan Change prior to public notification.
21. Until the Minister confirms his exemption to the Plan Stop provisions, a timeframe cannot be confirmed. However, an indicative time frame is as follows:

<b>Activity</b>	<b>Indicative Timeframe</b>
Minister Confirms Plan Stop Exemption	Mid-May 2026
Statutory Consultation	End May – End June 2026
Report to Committee to Publicly notify Plan Change 1	August Committee meeting

22. Mediation dates that could impact on the content of the Plan Change are:
  - Site Coverage Issue – 22 – 25 May 2026
  - Light and Noise – 17-20 August 2026
  - Natural Hazards – 6-9 October 2026
23. As part of the pre-mediation information, the appellants in relation to these topics will be advised that the Committee is intending to notify a Plan Change on these matters.



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager

Date: 11 May 2026

Subject: Appeals Mediation and Hearings Process Update

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## SUMMARY

This report provides information on the current state of the appeals mediation and hearings process on Te Tai o Poutini Plan (TTPP).

## RECOMMENDATION

1. That the TTPP Committee receive this item.

## REPORT

1. An update of the current state of the TTPP appeals mediation and hearings process will be provided at each TTPP Committee meeting until the Plan is fully operative.
2. The report includes:
  - a. A summary of the topics for which the TTPP Positions Subcommittee has set positions;
  - b. The results of direct discussions between the TTPP team and appellants/s274 parties;
  - c. An update on the progress towards mediation; and
  - d. Any update on any other significant developments in response to appeals since the last report.

### Position setting

3. The TTPP Positions Subcommittee met twice in April on the 10<sup>th</sup> and 28<sup>th</sup>. The following topics were discussed and positions approved for each.

- Industrial Zone
- Hazardous Substances and Contaminated Land
- Open Space and Recreation Zones
- Historic Heritage
- Earthworks
- Strategic Directions
- Rural Zones
- Notable Trees
- Activities on the Surface of Water
- Energy
- Mineral Extraction – Buller Coalfield Zone
- Natural Hazards

## Resolution of appeals

4. The progress made on resolving appeal points by direct discussions is set out in **Appendix A**. Appendix A sets out the appeal points that have been withdrawn, resolved by consent or for which consent documents have been prepared/circulated for consideration. Updates since the last report are shown in blue.
  
5. In summary, since the last update report:
  - a. Appeal points have been withdrawn by:
    - i. New Zealand Coal and Carbon Limited (NZCC). This was a significant withdrawal of most of NZCC’s appeal points and all NZCC’s section 274 party notices.
  
  - b. Consent documents are continuing to be progressed for appeal points for the following appeals:
    - i. Royal Forest and Bird Protection Society of NZ Inc;
    - ii. Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu;
    - iii. Federated Farmers; and
    - iv. KiwiRail Holdings Limited.
  
6. In addition to formal withdrawal and resolution of appeal points by consent, appeal points have also been refined and clarified through direct correspondence with parties. Further particulars have been sought from certain parties formally through the Court. The Court directed that any party opposing the orders for further particulars sought by the Committee file memoranda by 24 April 2026. Otherwise, the court would simply

make the orders sought. No parties filed any memoranda opposing the orders sought. The Court issued directions on 30 April 2026 requiring that parties provide the further particulars sought by the TTPP Committee.

## **Mediation**

7. The Commissioner has confirmed the directions and timeframes for mediation. The first mediation on the Strategic Directions topic is scheduled to begin on 12 May. The TTPP Committee circulated its position paper for this topic on 10 April and parties had until 24 April to provide their positions. The next topic to be mediated will be Cross Plan, scheduled to commence on 25 May. The mediation on 12 May will be held in Grey.

## **Other developments**

8. In accordance with Court timetabling directions, the TTPP Committee made an application on 2 April to strike out the appeal by John Currie on the basis that Mr Currie did not lodge a valid submission on the TTPP (as it was lodged outside the required timeframes) and therefore has no standing to appeal. Mr Currie filed a notice of opposition to this application on 23 April. The Court has now directed the TTPP Committee and Mr Currie to file legal submission on 1 May and 8 May respectively. This matter will then be decided by the Court on the papers.
9. Forest and Bird applied on 25 April to strike out the appeals and section 274 notices of Grey District Council and Buller District Council on the basis that they are contrary to the transfer of the council plan making powers to the West Coast Regional Council and undermine the integrity of the appeals process. The Court has directed that any opposition to Forest and Bird's application be filed by 8 May.
10. A memorandum of counsel will be filed on behalf of the TTPP Committee setting out its neutral position on Forest and Bird's application along with an affidavit of the Committee Chairperson to provide information to assist the Court on matters including:
  - a. The background to the Committee and how it was established;
  - b. District Council appointments to the Committee;
  - c. The Committee's role in delivering the TTPP;
  - d. How the Committee operates in practice; and
  - e. The Committee role versus the District Council roles in administering the TTPP.
11. This application raises the question of potential delay to the mediation schedule. A collection of the Mining Companies have also sought that the mediation schedule be deferred while this matter is resolved. As the Committee is aware, a huge amount of work went on behind the scenes to set the mediation timetable and accommodate all the party's availability. A likely consequence of changing the timetable now would be that mediation on some topics that are important to people on the West Coast would

likely be pushed out until 2027 (such as Mineral Extraction topics and Strategic Directions). A memorandum was filed with the Court on Monday 4 May setting out the practical implications of delaying mediation and the significant cost and time burden this would impose on the Committee and the West Coast people. Staff consider that mediation should proceed as planned.

12. Finally, the Court issued a decision on 30 April, striking out the appeal of Gavin Molloy due to deficiencies in the notice of appeal.

## Appendix A – Appeals progress update

1. The following progress has been made on TTPP appeals (with updates since the last report shown in [blue](#)):

Appellant	Appeal point	Comments
<i>Appeal Points Withdrawn<sup>1</sup></i>		
Buller Conservation Group	A27.2 inconsistent usage of the term “site” throughout TTPP	Confirmed by Court
Buller Conservation Group	A27.1 provide a contents page in PDF and online versions of TTPP	Confirmed by Court
WMS Group (HQ) Limited	A14.5 (as it relates to ECO-O4, ECO-O5, ECO-P5, ECO-P6, ECO-R8 and ECO-R11 only) relating to specific recognition of operational and functional need of activities to be located in an area and removal of restrictive wording	Confirmed by Court  Note this is a partial withdrawal of this appeal point in relation to certain provisions only
Birchfield Coal Mines Limited	A4.38 add mineral extraction zone to transport overview as transport is an ancillary activity to most / all mineral extraction activities	Informally withdrawn, notice of withdrawal still to be filed with Court and confirmed
<a href="#">New Zealand Coal and Carbon Limited</a>	<p>All appeal points except for:</p> <ul style="list-style-type: none"> <li>• <a href="#">A3.45 and A3.46 relating to Maps, SEC 39 SO11207 TWN OF ROA BLK II MAWHERANUI SD (Valuation ID 2543020700) and SEC 48 SO 11207 BLK II MAWHERANUI SD: the relief sought is an amendment (reduction) to the Settlement Zone at Roa township so it does not overlap with the MINZ and the Roa Mine access road and/or yard area.</a></li> <li>• <a href="#">A3.39 and A3.52 relating to Schedule 4, Significant Natural Areas, BLA-P002 Mt Davy: the relief sought is the removal of the Roa Mining Company Ltd mining permits and licence from BLA-P002 Mt Davy.</a></li> <li>• <a href="#">A3.37 relating to NOSZ - R18: the relief sought is to change</a></li> </ul>	<a href="#">Confirmed by Court</a>

<sup>1</sup> This means that this appeal point is no longer under appeal by the specified appellant. The provision that the appeal point relates to may still be under appeal by other parties.

	<p>the activity status from non-complying to discretionary.</p> <ul style="list-style-type: none"> <li>A3.21 relating to ECO - R10 4.a.: the relief sought is to amend this provision, so it is consistent with the December 2025 amendments to the National Policy Statement for Indigenous Biodiversity.</li> </ul>	
<i>Appeal Points Resolved by Consent<sup>2</sup></i>		
N/A		
<i>Appeals Consent Documents Prepared/Circulated for Consideration<sup>3</sup></i>		
Royal Forest and Bird Protection Society of NZ Inc	A30.118 to amend RESZ - P13 to use the defined term “significant indigenous biodiversity” rather than “significant biodiversity”	Following up with parties regarding position on consent documents.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.36 to change the activity status of Papakāinga that breaches the permitted activity status in the Settlement Zone from discretionary to restricted discretionary (amending SETZ – R22, 26)	With PNT for consideration before circulation to parties.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.20 amend matter of discretion in SVZ - R5 to replace Effects on Cultural Values with Effects on Poutini Ngāi Tahu Values	With PNT for consideration before circulation to parties.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.25, A34.26, A34.27 replace the definition of Papakāinga, include a definition of Māori land and amend the glossary descriptions of: Kaitiakitanga, Mahinga Kai, Marae, Nohoanga, Pounamu, Taonga, Wāhi Taonga, Wāhi tohu, Whenua (as specified in notice of appeal)	With PNT for consideration before circulation to parties.
Federated Farmers	Various appeal points seeking amendment to ENG-R7, LBPP-01, NFL-P2 RLZ-R1, RLZ-R15, RLZ-R23, OSRZ-P14, OSZ-R11, OSZ-R18, OSZ-R20, SETZ-R5, SETZ-R26, MPZ-R8, NC-R1, GRUZ Overview, NOISE-R2, RURZ-P22, RURZ-P27, RURZ-P29, Definition of Agricultural Aviation Activities and Definition of Agricultural, Pastoral and Horticultural Activities to	Documents agreed with FFNZ and being circulated to section 274 parties for agreement.

<sup>2</sup> This means that this part of the appeal has been resolved by consent (i.e. settlement). This requires the TTPP Committee, relevant appellants and relevant interested parties (section 274 parties) to first agree to the resolution and then apply to the Court for orders that the appeal point be resolved. If the Court agrees and makes the required orders, then the appeal point can be formally resolved and is no longer under appeal.

<sup>3</sup> This means we are attempting to resolve this appeal point by consent, but we are in the early stages or seeking agreement from other parties.

	replace various similar terms with the defined term “agricultural, pastoral and horticultural activities”	
KiwiRail Holdings Limited	A26.3 seeks that new Rule TRN-R7 be amended as set out in Attachment A to provide clarity around compliance with TRN Figure 9 and Rule TRN-R14 be amended to include as a matter of discretion engagement with KiwiRail (or alternative / consequential relief).	<a href="#">Documents agreed with KiwiRail and being circulated to section 274 parties for agreement.</a>



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: 11 May 2026

Subject: Te Tai o Poutini Plan – Minor Errors Correction – Mapping Errors

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## **SUMMARY**

This report brings back the information to Te Tai o Poutini Plan Committee on minor mapping errors identified in the Decision Plan and a recommendation that these be rectified under Clause 16 of Schedule 1 of the RMA.

## **RECOMMENDATIONS**

1. That the Committee receive the report.
2. That the Committee resolves to approve the correction of minor mapping errors and make changes of minor effect in accordance with Clause 16(2) of Schedule 1 of the RMA, as identified in the table and as shown in Appendix 1 within this report.

Lois Easton

**Principal Planner**

## BACKGROUND

1. The Decisions version of Te Tai o Poutini Plan was publicly notified on 10 October 2025.
2. As is normal, once the Decision Plan was notified, staff of the three Councils and other users of the Plan, started picking up minor errors within the Decision Plan. The Resource Management Act has provision for minor errors to be fixed outside of the consultation process prescribed in Schedule One of the Act.
3. A series of minor errors were approved by the Committee to be rectified on 19 November, 12 December 2025 and 10 April 2026.
4. This report identifies a range of mapping minor errors on which work has now been completed enabling them to be corrected in the Decision Plan.

## MINOR MAPPING ERRORS RECOMMENDED FOR CORRECTION UNDER CLAUSE 16 (2) OF SCHEDULE 1 OF THE RMA


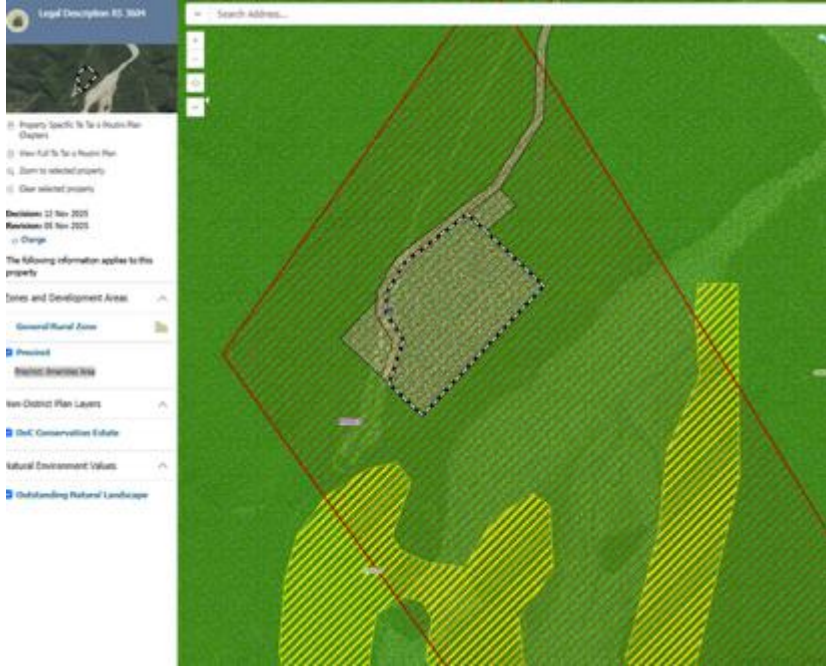
5. The following table indicates the minor mapping errors that are recommended to be corrected. Appendix One includes maps showing the errors.



Error	Why this is a Minor Error
The Property at 240 Park Street Hokitika has a designation on TTPP maps. The designation was removed from this property in 2021 via s182.	Decision is not shown in the rule drafting. No designation exists on this property.
Zoning at Franz Josef Amenities area mapping does not reflect Decision – the carpark area is shown as General Rural Zone rather than Natural Open Space Zone -Franz Josef Amenities Area Precinct	Decision is not reflected in the mapping
Lake Kaniere - Rural Residential Overlay shown in error over Open Space Zone.	Decision is not reflected in the mapping
Mismapping of the Rural Residential Precinct over properties not in the Settlement Zone at Fern Valley Road, Coulson Road and Rutherglen Road Paroa. There are properties in the General Residential Zone, General Rural Zone and Open Space Zone mapped with the stripes over them and popping up as Rural Residential Precinct in the left hand pane.	Decision is not reflected in the mapping
Incorrect legend on the Threatened Environments Map (Non District Plan Layers) Category 2 Threatened Environments are mis-labelled Category 1 and Category 3 Threatened Environments are mis-labelled Category 2 in the legend.  Colours are also incorrect. Category 2 should be orange and Category Three should be yellow.	Decision is not reflected in the legend or mapping.
Arnold Valley Road/ Stillwater - Incorrect naming of Rural Residential Precinct as Rural Lifestyle Precinct in the Left hand pane pop up when the property is selected	Error in pop up pane gives incorrect information


## NEXT STEPS

6. It is proposed to correct the minor mapping errors identified in this report on 20 May 2026.
7. As required further corrections of minor errors will be brought to future meetings of this committee.


**Appendix One – Minor Mapping Errors Referred to in this Report**


Location	Current Plan Mapping	Change Required
<p>240 Park Street Hokitika</p>	<p>Property 240 Park Street has a designation on TTPP maps. The designation was removed from this property in 2021 via s182.</p> 	<p>Delete Designation MEDU 23 from 240 Park Street (but not the neighbouring properties)</p>
<p>Franz Josef- vin the middle of the national park</p>	<p>Zoning at Franz Josef Amenities area mapping does not reflect Decision.</p> 	<p>Change the area shown as General Rural to be Natural Open Space Zone - Franz Josef Amenities Area Precinct</p>
<p>Lake Kaniere</p>	<p>Lake Kaniere - Rural Residential Overlay shown in error over Open Space Zone</p>	<p>Remove rural residential precinct hatching from over the Open Space Zone</p>

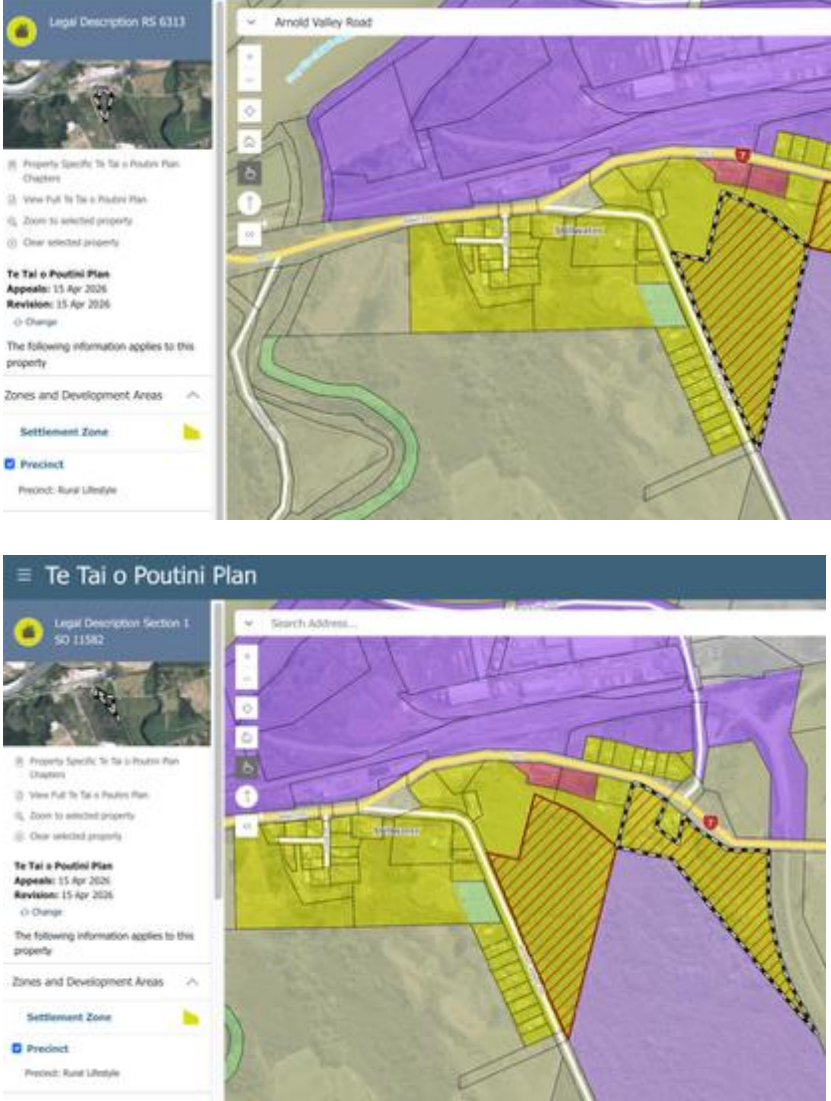
Location	Current Plan Mapping	Change Required
		
<p>Fern Valley Road, Coulson Road, Rutherglen Road Paroa</p>	<p>Mismapping of the Rural Residential Precinct over properties not in the Settlement Zone. There are properties in the General Residential Zone, General Rural Zone and Open Space Zone mapped with the stripes over them and popping up as Rural Residential Precinct in the left hand pane.</p> 	<p>Rural Residential Precinct removed from the areas in the General Rural Zone and Open Space Zone at Paroa.</p>

Location	Current Plan Mapping	Change Required
	 <p>The 'Current Plan Mapping' column contains two vertically stacked aerial photographs. The top photograph shows a residential area with a road on the left and a large, irregularly shaped area on the right. This area is overlaid with a light brown diagonal hatching pattern. The bottom photograph shows a similar area but with a different mapping configuration. A new, darker brown diagonal hatched area appears on the left side, partially overlapping the road and extending into the residential area. The light brown hatched area from the top image is still present but its shape and position have changed, now covering a different portion of the residential area.</p>	

Location	Current Plan Mapping	Change Required
	 <p>The 'Current Plan Mapping' column contains two vertically stacked maps of the same geographic area. The top map shows a road labeled 'Mesa Verde Rd' with a red shield containing the number '6'. A yellow hatched area is shown along the road. A red boundary line follows the road and curves to the right. The bottom map shows a similar area with a red boundary line and yellow hatching, but without the road label or shield.</p>	

Location	Current Plan Mapping	Change Required
	 <p>The image is an aerial photograph overlaid with planning map information. A large area on the left is filled with yellow diagonal hatching. Within this yellow area, a smaller, roughly rectangular area is filled with red diagonal hatching and enclosed by a dashed black border. The background shows a road network and natural terrain features.</p>	<p>Highlighted area should be shown as Settlement Zone (with the Rural Residential Precinct over it) not General Rural Zone</p>

Location	Current Plan Mapping	Change Required
		
<p>Legend – threatened environments</p>	<p>Incorrect legend on the Threatened Environments Map (Non District Plan Layers) Category 2 Threatened Environments are mis-labelled Category 1 and Category 3 Threatened Environments are mis-labelled Category 2 in the legend.</p> <p>Colours are also incorrect. Category 2 should be orange and Category Three should be yellow.</p> <p>Legend</p> <p>Property Boundaries</p> <p>TeTaiOPoutiniPlanContent</p> <p>Threatened Environments Classification</p> <p>TEC12_CL_1</p> <ul style="list-style-type: none"> <li><span style="color: red;">■</span> Category One Threatened Environment</li> <li><span style="color: orange;">■</span> Category Two Threatened Environment</li> </ul> <p>Should be Category Two</p> <p>Should be Category Three</p>	<p>Amend Legend Category One Threatened Environment should be Category Two. Change colour to Orange.</p> <p>Category Two Threatened Environment should be Category Three. Change colour to yellow.</p>
<p>Arnold Valley Road/ Stillwater</p>	<p>Incorrect naming of Rural Residential Precinct as Rural Lifestyle Precinct in the Left hand pane pop up when the property is selected.</p>	<p>Amend left hand pane pop up Legend.</p> <p>Precinct: Rural Lifestyle should be</p>

Location	Current Plan Mapping	Change Required
	 <p>The image contains two screenshots of a web-based planning application. The top screenshot shows a map titled 'Arnold Valley Road' with a yellow highlighted property. The sidebar on the left includes a search bar with 'Legal Description RS 6313', a list of actions (Property Specific, View Full, Zoom, Clear), and plan details for 'Te Tai o Poutini Plan' (Appeals: 15 Apr 2026, Revision: 15 Apr 2026). Under 'Zones and Development Areas', 'Settlement Zone' is selected with a yellow icon, and 'Precinct' is selected with a blue icon, showing 'Precinct: Rural Lifestyle'. The bottom screenshot shows the same map with a different yellow highlighted property. The sidebar is identical, but the search bar contains 'Legal Description Section 1 SO 11582'.</p>	<p>Precinct: Rural Residential</p>



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

Prepared for: Te Tai o Poutini Plan Committee  
Prepared by: Jo Armstrong, Project Manager  
Date: 11 May 2026  
Subject: Financial Report to 31 March 2026

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## SUMMARY

This report includes the statement of financial performance for the financial year to 31 March 2026.

## RECOMMENDATION

1. That the Committee receive the report

## REPORT

1. The Financial Statement for the period 1 July 2025 to 31 March 2026 is at Table 1.
2. The March statement shows that expenses for the financial year are tracking ahead of those expected in the budget, with a reported deficit of \$764,937 compared with a budgeted deficit of \$742,532. This was due to the Hearing Commissioner expenditure being greater than originally anticipated. The variance has been reducing each month, and the current unfavourable variance against budget is \$21,762.
3. A number of positive variances are recorded for the financial year to date. Employee, Consultant and Legal costs are the most substantial of these. It is anticipated that consultant and legal costs will increase during the mediation of appeals.
4. The Life of the Project to 30 June 2025, Table 2, shows income and expenditure totals for each financial year of the project to date. The right-hand column "Total Project Cost to Date" is updated each month to show total Income and Expenditure. The Current YTD column shows figures for the current financial year from Table 1.
5. Funding for TTPP is through a regional rate. Costs which exceed the annual rate are funded by a loan over a 10-year period. The loan is identified as the Net Surplus/Deficit figure for the life of the project which is currently \$5,072,921.

**Table 1****Te Tai o Poutini Plan**

<b>Statement of Financial Performance to 31 March 2026</b>						
	<b>Year to date</b>			<b>Full year</b>		
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Forecast</b>	<b>Budget</b>	<b>Variance</b>
<b>INCOME</b>						
Targeted Rates	481,443	482,087	645		642,783	161,340
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
<b>TOTAL INCOME</b>	<b>481,443</b>	<b>482,087</b>	<b>645</b>	<b>-</b>	<b>642,783</b>	<b>161,340</b>
<b>EXPENDITURE</b>						
Employee costs	109,244	135,000	25,756		180,000	70,756
Consultant Planners and Contractors	248,301	412,497	164,196		549,996	301,695
Chair and iwi representatives	49,500	49,500	-		66,000	16,500
Governance	1,100	2,997	1,897		3,996	2,896
Poutini Ngai Tahu	-	11,250	11,250		15,000	15,000
TTPP Website	3,633	9,000	5,367		12,000	8,367
Isovist e-plan Platform	-	6,750	6,750		9,000	9,000
Meals, Travel & Accom	20,533	23,994	3,461		31,992	11,459
Workshops & Events	-	11,547	11,547		15,396	15,396
Media Costs	10,291	15,003	4,712		20,004	9,713
Legal Advice	107,602	225,000	117,398		300,000	192,398
Hearings – commissioner fees	573,470	93,753	(479,717)		125,004	(448,466)
Interest Payments	-	105,622	105,622		140,829	140,829
Overhead costs	122,706	122,706	-		163,608	40,902
Appeals						
<b>TOTAL EXPENDITURE</b>	<b>1,246,380</b>	<b>1,224,619</b>	<b>(21,762)</b>	<b>-</b>	<b>1,632,825</b>	<b>386,445</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(764,937)</b>	<b>(742,532)</b>		<b>-</b>	<b>(990,042)</b>	

\* Column 6 Variance is the difference between the full year budget and the actual income and expenditure to date

**Table 2**

**Te Tai o Poutini Plan**

Life of Project 1 July 2019-30 June 2025											
	Prior Year -2025			2024	2023	2022	2021	2020	2019	Current YTD	TOTAL PROJECT COST TO DATE
	Actual	Budget	Variance	Actual	Actual	Actual	Actual	Actual	Actual		
<b>INCOME</b>											
Targeted Rates	324,176	324,176	-	1,244,713	482,497	494,868	255,156	400,000	-	481,443	3,682,852
General Rates Contributions				-	-	-	150,000	-	-	-	150,000
Grants & Subsidies			-	-	-	-	30,000	200,000	-	-	230,000
Other Contributions				-	-	-	-	50,000	-	-	50,000
										-	-
<b>TOTAL INCOME</b>	<b>324,176</b>	<b>324,176</b>	<b>-</b>	<b>1,244,713</b>	<b>482,497</b>	<b>494,868</b>	<b>435,156</b>	<b>650,000</b>	<b>-</b>	<b>481,443</b>	<b>4,112,852</b>
<b>EXPENDITURE</b>											
Employee costs	163,574	303,358	139,784	205,577	183,472	279,060	268,762	199,591	67,022	109,244	1,476,302
Consultant Planners and Contractors	901,333	674,400	(226,933)	695,112	172,899	420,035	231,931	108,885	-	248,301	2,778,496
Chair and iwi representatives	61,669	66,000	4,331	60,000	60,000	60,000	54,500	55,000		49,500	400,669
Governance	1,007	1,400	393	-	747	1,949	-	-	-	1,100	4,802
Poutini Ngai Tahu	50,004	50,000	(4)	41,371	42,000	50,000	-	-	-	-	183,375
TTPP Website	4,592	12,000	7,409	5,354	27,560	5,781	-	5,000	-	3,633	51,920
Isovist e-plan Platform	7,500	8,000	500	7,463	11,273	9,425	3,713	-	-	-	39,373
Meals, Travel & Accom	82,981	69,150	(13,831)	78,466	9,568	17,680	17,164	19,585	5,372	20,533	251,348
Workshops & Events	5,225	8,400	3,175	13,384	3,298	3,246	840	14,000	-	-	39,993
Media Costs	21,529	18,000	(3,529)	6,494	71,088	25,536	5,878	4,950	-	10,291	145,765
Legal Advice	101,049	120,000	18,951	100,854	27,289	27,343	4,689	907	-	107,602	369,733
Hearings – commissioner fees	1,226,042	214,000	(1,012,042)	419,581	6,647	-	-	-	-	573,470	2,225,740
Interest Payments	139,165	139,165		-	40,090	-	-	-	-	-	179,255
Overhead costs	66,198	66,198	-	150,000	150,000	150,000	150,000	150,000	100,098	122,706	1,039,002
Appeals											
<b>TOTAL EXPENDITURE</b>	<b>2,831,866</b>	<b>1,750,071</b>	<b>(1,081,796)</b>	<b>1,783,656</b>	<b>805,930</b>	<b>1,050,055</b>	<b>737,477</b>	<b>557,917</b>	<b>172,492</b>	<b>1,246,380</b>	<b>9,185,773</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(2,507,690)</b>	<b>(1,425,895)</b>			<b>(323,434)</b>	<b>(555,187)</b>	<b>(302,320)</b>	<b>92,083</b>	<b>(172,492)</b>	<b>(764,937)</b>	<b>(5,072,921)</b>