



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## Te Tai o Poutini Plan Committee Meeting

11 June 2026

9.00AM

Buller District Council, Palmerston St, Westport

Livestreamed on YouTube

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

### AGENDA

<b>9.00am</b>	Welcome and Apologies	<b>Chair</b>
	Conflict of Interest Register and Declaration	
	Confirm previous Minutes of 11 May 2026	
	Matters Arising	
<b>9.05am</b>	Information and Implications of Climate Change Modelling in TTPP	<b>Principal Natural Hazards Analyst WCRC</b>
<b>9.20am</b>	Report – Costs of Mediation Deferment and Plan Changes	<b>Project Manager</b>
<b>9.30am</b>	Report - Variation 3 Update and Process Forward	<b>Project Manager</b>
<b>9.40am</b>	Update on Mediation Processes	<b>Project Manager</b>
<b>9.50am</b>	Financial Report to 30 April 2026	<b>Project Manager</b>
<b>10.00am</b>	Meeting ends	

TTPP Committee Meetings for 2026	Time	Venue
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 WESTLAND DISTRICT COUNCIL 11 MAY 2026

### Present

Mayor T. Gibson (GDC), Mayor H. Lash (WDC), 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), Chu Zhao (WCRC), Simon Bastion (BDC), Joanne Soderlund (GDC), Olivia Anderson (WDC)

### Welcome

Mayor Lash welcomed attendees

### Apologies

R. Williams (Chairman), Kaiwhakahaere P. Madgwick (Makaawhio), Mayor C. Russell (BDC), Cr L. Webb (BDC), Cr G. Maitland (WDC)

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

*That the apologies be accepted*

*Carried*

### Conflict of Interest Declaration

None raised

## Confirm minutes of the previous meeting held on 10 April 2026

**Moved** (Cr Rutherford/ Cr Cassin)

*That the minutes of the meeting held on 10 April 2026 be confirmed.*

*Carried*

## Matters arising from previous meetings

None raised

## Plan Change 1 Report

L Easton presented that this issue was first brought to the Committee in December 2025. The plan changes are to fix mistakes that have been found and to address matters causing issues with administration of the plan. Some matters in the plan change have also been appealed and the deferred start to mediation means that the Plan change could be completed ahead of mediation on these matters. The decision on whether the application meets requirements is currently with the Minister for approval under the Plan Stop legislation. If approval arrives during May, the plan change could go to hearing in August.

An addition to the information presented to the Committee in December is the application for re-zoning at 22 Butts Rd, Reefton from General Rural to Residential Zone. Buller District Council has requested this be added to plan change 1 to alleviate a housing shortage there. A change to the zoning of Road Reserve near Punakaiki has also been added to the plan change.

The matters under appeal are all quite narrow matters on topics such as site coverage, light and noise.

Once approval is received from the Minister staff can commence with formal consultation on Plan Change 1.

Cr. Cassin asked about the risk of the plan change not being completed ahead of the general election period. Ms Easton feels the chances are high that the plan change could be completed in time.

Councillor Cassin queried the level of costs to undertake this plan change. Ms Easton responded that this is quite a tight plan change primarily to save costs and it could be heard by members of TTPP Committee. It is also an omnibus plan change meaning multiple matters are heard together, and this keeps costs down. Direct notification to properties adjacent to

the Butts Rd property would be required, but for all other matters, a public notice would suffice. As far as plan changes go, this should be very cost effective, but that relies on whether Committee commissioners are trained and available.

Darryl Lew commented on the matter of budget. He said that West Coast Regional Council (WCRC) are managing the budget to get TTPP to fully operative. The Order in Council (OIC) says that WCRC will continue to administer TTPP on an ongoing basis and this would include rolling reviews. To keep the plan up to date. Some of what he was hearing was about a new budget- not getting the existing TTPP to the operative stage. This will need budget estimates and tracked costs. Under the OIC, financing plan changes that impact just one or two of the district councils would be at the cost of those councils.

A second matter Mr Lew wished to raise was whether TTPP Committee has members who are commissioner trained. Councillor Rutherford confirmed Councillor Webb is Chair trained. Mr Lew felt that at least one more commissioner would be needed to hear plan changes. A final query from Mr Lew was to ascertain whether Butts Rd is subject to natural hazards before re-zoning is considered.

Mayor Lash wanted to ensure everyone had grasped the content of Mr Lews' comments, particularly on district councils paying the costs of plan changes impacting their district only. Ms Easton Responded to Mr Lew and Mayor Lash saying the plan change includes mostly matters that are mistakes in the plan and she is not expecting many submissions on those. The seven matters in the plan change which have also been appealed are impacting all councils, as they are affecting plan implementation across the West Coast. There are a number of re-zoning matters in the plan change 1 and the Butts Rd matter would be heard at the same time, so at no additional cost.

Councillor Rutherford said that Butts Rd rezoning is not a budgeted item for Buller. Mr Lew commented that even if there were not a significant numbers of submissions plan, changes still cost in the multiples of \$50,000, so this would need to come back to Regional Council for budgeting as it is not part of the current rating calculation. If TTPP Committee intends to undertake omnibus plan changes with district specific issues bolted on, each council will need to look at how this will be budgeted for.

Mayor Gibson said she had not heard that district councils would be liable for plan changes in their districts. Mayor Lash agreed and asked Mr Lew for a formal written document from WCRC to all district councils giving cost estimates of future plan changes.

Mr Lew explained that costs for TTPP have exceeded the original budget estimate of \$5Million. WCRC had budgeted approximately \$100,000 each year to fund ongoing plan

administration post operative plan and this included plan changes, however, all of this has already been swamped by the Schedule 1 process costs.

Chair Smith asked that a Paper on the costing of plan changes be brought back to the next Committee meeting. Mayor Lash agreed and asked Mr Lew to provide this paper.

L. Easton suggested that the Plan Change 1 report only be received at this meeting, pending a further paper at the next TTPP Committee meeting.

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

1. *That the Committee receive the report*

*Carried*

### **Update on Mediation Processes**

Mrs Armstrong presented the monthly update following an extremely busy month. Resolution of appeals has included direct discussions resulting in New Zealand Coal and Carbon withdrawing most of their appeal points. However, other mining companies are still pursuing appeals on these matters.

Discussions are ongoing with multiple appellants, and the legal team sought further particulars from appellants through a Court direction. A large number of responses to this have been received.

The legal team is seeking to have one appeal struck out. As the party is defending their right to appeal, this matter is proceeding to a court decision on papers received from the appellant and TTPP.

Mrs Armstrong said that it would be nice to be able to report that mediation was beginning tomorrow, but the Court had determined to defer the mediation start date.

Ms Balme discussed the Forest and Bird application to strike out any district council interests in the TTPP appeals process. The application signaled that mediation should be deferred until the issue was resolved. TTPP made application that no deferment should occur, and Forest and Bird responded that they agreed to this. However, the Court decided to defer TTPP mediation for two months, to enable them to determine the outcome of Forest and Bird application.

At the request of the Grey and Buller district councils the TTPP legal team supplied an affidavit explaining the establishment of the Committee and how it has been working to manage conflicts during position setting.

There will be a Court hearing in Christchurch to determine this matter on 22 May. TTPP involvement should be limited unless the Court requires a representative be present to answer questions raised by the affidavit.

Mayor Lash asked about the costs to the Committee from this matter. Ms Balme said the costs are limited to preparation of the affidavit and legal filings, and that the district councils will incur their own costs to represent their positions.

Members expressed opinions on whether the councils could seek court costs, and Ms Balme advised them to seek advice from their own legal representatives on this matter.

Mr Lew asked that Staff include the costs for TTPP of responding in the report next month.

Ms Balme finished by explaining that the new draft Mediation schedule has not been completely re-arrange and it is mostly unchanged, with topics scheduled during the deferment period being slotted in. This means the schedule is not as well structured as in the original version, but there will be less disruption for all parties.

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

1. *That the Committee receive the report*

*Carried*

### **Minor Errors Report**

L. Easton explained that this was the fourth minor amendment paper brought to the Committee, as plan users have continued to pick up errors during daily use of TTPP. The report represents a collection of mapping matters with no material effect on the properties impacted. The online maps currently erroneously show hatching where it should not be. GIS consultants have undertaken the work to update the maps, and this is ready to go live on 20 May 2026.

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

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.*

*Carried*

## Financial Report to 28 February 2026

J. Armstrong explained that this is the standard financial reporting format. She pointed out that the change in the mediation schedule means that three or four weeks of mediation will now not occur this financial year. This should result in total costs being less than budgeted for the year. However, those mediation meetings will now occur in the next financial year with the resulting increase of costs also being transferred and directly impacting the 2026/27 budget.

Ms Armstrong noted that the Wynn Williams invoice was not received in time for inclusion in this month's report, meaning that two month's invoices will appear in the next financial statement. Considering the amount of legal activity during this period, the amount will not be insignificant.

Councillor Rutherford asked for confirmation that figures in the financial statement are GST exclusive. Mrs Armstrong so confirmed.

Councillor Cassin asked that the costs of deferment be included in the budget report at the June meeting.

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

1. *That the Committee receive the report.*

*Carried*

Mayor Lash thanked everyone for their contributions

Meeting ended at 9.46 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

Chris Cameron, Principal Natural Hazards Analyst, WCRC

Date: 11 June 2026

Subject: **Information and Implications of Climate Change Modelling in TTPP**

---

## **SUMMARY**

This report provides information on climate change modelling and its implications for Te Tai o Poutini Plan (TTPP) as requested by TTPP Committee members following a recent media report on scenarios used to model climate change.

## **RECOMMENDATIONS**

1. That the Committee note the information.

Lois Easton

**Principal Planner**

Chris Cameron

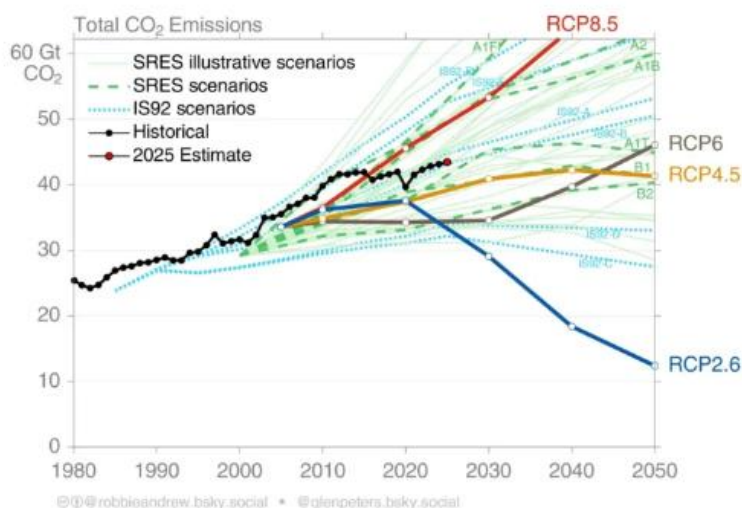
**Principal Natural Hazards Analyst, WCRC**

## BACKGROUND

1. Members of the TTPP Committee have requested information following “*The recent announcement from the Intergovernmental Panel on Climate Change (IPCC) that the climate change model RCP8.5 scenario is implausible.*” They have asked how this will impact the TTPP hazard mapping, and what the legal implications of this will be.
2. This report is in two parts – the first providing some explanation on Climate Change modelling scenarios and the second discussing the planning situation as relates to TTPP.
3. Climate Change scenarios are used to inform the IPCC Assessment Reports. The most recent assessment report is March 2023. Assessment reports come out every five years with the next assessment report due in 2028.
4. The Government uses information from the IPCC, and its own science advice from organisations such as Earth Sciences New Zealand (formerly NIWA and GNS) to develop policy and make decisions around Climate Change actions.

## Climate Change Modelling Scenarios

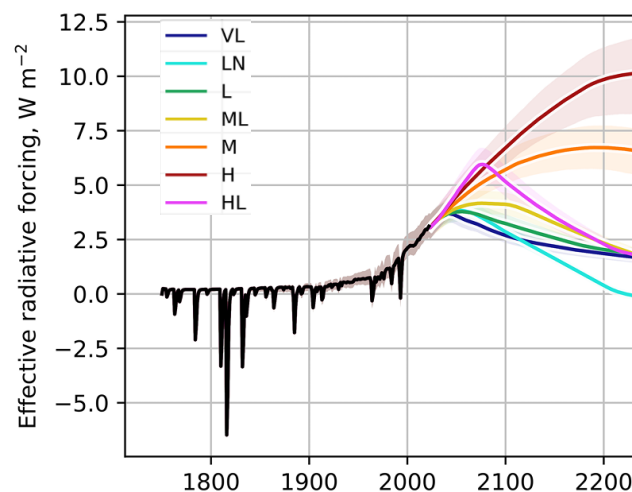
5. The IPCC Reports contain a number of Climate Change scenarios which are then used as the basis for helping understand what the impacts of climate change might be and how people should respond.
6. RCP8.5 is one of a number of GHG scenarios that commenced in 2005. It is important to note that they were scenarios and not projections. The high (RCP 8.5H) scenario has previously been recommended by Ministry for the Environment as the high impact scenario, to be used to test the consequences of such significant climatic changes.
7. The RCP scenarios refer to ‘Representative Concentration Pathway’s’ – these are warming paths that result in increased warming to the value given by 2100. So, for RCP8.5, it indicated a pathway where the planet would warm by an average of 8.5 watts per square metre over that time period.
8. For many years, actual emission concentrations were above or close to RCP8.5. This has changed in recent times as seen in the following graph (where the black line is actual emissions)



**Figure 1: Total cumulative emissions to 2025 compared to RCP and SRES scenarios**

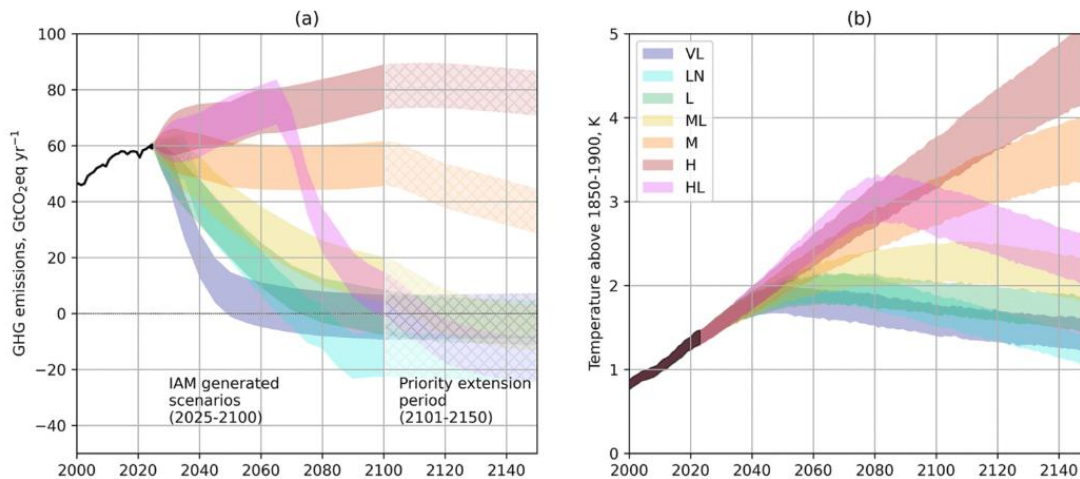
[Source: <https://bsky.app/profile/glenpeters.bsky.social/post/3mm4dllaiac2b>]

9. It is not IPCC that has found that RCP8.5 is implausible, rather this is a finding from the 'Coupled Model Intercomparison Project (CMIP)' - this is the group that undertakes research that combines a number of different global climate models. They are removing RCP8.5 (or rather its equivalent) from the next round of modelling. This is because the drop of actual emissions below the RCP8.5 curve means that it is highly unlikely that they would then increase to meet or exceed that scenario.
10. IPCC is a body that amalgamates the research that has been done by others - it doesn't commission research or make a call on what scenarios should be used. That is left up to the experts, in this case the CMIP. Then, when the new scenarios are fully completed, IPCC will be able to include them in their updated assessment report and elsewhere.
11. The fact that we are not tracking along the RCP8.5 path is a good thing. It means that there may be some hope that the worst effects of climate change can at least be delayed.
12. However, a key aspect to consider is that such implausibility is almost entirely related to the timing of the scenarios - which only extend out to 2100 (and to 2150 with the new modelling– with plans to extend this out to the year 2500). While RCP 8.5 may not be plausible by 2100, there is little sign of emissions reducing sufficiently to prevent 8.5 W/sq.m of radiative forcing occurring at some stage beyond that.
13. Indeed, the new high scenario to be used in the proposed CMIP modelling ('H' in the graph below) shows warming may reach 8.5 watts per square metre as soon as approximately 2125, just 25 years after the RCP8.5 scenario.



**Figure 2: Total radiative forcing for each of the proposed new climate change scenarios [Source: [gmd-19-2627-2026.pdf](https://www.gmd-19-2627-2026.pdf)]**

14. This corresponds to warming which may reach more than 5 degrees by 2150 (with the medium new scenario ('M' in the figure below) showing warming of above 4 degrees by 2150). If such a scenario were to play out then there are considerable implications to prepare for – bearing in mind that the UN Paris Agreement had sought to restrict temperatures to 2 degrees, with 1.5 degrees preferred.



The greenhouse gas emissions for each of the CMIP7 climate scenarios (left) and the associated estimated average temperature change over 2000-2150 from a 1850-1900 baseline (right) using the [FaIR emulator](#). Source: Adapted from Van Vuuren et al. (2026)

**Figure 3: GHG emissions (left) and associated estimated average temperature changes under the new CMIP scenarios [Source: [gmd-19-2627-2026.pdf](#)]**

15. These will be some of the components that NZ scientists and policy makers will be considering in assessing any updates to recommended approaches nationally/locally.
16. For TTPP hazard maps - it is only the coastal inundation and erosion zones which include climate change (with 1m of sea level rise), while the river flooding zones (severe and susceptible) do not include climate change.
17. For the former, the same point regarding timing remains valid - it may not happen by 2100, but the trajectory is for continued rises beyond that date (noting that last time we had this concentration of GHG's in the atmosphere, sea levels were at least 5m above their current levels, with some estimates up to 20m, though it takes centuries to reach such levels).
18. For river flooding, we have some modelling which includes the RCP6.0 scenario - and it is likely to be appropriate to include that into the TTPP in the future.

### Climate Change and Natural Hazards in Te Tai o Potuini Plan

19. TTPP was developed in accordance with the guidance provided by the Government at the time. Since the proposed TTPP was developed, new guidance has been developed in 2024 (<https://environment.govt.nz/assets/publications/Coastal-hazards-and-climate-change-guidance-2024-ME-1805.pdf>), and the government has issued a National Policy Statement (NPS) for Natural Hazards (December 2025). As much as was possible within the scope of submissions, the TTPP was amended to reflect the 2024 guidance, however further amendments will be required to give effect to the NPS for Natural Hazards which came out after the Decision Plan. This is required to be undertaken by December 2027 and as outlined below Plan Changes will be required. The government has not indicated that any new guidance or direction on natural hazards and climate change will be issued prior to the election.

*What influence have climate change projections had on TTPP?*

20. There are two main areas where TTPP is required to take into account climate change – flood hazard layers and coastal hazard layers.

### Flood Hazards

21. The Flood Hazard Layers for TTPP were developed prior to the current climate change guidance and the NPS Natural Hazards. At that time the Committee decided **not** to include any allowance for climate change in the flood hazard layers. This means that they do not meet the new requirements of the NPS Natural Hazards and will need to be updated via Plan Change prior to December 2027. The NPS Natural Hazards states (Policy 6) that Councils will need to consider the impacts of climate change to at least 100 years.
22. This will likely mean that flood hazard layers will increase in area and more properties will be identified as being within flood hazard layers. Some areas may also change level of hazard.
23. The flood modelling undertaken to develop the TTPP flood hazard overlays does include climate change projections, this will make it relatively easy to update the overlays to meet the requirements of government climate change guidance and the NPS Natural Hazards.
24. Detailed information on options and current government direction on this will be provided at the time this matter is considered. This will probably come to the Committee in 2027.

### Coastal Hazards

25. The Coastal Hazard Layers include an allowance for 1m of sea level rise. That is because the New Zealand Coastal Policy Statement 2010 – which was in effect at the time TTPP was drafted, required the Committee to take into account the risk over the next 100 years, including the effects of climate change.
26. The 1m of sea level rise is from the RCP 8.5 projection – reflecting the guidance from the Ministry for the Environment at that time (<https://environment.govt.nz/assets/publications/Files/Interim-guidance-on-the-use-of-new-sea-level-rise-projections-August-2022.pdf>). If the RCP 4.5 projections had been used, then the allowance would have been 74cm of sea level rise.
27. In terms of the impact of the difference between 74cm and 1m of sea level rise to coastal hazard layers, in many locations this may not be significant. That is because for many parts of the West Coast due to the topography of the coastal environment, the difference between the effect of 74cm vs 100cm of sea level rise is mostly a matter of depth of water, not extent of inundation. So, a change to a lower level of sea level rise may not deliver significant changes to the extent of land within the coastal hazard overlays.
28. The modelling work undertaken for the coastal hazard layers included a range of sea level rise projections, so if there is a need to update the coastal hazard layers, this should be able to be done relatively cost effectively.
29. Currently there has been no change to MFE guidance or government direction on the use of RCP 8.5, however if this does change it would make sense to include any amendments at the same time as updating the Flood Hazard layers in 2027.

### **Next Steps**

30. Currently there has been no change in government direction, which plans are obliged by law to implement, or of government guidance in relation to use of climate change scenarios or projections. However, because TTPP does not comply with the NPS Natural Hazards requirements for flood hazards, there will be a need to include climate change within the flood hazard layers prior to the end of 2027.
31. If there are new directions from government around which climate change scenarios should be used – for either flood hazards or coastal hazards, then staff will update the Committee on this.

32. Because the modelling work undertaken for TTPP for both flood and coastal hazards considered a range of climate change scenarios a Plan Change to amend the flood and/or coastal hazard layers should be able to be undertaken in a relatively cost-effective manner and this is suggested to be looked at following the settlement of appeals in 2027.
33. However, climate change is a complex area of science and policy and not well understood by the public. As part of any future plan changes, staff recommend that a good level of consultation and communication resources are developed to help people understand what level of climate change is included in any flood or coastal hazard layers and why.



# 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 June 2026

**Subject: Te Tai o Poutini Plan – Financial Implications of Mediation Deferment  
and Plan Changes**

---

## **SUMMARY**

This report brings information on the costs of the proposed Te Tai o Potuinin Plan (TTPP) plan change and the financial implications of the deferred mediation start date, as requested by Te Tai o Poutini Plan Committee at the 11 May 2026 TTPP Committee meeting.

## **RECOMMENDATIONS**

1. That the Committee receive the report.

Jo Armstrong

**Project Manager**

## BACKGROUND

1. Te Tai o Poutini Plan (TTPP) was legally established under a central government Order in Council on 17 June 2019. *The Local Government Reorganisation Scheme (West Coast Region) Order 2019* sets out the role and membership of the TTPP Committee and directs that funding will be by way of a regional rate.
2. Each year the TTPP Committee is responsible for developing and approving a budget to support its functions. The budget covers the expected staffing and resourcing requirements but leaves West Coast Regional Council (WCRC) to calculate the overheads expense, level of annual income to be raised by rates and the amount of loan required for the year. The budget is provided to WCRC for inclusion in council financial decision-making.
3. A proposed 2026/27 (2027 financial year) budget was presented to and approved by TTPP Committee at its 10 February 2026 meeting. The budget was amended and approved on 4 March 2026.
4. At these meetings the difficulties of accurately budgeting during the RMA Schedule 1 appeals mediation and hearings processes was thoroughly discussed. These processes have a high level of uncertainty surrounding them. The TTPP Committee has no control over the number of appellants and appeal points made, the corresponding level of legal and planning input required, or the timing and number of mediation meetings and hearings scheduled.
5. Staff present a monthly financial paper which includes discussion on any changes to the mediation and hearings process which are likely to have a significant impact on the 2027 budget.
6. Following such an update at its 11 May 2026 meeting, the Committee asked staff to present a paper discussing the financial implications of a recent Environment Court decision to defer the start of the mediation meetings by two months.
7. A similar request to identify the costs of a plan change or variation process was made.
8. Committee members also asked for information about cl.13(2) of the Order in Council concerning individual district councils being responsible for funding plan changes that have only a localised impact.

## ORDER IN COUNCIL

9. The Local Government Reorganisation Scheme (West Coast Region) Order 2019 establishes the role of TTPP Committee as a permanent entity, states the requirement for West Coast Regional Council (WCRC) to provide ongoing resourcing, and funding through regional rates, and allows for the district councils to initiate plan changes which have only a localised impact, at their own expense.
10. Excerpts from the Order in Council describe these matters below:

### **8. Establishment of Tai Poutini Plan Committee**

(1) *A joint committee is created between the four West Coast councils and local iwi known as the **Tai Poutini Plan Committee**.*

(2) *The Tai Poutini Plan Committee is a permanent joint committee, and is not subject to powers of discharge or reconstitution by the four West Coast councils under the Act.*

### **13. Funding**

*As provided for in the Local Government Reorganisation (West Coast Region) Final Proposal Order 2018:*

*(1) Subject to clause 13(2), the costs for there to be a combined district plan and for preparing, notifying, adopting, periodically amending and reviewing the combined district plan will be funded by the West Coast Regional Council by a rate set in relation to all rateable land within the West Coast Region; and*

*(2) The Tai Poutini Plan Committee may agree that the relevant West Coast district council or councils, or their district or districts, is to be responsible for funding work relating to a particular amendment to the operative combined district plan which will have only, or predominantly, a localised impact.*

### **FUNDING PLAN CHANGES**

11. Plan changes are a normal part of maintaining an up-to-date plan. Plan changes initiated by TTPP Committee would focus on amending errors which are more than minor, improving implementation of the Plan, or be part of a rolling plan review whereby every topic in the plan would be reviewed and updated as required over a 10-year period. Any Committee initiated plan changes would require funding from WCRC through a regional rate.
12. Any other party, including the district councils, may bring a private plan change on a matter of interest to them. This would be at that party's expense.
13. Under the RMA Schedule 1 Clause 25, requests for a private plan change may be denied within the first two years of a plan becoming operative. It is standard practice to utilise this time to embed the new plan. This would mean that the only option for a party to the TTPP to effect change to the plan during this period, would be to join a TTPP Committee plan change.
14. As part of the Committee plan review process, the Order in Council enables a district council to request particular amendments which would have only, or predominantly, a localised impact, to be considered alongside regionwide amendments to the plan. Funding these matters may also be the responsibility of the individual council, but overall, the costs to them would be reduced as the costs of the hearings process would be shared with TTPP Committee.
15. Under these circumstances the costs to individual parties would be for matters such as additional hearing days required for the specific item, hearing the item in a different location and the costs of providing specific legal advice or technical evidence as required.

### **FINANCIAL IMPLICATIONS OF TTPP VARIATION 3**

16. Variation 3 was previously referred to as Plan Change 1 in Committee reports. As the changes are being sought prior to TTPP becoming a fully operative Plan, these amendments are considered a variation to the Decisions Plan rather than a plan change.
17. It is normal practice for variations and small scale plan changes to be heard by one commissioner supported by the planner who is the author of the s32 costs and benefits report or s42A hearings report. In these circumstances the commissioner must be an accredited Chair.

18. Normal practice at other councils is for Elected Representatives of Councils to act as hearing commissioners. This is usually done via the appointment of a hearings committee, or in the case of Te Tai o Poutini Plan, a hearings subcommittee.
19. The hearings commissioner would be delegated to hear submissions and draft a Recommendation Report for decision by the Committee.
20. Under cl 16(1) of *The Local Government Elected Members (2025/26) Determination 2025*: A member of a local authority or member of a board who acts as the chairperson of a hearing is entitled to be paid a fee of up to \$130 per hour of hearing time related to the hearing. It is anticipated that Variation 3 would require approximately 5-7 days for preparation, hearing and report writing.
21. If a TTPP Committee member is unavailable to act as Hearings Commissioner, then it is recommended that a local, West Coast Commissioner is used instead, to provide local context and as a means of keeping costs down.
22. Variation 3 has been recommended as a way of correcting errors and provisions with unintended consequences that materially affect people and resource consent requirements but cannot be corrected through the Clause 16 minor error process.
23. These matters, while individually relatively minor, are adding unnecessary cost and delay to development not intended to be caught in the resource consent process.
24. Due to the uncomplicated nature of the matters in Variation 3 it could be expected to attract only limited interest in the submissions process and be likely to proceed at a relatively quick speed.
25. The following inputs and costs would be anticipated for Variation 3:

Inputs	Expenses
Input from permanent and consultant administration, planning and project management staff.	16,000 – 17,000
Media and other communications.	3,000
Commissioner fees – Prepare, hear, write report - Hourly rates are capped for Committee member commissioners	5,200 – 7,280
Travel, accommodation and meal costs.	2,000
Ongoing updates to the TTPP website	1,000
Updating of TTPP and online maps.	1,500
Limited legal advice for staff, Commissioners and TTPP Committee.	3,000
<b>Total</b>	<b>31,700 - 34,780</b>

## FINANCIAL IMPLICATIONS OF DEFERMENT OF MEDIATION MEETINGS

26. Legal counsel play a important role in any plan appeals process. This includes ongoing liaison and correspondence with the Environment Court and parties involved in the appeals process. Direct discussions and negotiations with the parties enables some early resolution of appeals



35. Approximately \$123,800 budgeted for in the 2026 financial year will now fall in the the 2027 financial year.



# 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 June 2026

Subject: **Te Tai o Poutini Plan – Variation 3 Update and Process Forward**

---

## **SUMMARY**

This report updates the Committee on the development of Variation 3 (formerly referred to incorrectly as 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 Variation has been drafted and submitted to the Minister for RMA Reform. An update on the Variation was brought to the May Committee meeting.

While the information was received the substantive matter of progressing the Variation (subject to approval by the Minister for RMA reform was not addressed, as the Committee sought further information on the financial implications of progressing the work.

A separate report on this agenda addresses the financial matters, and this report seeks the Committee's approval to proceed with pre-notification consultation on the Variation.

## **RECOMMENDATIONS**

1. That the Committee receive the report.
2. That the draft Variation 3 be approved for consultation.
3. That as soon as staff receive the approval of the Minister for RMA Reform to proceed with Variation 3 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 Variation is required to correct such errors. This matter had previously been referred to as a Plan Change, however as TTPP is not yet fully operative, legally it would be a Variation.
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 Change or Variations 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 Variation, and the Buller District Council staff sought that the Variation 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 Variation and have prepared a draft of the required Section 32 analysis to support this. A summary of the Variation is included in Appendix One.
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 a Variation could be likely to proceed at a relatively quick speed.
16. There are seven matters in the draft Variation 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 any parts of the Variation where the matter is able to be settled at mediation prior to the notification date. Because of the delays to mediation however this eventuality may not occur.

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 Variation, introducing a Variation 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, Variation 3) but staff consider that given the unintended consequences that these provisions are having on development, the Variation on these matters is still warranted.

## **PROGRESSING THE VARIATION 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 Variation. 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 Variation 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 Variation 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	June 2026
Statutory Consultation	June – End July 2026
Report to Committee to Publicly notify Variation 3	August Committee meeting

22. Mediation dates that could impact on the content of the Variation are:
  - Site Coverage Issue – 2-4 September 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 Variation on these matters.

## APPENDIX ONE: SUMMARY OF DRAFT VARIATION 3

Amendment	Reason for Variation
<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 Variation</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 Variation</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 Variation</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>

<b>Amendment</b>	<b>Reason for Variation</b>
<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>

<b>Amendment</b>	<b>Reason for Variation</b>
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.



# 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 June 2026

Subject: **Appeals Mediation and Hearings Process Update**

---

## 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. An outline of direct discussions between the TTPP team and 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 on 11 May 2026. The following topics (or appeals) were discussed and positions approved for each.
  - Stewart and Robinson Landscape Appeals;
  - Russell Robinson Rezoning Appeal;
  - Sites and Areas of Significance to Māori;

- Subdivision;
- Mineral Extraction Zone Subtopic;
- Mineral Extraction; and
- Coastal Environment.

## Resolution of appeals

4. Since the last update report:
  - a. Appeal points have been withdrawn by (see a full list of withdrawn appeal points in **Appendix A**):
    - i. Birchfield Coal Mines Limited (confirming the informal withdrawal of the appeal point in relation to the Transport Topic); and
    - ii. Royal Forest and Bird Protection Society of New Zealand Incorporated (as a result of the TTPP Committee’s request for further particulars).
  - b. Counsel for the TTPP Committee is in without prejudice discussions with the parties to progress draft consent documents for some 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;
    - iv. KiwiRail Holdings Limited; and
    - v. Westpower Limited.
5. 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 and by parties providing further particulars. After a successful application by the TTPP Committee, specified parties were directed by the Court to provide further particulars by 8 May 2026. All parties provided the further particulars sought by 8 May 2026, apart from Groundswell New Zealand (discussed below). This will assist the TTPP Committee and parties in setting positions and mediating these appeal points.
6. Some expert advice is also being sought to help resolve landscape and hazard mapping appeals on a number of properties through direct discussions. Some cost is associated with this work, but this is balanced by the likelihood of resolving these issues ahead of mediation.

## Mediation

7. Following an application by Forest and Bird to strike out the section 274 notices and appeals by Grey and Buller District Councils, the Court made directions that mediations were to be deferred by a period of two months to allow the strike out issue to be determined. This meant that the scheduled mediations for May and June were unable to occur.
8. The TTPP Committee has successfully sought directions from the Commissioner allowing mediations to begin from 30 June 2026, reducing the deferral period and allowing mediations to continue with as little impact as possible. The Court confirmed the TTPP Committee's second revised mediation timetable on 29 May 2026. Some topics have necessarily been rescheduled as part of the deferral of mediations, with mediations now set to begin from 30 June 2026. Infrastructure, activities on the surface of water, temporary activities, transport and historic heritage will be the first topics that are mediated in the week commencing 30 June 2026.

## Other developments

9. Forest and Bird's application to strike out the section 274 notices and appeals by Grey and Buller District Councils was heard by Environment Court Judge Reid in Christchurch on 22 May 2026. Peter Anderson and May Downing represented Forest and Bird, with Bronwyn Carruthers KC represented Grey and Buller District Councils. Alice Balme and Tracey Ellis were in attendance on behalf of the TTPP Committee to observe and answer any questions of the Court.
10. The Court heard the submissions of both Forest and Bird and Grey and Buller District Councils before reserving its decision (meaning that a decision will be made later in writing). The Court indicated that the written decision would be issued as soon as it was available, with the Court aware of the new start date for mediations of 30 June 2026.
11. The Court made its decision on the TTPP Committee's application to strike out the appeal by Mr Currie on 14 May 2026. This decision was made on the papers (meaning that no hearing was held on this matter). The TTPP Committee's application was successful, and Mr Currie's appeal was struck out due to a failure to make a valid submission on the plan. This brings the total number of active appeals on the TTPP down to 34 (with the strike out of Mr Currie and Mr Molloy's appeals).
12. As noted above, the TTPP Committee did not receive further particulars from Groundswell New Zealand in accordance with the Court's direction to do so by 8 May 2026. In response to a memorandum filed with the Court by Counsel for the TTPP Committee, Groundswell has now provided further particulars. Staff are considering the information provided before determining the next steps in relation to this appeal.

## Appendix A – Appeal points withdrawn

- The following appeal points have been withdrawn (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	<a href="#">Confirmed by Court</a>
New Zealand Coal and Carbon Limited	All appeal points except for: <ul style="list-style-type: none"> <li>A3.45 and A3.46 relating to Maps, SEC 39 SO11207 TOWN 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.</li> <li>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.</li> </ul>	Confirmed by Court

<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.

	<ul style="list-style-type: none"> <li>• A3.37 relating to NOSZ - R18: the relief sought is to change the activity status from non-complying to discretionary.</li> <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>	
Royal Forest and Bird Protection Society of New Zealand Incorporated	A30.36 regarding ENG – R16 Construction of Distribution Lines not meeting Permitted Activity Standards seeking to ensure that permitted activity rules appropriately protect indigenous vegetation.	Withdrawal filed with the Court. Awaiting confirmation of the withdrawal from the Court.
Royal Forest and Bird Protection Society of New Zealand Incorporated	A30.76 regarding Natural Character and the Margins of Waterbodies Chapter Overview seeking that overview section is amended to ensure that it is consistent with the balance of the chapter.	Withdrawal filed with the Court. Awaiting confirmation of the withdrawal from the Court.



# 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 June 2026

**Subject: Financial Report to 30 April 2026**

---

## SUMMARY

This report includes the statement of financial performance for the financial year to 30 April 2026.

## RECOMMENDATION

1. That the Committee receive the report

## REPORT

1. The Financial Statement for the period 1 July 2025 to 30 April 2026 is at Table 1.
2. The April statement shows that expenses for the financial year are tracking ahead of those expected in the budget, with a reported deficit of \$866,026 compared with a budgeted deficit of \$825,036. This was due to the Hearing Commissioner expenditure being greater than originally anticipated. The variance has been reducing over time, and the current unfavourable variance against budget is \$40,154.
3. A number of positive variances are recorded for the financial year to date. Consultant costs show the largest positive variance, but it is anticipated that these 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 \$5,174,009.
6. West Coast Regional Council will be considering the future funding of TTPP and have forwarded the following for your information:

*The original funding model for TTPP was based on a total cost over 10 years of 5 million via a WCRC targeted rate.*

*Increase in costs for the delivery of TTPP mean that a significant increase in target rate and an extension to the term of that targeted rate is needed to fund the project.*

*The funding mechanism will be determined through a report to the West Coast Regional Council that presents a range of loan term and interest rate options. Subject to finalisation of project cost estimates, the report will also include options for funding plan variation costs and recommendations on the preferred funding approach.*

**Table 1**

**Te Tai o Poutini Plan**

<b>Statement of Financial Performance to 30 April 2026</b>					
<b>Year to date</b>					
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Budget</b>	<b>Variance</b>
<b>INCOME</b>					
Targeted Rates	534,815	535,653	837	642,783	107,968
General Rates Contributions					
Grants & Subsidies					
Other Contributions					
<b>TOTAL INCOME</b>	<b>534,815</b>	<b>535,653</b>	<b>837</b>	<b>642,783</b>	<b>107,968</b>
<b>EXPENDITURE</b>					
Employee costs	111,235	150,000	38,765	180,000	68,765
Consultant Planners and Contractors	271,803	458,330	186,527	549,996	278,193
Chair and iwi representatives	55,000	55,000	-	66,000	11,000
Governance	1,100	3,330	2,230	3,996	2,896
Poutini Ngai Tahu	-	12,500	12,500	15,000	15,000
TTPP Website	4,426	10,000	5,574	12,000	7,574
Isovist e-plan Platform	7,500	7,500	-	9,000	1,500
Meals, Travel & Accom	33,265	26,660	(6,605)	31,992	(1,273)
Workshops & Events	-	12,830	12,830	15,396	15,396
Media Costs	10,291	16,670	6,379	20,004	9,713
Legal Advice	196,411	250,000	53,589	300,000	103,589
Hearings – commissioner fees	573,470	104,170	(469,300)	125,004	(448,466)
Interest Payments	-	117,358	117,358	140,829	140,829
Overhead costs	136,340	136,340	-	163,608	27,268
Appeals					
<b>TOTAL EXPENDITURE</b>	<b>1,400,841</b>	<b>1,360,688</b>	<b>(40,154)</b>	<b>1,632,825</b>	<b>231,984</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(866,026)</b>	<b>(825,036)</b>		<b>(990,042)</b>	

\* Column 5 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	-	534,815	3,736,225
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>534,815</b>	<b>4,166,225</b>
<b>EXPENDITURE</b>											
Employee costs	163,574	303,358	139,784	205,577	183,472	279,060	268,762	199,591	67,022	111,235	1,478,293
Consultant Planners and Contractors	901,333	674,400	(226,933)	695,112	172,899	420,035	231,931	108,885	-	271,803	2,801,999
Chair and iwi representatives	61,669	66,000	4,331	60,000	60,000	60,000	54,500	55,000	-	55,000	406,169
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	-	4,426	52,712
Isovist e-plan Platform	7,500	8,000	500	7,463	11,273	9,425	3,713	-	-	7,500	46,873
Meals, Travel & Accom	82,981	69,150	(13,831)	78,466	9,568	17,680	17,164	19,585	5,372	33,265	264,080
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	-	196,411	458,541
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	136,340	1,052,636
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>1,400,841</b>	<b>9,340,234</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>(866,026)</b>	<b>(5,174,009)</b>