



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

11 August 2026

9.00AM

West Coast Regional Council, Main Rd South, Paroa

Livestreamed on YouTube

[@westcoastregionalcouncil5171](https://www.youtube.com/watch?v=5171)

AGENDA

9.00am	Welcome and Apologies	Chair
	Conflict of Interest Register and Declaration	
	Confirm previous Minutes of 11 June 2026	
	Matters Arising	
9.10am	Report - Variation 3 Consultation Responses	Senior Planner
9.40am	Update on Mediation Processes	Project Manager
9.50am	Financial Report to 30 June 2026	Project Manager
10.00am	Meeting ends	

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

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT BULLER DISTRICT COUNCIL 11 JUNE 2026

Present

Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Cr A. Cassin (WCRC), Cr A. Gibson (GDC), Chair C. Smith (WCRC) Mayor Russell (BDC), R. Williams (Chairman), Kaiwhakahaere P. Madgwick (Makaawhio), Cr L. Webb (BDC), Cr G. Maitland (WDC)

Absent

Kaiwhakahaere Tumahai (Ngāti Waewae)

In attendance

Simon Pickford (BDC) Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Carissa du Plessis (BDC), Doug Bray (WCRC) Gina Hogarth (BDC), Chu Zhao (WCRC), Simon Bastion (BDC), Joanne Soderlund (GDC), Chris Cameron (WCRC) Paul Zaanen (BDC), Michael McEnaney (GDC)

Welcome

Chair Williams welcomed attendees

Apologies

No Apologies were received

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 11 May 2026

Moved (Mayor Russell/ Cr Webb)

That the minutes of the meeting held on 11 May 2026 are confirmed.

Carried

Matters arising from previous meetings

None raised

Information and Implications of Climate Change Modelling in TTPP

C. Cameron presented information requested by Committee members about climate change scenarios.

Committee members questioned the accuracy of climate change science and Mr Cameron responded that they are not predictions just possible scenarios. Any change in climate change scenarios will still likely fall within the range of current scenarios and the warming anticipated under RCP 8.5 by 2100 may be delayed but could still occur by 2125.

Cr. Maitland asked if changes would be made in TTPP flood and coastal hazard overlays around September. Mrs Armstrong responded that the IPCC would not publish updated scenarios until 2028, when she would anticipate a global discussion will occur. New Zealand is only likely to make any legislative changes following the global debate.

Moved (Mayor Russell/ Chair Williams)

- 1. That the Committee note the information.*

Carried

Financial Implications of Mediation Deferment and Plan Changes

Mrs Armstrong presented this paper which included reference to Cl13 (2) of the Order in Council and explained the funding arrangements if a party to the TTPP Committee requested the inclusion of an item which has only or predominantly a localized impact, into a plan change initiated by TTPP Committee. This would be at the party's expense.

The estimated costs of a small plan change and costs incurred as a result of the deferment to the start of the appeals Mediation schedule were presented.

Mrs Armstrong also noted the costs for mediation meetings originally scheduled for May and June 2026, but now deferred to the 2027 financial year, would now fall in the 2027 financial year further increasing any budget exceedance expected for that year.

Moved (Cr Cassin/Mayor Russell)

1. *That the Committee receive the report*

Carried

Variation 3 Update and Process Forward

Mrs Armstrong explained that Variation 3 had originally been incorrectly referred to as Plan Change 1, and that a paper on this topic was delivered to the 11 May 2026 TTPP Committee meeting. Matters in the variation, while individually relatively minor, are adding unnecessary cost and delay to development not intended to be caught in the resource consent process. Approval from the Minister for RMA Reform to undertake the variation is being awaited, and Mrs Armstrong explained that once the approval is received, consultation on Variation 3 would begin.

It is hoped that a paper seeking to notify the variation could be presented to TTPP Committee at their 11 August meeting.

Chair Williams commented that it may be worth holding an additional meeting to expedite the Variation 3 process, if a paper cannot be brought to the August meeting.

Moved (P. Madgwick / Cr. Gibson)

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.*

Carried

Appeals Mediation and Hearings Process Update

Mrs Armstrong noted that the Positions Subcommittee set the positions for topics or appeals in May.

Appeals points have been withdrawn by two appellants and direct discussions to progress draft consent documents are currently occurring with five other parties. A number of parties have also provided further particulars on their appeals, and it is hoped this will enable further direct discussions ahead of mediation meetings.

Following the deferral of the start date for mediation meetings the Commissioner has approved a slightly earlier commencement of mediation of 30 June. Mrs Armstrong explained

that this allows a mediation meeting for five small topics to go ahead as originally scheduled, leaving only three meetings to be rescheduled later this year and early in 2027.

Moved (Mayor Gibson / Cr Webb)

1. *That the Committee receive the report.*

Carried

Financial Report to 30 April 2026

Mrs Armstrong took the financial report as read. There were no questions raised

Moved (Mayor Russell / Chair Williams)

1. *That the Committee receive the report.*

Carried

Chair Williams thanked everyone for their attendance.

Meeting ended at 10.01 am.

Prepared for: Te Tai o Poutini Plan Committee
Prepared by: Doug Bray, Senior Policy Planner
Date: 11 August 2026
Subject: **Te Tai o Poutini Plan – Update on Variation 3**

SUMMARY

This report further updates Te Tai o Poutini Plan Committee on the development of Variation 3 to the Proposed Te Tai o Poutini Plan (TTPP). The matter has previously been reported on at the May 2026 and June 2026 TTPP Committee meetings.

At its June 2026 meeting, the Committee approved Draft Variation 3 for consultation.

The Committee noted that, in accordance with the Resource Management (Consenting and Other Systems Changes) Amendment Act 2025, progressing the Variation was dependent upon the approval of the Minister for RMA Reform to proceed. The Minister's approval was granted on 1 July 2026.

The Variation was then sent out for consultation on 8 July 2026. The closing date for feedback was 5 August 2026 at 5.00pm. As of the 6th of August 2026, 17 responses had been received.

In accordance with clause 3 of Schedule 1 of the RMA, the Committee has consulted the list of parties it is required to consult. In addition to the mandatory consultation, the Committee has consulted a number of additional parties that were considered to be affected.

Legal advice has confirmed that:

- The nature of at least some of the 22 amendments sought in the Variation means the Variation needs to be publicly notified.
- Public notification can be carried out by placing a notice in a local paper.
- Some of the amendments cover matters which have been raised in appeals and there may be opportunity to achieve the desired outcome via the mediation of these appeals.

RECOMMENDATION

1. That the Committee receive the report.
2. That the Committee notes that it will continue to be kept informed as Variation 3 progresses.

Doug Bray
Senior Policy Planner

BACKGROUND

1. Lois Easton (Principal Planner) outlined the purpose of Variation 3 in her report to the 11 June 2026 meeting. This included an Appendix detailing all the specific 22 Amendments and the reasons for their inclusion.
2. Variation 3 includes the following 22 Amendments:
 - Amendment 1: Parks Incorrectly Zoned (should be Open Space)
 - Amendment 2: Rezoning (to Settlement Zone from Open Space Zone) of Section 1 SO 525844 (Cnr Marks Road and Haast Pass Highway)
 - Amendment 3: Rezoning (to General Residential Zone) of Several Greymouth Properties
 - Amendment 4: Deletion of Random (Incorrect) References to the Future Urban Zone on the Maps
 - Amendment 5: Corrections to Designation Descriptions and Reinsertion of Addisons Cemetery and the Maruia Landfill and Recycling Centre as Designated Sites (12 sites affected)
 - Amendment 6: Heritage Schedule Extent Updates (based on investigations into all sites and areas included in Schedule 1 of the TTPP)
 - Amendment 7: Replacement of Term "Site Coverage" with "Building Coverage" (affects 17 Rules)
 - Amendment 8: Related Deletion of the Definition of "Site Coverage" and its Replacement with "Building Coverage" as Defined in the National Planning Standards
 - Amendment 9: Amendment of Rule SUB-R16 (Discretionary Activity) by Removing Need to Comply with Subdivision Standards S2-S11
 - Amendment 10: Updating Subdivision Standard S2 (to refer to a now updated document)
 - Amendment 11: To Exempt Firefighting Water Tanks from Consenting Requirements in Settlement Zones
 - Amendment 12: Removal of Requirement for Boundary Setbacks for Natural Hazard Mitigation Structures in Earthworks Rule EW-R1
 - Amendment 13: Amend Reference in Noise Rule NOISE-R3 to "Additions" (as defined in TTPP) c.f. "Altered Buildings" (which is not defined)
 - Amendment 14: Amend Settlement Zone Rule SETZ-R1 to require that Water Infrastructure that Needs to be Connected to is in fact Lawfully Established
 - Amendment 15: Amending Rule LIGHT-R5 (imposing lower level lighting in sensitive areas) to Extent that it Does not Apply to "All Areas Within 15km of the Coastal Marine Area"
 - Amendment 16: Amendment to Noise Rule NOISE-R3. Exempting Properties from Building Insulation Requirements Adjacent to the Lower Use Westport-Ngakawau and Westport-Port Branch Railway Lines
 - Amendment 17: Replacement of term "Alterations (not defined)" with term "Additions" (which is) in 19 Rules
 - Amendment 18: Moving Natural Hazard Mitigation Structures Provisions From the Natural Hazards Chapter to the Infrastructure Chapter (so Zone Provisions don't apply to such structures)
 - Amendment 19: Clarification in Rule NOISE-R2 that Construction Noise is a Permitted Activity (providing the Standards in Rule NOISE-R1 are met)
 - Amendment 20: Inclusion of Educational Facilities Within the Definition of "Hazard Sensitive Activities" (consistent with such facilities being used as emergency evacuation centres)
 - Amendment 21: Rezoning of 13 Hectares of Land at 22 Butts Road to General Residential Zone (so as to facilitate the expansion of housing to alleviate mining industry-induced demand)
 - Amendment 22: Application of the Coastal Settlement Precinct Overlay to Areas in Ti Miko and Punakaiki Where it is Incorrectly Missing
3. All 22 Amendments, with the possible exception of Amendment 21, are intended to make the Plan more workable, including avoiding what would otherwise be unnecessary consenting requirements.
4. Amendment 21 is a rezoning (from General Rural Zone (GRUZ) to General Residential Zone (GRZ)), intended to facilitate more intensive development, in response to demand for housing generated by expansion of mining which has itself had a reasonable level of community support. Importantly,

the site is not one subject to protective (natural, historic, cultural) overlays, and any risk to more intensive development from natural hazards is relatively low.

STATUTORY REQUIREMENTS

5. Part 1 of Schedule 1 of the RMA deals with the Preparation, Change and Review of Policy Statements and Plans (including Variations to Plans ahead of them being finalised). Importantly, there are two steps in terms of public involvement in a variation process:
 - Mandatory consultation with persons listed in clause 3 of Schedule 1 and/or any other person that the Committee decides to consult in its discretion. Importantly, consistent with Section 82 of the Local Government Act 2002, such consultation must be of an informed nature, with it clear that the feedback received has been considered as part of progressing the Variation; and
 - Formal notification – as required by Clause 5 of Schedule 1. This must be full public notification in the case of the formulation and review of Policy Statements or Plans, with the option of limited notification in accordance with Clause 5A available for Plan Changes and Variations.

Where public notification is required, there is also the requirement that persons and/or organisations considered to be directly affected be served with notice. Should limited notification be used, then it is important that the local authority(ies) concerned can clearly determine who is affected and who is not.

6. Whether limited notification or public notification is used, a period of 20 working days must be allowed for submissions to be received on any Variation. Because the TTPP is presently at the stage of mediation of appeals, advice has been sought from the Solicitors at Wynn Williams on the notification requirements and is included in this paper.

CONSULTATION AND ITS OUTCOME

7. Variation 3 was sent out for consultation on 8 July 2026. The package included:
 - An introductory letter
 - An information sheet – explaining each of the 22 Amendments and their purpose in more detail
 - A set of changes which would result to Plan mapping and text (assuming the Variation proceeds as presently intended)
 - A feedback form

Feedback was requested by 5pm Wednesday 5 August 2026

8. Consistent with Clause 3(1) of Schedule 1 of the RMA, consultation with the following is required:
 - Ministry for the Environment
 - Department of Conservation
 - West Coast Regional Council
 - Buller District Council
 - Grey District Council
 - Westland District Council
 - Te Runanga o Ngāti Waewae
 - Te Runanga o Makaawhio
 - Te Runanga o Ngāi Tahu
9. In addition, the following parties were also consulted:
 - Heritage New Zealand – given Amendment 6
 - All Appellants and Section 274 Parties to the Appeals
 - The owner and 13 adjacent landowners to the Butts Road property the subject of Amendment 21
 - 3 specific landowners in relation to several of the Amendments, who were not otherwise included in the above groupings

- An additional 24 – principally land developers and associated tradespersons – as recommended by the Technical Advisory Team members (Buller District adding 11, Grey District adding 7 and Westland District adding 6)

Meaning that overall, 71 persons and organisations have been consulted with over Variation 3.

10. Responses received during the consultation are summarised in Table 1 below.

Table 1 TTPP Draft Variation 3 Summary of Consultation Responses

Amendment	Subject	Details
1 (One Response)	Parks Rezoning – Various to Open Space Zone (OSZ)	Supported – but should also include Lot 14 DP 5689 Adjoins Lot 2 DP 5150, and is part of the Brougham Street Reserve. Somewhat related, are areas which have been <i>incorrectly included</i> in the Open Space Zone (OSZ) on lagoon side of Snodgrass Road. Should be Settlement Zone (SETZ) includes Sections 1-11 and Section 14 Town of Orowaiti, and Sections 1 and 2 SO14107
2 (No Responses)	Section 1 SO 525844 (Cnr Marks Road & Haast Pass Highway) – Rezoning Open Space Zone (OSZ) to Settlement Zone (SETZ)	
3 (No Responses)	Rezoning to General Residential Zone (GRZ) – 60 Cowper Street Greymouth from Commercial Zone (COMZ) and 402 & 406 Main South Road Paroa from General Rural Zone (GRUZ)	
4 (One Response)	Deletions of Randon References to Future Urban Zone – Lot 2 DP 3295 (Schadik Avenue, Carters Beach) to General Rural Zone (GRUZ) and Road Reserve (Alma Road, Westport) to Settlement	Supported (is obvious error)

	Zone (Rural Residential Precinct)	
5 (One Response)	Corrections to Designation Descriptions BDC20 to BCD26, and Reinsertion of Addisons Cemetery and Maruia Landfill and Recycling Centre	Supported – but relate to Designation descriptions, names and mapping. Couldn't this be addressed via a Clause 16(2) Schedule 1 RMA Amendment?
6 (Two Responses)	Heritage Schedule Extent Updates – NB: No Additions or Deletions, other than HH103 (Totaliser Building, Hokitika Racecourse) which has been demolished	Consistent with this Amendment, the Plan should include a specific definition of either "immediate surrounds" or "immediate surroundings". The update to Schedules 1A: Historic Heritage Items and Areas and 1B: Archaeological Sites are supported subject to this. Further specific comments are made relative to specific items as follows: • HH2 – extent should also include the interior coke ovens • HH4 – use the word Colliery (not Collery) • HH16 – emphasises the need to define "immediate surrounds" or "immediate surroundings" • HH24 – use the word "scheduling" c.f. "listing" • HH27 – delete reference to Map in Appendix 1 of NZHPT Registration Report • HH33 – add "Not included in the extent are newly reconstructed buildings from the 2020s" • HH71 – delete "the Royal Hotel opposite the Station" • HH72- replace word "building" with "structure" • HH75 – Delete this item (demolished) • HH79 – Remove "5014 Historic Place category 1 (no longer relevant)" • HH113 – Is a Category 2 (not Category 1) Historic Place Supported. Provides better clarity
7 (Two Responses)	Replacement of Term "Site Coverage" with Term "Building Coverage" Across 17 Rules	Definitely an issue which requires addressing – and pleased to see building companies included in those consulted with. Actual extent of coverage also needs looking at. 40% in Rule GRZ-R1 is too low, if decks, overhangs, etc. are included Supported

8 (Two Responses)	Associated Deletion of "Site Coverage" Definition and Replacement with "Building Coverage (as Defined in National Planning Standards)	Definitely an issue which requires addressing – and pleased to see building companies included in those consulted with.
		Actual extent of coverage also needs looking at. 40% in Rule GRZ-R1 is too low, if decks, overhangs, etc. are included Supported
9 (Two Responses)	Amendment to Subdivision Rule SUB-R16 (Deletion of Rule SUB-R16(4), requiring compliance with Subdivision Standards S2-S11)	Supportive. Agree that Non-Compliance with Subdivision Standards S2-S11 should not <i>itself</i> elevate a subdivision to Non-Complying status. Happy with inability to comply with other aspects of the Rule doing so.
		Supported
10 (One Response)	Update of Subdivision Standard S2 (so refers to New Zealand Building Code – Acceptable Solution B1)	Supported
11 (Two Responses)	Provision for Firefighting Water Tanks in Settlement Zones as a Permitted Activity (i.e. so don't infringe Rule SETZ-R6)	Not only an issue in Settlement Zone. Also an issue in Residential Zones in places like Moana
		Supported
12 (One Response)	Removal of Boundary Setback Requirements for Natural Hazard Mitigation Structures in Rule EW-R1	Supported
13 (One Response)	Removal of Undefined "Altered Buildings" with Defined "Additions" in Rule NOISE-R3	Supported
14	Rule SETZ-R1 – Requirement that	Supported

(One Response)	Connections are to <i>Lawfully Established Water Infrastructure</i>	
15 (Four Responses)	Amendment of Rule LIGHT-R5 – so that “15km from the coastal marine area” restriction applies to Natural Open Space Zone (NOSZ), Coastal Settlement Precinct (SETZ-PREC3) and Locations Within Outstanding Coastal Natural Character Area (OCNCA), Outstanding Natural Landscapes (ONLs) and Outstanding Natural Features (ONFs) c.f. “All Areas”	Wishes to discuss further – as fear perceived “blanket removal” of such protection will compromise habitat of Westland Black Petrel/Taiko. This provision has been the subject of Appeals, with DOC a Section 274 party. Solicitors fronting Mediation believe matter would be best discussed there. DOC followed up again on the closing date itself – reiterating its desire to engage. Appears to now accept what is proposed is not “blanket removal”, but still concerned that will still expose key habitats for Taiko/Westland Petrel, other birds and bats. Areas include Karamea, Totara and Okari rivers, and the Barrytown Flats. Have recommended a more “targeted approach, including: • Specific exclusion of “urban-type” zoned areas; • Perhaps reducing to 5km inland; but • Retaining the 15km inland relative to the Taiko Breeding Colony. Highly supportive. Applying a blanket “15km from the coastal marine area” restriction is quite unworkable, and has quite unintended consequences in terms of consenting requirements. Amendment is not supported. Rule LIGHT-R5 affords important protection for significant indigenous biodiversity. It is a rule subject to Appeal and should be sorted via the Appeal process. Intent and reasoning is supported. Area aware of intention behind 15km inclusion on wildlife protection and dark skies retention grounds. What proposed arguably leaves a “gap” between Barrytown and Punakaiki. Recommend any replacement provisions are informed by the Wildlands Report which suggested a 15km wide buffer on either side of the flight path relative to the breeding colony and the ocean. Would it be better to separate out those Rules intended to protect wildlife specifically and dark skies more generally?
16 (One Response)	Amendment to Rule NOISE-R3 – so that (as with Hokitika Branch Line) Residential Dwellings	Supported

	Adjacent to Low Use Westport-Ngakawau and Westport-Port Branch Lines are Exempt from Acoustic Insulation and Vibration Requirements	
17 (Two Responses)	Replacement of Undefined term "Alterations" with Defined Term "Additions" Across 18 Rules Plus NOISE-APP1	Supportive. Bottom line is that minor alterations to buildings themselves should not trigger resource consent requirements. Supported
18 (One Response)	Moving Natural Hazard Mitigation Structure Provisions From Natural Hazards Chapter to Infrastructure Chapter (so Such Structures Exempt From Zone Provisions)	Supported. Infrastructure Chapter is the appropriate place. Is noted, however, that neither the RMA nor the TTPP include natural hazard mitigation structures within the definition of 'infrastructure'. So wording within the Infrastructure Chapter needs to point out that natural hazard mitigation structures included there, with corresponding working in Natural Hazards Chapter pointing to that fact. Amendment should ideally also address providing a Permitted Activity pathway for natural hazard mitigation structures provided by statutory agencies (as was the case in the Notified version of the Plan. What is in the Natural Character and Margins of Waterbodies Chapter addressing this needs to be reflected in the Infrastructure and Natural Hazards Chapters.
19 (Two Responses)	Clarification in Rule NOISE-R2 That Construction Noise is a Permitted Activity (if Complies with Standards in NOISE-R1)	Supportive. Should be clear that construction noise is a Permitted Activity. Supported
20 (One Response)	Inclusion of Educational Facilities Within the Definition of Hazard Sensitive Activity	Supported

21 (Seven Responses)	Rezoning of 13 Hectares at 22 Butts Road Reefton – to General Residential Zone (GRZ) From General Rural Zone (GRUZ), to Allow for Expansion of Housing to Support Mining Industry	Support in Part/Oppose in Part. Support Conditionally – on basis that: • Transitional buffer area immediately adjacent to Boundary Road (minimum 2,000 square metre allotments, and subject to design guidelines; • Access designed in a manner that traffic flows out via Butts Road and Crampton Road (c.f. existing residential streets); • Three waters infrastructure designed and upgraded to cope (as present infrastructure is not doing so). Includes upgrade of blocked Davis Street Culvert, plus existing waterways to not be impeded; • Streetlighting adequately shielded to protect Dark Sky; • Subdivision to include green spaces, native plantings, wetlands and walking tracks – with maximum retention of native vegetation present; and • Should be a staged development. Strongly supports proposed Rezoning. Site is well suited to residential development and such development is vital for Reefton to address residential housing demand generated by growth in minerals sector. Supportive of proposed Rezoning. Growth of minerals sector and associated industries in Reefton means existing housing stock in Reefton is under pressure. Such a rezoning will facilitate the additional residential development required to alleviate this. Supportive of proposed Rezoning, but conditional on safeguards to ensure growth itself is sustainable, undertaken in a staged manner, and in a manner that protects community infrastructure, visual amenity and the character of Reefton. Concerns are: • 110 lot subdivision will afford significant growth to a town of approximately 1,000 residents; • Existing town infrastructure (esp. three waters) already at or near capacity; • Needs to be staged – so that actual c.f. potential demand is monitored and responded to, without risk of creating a “partially developed subdivision”; • Reefton’s distinctive identity, heritage, character and small town atmosphere needs to be protected; • Urban design requirements (or subdivision covenants) important, to ensure diversity, landscaping and integration, c.f. a “cookie-cutter subdivision” of clutter and sameness; • Consistency with long term resilience – i.e. town could both grow and contract over time; • Entry should be off Cramptons Road/Butts Road, c.f. Curle Street, to ensure increased traffic appropriately managed; and • To ensure transition between existing Reefton township and new development – including landscape plantings and transition from what are typically large Reefton township sections to the more intense density proposed via a buffer zone. That will itself better address traffic management, noise and construction-related impacts. So overall supportive, subject to above matters being addressed
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		Supportive of proposed Rezoning. Construction of resultant 110 extra dwellings is vital to expansion of minerals sector in the area. Site also hazard free and close to infrastructure, so use for urban development is an effective and efficient land use. Opposed to proposed rezoning to General Residential Zone (GRUZ). Due to: • Need to significantly upgrade infrastructure; • Increased traffic flow anticipated; • Site being subject to flooding; • Sites adjacent to hill being cold in winter; • Over 100 sections effectively added to a town with an existing 603 (i.e. adding over one sixth to town); • Resultant additional noise and consequential loss of rural amenity; • Preparation work already taking place (i.e. appears assumption that will go ahead); and • What if Government attitude to mining changes – could end up with a series of empty sections. So need to search out a better alternative site. Supported. Will address problem of limited residential land availability in Reefton. Progressing via a structured plan change process will address infrastructural, servicing and other technical matters, as well as ensuring community informing of the process
22 (One Response)	Applying of Coastal Settlement Precinct to Areas of settlement Zone Where Obviously Missing – Including Legal Road Areas at Hartmount Place and Ross Place, Te Miko and Dickenson Parade, Punakaki Road, Webb Street, Owen Street and Mabel Street, Punakaiki	Supported
Other (Six Responses)	Technically “Out of Scope” relative to Variation 3 itself – but may require addressing by other means	Concerns Section 10 Block V Reefton Survey District (Giles Creek, Cronandun). Incorrectly Zoned Natural Open Space Zone (NOSZ), but is privately owned by Birchfield Coal Mines Ltd. Should be rezoned general Rural Zone (GRUZ). Needs to be noted for addition to next Variation of this nature. Concerns 4663 State Highway 6 Te Miko Punakaiki (Part Section 1 Block IX Brighton Survey District – Record of Title 10D/1176. Purchased April 2024 for “Punakaiki Wild” and resource consent application

for accommodation development (RC240079 to Buller District Council) recently heard. Allegedly as part of this, discovered has been alteration to High and Outstanding Coastal Natural Character Areas across property, i.e.:

As notified:



Notified TTPP mapping with the Outstanding Coastal Natural Character overlay represented in yellow hatching and the High Coastal Natural Character overlay represented in orange hatching.

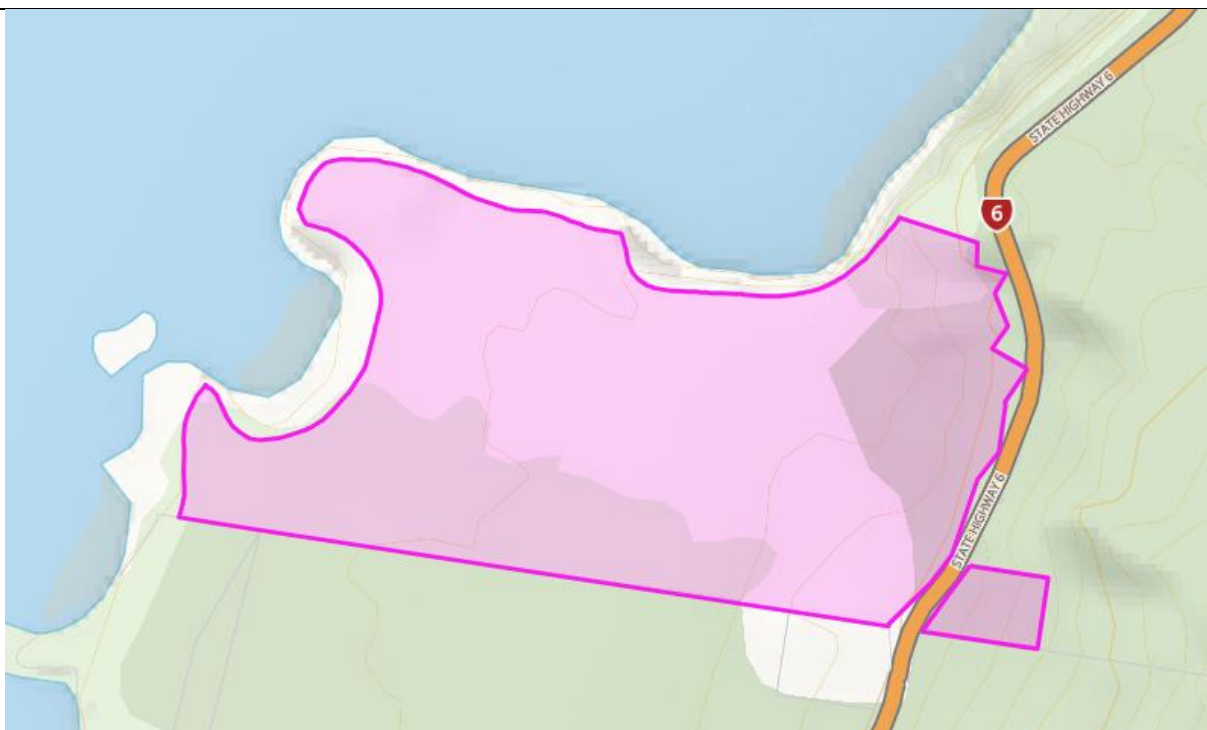
Decisions Version



Decisions TTPP mapping with the Outstanding Coastal Natural Character overlay represented in pink lines and the High Coastal Natural Character overlay represented in purple lines.

Key is Outstanding Coastal Natural Character Area in latter expands – and nothing in Recommendation Reports to support change.

Land Information New Zealand (LINZ) Maps confirm extent of area owned.



Understanding is that entire site is privately owned. Basically:

- Applicant can find nothing in Recommendation report of Commissioners to suggest mapping should have changed (and never been made aware of this themselves); while
- Own understanding is TTPP would only identify conservation estate and other publicly owned land as *Outstanding* Coastal Natural Character Area – with any privately owned land subject to any Coastal Natural Character Overlay to be *High* Coastal Natural Character Area.

So does need to be followed up – just not part of Variation 3 itself.

Rezone 13-15 Owen Street and 28 Settlement Road (State Highway 6, Punakaiki) from Settlement Zone to Scenic Visitor Zone. Includes:

		• Lots 10-12 DP 1275 (WS3B/758. WS5B/787 and WS1B/1305 • Total area 2486 square metres Accommodates the existing Punakaiki Rocks Hotel and Garden Bar (former Punakaiki Tavern). Scenic Visitor Zone better represents site land use, and would be more supportive of its function (i.e. a tourism facility dependent upon scenic qualities of the area. Would appear to make sense. Should be noted for addition to next Variation of this nature. Rezone 26 Haast-Jackson Bay Road from Settlement Zone to Mixed Use Zone or Commercial Zone. Is Lot 1 DP 3274(WS 8B/753), 3.21 hectares. Accommodates Haast Heartland Hotel, which has been on the site since 1967. Scenic Visitor Zone applies to Punakaki, Franz Josef and Fox Glacier only, so cannot be used in Haast area, but should be either Mixed Use Zone (preferably - as both accommodation and restaurant facilities present) or Commercial Zone. Would appear to make sense. Should be noted for addition to next Variation of this nature. Have also reiterated a series of points the subject of Appeal ENV-2025-CHC-000102. Includes concern that Natural Hazard Overlays apply Fixed Floor Levels (FFLs) which are not compensated for in Recession Plane Rules, thereby making building beyond a modest two storeys very difficult to achieve (esp. at Punakaiki). Therefore wish to see: • Rule SVZ-R1(5)(i) re: maximum building height amended to <i>7m in the Punakaiki SVZ - Scenic Visitor Zone except that where a building is fully or partly within a Coastal Hazard or Flood Overlay, the origin of the ground level shall be taken as if it were the minimum floor level set by the applicable natural hazard rule, or a natural hazard assessment;</i> • Rule SETZ-R2 (1)(iii) amended to <i>7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct except that where the building is fully or partly within a Coastal Hazard or Flood Overlay, within Punakaiki, the origin of the ground level shall be taken as if it were the minimum floor level set by the applicable natural hazard rule, or a natural hazard assessment;</i> • Appendix Two: Recessions Planes include the standards also not applying to (an additional Point 6) <i>Where a building is fully or partly within a Coastal Hazard or Flood Overlay and within the SVZ or SETZ – PREC3 – Coastal Settlement Precinct in Punakaiki, the origin of the ground level shall be taken as if it were the minimum floor level set by the applicable natural hazard rule, or a natural hazard assessment;</i> and • Coastal Environment Rule CE-R4 have added to it Advice Note 3: <i>For the avoidance of doubt, new buildings and structures within the SETZ-PREC3 area in Punakaiki, that are also fully, or partly, within a Coastal Hazard or Flood Overlay, shall take the origin of the ground level as if it were the minimum floor level set by the applicable natural hazard rule, or a natural hazard assessment as set out in Rule SETZ-R2(1)(iii).</i>
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		OK, Mediation of the respective Appeal points is realistically the way to go here, rather than simply adding consideration of such proposed Amendments to Variation 3 itself. It is not as if Variation 3 itself is an <i>additional</i> means by which such changes already sought via the Appeal process can be included at the request of a responder to initial consultation. The situation with respect to e.g. Rule LIGHT-R5 is quite different. In that instance for sure, there are Appeals of relevance, but the TTPP Committee has <i>itself</i> identified a problem with the Rule and is endeavouring to address it via Amendment 15 in Variation 3. There are areas which have been incorrectly included in the Open Space Zone (OSZ) on lagoon side of Snodgrass Road. Should be Settlement Zone (SETZ) includes Sections 1-11 and Section 14 Town of Orowaiti, and Sections 1 and 2 SO14107
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11. In summary:

- A total of 17 responses were received.
- No responses were received on Amendments 2 and 3 which are site specific issues.
- One respondent has systematically addressed all 22 Amendments.
- Six responses were specific to Amendment 21: Rezoning of 13 Hectares at 22 Butts Road. Three were supportive, two conditionally so, and the other opposed.
- Amendment 15: Amendment of Rule LIGHT-R5 is the other specific Amendment which generated significant interest. All those who responded have included the "15km landward of the coastal marine area" distance within Appeals or Section 274 Interested Party notices. It is possible, therefore, that this particular amendment can be resolved via Mediation.
- One of the respondents made comments on Amendments 7, 8 and 11. (Note that Amendments 7 and 8 both relate to the "site coverage" versus "building coverage" issue).
- Another respondent made comments on Amendments 15, 17 and 19.
- All other respondents whose responses were within the scope of Variation 3 responded with respect to one particular Amendment only.
- Three respondents, plus one in part, made responses that were outside the scope of Variation 3.

12. This feedback is provided to the TTPP Committee for consideration prior to any updates and approval of Variation 3 for notification.

LEGAL CONSIDERATIONS

13. Appeals on the proposed TTPP are currently being mediated. It is expected that mediation will continue until early 2027 and any matters that have not been resolved will proceed to hearings later in 2027.

14. A number of the amendments included in Variation 3 relate to parts of the proposed TTPP that are subject to appeals, as follows:

- (a) Amendment 7 regarding replacing the term "Site Coverage" with "Building Coverage" across the Plan rules; and
- (b) Amendment 8 regarding deleting the definition of "Site Coverage" and replacing this with national planning standard definition "Building Coverage";
- (c) Amendment 9 regarding amending Subdivision Rule SUB – R16;
- (d) Amendment 12 regarding removal of the requirement for boundary setbacks for natural hazard mitigation structures in EW – R1;
- (e) Amendment 13 regarding amend reference to "additions" instead of "altered buildings" in Noise – R3;
- (f) Amendment 14 regarding amending standards 2 and 3 of Rule SETZ – R1 Settlement Zone to refer to the network utility infrastructure being lawfully established;
- (g) Amendment 15 regarding amendment to Light – R5 by removing requirement that the rule apply within all zones within 15km of the coast;
- (h) Amendment 16 regarding amendment to NOISE – R3 by removing requirements for acoustic insulation and vibration management in relation to the Westport – Ngākawau and Westport – Port branch lines;
- (i) Amendment 17 regarding replacing reference to "alterations" with "additions" in several rules;

- (j) Amendment 18 regarding moving Natural Hazard Mitigation Structures Provisions from the Natural Hazards Chapter to the Infrastructure Chapter; and
 - (k) Amendment 19 regarding amending NOISE - R2 to include construction noise that meets the standards in NOISE – R1.
15. Mediation on some of the above parts of the proposed TTPP that relate to Variation 3 is progressing, with mediation in relation to light and noise scheduled for August.

What happens to the proposed TTPP if Variation 3 is notified?

16. Once a variation is notified, a proposed plan has effect as if it has been varied. This means that existing provisions in the proposed plan fall away and are replaced with the variation provisions. If required by section 86B, some of the variation provisions will have immediate legal effect. However, others will have no legal effect until decisions on submissions on the variation are made. The operative district plan rules will continue to apply.
17. This can offer some short-term relief for the consenting teams who are processing resource consents under the rules. However, ultimately all parties who have expressed interest in these provisions either through submissions or appeals will need to have their concerns addressed.

What happens to the appeals on the proposed TTPP if Variation 3 is notified?

18. Where a variation substitutes a provision against which an appeal has been lodged, that appeal is deemed to be an appeal against the variation. This means that appeals on the proposed TTPP on provisions that are varied by Variation 3 will continue as an appeal on Variation 3. This will be relevant for each of the amendments identified above as relating to provisions that are subject to appeals on the proposed TTPP.
19. The practical consequence of this is that the appeals on the proposed TTPP will be placed on hold to the extent that they relate to provisions in the TTPP that are affected by the variation. Once the variation has worked through the submission and hearing process and decisions are issued, the appeals will still need to be resolved against the new decisions version.
20. It would not be possible to continue to mediate the TTPP provisions that were subject to Variation 3 (where the whole rule is removed or changed). If Variation 3 only related to part of a relevant rule, mediation could continue but it would not be possible to fully resolve appeals in relation to rules that are subject to Variation 3.

Recommendations

21. While Variation 3 will allow for the proposed TTPP to be immediately replaced with the varied provisions, this will result in a loss of progress already made on some of these matters as part of mediation of TTPP appeals. This is particularly relevant for the light and noise amendments as these are due to be mediated shortly and the changes to building coverage rules which are the subject of direct discussions. The outcome sought by Variation 3 in relation to these matters may be able to be achieved through mediation.
22. On that basis, staff recommend that notification of Variation 3 be delayed until at least the mediations on the light and noise topics have been completed (21 August) to see whether resolution can be reached. The Committee can then reassess the appropriate time for notifying Variation 3.

Doug Bray

Senior Policy Planner



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 August 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 did not meet in July but the next meeting is scheduled for 11 August 2026.

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. Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu; and
 - ii. Westpower Limited.
 - 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. Grey District Council;
 - ii. Scenic Hotel Group Limited;
 - iii. Russell Robinson;
 - iv. Royal Forest and Bird Protection Society of NZ Inc;
 - v. Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu; and
 - vi. Federated Farmers.

Mediation

5. Mediations of TTPP appeals began on 30 June 2026, with Topic 22: Infrastructure, Topic 29: Activities on the Surface of Water, Topic 10: Temporary Activities, Topic 23: Transport and Topic 11: Historic Heritage all being mediated in the first week. Consent documents are being prepared for these topics and will be filed with the Court by 10 August 2026.
6. Mediations continued in July with mediation of Topic 18: Mineral Extraction on 13 to 16 July and mediation of Topic 19: Mineral Extraction: Buller Coalfield Zone Subtopic on 21 July.
7. Mediation of Topic 18 resulted in resolution of several appeal points (including by agreement and by parties no longer pursuing appeal points). Some appeal points were agreed to be moved from Topic 18 to other topics that were more appropriate.
8. Mediation of Topic 19 resulted in the withdrawal of two appeal points, but no other appeal points were resolved.
9. Reporting memoranda will be filed with the Court for Topics 18 and 19 and this will include the next steps for the unresolved appeal points.
10. Where appeal points are no longer pursued by a party at mediation, these appeal points will be withdrawn as part of the consent documents for that topic. These appeal points are not included in Appendix A as it would not be efficient to repeat these here, though numerous appeal points are being resolved in this way.
11. Mediation in August will include:
 - a. Topic 20: Mineral Extraction: Mineral Extraction Zone Subtopic;
 - b. Topic 1: Hazardous Substances and Contaminated Land;

- c. Topic 6: Port Zone;
- d. Topic 8: Scenic Visitor Zone;
- e. Topic 9: Settlement Zone;
- f. Topic 13: Introduction and General Provisions;
- g. Topic 16: Light;
- h. Topic 21: Noise; and
- i. Topic 15: Strategic Directions.

Other developments

- 12. The Court has issued consent orders in relation to:
 - a. KiwiRail Holding Limited's appeal points in respect of the transport topic relating to TRN – R7 and TRN – R14; and
 - b. Westpower Limited's appeal points in respect of the notable trees chapter of the TTPP.

Appendix A – Appeal points withdrawn

1. The following appeal points have been withdrawn (with updates since the last report shown in [blue](#)):

Appellant	Appeal point	Comments
<i>Appeal Points Withdrawn¹</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	Confirmed by Court
New Zealand Coal and Carbon Limited	All appeal points except for: • 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. • 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.	Confirmed by Court

¹ 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.

	• A3.37 relating to NOSZ - R18: the relief sought is to change the activity status from non-complying to discretionary. • 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.	
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 Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.30 regarding ASW - R4 (Installation of Structures on the Surface of Natural Waterbodies) and clarifying that the rule only applies to recreational whitebaiting.	Confirmed by Court
Royal Forest and Bird Protection Society of NZ Inc	A30.44 regarding the Transport Overview and amendments sought to ensure the that the overview is consistent with the rest of the chapter.	Confirmed by Court
Royal Forest and Bird Protection Society of NZ Inc	A30.45 regarding TRN - O2 and the replacement of “minimise” with “avoid, remedy or mitigate in accordance with the Natural Environment and District Wide chapters of this Plan.”	Confirmed by Court
Westpower Limited	A32.123 regarding removing the non-complying activities section from HH – R10 as it is a discretionary activity.	Withdrawal filed with Court. Awaiting confirmation of the withdrawal from the Court.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.33 regarding reinstating the notified version of BCZ – O2	Confirmed by Court

	(replace “manages” with “minimises”).	
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.34 regarding replacing “managing” with “minimising” in clause e in BCZ – P4.	Confirmed by 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 August 2026

Subject: Financial Report to 30 June 2026

SUMMARY

This report includes the statement of financial performance for the financial year 1 July 2025 to 30 June 2026.

RECOMMENDATION

1. That the Committee receive the report

REPORT

1. The Financial Statement for the full 2026 financial year, 1 July 2025 to 30 June 2026, is at Table 1.
2. The June statement shows expenses for the financial year tracked ahead of the expected budget, with a reported deficit of \$1,172,399 compared with a budgeted deficit of \$990,042. This was due to Hearing Commissioner expenditure being greater than anticipated, and an increase in legal fees for direct discussions with parties to appeals and preparation and attendance at the first mediation meetings. The final unfavourable variance against budget for the financial year is \$181,468.
3. A number of positive variances are recorded for the financial year to date. Consultant costs show the largest positive variance.
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. The term of the loan has been extended from 10 to 15 years to better reflect delivery timeframes and the life of the operative plan. The loan is identified as the Net Surplus/Deficit figure for the life of the project which at the end of the 2026 financial year totalled \$5,480,382.
6. West Coast Regional Council has provided details of the 2026-27 TTPP budget which they have accepted. A comparison with the TTPP budget requested is at Table 3.

Table 1

Te Tai o Poutini Plan

Statement of Financial Performance to 30 June 2026						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	641,894	642,783	889		642,783	889
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	641,894	642,783	889	-	642,783	889
EXPENDITURE						
Employee costs	132,336	180,000	47,664		180,000	47,664
Consultant Planners and Contractors	314,961	549,996	235,035		549,996	235,035
Chair and iwi representatives	66,000	66,000	-		66,000	-
Governance	1,100	3,996	2,896		3,996	2,896
Poutini Ngai Tahu	15,000	15,000	-		15,000	-
TTPP Website	4,426	12,000	7,574		12,000	7,574
Isovist e-plan Platform	7,500	9,000	1,500		9,000	1,500
Meals, Travel & Accom	39,521	31,992	(7,529)		31,992	(7,529)
Workshops & Events	-	15,396	15,396		15,396	15,396
Media Costs	10,998	20,004	9,006		20,004	9,006
Legal Advice	344,524	300,000	(44,524)		300,000	(44,524)
Hearings – commissioner fees	573,470	125,004	(448,466)		125,004	(448,466)
Interest Payments	140,850	140,829	(21)		140,829	(21)
Overhead costs	163,608	163,608	-		163,608	-
Appeals						
TOTAL EXPENDITURE	1,814,293	1,632,825	(181,468)	-	1,632,825	(181,468)
NET SURPLUS/(DEFICIT)	(1,172,399)	(990,042)		-	(990,042)	

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			
INCOME											
Targeted Rates	324,176	324,176	-	1,244,713	482,497	494,868	255,156	400,000	-	641,894	3,843,304
General Rates Contributions				-	-	-	150,000	-	-	-	150,000
Grants & Subsidies			-	-	-	-	30,000	200,000	-	-	230,000
Other Contributions				-	-	-	-	50,000	-	-	50,000
									-	-	-
TOTAL INCOME	324,176	324,176	-	1,244,713	482,497	494,868	435,156	650,000	-	641,894	4,273,304
EXPENDITURE											
Employee costs	163,574	303,358	139,784	205,577	183,472	279,060	268,762	199,591	67,022	132,336	1,499,394
Consultant Planners and Contractors	901,333	674,400	(226,933)	695,112	172,899	420,035	231,931	108,885	-	314,961	2,845,157
Chair and iwi representatives	61,669	66,000	4,331	60,000	60,000	60,000	54,500	55,000		66,000	417,169
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	-	-	-	15,000	198,375
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	39,521	270,336
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	-	10,998	146,472
Legal Advice	101,049	120,000	18,951	100,854	27,289	27,343	4,689	907	-	344,524	606,654
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	-	-	-	-	140,850	320,105
Overhead costs	66,198	66,198	-	150,000	150,000	150,000	150,000	150,000	100,098	163,608	1,079,904
Appeals											
TOTAL EXPENDITURE	2,831,866	1,750,071	(1,081,796)	1,783,656	805,930	1,050,055	737,477	557,917	172,492	1,814,293	9,753,686
NET SURPLUS/(DEFICIT)	(2,507,690)	(1,425,895)			(323,434)	(555,187)	(302,320)	92,083	(172,492)	(1,172,399)	(5,480,382)

* Please note that the total cost to date column also includes the current YTD figures (1 July - 30 June 2026)

Table 3

Te Tai o Poutini Plan Budget 2026-27 Update					
WCRC Annual Plan TTPP Budget 2026-27			TTPP Approved Budget Items at March 2026		
Income					
Targeted Rates	(672,965)		TBC		
Expenditure					
Employee Costs	107,353		150,000		
Consultants	600,000		600,000		
Chair and Iwi Member Fees	66,000		66,000		
TTPP Poutini Ngai Tahu	5,000		5,000		
TTPP Website	4,500		4,500		
TTPP Isovisit e-plan platform	9,000		9,000		
Travel	106,000		106,000		
Meals & Accommodation	10,000		10,000		
Venue Hire	2,500		2,500		
Advertising	3,500		3,500		
Solicitors Fees	410,000		410,000		
Hearing Commissioners	4,000		4,000	Governance	
Other Insurance	1,071				
Internal Interest Charge	230,715		TBC		
Overheads Allocated	451,957		TBC		
Total Expenses	2,011,596		1,370,500		
Anticipated Loan Funding	1,338,631				

- The figures on the left-hand side of Table 3 show the updated 2026-27 TTPP Budget as provided by West Coast Regional Council (WCRC). The right-hand figures are those approved by TTPP Committee and provided to WCRC in March for inclusion in council financial decision-making including rating and funding details.
- The WCRC budget includes highlighted figures for the overheads which they charge TTPP for their services, some insurance expenses, the annual income to be raised by rates and the amount of loan required for the year. WCRC calculates these figures each year, therefore, the items were left blank in the budget information provided by TTPP Committee.
- Other changes highlighted show a reduction in the Employee costs sought by the Committee, which coincides with a reduction in WCRC staffing for TTPP, and the Hearing Commissioners item, which corresponds with the Governance item sought in the TTPP budget.