



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

24 September 2026

10.00AM

Online

Livestreamed on YouTube

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

AGENDA

10.00am	Welcome and Apologies	Chair
	Conflict of Interest Register and Declaration	
	Confirm previous Minutes of 11 August 2026	
	Matters Arising	
10.10am	Report - Minor Amendments	Principal Planner
10.30am	Confidential Report - Variation 3 Update	Principal Planner
10.50am	Meeting ends	

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



Te Tai o Poutini PLAN

A combined district plan for the West Coast

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL 11 AUGUST 2026

Present

Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Cr A. Cassin (WCRC), Cr A. Gibson (GDC), Chair C. Smith (WCRC) R. Williams (Chairman), Cr L. Webb (BDC), Cr G. Maitland (WDC), Kaiwhakahaere Tumahai (Ngāti Waewae)

In attendance

Alice Balme (TTPP Counsel), Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Carissa du Plessis (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), Joanne Soderlund (GDC), Michael McEnaney (GDC), Tracy Fitzgerald (WCRC) Vihan Dalal (Media)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere P. Madgwick (Makaawhio)

Moved (Chair Williams/Chair Smith)

That the apologies be accepted

Carried

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 11 June 2026

Moved (Cr Cassin/ Chair Smith)

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

Carried

Matters arising from previous meetings

None raised

Report- Update on Variation 3

D Bray explained the background for Variation 3 to Te Tai o Poutini Plan (TTPP) which is generally intended to make the Plan more workable, including avoiding unnecessary consenting requirements. Mr Bray described the RMA process involved in the targeted consultation undertaken with affected parties during July and presented the results of the feedback on the 22 proposed amendments to TTPP. Seventeen responses were received, of which ten were in support and six were out of scope of the proposed amendments. Alice Balme then explained the effects of introducing amendments on topics that are currently under appeal. While the current provisions would fall away in favour of the amendments, in the short term, all appeals would still require resolution. Ms Balme suggested the best outcome would be for mediation on these topics to proceed, as this could resolve issues sooner than the variation process. Direct discussions ahead of mediation meetings are also providing resolution to some issues raised in the proposed Variation 3. Ms Balme clarified that notification of the remaining proposed amendments could still occur before the end of 2026, once issues not resolved through mediation are identified. Councillor Maitland asked for clarification about the proposed amendments relating to noise.

Moved (Kw. Tumahai/ Cr. Webb)

1. *That the Committee receive the report.*
2. *That the Committee notes that it will continue to be kept informed as Variation 3 progresses.*
3. *That notification of Variation 3 be delayed until mediation on a number of topics which include the proposed amendments are completed.*

Carried

Appeals Mediation and Hearings Process Update

J Armstrong noted that the Positions Subcommittee did not meet in June or July but would be meeting following this Committee meeting.

Mrs Armstrong explained the process being undertaken at appeals mediation meetings. An Environment Court Commissioner chairs the meeting where confidential, without prejudice discussions occur between parties. Discussions may result in agreement by some or all parties, no agreement, or resolution of an appeal when a party withdraws that appeal.

The first mediation began on 30 June 2026. Seven topics were mediated in July, with mediations scheduled for a further eight topics in August.

For each topic a mediation memorandum outlining the results of discussion is produced and signed by all attendees. Any unanimous agreements are recorded in a consents document which is sent to the Environment Court for consideration. If approved, these changes are made to the TTPP, thereby making the affected provisions operative, as they are no longer under appeal.

Moved (Chair Williams / Cr Webb)

1. *That the Committee receive the report.*

Carried

Financial Report to 30 June 2026

J Armstrong noted that this report was for the entire 2026 financial year, 1 July 2025 to 30 June 2026. Mrs Armstrong pointed out that the unfavourable variance against budget for the financial year of \$181,468 was due to Hearing Commissioner expenses continuing into the 2026 financial year for longer than anticipated.

Mrs Armstrong also noted that the value of the loan as at 30 June 2026 was \$5,480,382, and she explained the budget set for the 2027 financial year at table 3.

Mayor Lash shared her concerns over the cost of TTPP. D Lew responded that the RMA planning process was challenging to budget for, as the costs of hearing submissions and deciding appeals are out of the Committee's control. Mr Lew commented that supporting the mediation process to resolve as many appeals as possible, thereby reducing the need for Environment Court hearings, was the most cost-effective option. Chair Smith agreed that settlement at mediation would result in reduced costs overall.

Following comments from Mayor Lash, Chair Williams requested a further paper on the costs of variations and plan changes, with some estimates of total costs to reach operative plan status.

Moved (Cr Maitland / Mayor Lash)

1. *That the Committee receive the report.*

Carried

Chair Williams thanked everyone for their attendance.

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

Date: 24 September 2026

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

SUMMARY

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

RECOMMENDATIONS

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

Lois Easton

Principal Planner

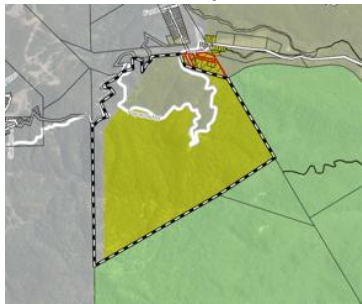
BACKGROUND

1. The Decisions version of Te Tai o Poutini Plan was publicly notified on 10 October 2025.
2. As is normal, once the Decision Plan was notified, staff of the three Councils and other users of the Plan, started picking up minor errors within the Decision Plan. The Resource Management Act has provision for minor errors to be fixed outside of the consultation process prescribed in Schedule One of the Act.
3. A series of minor errors were approved by the Committee to be rectified on 19 November, 12 December 2025, 10 April 2026 and 11 May 2026.
4. This report identifies a further range of minor errors where approval is sought for them to be corrected in the Decision Plan. Technical Advisory Team staff have commented on all minor errors prior to approval being sought from TTPP Committee.

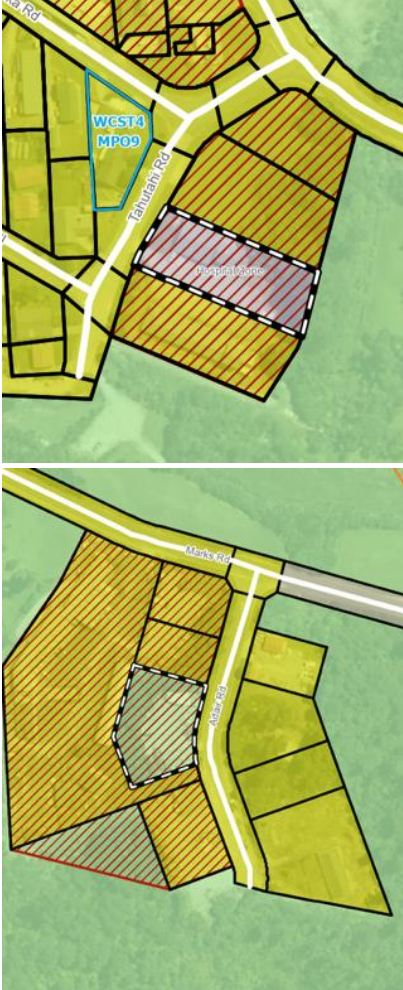
MINOR ERRORS RECOMMENDED FOR CORRECTION UNDER CLAUSE 16 (2) OF SCHEDULE 1 OF THE RMA

5. The following table indicates the minor errors that are recommended to be corrected.

Error	Why this is a Minor Error
Overview text from the Strategic Direction Overview Chapter creates confusion in interpretation of the strategic directions. The problematic text is as follows: <i>The Strategic Directions are intended to demonstrate:</i> 1. <i>Commitment to, and articulation of the Councils' partnership with Poutini Ngāi Tahu;</i> 2. <i>Alignment with the communities' aspirations for development while maintaining and enhancing environmental quality across Te Tai o Poutini/the West Coast;</i> 3. <i>Integrated management through the grouping of environmental considerations which combine to achieve strategic outcomes; and avoiding strategic objectives becoming isolated within various chapters of Te Tai o Poutini Plan;</i> 4. <i>Enabling the use and development of natural and physical resources whilst protecting the natural, cultural and heritage values that have been elevated to matters of national importance by the Resource Management Act 1991 and those matters of national and regional significance by National and Regional Policy Statements;</i> 5. <i>A prosperous and sustainable economy through enabling a wide range of appropriate business activities;</i> 6. <i>Operation and maintenance of regionally significant infrastructure;</i> 7. <i>The management of urban growth integrating existing and future infrastructure, providing sufficient land, or opportunity to meet growth demands for housing and business;</i> 8. <i>Resilience to climate change and natural hazards.</i>	Has no statutory weight but creates confusion in interpreting the Strategic Directions Chapter. Text will be deleted.
ONC 38 incorrectly included as HNC in the Schedule - does not reflect Decision	Decision is not reflected in the schedule. [The mapping is correct.]
Rule GRZ – R20 does not include accessory buildings in the title even though it is the escalation rule for GRZ – R1 on this matter	Decision not reflected in the wording of the rule
Appendix Eleven – spelling error “doo joinery” should be corrected to “window joinery”	Typographic Error

Designations Chapter – spelling error “Minster of Conservation” should be corrected to “Minister of Conservation”	Typographic Error
Financial Contributions Chapter mislocated under the Subdivisions Section – The Decisions were to pull the Financial Contributions Chapter out into its own Section under District Wide Matters. This requires a change to the index of the plan,	Decision is not reflected in the location of the chapter in the Index.
Financial Contributions – missing Discretionary Activity Rule – where non compliance with the Permitted Activity provisions occurs.	Decision not reflected in the Plan
Coastal Environment Rule CE – 19 – refers to CE – R11 in error – reference should be to CE – R12	Typographic Error
Error in Advice Note to Riparian Margins Definition incorrectly summarises the NESF as follows “Activities <i>within 10m of a</i> nautral inland wetland are regulated under the NESF and administered by the West Coast Regional Council”. Activities within 100m are also regulated. Amend the Advice Note to read “Activities <i>near</i> a natural inland wetland are regulated under the NESF...”	Correction to advice note accuracy – This advice note has no statutory weight and can be amended under Clause 16
Road Classification Errors in Grey District • Taylorville Road (<i>SH6 to SH4</i>) should be corrected to (<i>SH6 to SH7</i>) • Taylorville Road (<i>50km/hr to 97km/hr sign</i>) should be corrected to (<i>50km/hr to 100km/hr sign</i>) • <i>Stillwater</i> Blackball Road (Taylorville Road to Blackball) should be corrected to <i>Taylorville</i> – Blackball Road (Taylorville Road <i>to Main Road</i> to Blackball	Typographic errors
Roa Road/Paparoa Road Area – land incorrectly zoned as Settlement Zone (should be General Rural Zone) 	Decision not reflected in mapping
Inclusion in the Overview a statement explaining how the Rules work – whereby if a SASM site is not specifically identified in a table then the activity is permitted. Advice Note needed for SASM – R12 to clarify that only SASM included in Tables 2, 6 and 7 are affected by the rule and that it is not the default rule for all SASM sites. Advice note text as follows: <i>Earthworks, buildings and structures on SASM not listed within SASM-T2, T6 or T7 are permitted under the SASM rules.</i>	Clarifies Decision.
Mineral Extraction Zone (MINZ) Policy 6(a) - delete " <i>rural</i> " from the policy in relation to the description of “character”	Decision not reflected in the wording

Commercial Zone. Rule COMZ-R12 incorrect reference to COMZ – R5 in title should be COMZ-R6	Decision not reflected in the wording of the rule
Infrastructure Definition - Has popup link to an older RMA Definition of infrastructure, which has been updated re: item d	Typographic error
Community scale definition – was deleted from decision plan but is still showing in popup online	Typographic error
INF – R21 Rule title refers to Controlled Activities but the decision deleted the Controlled Activity.	Decision not reflected in the wording of the rule
Allotment Definition - Point 3 in RMA has been updated, and should be included in Plan Definition of it.	Typographic error
Open Space and Recreation Zone Objectives O1 and O2 need to be consecutively listed (presently wrong way around).	Order error. No actual effect.
Sites and Areas of Significance to Māori – Overview section incorrectly cross - references SUB – R17 as being a relevant rule – the correct reference is to SUB – R18.	Typographic error
References to Threatened Environment Classifications should be Two and Three (not 1 and 2)	Non statutory layer, key is incorrect, Decision not reflected in maps
Rural Residential precinct Area to east of Paroa needs to be referred to as such in property identification (simply comes up "Precinct").	Incorrect index – typographic error
Area to north of Snodgrass Road Westport - the residentially occupied sections should be Settlement Zone not Open Space Zone - Peninsula at western end only should be OSZ 	Decision not reflected in Mapping
Southern end of Part lot 2 DP 2289 and section 2 SO 11894 at Moana includes incorrectly zoned General Residential Zone (small triangle) should be zoned Settlement Zone 	Decision not reflected in Mapping
"Precinct" identification shown incorrectly over Hospital Zone and Open Space Zone at Haast	Mapping error – there are no Precincts in these zones.

		
Mineral Extraction Zone at Barrytown shown incorrectly on maps 	Decision not reflected in mapping	
Okarito Township – mapping not showing the Coastal Settlement Precinct. Decisions text specifically talks about the town being in the Coastal Settlement Precinct	Decision not reflected in mapping	



NEXT STEPS

6. It is proposed to correct the minor text errors identified in this report on 30 September 2026. The mapping errors will be corrected as quickly as possible and before the end of October 2026.
7. As required further corrections of minor errors will be brought to future meetings of this committee.