Te Tai o Poutini Plan Committee Meeting
12 November 2026
9.00AM
Grey District Council, Tainui St, Greymouth
Livestreamed on YouTube
@westcoastregionalcouncil5171

AGENDA

9.00am	Welcome and Apologies	**Chair**
	Conflict of Interest Register and Declaration	
	Confirm previous Minutes of 15 October 2026	
	Matters Arising	
9.10am	Update – Appeals Process	**Legal Advisor**
9.20am	Update – Resource Management Reform	**Principal Planner** **Legal Advisor**
9.40am	Report – Variation 3 Recommendation to Proceed to Notification	**Principal Planner**
	Supplementary Report - Variation 3 Recommendation to Proceed to Notification	
9.50am	Report -Acoustic Requirements in Te Tai o Poutini Plan	**Principal Planner**
10.00am	Financial Report to 30 September 2026	**Project Manager**
10.10am	Confirm Confidential Minutes of 24 September and 15 October 2026	**Project Manager**
10.20am	Meeting ends	

TTPP Committee Meetings for 2027	**Time**	**Venue**
To be advised		

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE 15 OCTOBER 2026

Present

Mayor H. Lash (WDC), Cr. A. Gibson (GDC), Chair C. Smith (WCRC) R. Williams (Chairman), Cr. G. Maitland (WDC), Kaiwhakahaere Tumahai (Ngāti Waewae), Cr. P. Rutherford (BDC alternate), Cr. L. Webb (BDC), Cr. A. Cassin (WCRC), Cr. J. O'Connor (GDC alternate)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), Jo Armstrong (TTPP Project Manager), Simon Bastion (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), J), Michael McEnaney (GDC), Lois Easton (TTPP), Olivia Anderson (WDC), Alice Balme (Wynn Williams)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere Madgwick (Makaawhio), Mayor Gibson (GDC)

Moved (Chair Williams/Cr. Gibson)

That the apologies be accepted *Carried*

Chair Williams acknowledged the passing of Graeme Neylon to Cr. Webb.

The Chair explained that discussion on the final agenda paper "Implications of 2026 Resource Management Reform" would be undertaken in a public excluded session to maintain legal professional privilege.

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 24 September 2026

Moved (Cr. Maitland/ Cr. Cassin)

That the minutes of the meeting held on 24 September 2026 are confirmed.

Carried

Matters arising from previous meetings

None raised.

Report – Variation 3

Ms Easton explained that some matters expected to form part of Variation 3 have been mediated on, and consent orders from the Environment Court are expected which could resolve these matters. She explained that resolving these matters through the current appeals process would be faster than including them in Variation 3. An update will be brought to the next meeting.

Moved (Mayor Lash/Cr. Webb)

1. *That the Committee receive the report.*

Carried

Update – Appeals Mediation and Hearings Process

Mrs Armstrong reported that the Positions Subcommittee met for the last time on 24 September to set positions on the final two topics, Landscapes and Zones.

Ms Balme then explained the mediation processes currently underway including mediation meetings and direct discussions with parties which can result in resolution of appeals points between appellants/parties and TTPP Committee, withdrawal of appeals points by the appellant or unresolved points being set down for hearing or for further direct discussion where parties are amenable.

Mrs Armstrong commented that the majority of appeal points at the last set of mediations have been resolved, and that these changes have been made to the online Plan, reducing time and costs for staff and Plan users.

Ms Balme said that consent orders for Noise and the Introduction and General Provisions topics had just been issued by the Court. Mayor Lash and Councillor Gibson expressed ongoing concerns about rules relating to the rail corridor and wondered if they had missed the opportunity to make some changes now the consent order has been made.

Ms Easton explained that the mediations and resulting consent orders are only for matters raised in appeals, and that TTPP Committee could decide to make changes through the plan change process.

Chair Williams asked that the next update identify topics where the process is concluded, and what steps are being taken after mediation on topics not fully resolved.

Moved (Kw. Tumahai/Chair Smith)

1. *That the Committee receive this item.*

Carried

Report – Current and Projected Costs

Chair Williams welcomed Matt Smith, WCRC General Manager Regulatory and Policy, to the meeting.

Mr Smith reported on the current expenditure for TTPP and explained that projected costs for the mediation process of $220,000 per month are based on the costs incurred for the process over the first two months of the 2027 financial year.

Mr Smith said that the total expenditure through to the end of the hearing of appeals is estimated at $12.12M plus the cost of interest on the loan.

The loan is estimated to reach approximately $7.57M, and the interest on this amount is estimated to cost around $3M over 15 years. The total expenditure and interest is estimated to be approximately $15.12 million.

Chair Williams thanked Mr Smith for an excellent report.

Cr. Gibson said that costs had snowballed and had become unaffordable. Chair Williams responded that this was the first estimate of forecast costs received in eight years and he did not know where the urban myth of a $5 million had arisen. He said that TTPP Committee had approved every budget, financial report and expenditure request over that time, and felt that

costs had been extremely carefully controlled. Chair Williams concluded that the costs are entirely the outcome of the planning process.

Cr. Maitland suggested the benefits of this expenditure were minimal, but Cr Rutherford said that no one should be surprised as required processes like TTPP all come with this level of cost.

Chair Smith understood the comments of Cr.s Maitland and Gibson, but concurred with Cr. Rutherford and Chair Williams, saying this is a legal obligation, and the process must be followed through to its conclusion. He acknowledged that it is extremely difficult to accurately estimate costs in these processes.

Mayor Lash thought everyone was right, Committee members are concerned about the cost implications, but you can't turn the clock back, and must find the path forward to mitigate costs.

Cr Cassin agreed it was unfortunate that an unfounded budget had been reported in the media, and that it is hard to measure the cost/benefit against a required process which has a legal imperative.

Kw. Tumahai remembered that the $5M arose from a discussion about applying for additional funding from Development West Coast. This was never set as a total budget for the project. Kw. Tumahai thanked Mr Smith for the report and said the explanation about loan interest was useful and gave him some comfort. He felt the best thing for TTPP Committee to do now is to lobby parliament to be abe to transfer TTPP into the new planning regime.

Chair Smith agreed, saying they must advocate and be diligent to maximise the ability and capacity to move TTPP, and to benefit from all the work done to date.

Mr Lew said that every council has similar concerns and he sympathises with the costs needing to be borne by a small community. The root issue is the process that must be followed.

Cr. Maitland agreed about the cost disparity for a small ratepayer base and suggested seeking Central Government funding support.

Chair Williams concluded the discussion by saying this is the creation of an asset on which a loan could be funded over the lifetime of the Plan.

Moved (Chair Williams/Kw. Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee note the projected total TTPP expenditure of $12.12 million and projected loan funding of approximately $7.57 million.*

3. *That the Committee note the estimated additional financing cost of approximately $3 million over a 15-year repayment period, resulting in an estimated total cost of approximately $15.12 million.*

Carried

Financial Report to 31 August 2026

Chair Williams recommended the report be taken as read if there were no questions. None were received.

Moved (Cr. Webb/Cr. O'Connor)

1. *That the Committee receive the report.*

Carried

Notice of Motion to Exclude the Public

A motion to exclude the public was presented

Moved (Chair Williams/Kw. Tumahai)

That the public is excluded from discussion on the Technical Update – Implications of 2026 Resource Management Reform, to enable the TTPP Committee to receive and consider confidential legal advice which may result in the disclosure of information where withholding the information is necessary to maintain legal professional privilege.

Carried

The meeting returned to a public forum at 2.40pm

Moved (Chair Smith/Cr. Rutherford)

1. *That the Committee receive the report – Implications of 2026 Resource Management Reform*

Carried

Chair Williams thanked everyone for their attendance.

Meeting ended at 2.41pm.

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: 12 November 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 of mediations; and
    d. Any update on any other significant developments in response to appeals since the last report.

Resolution of appeals

3. Since the last update report:

a. Appeal points have been withdrawn by (see a full list of withdrawn appeal points in **Appendix A**):

    i. Groundswell;
    ii. Buller Conservation Group;
    iii. Westpower;
    iv. George Coates; and
    v. Tauranga Bay Holdings 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. Murray Stewart;
    ii. Scenic Hotel Group Limited;
    iii. Gordon Bradley;
    iv. Russell Robinson; and
    v. Barnabas Young.

Mediation

4. In **Appendix B**, we set out an update on the progress of each of the TTPP mediation topics.
5. Mediations in October included:
    a. Topic 30: Coastal Environment;
    b. Topic 26: Rural;
    c. Topic 28: Subdivision;
    d. Topic 31: Natural Character and the Margins of Waterbodies; and
    e. Topic 24: Natural Hazards.
6. The Committee has (or will) file reporting memoranda with the Court on all of the above topics. Where appeal points are agreed as a result of mediation, consent documents will be filed where those appeal points are able to be resolved at that time.
7. 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.
8. Mediation in November will include:
    a. Topic 32: Natural Features and Landscapes; and
    b. Topic 33: Ecosystems and Indigenous Biodiversity.

Other developments

9. Since the last update, the Court has issued consent orders in relation to:
    a. Topic 2: Commercial Zone;
    b. Topic 3: Future Urban Zone;
    c. Topic 4: Māori Purpose Zone;
    d. Topic 5: Residential Zones;
    e. Topic 8: Scenic Visitor Zone;
    f. Topic 9: Settlement Zone;
    g. Topic 13: Introduction and General Provisions;
    h. Topic 14: Cross Plan;
    i. Topic 15: Strategic Directions; and
    j. Topic 21: Noise.

10. When consent orders are issued by the Court, they are made available on the TTPP website. Staff make the ordered changes to TTPP and arrange for them to be published online. There is a table on the website showing details of the consent orders and this is updated to show the date when the changes go live. The table is available here: Consent Orders - Te Tai o Poutini Plan | West Coast District Plan

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
Appeal Points Withdrawn[1]		
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	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.

	Mining Company Ltd mining permits and licence from BLA-P002 Mt Davy. • 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”	Confirmed by Court

	with "avoid, remedy or mitigate in accordance with the Natural Environment and District Wide chapters of this Plan."	
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 (replace "manages" with "minimises").	Confirmed by Court
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
Buller Conservation Group	A27.23 regarding outdoor artificial light requirements in LIGHT – R3.	Confirmed by Court.
WMS Group (HQ) Limited	A14.17 regarding retaining the notified version of LIGHT – R1 with the amendments sought in WMS' original submission.	Confirmed by Court.
WMS Group (HQ) Limited	A14.18 regarding retaining the notified version of LIGHT – R2 with the amendments sought in WMS' original submission.	Confirmed by Court.
WMS Group (HQ) Limited	A14.19 regarding retaining the notified version of LIGHT – R3 with the amendments sought in WMS' original submission.	Confirmed by Court.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.2 regarding amending TTPP chapters to always show the Te Reo Māori name before the English name when dual naming is used (this matter was corrected under clause 16).	Confirmed by Court.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.1 regarding amending all references in the TTPP to 'Aotearoa' to 'Aotearoa me Te Waipounamu (South Island)' (this matter was corrected under clause 16).	Confirmed by Court.
Groundswell New Zealand	Withdrew its appeal in full.	Confirmed by Court.

Ridgeline 3 Investments Ltd	Withdrew its appeal, except for the appeal points resolved at mediation and those that relate to SASM-R7.	Confirmed by Court.
Buller Conservation Group	A27.20 regarding adding unmodified areas to CE – R4 and A27.21 regarding adding one storey to CE – R5.	Confirmed by Court.
Westpower Limited	A32.112, A32.113, A32.114, A32.115 and A32.116 regarding financial contributions.	Confirmed by Court.
Buller Conservation Group	A27.10 seeking that NFL – R11 be discretionary.	Confirmed by Court.
George Coates	A28.6 regarding the time allocation being per year in NFL – R6 and A28.28 .	Topic 32 – 20 October
Tauranga Bay Holdings Limited	Withdrew its appeal in full.	Confirmed by Court.
Buller Conservation Group	A27.3 on the definition of riparian margin.	Topic 31 6 November

Appendix B – Status update for mediation topics

Topic	Stage	Comments
Topic 1: Hazardous Substances and Contaminated Land	Resolved in full by consent order.	A consent order was issued by the Court on 24 September 2026 to resolve all the appeal points in this topic. The changes made include adding reference to the Health and Safety at Work (Hazardous Substances) Regulations 2016 in the Overview and amendments to the Overview and GRUZ – R1 regarding agrichemicals.
Topic 2: Industrial Zones	Subject to direct discussions.	The only appeal allocated to this topic is Mr Bradley's appeal. The parties to Mr Bradley's appeal are pursuing direct discussions on this appeal and the CMP Kokiri Limited appeal. The parties are due to report to the Court seeking directions for filing of consent documents or a further reporting memorandum by 16 November 2026.
Topic 2: Commercial Zones	Resolved in full by consent order.	A consent order was issued by the Court on 21 October 2026. The changes made include inserting advice notes and new matters of discretion regarding applicants consulting with Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio on Poutini Ngāi Tahu design principles.
Topic 3: Future Urban Zone	Resolved in full by consent order.	A consent order was issued by the Court on 21 October 2026. The changes amended the Overview regarding indigenous biodiversity.
Topic 4: Māori Purpose Zones	Resolved in full by consent order.	A consent order was issued by the Court on 21 October 2026. The change made relates to consistent use of the term "Agricultural, Pastoral and Horticultural Activities".
Topic 5: Residential Zones	Resolved in full by consent order.	A consent order was issued by the Court on 21 October 2026. The change made replaced "areas of significant biodiversity" with "areas of significant indigenous biodiversity".
Topic 6: Port Zone	Resolved in full by consent order.	A consent order was issued by the Court on 25 September 2026. The changes involved minor wording changes to Port Zone provisions. Part of the appeal on PORTZ – R1 was moved to Topic 14 and resolved by the consent order issued on 20 October 2026.
Topic 7: Earthworks	Consent documents filed with Court	Consent documents were filed with the Court on 28 October 2026 seeking to resolve all but one of

	seeking to resolve most appeal points. Unresolved appeal point of Tāiko Critical Minerals Limited with further reporting.	the appeal points in this topic. We are waiting for a response from the Court. Key changes sought relate to clarifying how the earthworks rules relate to mineral extraction, changing the permitted earthworks limit in EW-R4 and making reference to functional need or operational need and benefits of some activities. The unresolved appeal point relates to the definition of earthworks, which is linked to mineral extraction appeal points. A further reporting date to align with mediation of Topic 33: ECO has been granted for this appeal point.
Topic 8: Scenic Visitor Zone	Partially resolved by consent order. Unresolved appeal point of Scenic Hotel Group with further reporting.	A consent order was issued on 14 October 2026 resolving all other appeal points in this topic, making changes relating to consistent use of "Effects on Poutini Ngāi Tahu values". Scenic Hotel Group's appeal point is unresolved and is subject to direct discussions with a further reporting date of 6 November 2026.
Topic 9: Settlement Zone	Partially resolved by consent order. Unresolved appeal point of Scenic Hotel Group with further reporting.	A consent order was issued on 14 October 2026 resolving all other appeal points in this topic, making changes to the activity status for Papakāinga not meeting the permitted activity standards, consistent use of the term "Agricultural, Pastoral and Horticultural Activities" and consistent use of "Effects on Poutini Ngāi Tahu values". Scenic Hotel Group's appeal point is unresolved and is subject to direct discussions with a further reporting date of 6 November 2026.
Topic 10: Temporary Activities	Resolved in full by consent order.	A consent order was issued on 22 September 2026. The changes relate to deletion of the part of the Overview stating that the rules in the chapter do not apply to energy and infrastructure activities, expanding matters of discretion to include operational or functional need and consistent use of "Effects on Poutini Ngāi Tahu values".
Topic 11: Historic Heritage	Partially resolved by consent order.	As a result of mediation, agreement was reached on all but three appeal points in relation to historic heritage.

	Unresolved appeal points subject to further reporting.	A consent order was issued on 23 September 2026 in relation to the resolved appeal points. These changes included adding consideration of technical locational, functional or operational constraints or requirements of energy activities, providing for regionally significant infrastructure and including the Chasm Creek Walkway in Schedule One. The unresolved appeal points are subject to further reporting alongside the unresolved appeal points from topics 18, 19 and 20.
Topic 12: Notable Trees	Resolved in full by consent order.	A consent order was issued on 14 July 2026. The changes relate to adding a new policy regarding regionally significant infrastructure and energy activities and providing for removal where there is functional or operational need.
Topic 13: Introduction and General Provisions	Partially resolved by consent order. Consent documents filed with Court seeking to partially resolve further appeal points.	Mediation of Topic 13 was split across two separate mediations due to availability constraints. A consent order was issued on 14 October 2026 resolving all of the appeal points allocated to Topic 13 (Part 1). This largely relates to changes to various definitions and glossary terms. Consent documents were filed with the Court on 27 October 2026 in relation to Topic 13 (Part 2), seeking to resolve appeal points relating to updating references to national direction. We are waiting for a response from the Court. The only appeal points on Topic 13 that are not agreed relate to the definition of Wetlands. These appeal points were moved to Topic 31: Natural Character and the Margins of Waterbodies.
Topic 14: Cross Plan	Partially resolved by consent order. Partially subject to further reporting and direct discussions.	A consent order was issued on 20 October 2026 resolving some of the appeal points on this topic. The changes relate to air quality, consistent use of “wastewater treatment facilities”, site coverage and consistent use of “Poutini Ngāi Tahu values”. Some appeal points could not be resolved by consent, even where agreement was reached, as other related appeal points were still unresolved. Several appeal points allocated to this topic remain unresolved, including broad appeal points

		retained by appellants for scope. A further reporting date of 12 February 2027 has been granted for these appeal points. The Committee and parties are pursuing direct discussions on other unresolved appeal points which have their own further reporting dates.
Topic 15: Strategic Directions	Partially resolved by consent order. Partially subject to further reporting and direct discussions.	A consent order was issued on 22 October 2026 resolving some of the appeal points on this topic. The changes include those in relation to energy activities and regionally significant infrastructure, and consistent use of the term "Agricultural, Pastoral and Horticultural Activities". Several appeal points on the objectives and policies and the primacy of the strategic directions chapter are unresolved. The parties have been pursuing direct discussions on the primacy issue.
Topic 16: Light	No changes agreed as a result of mediation. Subject to direct discussion.	No changes were agreed as a result of mediation of this topic, however, direct discussions have been progressed on LIGHT – R5. There is a further reporting date after mediation of Topic 33: ECO.
Topic 17: Energy	Mediation has not yet occurred.	
Topic 18: Mineral Extraction	Partially agreed through mediation. Unresolved appeal points subject to further reporting.	As a result of mediation, the parties agreed to relief in relation to some appeal points allocated to Topic 18. Consent documents were filed with the Court on 21 August 2026. The Court has sought further information from the parties before making the changes sought. Obtaining this further information is being progressed. The unresolved appeal points are subject to further reporting alongside the unresolved appeal points from topics 11, 19 and 20.
Topic 19: Mineral Extraction – Buller Coalfield Zone Subtopic	Unresolved appeal points subject to further reporting.	As a result of mediation, agreement was not reached on any appeal points allocated to this topic. The unresolved appeal points are subject to further reporting alongside the unresolved appeal points from topics 11, 18 and 20.
Topic 20: Mineral Extraction – Mineral Extraction Zone Subtopic	Partially resolved by consent order.	As a result of mediation, one appeal point was resolved regarding rezoning land at Giles Creek. A consent order was issued on 21 September 2026 to resolve that appeal point.

	Unresolved appeal points subject to further reporting.	The unresolved appeal points are subject to further reporting alongside the unresolved appeal points from topics 11, 18 and 19.
Topic 21: Noise	Partially resolved by consent order. Unresolved appeal point of Mr Bradley subject to direct discussions.	A consent order was issued on 14 October 2026 resolving some of the appeal points allocated to this topic. The changes included adding functional or operational need and benefits of the works, replacing rural production with primary production and amending NOISE-R3 to clarify how the acoustic insulation and vibration standards apply to new or altered buildings. The only unresolved appeal point is from Mr Bradley's appeal, which is being pursued by direct discussions as discussed above. Other appeal points on NOISE-R5 cannot be resolved by consent order while Mr Bradley's appeal point is unresolved.
Topic 22: Infrastructure	Resolved in full by consent order.	A consent order was issued on 24 September 2026 resolving all the appeal points on this topic. The changes relate to using "avoided, remedied or mitigated" rather than "minimised", recognising the benefits of infrastructure, considering operational or functional need and managing reverse sensitivity effects on the full range of infrastructure activities.
Topic 23: Transport	Resolved in full.	There was only one appeal point remaining in this topic, which was agreed to be transferred to Topic 18: Mineral Extraction. No unresolved appeal points remain in Topic 23 due to this appeal point being moved.
Topic 24: Natural Hazards	Partially agreed through mediation.	Mediation of Topic 24 occurred on 22 and 23 October 2026. As a result of mediation, agreement was reached on some appeal points allocated to this topic. Consent documents will be filed for these appeal points in due course. The unresolved appeal points include appeal points where the parties have agreed to pursue direct discussions and further report to the Court.

Topic 25: Open Space and Recreation Zones	Mediation has not yet occurred.	
Topic 26: Rural Zones	Partially agreed through mediation.	Mediation of Topic 26 occurred on 6 October 2026. As a result of mediation, agreement was reached on all appeal points allocated to this topic apart from one appeal point. Consent documents will be filed for the resolved appeal points in due course.
Topic 27: Sites and Areas of Significance to Māori	Consent documents have been prepared to resolve some of the appeal points allocated to Topic 27. The remaining appeal points are subject to further reporting and direct discussions.	Consent documents have been prepared to resolve the agreed appeal points. We are currently waiting on signatures before filing with the Court. We have indicated to the Court that we will file on 6 November 2026. There are several appeal points that remain unresolved, including Westpower's appeal points, Manawa's appeal points and Ridgeline's appeal points on SASM-R7. The parties are required to report to the Court by 13 November 2026 in respect of those appeal points. A further reporting date was also granted for Groundswell's appeal. However, Groundswell has since withdrawn its appeal.
Topic 28: Subdivision	Agreed through mediation.	Mediation of Topic 28 occurred on 7 and 8 October 2026. As a result of mediation, agreement was reached on all appeal points allocated to this topic. Consent documents will be filed for the resolved appeal points in due course.
Topic 29: Activities on the Surface of Water	Resolved in full by consent order.	A consent order was issued on 23 September 2026 resolving all the appeal points allocated to this topic. The changes relate to recognition of the benefits of activities on the surface of water, providing for energy and infrastructure activities with a functional or operational need to locate there and to add to the waterbodies protected in ASW-R2.
Topic 30: Coastal Environment	Partially agreed through mediation.	Mediation of Topic 30 occurred from 29 September to 2 October 2026. As a result of mediation, agreement was reached on some appeal points allocated to this topic. Consent documents will be filed for these appeal points in due course.

		The unresolved appeal points include appeal points where the parties have agreed to pursue direct discussions and further report to the Court.
Topic 31: Natural Character and the Margins of Waterbodies	Partially agreed through mediation.	Mediation of Topic 31 occurred on 20 and 21 October 2026. As a result of mediation, agreement was reached on some appeal points allocated to this topic. Consent documents will be filed for these appeal points in due course.
Topic 32: Natural Features and Landscapes	Partially agreed through mediation	Mediation of Topic 32 occurred on 5 November. As a result of mediation, agreement was reached on some appeal points allocated to this topic and consent documents will be filed for those appeal points in due course.
Topic 33: Ecosystems and Indigenous Biodiversity	Mediation has not yet occurred.	
Topic 34: Zones – Maps and Specific Site Zones	Mediation has not yet occurred.	

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner and Alice Balme, Legal Counsel

Date: 12 November 2026

Subject: Technical Update – Implications of 2026 Resource Management Reform

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SUMMARY

This report updates the Committee on the newly enacted Planning Act 2026 and Natural Environment Act 2026 and some high-level considerations in terms of the implications for Te Tai o Poutini Plan (TTPP). It follows a preliminary report in October 2026 and provides more detail on the forward implications for TTPP.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That work be undertaken to identify parts of the TTPP that do not comply with the excluded effects provisions of section 104 (1A) of the Resource Management Act 1991 and report back to the Committee.

Lois Easton

Principal Planner

INTRODUCTION

1. Reform of the Resource Management Act 1991 (RMA) planning framework has been underway for some years and has now culminated in the enactment of two pieces of legislation to replace the RMA – the Planning Act 2026 and the Natural Environment Act 2026 (the new Acts).
2. These two Acts received royal asset on 30 September 2026 and the Transition Period commenced on 30 October 2026.

THE TRANSITION PERIOD

1. The new Acts do not immediately repeal the RMA. The RMA will continue to be in effect until the end of the Transition Period.
2. The Transition Period sets out how consenting will be undertaken under the RMA during the transition period and provides a timeline for development of new Council plans required under the Acts – the Spatial Plan and the Natural and Built Environment Plan and Land Use Plan.
3. The new system will not take effect all at once. Day-to-day consenting, plan administration and enforcement will continue under the RMA during a transition period. Discrete changes have been made to the RMA to "switch on" some elements of the new system, most notably excluding some types of effects from consideration.
4. The Transition Period will end on a date specified by the Minister. This will be when the new Acts, and the plans made under the new Acts, will apply instead of the RMA (and plans prepared under the RMA). This will be when regional spatial plans have been decided and land use plans and natural environment plan have been notified.
5. Plan making under the RMA can continue such as private plan changes and planning processes already far enough through the process (like TTPP in its appeals process).
6. Of immediate concern to the Committee is whether it wishes to review the alignment of TTPP with some specific requirements as a result of the discrete amendments to the RMA under the Planning Act 2026.
7. Section 104 (1A) of the RMA now specifies that a range of matters can no longer be considered in relation to resource consents
    - For residential activities (except in relation to the protection of historic heritage).
        - the area of glazing;
        - the presence or absence of balconies;
        - the outdoor living space;
        - the internal layout;
        - the size of a residential unit;
        - the size of landscaped areas (except in relation to permeability);
    - negative effects of development on trade competition, including on competing providers of input goods and services;
    - effects on retail distribution;
    - in relation to a project;
        - any lack of demand for the project; or
        - the fact that the project is not financially viable;
    - the type of residents to be housed in a new development; and
    - views from private property.
8. Only some of these matters are currently included in TTPP. The RMA now provides that Councils **may** amend their district plans to remove requirements for these out-of-scope activities.
9. The three district councils are currently addressing the requirements of this RMA amendment through their resource consent processes, however the Committee has the option to also amend Te Tai o Poutini Plan to delete or modify any provisions that do not meet the requirements.
10. This could assist the three Councils with consent administration so they do not have to make a case-by-case assessment of whether the provisions or parts of the provisions should be disregarded each time.

11. A new section 76A of the RMA allows the Committee, during the transition period, to amend provisions in TTPP without using the process in Schedule 1 of the RMA (i.e. no notification or submission periods required). This includes removing provisions relating to matters specified in section 104(1A) or modifying them to the extent necessary to ensure those matters specified no longer apply or are no longer considered.
12. The ability to modify the plan under section 76A only applies to provisions of the TTPP that are operative. For now, it only applies to **rules** in the TTPP that are treated as operative under section 86F of the RMA (i.e. where no submissions or appeals were made against the rule or where all appeals have been resolved). It cannot be used in relation to objectives and policies (as they cannot be treated as operative until the TTPP is made operative by the Committee under schedule 1 of the RMA).
13. This is a similar process to how Minor Errors are being amended under Clause 16 of the RMA Schedule One.
14. The amendments to the RMA during the transition period also include an amendment to section 76 of the RMA requiring that a district rule must not require a resource consent for an activity solely because it relates to a matter specified in section 104(1A) of the RMA. The Committee will need to be aware of this requirement when reaching agreements at mediation and when filing consent documents with the Court.
15. The Transition Period and what happens after it is summarised in the graphic below:

TRANSITION PERIOD from 30 October 2026	FROM THE SPECIFIED TRANSITION DATE new system operative from 'specified transition date', expected to be in 2030
Certain effects removed from the scope of the RMA for district land use activities and must be disregarded. Transitional consenting requirement takes effect through amendments to the RMA. Councils implement the new requirements through their consenting processes and practices. District councils can remove these effects from district plans, without an RMA Schedule 1 (plan change) process. From 1 January 2028, automatic exemptions to the RMA 'plan stop' will cease, and RMA plan changes are only possible with an exemption from the Minister. Draft regional spatial plans notified the later of 30 June 2028 or 9 months after the national policy direction is issued under each Act. Decisions required within 9 months of notification. Within 9 months of decisions on regional spatial plan, all proposed natural environment plans and land use plans within the region must be notified. Proposed plans cannot have legal effect or become operative during the transition period (RMA remains in force).	From the 'specified transition date', the RMA will cease to apply (except for in relation to applications that are already in train) and the new planning system becomes the primary framework for decision-making. Applications are assessed under the system in place at the time the application was made. Rules in the notified proposed plans will have legal effect from the 'specified transition date', and the RMA will cease to apply (except for applications already in train). Plan provisions that would otherwise already be operative, become operative from the 'specified transition date'. The new system is in place; regional spatial plans are adopted, and decisions are made on proposed natural environment plans and land use plans (if not already during the transition period). Other plan processes under the new Acts such as plan changes and reviews can be undertaken.

16. The Acts anticipate that the Transition Period is until late 2030, however this assumes that all the very tight deadlines placed on government and councils are met with no delay. As was outlined in the October report to this Committee, delays to these deadlines can be anticipated.

CONSENTING DURING THE TRANSITION PERIOD

17. The process for obtaining a resource consent or designation does not materially change during the Transition Period; the key difference will be the timing of the application. Resource consent applications lodged before the Transition Period will be processed under the RMA as it currently stands. Applications lodged during the Transition Period will be processed under the RMA as it stands at the time of the application, including any amendments already in effect (such as the narrowing of effects that can be considered under the RMA).
18. Once the Acts are in full force, resource consents granted under the RMA will carry over as equivalent permissions under the new regime, on the same conditions.

PLAN CHANGES

19. "Plan stop" requirements for district plans continue during the Transition period. The Committee is able to make Plan Changes/Variations that give effect to the new National Policy Statement for Natural Hazards, but all other Plan Changes/Variations require approval from the Minister for RMA reform – in the same way that the Committee has already gained approval for Variation 3.
20. From 1 January 2028 no private plan changes will be able to be accepted (these have been able to continue under "plan stop") unless the Minister grants an exception. The current restriction or "plan stop" for council plan changes will continue past the original cut-off date of 31 December 2027 to the specified transition date.

PLANNING TRIBUNAL

21. A new Planning Tribunal will be established as a division of the Environment Court, but it will commence on a date set by Order in Council. Once operating, it is intended to have a role during the transitional consenting period and provide a lower-level review pathway for specified procedural and consenting decisions, including further information requests, interpretation of consent conditions and process disputes. Further details on the establishment of the new Planning Tribunal will be available in the future.

NATIONAL POLICY DIRECTION

22. The National Policy Direction (NPD) sits at the top of the planning system hierarchy.
23. It indicates where national standards will complement the framework provided through legislation. Spatial Plans, National Standards, Land Use Plans and Natural Environment Plans are lower in the hierarchy and must implement the National Policy Direction. This is similar to how things have worked under the RMA, however the government has indicated it is seeking a lot more standardisation and that plan provisions for some aspects will be nationally determined. Unfortunately this means that some more enabling aspects of TTPP are likely to be lost as national standardisation will be undertaken to suit the environment of more "typical" parts of New Zealand.
24. The Ministry of Cities, Environment, Regions and Transport (MCERT) has released a draft "illustrative" NPD to provide an early view of how the goals of the new planning system could be translated into national policy direction. The illustrative NPD covers a similar range of matters to that within existing RMA National Direction, however the Resources and Primary Production sections place greater emphasis on economic opportunities. Requirements for Councils to identify significant natural resources such as Significant Natural Areas and Outstanding Natural Landscapes remain.

BUILDING DIGITAL AND DATA FOUNDATIONS

25. RMA reform envisages a much more digital approach to planning systems, building on the requirements (that TTPP currently meets) in the current National Planning Standards for e-plans and maps.
26. The Government is undertaking further work to build and hold planning and mapping data at a national scale and this is intended to underpin the future planning system.
27. The initial focus of this work is building datasets to help support regional spatial planning and the current work programme is summarised below.

What's happening now

Data standards and investments: progressing to support regional spatial planning.

E-planning platform and federated data management: planning under way to support more consistent, accessible planning information.

Future work: e-consenting capability and system performance monitoring.

Why this matters

Better data and digital tools will help support:

- **Better-informed** spatial planning focussed on growth and change
- **Clearer visibility** of infrastructure needs, development pressures and environmental constraints
- A **more consistent** planning system
- **Clearer visibility** of system performance over time

NEXT STEPS

28. During the Transition Period the has the option of undertaking an analysis of the Plan and removing the provisions in relation to residential buildings that no longer apply under Section 104 (1A) of the RMA.
29. This would assist the three Councils in their implementation of the TTPP, and potentially make the consenting process slightly less complex.
30. TTPP staff would need to review the Plan provisions and come back to the Committee with a list of changes which then could be made by a Committee resolution. This is not a mandatory requirement however, and the Committee could choose to leave this matter to be dealt with by the Councils through the consenting process.

The Committee will also need to be aware of the new requirement that a rule must not require a resource consent for an activity solely because it relates to a matter specific in Section 104(1A) of the RMA.

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: 12 November 2026

Subject: **Te Tai o Poutini Plan – Variation 3 Recommendation to Proceed to Notification**

SUMMARY

This report brings to Te Tai o Poutini Plan Committee the final recommended form of Variation 3 to the Proposed Te Tai o Poutini Plan (TTPP). The matter has previously been reported on at the May 2026, June, August, September and October 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 and 16 responses were received. The feedback was summarised and reported to the August 2026 Committee meeting.

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.

In light of the feedback received, and progress with Mediation over Appeals on the Plan, staff now recommend a smaller number of matters be included in Variation 3, and have made some amendments be made to the final form of the Variation. The final Variation is now recommended for public notification.

RECOMMENDATIONS

1. That the Committee receive the report.

2. That final draft Variation 3 be adopted by the Te Tai o Poutini Plan Committee for legal public notification as Variation 3 to the Proposed Te Tai o Poutini Plan by 30 November 2026.
3. That the submission period for Variation 3 to the Proposed Te Tai o Poutini Plan be from the date of notification to 5pm Wednesday 20 January 2027.

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. 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".
8. These matters, while individually relatively minor, are adding unnecessary cost and delay to development not intended to be caught in the resource consent process.
9. These matters were included in the report to the Committee in December 2025 seeking approval to seek exemption from the Plan Stop process.
10. 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.
11. All of these matters were included in the proposal submitted to the Minister for RMA Reform.
12. The Minister approved the Variation being able to progress in June.
13. Consultation with affected parties to the Variation, and statutory consultation requirements were undertaken over July and the feedback presented to the Committee at its August 2026 meeting.
14. At that meeting it was signalled that there were several matters that may be able to be resolved through the mediation on Appeals, and therefore not need to be included in the final Variation.
15. Since that time mediation on a number of matters within the draft Variation has occurred and satisfactory resolution reached in relation to several of these. Indications are also that several other matters will be satisfactorily resolved at mediation.

MATTERS NOW RECOMMENDED TO BE INCLUDED IN VARIATION 3

16. The September 2026 report outlined recommended changes to Variation 3, based on feedback from consultation on the draft Variation and the progress made with mediation on Appeals which related to matters proposed to be addressed in Variation 3.
17. The following matters are now proposed to be included in Variation 3 and the final draft wording of Variation 3 is attached at Appendix One.

Amendment	**Reason for Variation**
Amendment 1 - Parks Incorrectly Zoned: • Omau Domain – rezone from Rural Residential Zone to Open Space Zone • Little Wanganui Reserve – rezone from Settlement Zone – to Open Space Zone • Seddonville Memorial Reserve – rezone from Settlement Zone – to Open Space Zone • Ngakawau – Hector Reserve rezone from General Rural Zone – to Open Space Zone • Reefton Domain – rezone parts of the reserve from General Residential Zone to Open Space Zone • Brougham Street Reserve Westport - rezone from General Residential Zone to Open Space Zone • Plaskett Street Reserve Reefton – rezone from General Residential Zone–to Open Space Zone • Springs Junction Reserve – rezone parts of the reserve from General Rural Zone and Settlement Zone to Open Space Zone	Amendment 1 is needed because several parks and reserves were ommitted from an Open Space and Recreation Zone and are incorrectly zoned for their use.
Amendment 2: Private Land Incorrectly Zoned an Open Space and Recreation Zone • Section 1 SO525844 to be rezoned from Open Space Zone to Settlement Zone	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.
Amendment 3 – Residential Land Incorrectly Zoned Commercial Zone • 60 Cowpers Street Greymouth, – to be rezoned General Residential Zone	A residential property at 60 Cowper Street Greymouth has been incorrectly zoned Commercial Zone. The property is proposed to be rezoned General Residential Zone which is its current use and the Grey District Plan zoning.
Amendment 4 – Residential Land Incorrectly Zoned Rural Zone • 402 Main South Road Paroa and • 406 Main South Road Paroa – to be rezoned General Residential 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.
Amendment 5 – Port Zone Land Incorrectly Zoned Mixed Use Zone • Port Land at Gresson Street Greymouth	Part of the operational area of Greymouth Port at Gresson Street Greymouth has been incorrectly zoned Mixed Use Zone. This is proposed to be rezoned to Port Zone and reflects the use of the land.
Amendment 6 – Heritage Schedule Extent Updates	Schedule One contains the Historic Heritage Items and Areas in the Plan and lists the "extent"

• Clarifying that in most cases it is the exterior of heritage buildings which are scheduled • Clarifying the instances where the interior fixtures and fittings are scheduled • 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 • Clarifying the extent of historic areas • Deletion of HH103 the Totalisator Building at Hokitika Racecourse (which has been demolished)	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.
Amendment 7 - Amending Subdivision Rule SUB – R16: • This amendment proposes to delete standard 4 that requires that Subdivision Standards S2 – S11 are complied with	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.
Amendment 8 -Updating Subdivision Standard S2 to correct the reference to New Zealand Building Code – Acceptable Solution B1	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.
Amendment 9 – Providing exclusions for firefighting water tanks in Settlement Zones 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	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 $10m^2$. 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
Amendment 10 - Rule SETZ – R1 Settlement Zone – requirement that water infrastructure be lawfully established in order for connections to be made • Amend standards 2 and 3 to refer to the network utility infrastructure being lawfully established	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.
Amendment 11 – Replacing reference to "alterations" with "additions" in the following rules • NFL – R5/ NFL – R6 • COMZ – R1/ COMZ – R7/ COMZ – R10 • MUZ – R1/MUZ – R9 • NCZ – R1/ NCZ – R11 • TCZ – R1 / TCZ – R2/TCZ – R3/ TCZ – R15 • GIZ – R1/GIZ – R10/GIZ – R14 • LIZ – R1/LIZ – R10	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.
Amendment 12 - Clarify Construction Noise is a Permitted Activity • Amend NOISE - R2 to include construction noise that meets the standards in NOISE – R1	There is some uncertainty in the interpretation of the Rule NOISE – R1 is making people think construction noise may not be permitted.
Amendment 13 - 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 14 – Providing Definitions for Hokitika Branch Line and Westport Port Branch Line	Hokitika Branch Line and Westport Branch Line are used as terms within the rules but are not defined. This creates some confusion about where the rule applies and the inclusion of these definitions creates clarify for plan users.
Amendment 15 - 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 16 -Applying the Coastal Settlement Precinct to land which is incorrectly shown without the Precinct on it. • Road reserve at Hartmount Place and Ross Place Te Miko • Road reserve at Dickenson Parade, Punakaiki Road (where this abuts the rest of the Precinct), Webb Street, Owen Street and Mabel Street Punakaiki	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 creations conflicts between the rules governing the properties vs the road reserves and can lead to unintended consequences.

18. This makes Variation 3 a smaller size, with fewer matters of any significance, and increases the likelihood that there will be a low level of interest in submitting on the Variation.

RECOMMENDATIONS ON SUBMISSION PERIOD

19. Staff propose that the Variation be notified on 30 November 2026.
20. The RMA requires a submission period of 20 working days for a Variation to a Plan. The RMA excludes the period 20 December – 10 January from within the working day timeframe.
21. This would mean the statutory 20 working days would be met on 20 December, however staff recommend that because this is the start of the holiday period, it would be preferable to provide a further 10 working days in January to ensure that all parties interested in submitting have sufficient time. This would create a submission period ending on Wednesday 20th January 2027.

NEXT STEPS

22. It recommended to publicly notify Variation 3 on 30 November 2026 with a submission period until 20 January 2027.
23. Once submissions are received and summarised a further submissions period of 10 working days is provided for. A report on the submissions received and recommendations on further submission periods will be brought to the Committee meeting at the meeting at the end of January 2027.
24. As all the matters are relatively minor it is expected that only a small number of submissions will be made on the Variation, and at this stage it is anticipated that only 1 commissioner will be needed to hear any submissions. If possible, a TTPP Committee member hearing commissioner is preferred to undertake this role. It is understood that Councillor Webb is a fully certified commissioner with a chair endorsement and would potentially available to fulfil this role.
25. Any hearing is likely to be scheduled around April 2027.

APPENDIX ONE: DRAFT VARIATION 3

Te Tai o Poutini Plan – Variation 3 – Full Text

All changes are highlighted in red. Additions are shown underlined. Deletions are shown with ~~strikethrough~~.

Part 1 – Introduction and General Provisions - Te Wāhanga 1 - Te Whakataki me Ngā Kōrero Whānui

Definitions - Ngā Tautuhinga

HAZARD SENSITIVE ACTIVITY	means buildings accommodating: a. Residential activity, including residential units, respite care, sleep outs and rehabilitation housing b. Visitor accommodation and worker accommodation c. Retirement village d. Healthcare and Medical Activities e. Community facility f. Critical response facility g. Educational facility
HOKITIKA BRANCH LINE	means the railway line extending from Greymouth railway station (corner of Māwhera Quay and Mackay Street, Lot 1 DP 3628) to its termination point in Hokitika.
WESTPORT PORT BRANCH LINE	means the railway line branching off the Stillwater – Ngakawau Line at the intersection of Derby Street and Robertson Street, and extending to its termination point at Westport port.

Part 2 – District-Wide Matters- Te Wāhanga 2 - Ngā Kaupapa ā-Rohe Whānui

Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa

Natural Features and Landscapes Rules

NFL - R5	**Additions ~~or alterations~~ to buildings and structures, including minor upgrades to Renewable Electricity Generation Activities and Network Utility Infrastructure within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six**
Activity Status Permitted 1. This is minor upgrade of infrastructure undertaken by a Network Utility Operator or Renewable Electricity Generation Activity; or 2. For all other activities: i. The maximum height of any addition ~~or alteration~~ is 5m above ground level; and ii. The maximum area of any addition is no greater than 50m^2, or 10% of the total floor area, whichever is the greater. **Advice Note:** Where activities are located in the Coastal Environment, the provisions in the Coastal Environment Chapter apply and this rule does not apply.	

NFL - R6	Earthworks within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six

Activity Status Permitted

Where:

1. All performance standards for Earthworks Rule EW - R1 are complied with; and
2. This is ancillary to:
   i. An infrastructure activity undertaken by a network utility operator; or
   ii. Additions ~~or alterations~~ to a building or structure, including minor upgrades of renewable electricity generation and network utility infrastructure provided for in Rule NFL - R5;
3. For other earthworks, the following standards are complied with:
   i. The cut height or fill depth does not exceed one metre vertically; and
   ii. No more than 500m^3 of earthworks are undertaken per 12 month period per site or per 4 hectares, whichever is the greater.

Advice Notes:

1. This rule also applies to plantation forestry activities, where this provision is more stringent than the NES - CF.
2. Where activities are located in the Coastal Environment, the provisions in the Coastal Environment Chapter apply and this rule does not apply.

General District-Wide Matters - Ngā Kaupapa ā-Rohe Whānui

Noise - Ngā Oro

Noise Rules

NOISE - R2	Emissions of Noise in All Zones

Activity Status Permitted

Where the following activities are exempted from meeting Zone noise standards:

1. Noise associated with use of the site for residential activity, including use of lawn mowers, vehicles, machinery or equipment operated and maintained in accordance with the manufacturer's specifications;
2. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance of these);
3. Activities at emergency service facilities associated with emergency response and emergency response training;
4. Helicopters used for an emergency and as an air ambulance;
5. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding two weeks in duration, where they are operated by emergency services or lifeline utilities or regionally significant infrastructure;
6. People noise at recreational activities, such as sporting events or the noise from children at school or or in residential dwellings. This does not include any amplified noise;
7. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with an activity provided for as a permitted activity in that zone;
8. Trains operating on rail lines (public or private) and crossing bells within road reserve, including at railway yards, railway sidings or stations. However, this exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;
9. Road construction work where management controls are in place to mitigate the emission of noise;

10. Agricultural, pastoral and horticultural activities undertaken in the General Rural Zone and Rural Lifestyle Zone;
11. Aircraft take off and landing, including helicopter movements, associated with rural production activities and conservation activities at least 250 metres from any sensitive activity or for no more than 30 days in any 12 month period per site;
12. Non-commercial motorised watercraft operating on the surface of waterbodies;
13. Rifle ranges located within the Rifle Range Protection Area during the hours of 7am to 10pm;
14. The noise is emitted from an audible bird scaring device between the hours of half an hour before sunrise and until half an hour after sunset, not used at a frequency of more than 12 events per hour, and generating less than 65dB$_{LAE}$ for each event measured at any point at or within the boundary of any site within a Residential Zone, Settlement Zone, Māori Purpose Zone, Hospital Zone, Open Space Zone, Natural Open Space Zone, Scenic Visitor Zone, Future Urban Zone or at the notional boundary of any site in the General Rural Zone or Rural Lifestyle Zone; and
15. The noise is from a Temporary Activity where the temporary activity occurs between 7:00am and 10:00pm, and no more than 12 days per calendar year, and if operating outside of these hours complies with the underlying noise standards of the zone. This does not include any amplified noise.
16. Construction noise meeting the standards in NOISE – R1.

Advice Note:
NOISE - R2.11 does not apply to activities undertaken by the Department of Conservation or its agents on land held or managed under the Conservation Act.

Subdivision - Te Wawaetanga

Subdivision Rules

SUB - R16	**Subdivision of Land to create Allotments containing an Area of Significant Indigenous Biodiversity that does not meet SUB - R9**
Activity Status Discretionary Where: 1. An assessment of the site against the significance criteria in the WCRPS Appendix 1 is provided with the application and this is undertaken by a suitably qualified ecologist, unless the site has already been identified as an SNA as part of a district - wide Significant Natural Area assessment process using the NPSIB Appendix 1 criteria; and 2. Any adverse effects on the area of significant indigenous biodiversity or SNA are managed by applying the effects management hierarchy, including demonstrating how each step of the effects management hierarchy will be applied, and if biodiversity offsetting or biodiversity compensation is applied, having regard to principles in Appendix 14 and 15; and 3. The subdivision will not result in any of the following: i. Loss of ecosystem representation and extent; or ii. Disruption to sequences, mosaics or ecosystem function; or iii. Fragmentation of areas of significant indigenous biodiversity or the loss of buffers or connections with important habitats or ecosystems; or iv. A reduction in the population size or occupancy of any threatened or at risk (declining) species that use the area of significant indigenous biodiversity~~; and~~ 4. ~~Subdivision Standards S2- S11 are complied with.~~ **Advice Note:**	**Activity status where compliance not achieved:** Non complying

When assessing resource consent applications under this rule, the objectives and policies in the ECO Chapter should also be referred to.	

Subdivision Standards

SUB - S2	Requirements for building platforms for each allotment
1. Each allotment must provide a stable, flood free building area suitable for building foundations in accordance with the requirements of the New Zealand Building Code - Acceptable Solution B1~~/AS1 Approved Document B1/1: Structure Foundations.~~ 2. On sites less than 4ha in size, an indicative building platform on each allotment must be identified in subdivision applications and: a. Must allow the buildings to comply with the standards for a permitted activity in the District Plan; and b. Must not include any area of land to be used for access or for the disposal of wastewater or stormwater; and c. Must be outside of any area identified in a Natural Hazard overlay.	

Commercial Zone Rules

COMZ - R1	New Buildings and External Additions ~~or Alterations~~ to Existing Buildings

Activity Status Permitted
Where:

1. The maximum height above ground level is 15 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
2. Any building or structure is set back:
    i. 3m from any RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone; and
    ii. 3m from the road boundary, except for; sites with frontage to two roads in the COMZ - Commercial Zone can have a 3m setback on one road boundary and 1.5m setback on the other road boundary;
    iii. 1.5m from the railway designation boundary, excluding accessory buildings and structures.
3. Landscaping shall be provided as follows:
    i. The area adjoining the road frontage of all sites shall contain a minimum 1.5m landscaping strip;
    ii. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and
    iii. The planting of 1 tree per 20 carparking spaces is required within any carparking area.
    iv. Stormwater facilities that provide water quality treatment and landscape amenity, should be incorporated into landscaped areas, where practicable, to achieve effective stormwater management in an integrated manner.
4. The maximum building length is 20m where this abuts a RESZ - Residential Zone; and
5. No building projects beyond a building envelope defined by a recession plane as defined in Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary, OSRZ - Open Space and Recreation Zone, MUZ - Mixed Use Zone or SETZ - Settlement Zone boundary.

Advice Notes:

1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to the relevant district council.

COMZ - R7	New Buildings and External Additions ~~and Alterations~~ to Existing Buildings not meeting Rule COMZ - R1

Activity Status Restricted Discretionary
Where:

a. Performance standard 1 for Rule COMZ - R1 is complied with.

Discretion is restricted to:

b. Bulk, location and design of storage, buildings and structures;
c. Effects on the safety, amenity and attractiveness of the street and public places;
d. Visual dominance, privacy and shading effects on neighbouring sites; and

e. For publicly owned buildings, consideration of any advice received from Te Rūnanga o Ngāti Waewae or Te Rūnanga oMakaawhio on Poutini Ngāi Tahu design principles.

Advice Note: The relevant Town Centre Design Guidelines in Appendix Three should be referred to when planning new buildings and additions within Town Centres. For those sites located within a SASM listed in Schedule 3 of the Plan, applicants are encouraged to consult with Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio on Poutini Ngāi Tahu design principles which may be appropriate to include in any building work.

COMZ - R10	**New Buildings and External Additions ~~and Alterations~~ to Existing Buildings, Minor Structures, Fences, Walls and Retaining Walls not meeting Permitted or Restricted Discretionary Activity Standards**
Activity Status Discretionary	

Mixed Use Zone - Te Taikiwā Hanumi

Mixed Use Zone Rules

MUZ - R1	**New Buildings and External Additions ~~or Alterations~~ to Existing Buildings**

Activity Status Permitted

Where:

1. The maximum ground floor area of the building is 500m^2;
2. The maximum height above ground level is 12m except that this standard does not apply to hose drying towers at Emergency Service Facilities;
3. Any building on a Facade Control Street must have:
   i. A cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One;
   ii. 20% of the facade devoted to display windows or transparent glazing; and
   iii. The principal public entrance to the building must be located on the front boundary;
4. Any building or structure is setback a minimum of:
   i. 3m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone, INZ - Industrial Zone or PORTZ - Port Zone boundary; and
   ii. 1.5m from the railway designation boundary, excluding accessory buildings and structures;
5. On sites adjoining a RESZ - Residential Zone a 2m wide landscaping strip shall be provided adjacent to the RESZ - Residential Zone boundary and shall be planted with species, which at maturity, will screen the buildings from the adjoining sites; and
6. No building shall protrude beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary.

Advice Note:

Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.

MUZ - R9	New Buildings and External Additions ~~or Alterations~~ to Existing Buildings not meeting Rule MUZ - R1

Activity Status Restricted Discretionary
Where:

1. Performance standard 2 for Rule MUZ - R1 is complied with.

Discretion is restricted to:

a. Bulk, location and design of storage, buildings and structures;
b. Effects on the safety, amenity and attractiveness of the street or public places;
c. Visual dominance, privacy and shading effects on neighbouring sites;and
d. For publicly owned buildings, consideration of any advicereceived from Te Rūnanga o Ngāti Waewae or Te Rūnanga oMakaawhio on Poutini Ngāi Tahu design principles.

Advice Note: The relevant Town Centre Design Guidelines in Appendix Three should be referred to when planning new buildings and additions within Town Centres. For those sites located within a SASM listed in Schedule 3 of the Plan, applicants are encouraged to consult with Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio on Poutini Ngāi Tahu design principles which may be appropriate to include in any building work.

Neighbourhood Centre Zone - Te Takiwā o te Pokapū o te Hapori

Neighbourhood Centre Zone Rules

NCZ - R1	New Buildings, External Additions ~~and Alterations~~ to Existing Buildings

Activity Status Permitted

Where:

1. The maximum height above ground level is 10 metres except that this standard does not apply to hose drying towers at Emergency Service Facilities;
2. Maximum building coverage is 60%;
3. The maximum building length is 20m where this abuts a RESZ - Residential Zone;
4. Any building or structure, excluding buildings for residential activities and residential units is set back
    i. 2m from a RESZ - Residential Zone or OSRZ - Open Space and Recreation Zone boundary;
    ii. 3m from the road boundary; or
    iii. For sites with frontage to two roads in the NCZ - Neighbourhood Centre Zone:
        a. 3m on one road boundary; and
        b. 1.5m on the other road boundary;
    iv. 1.5m from the railway designation boundary, excluding accessory buildings and structures;
5. Buildings for residential activities and residential units are set back:
    i. 5m from road boundaries, except that a roof overhang may encroach 750mm into the setback;
    ii. 1m from all other site boundaries, except that Duplexes do not require a setback from the side boundary of the other duplex unit; and
    iii. 1.5m from the railway designation boundary, excluding accessory buildings; and
6. A landscape buffer of 1m width must be provided along the frontage between the street and any car parking, loading or service areas which are visible from the street frontage. This rule excludes access points;
7. No building shall protrude beyond a building envelope defined by a recession plane as outlined in Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary.

Advice Note:

Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.

NCZ - R11	New Buildings and External Additions ~~and Alterations~~ to Existing Buildings not meeting NCZ - R1

Activity Status Restricted Discretionary
Where:

a. Performance Standard 1 for Rule NCZ - R1is complied with.

Discretion is restricted to:

b. Measures to mitigate landscape effects;
c. Bulk, location and design of storage, buildings and structures;
d. Effects on the safety, amenity and attractiveness of the street or public places;
e. Visual dominance, and privacy and shading, effects on neighbouring sites; and For publicly owned buildings, consideration of any advicereceived from Te Rūnanga o Ngāti Waewae or Te Rūnanga oMakaawhio on Poutini Ngāi Tahu design principles.

Advice Note: The relevant Town Centre Design Guidelines in Appendix Three should be referred to when planning new buildings and additions within Town Centres. For those sites located within a SASM listed in Schedule 3 of the Plan, applicants are encouraged to consult with Te Rūnanga o Ngāti Waewae or Te Rūnanga o Makaawhio on Poutini Ngāi Tahu design principles which may be appropriate to include in any building work.

Town Centre Zone - Te Takiwā o te Pokapū o te Tāone

Town Centre Zone Rules

TCZ - R1	New Buildings~~,~~ and External Additions ~~or Alterations~~ to Existing Buildings

Activity Status Permitted

Where:

1. The maximum height above ground level is:
   i. 20 metres in TCZ - PREC1 Māwhera/Greymouth Town Centre Precinct
   ii. 12 metres in TCZ - PREC2 - Hokitika Town Centre Precinct
   iii. 15 metres in TCZ - PREC3 - Kawatiri/Westport Town Centre Precinct
   iv. 12 metres in TCZ - PREC4 - Reefton Town Centre Precinct

Except that hose drying towers at Emergency Service Facilities are exempt from this standard.

2. Any building is located:
   i. On the front boundary of the site;
   ii. With no setback from the street boundary, except that a recess of up to 0.5m within the facade of the building is permitted;
3. Any building is setback a minimum of:
   i. 3m from any RESZ - Residential Zone boundary;

ii. 1.5m from the railway corridor designation, excluding accessory buildings and structures.

4. The ground floor facade of all buildings with a Main Street Frontage must have:
   i. A minimum of 50% comprising of clear glazing; and
   ii. One public entrance with glazing comprising at least 40% of the doors; except that
   iii. Any Heritage Building in Schedule One is exempt from this requirement.
5. No building shall project beyond a building envelope defined by a recession plane as identified in accordance with Appendix Two to commence 2.5m above any RESZ - Residential Zone boundary.

Advice Notes:

1. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.
2. When designing new buildings or additions and alterations to existing buildings in the Town Centre Zone, developers are encouraged to use the relevant Design Guidelines:
   i. The Hokitika Town Centre Urban Design Guidelines; or
   ii. Greymouth/Māwhera Town Centre and Mixed Use Urban Design Guidelines; or
   iii. Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines; or
   iv. Reefton Heritage Town Design Guidelines.

TCZ - R2	**Commercial Activities, Community Facilities, Community Corrections Activities and Emergency Service Facilities in the TCZ - PREC2 Hokitika Town Centre Precinct**

Activity Status Permitted

Where:

1. Any commercial activity on a Main Street Frontage does not include:
   i. Motor vehicle sales yards;
   ii. Service stations;
   iii. Yard based retail;
   iv. Trade retail and trade suppliers;
   v. Drive through restaurants.
2. New buildings and additions ~~and alterations~~ to any building with a Main Street Frontage must erect a cantilevered continuous verandah to cover the full width of the footpath except that this does not apply to Heritage Buildings identified in Schedule One; and
3. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space.

TCZ - R3	**Commercial Activities, Community Facilities, Community Corrections Activities and Emergency Service Facilities in the TCZ - PREC1 Greymouth/Māwhera Town Centre Precinct**

Activity Status Permitted

Where:

1. New buildings and additions ~~and alterations~~ to any building with a Main Street Frontage must erect a cantilevered continuous verandah (with no decorative poles) to extend from the shop frontage to be 400mm inside the kerbline. This requirement for a verandah does not apply to Historic Heritage buildings identified in Schedule One; and
2. All external storage is screened by a 1.8m fence or landscaping so it is not visible from any adjoining residential zone boundary or any adjoining public space.

Advice Note:

The verandah shall extend from the shop frontage to be 400mm inside the kerbline. The verandah, if on a corner, shall be splayed so as to be 400mm back from the kerbline.

General Industrial Zone - Te Takiwā Ahumahi Whānui

General Industrial Zone Rules

GIZ - R1	**New Buildings, External Additions ~~and Alterations~~ to Existing Buildings**

Activity Status Permitted

Where:

1. The maximum building height above ground level is 20m;
2. Maximum building coverage is 80%;
3. Buildings are setback a minimum:
    i. 10m from State Highways; and
    ii. 2m from road boundaries; and
    iii. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor;
4. The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space or MUZ - Mixed Use Zone shall contain landscaping with a minimum width of 2 metres, of a standard that does not restrict road visibility, or obstruct signage or accessways within the road corridor;
5. No building shall project beyond a building envelope in accordance with Appendix Two to commence 2.5m above any RESZ - Residential, OSRZ - Open Space and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary.

Advice Notes:

1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles.
2. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.

GIZ - R10	**New Buildings and External Additions ~~and Alterations~~ to Existing Buildings not meeting Permitted Activity standards**

Activity Status Restricted Discretionary

Discretion is restricted to:

a. Bulk, location and design of buildings;
b. Effects on the safety, amenity and attractiveness of the street or public places;
c. Amenity, visual dominance, shading, and nuisance effects on neighbouring sites;
d. Design and location of parking and access;
e. Measures to mitigate landscape effects; and
f. Characteristics of the site and development that are relevant to the rule.

GIZ - R14	**New Buildings and External Additions ~~and Alterations~~ to Existing Buildings, Aquaculture Activities, Agricultural, Pastoral and Horticultural**

	Activities not meeting Permitted or Restricted Discretionary Activity Standards
Activity Status Discretionary **Advice Note:** When assessing applications for resource consent under this rule, where relevant, objectives and policies of the Hazardous Substances chapter should be considered.	

Light Industrial Zone - Te Takiwā Ahumahi Āhua Toritori

Light Industrial Zone Rules

LIZ - R1	New Buildings, External Additions ~~and Alterations~~ to Existing Buildings
Activity Status Permitted Where: 1. The maximum building height above ground level is 12m; 2. Maximum building coverage is 65%; 3. Buildings are setback a minimum: i. 10m from State Highways; and ii. 2m from road boundaries; and iii. 5m from any RESZ - Residential Zone, OSRZ - Open Space and Recreation Zone or SETZ - Settlement Zone boundary and the Rail Corridor; 4. The area adjoining the road frontage of all sites (excluding access points), and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows: i. A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are acceptable where this will otherwise restrict visibility within the State Highway corridor; and ii. On sites adjoining a RESZ - Residential Zone shall be planted with species, which at maturity, will provide screening from the adjoining sites; and iii. The planting of 1 tree per 20 carparking spaces is encouraged within any carparking area. 5. No building shall project beyond a building envelope as defined in Appendix Two to commence 2.5m above any RESZ - Residential, OSZ - Open Space and Recreation Zone, MUZ - Mixed Use or SETZ - Settlement Zone boundary. **Advice Notes:** 1. Any landscaping required by this rule may be located in common areas, where the development comprises land and/or buildings in separate unit titles. 2. Where boundary rules are infringed, the Deemed Permitted Activity Boundaries process will apply where the neighbouring property owner's written approval is provided to Council.	

LIZ - R10	New Buildings and External Additions ~~and Alterations~~ to Existing Buildings not meeting Rule LIZ - R1
Activity Status Restricted Discretionary **Discretion is restricted to:** a. Bulk, location and design of buildings; b. Effects on the safety, amenity and attractiveness of the street or public places;	

c. Amenity, visual dominance, shading, and nuisance effects on neighbouring sites;
d. Design and location of parking and access;
e. Measures to mitigate landscape effects; and
f. Characteristics of the site and development that are relevant to the rule

General Residential Zone - Te Takiwā Noho Whānui

General Residential Zone Rules

GRZ - R2	**Minor Structures**
Activity Status Permitted Where: 1. Tanks for firefighting water are setback a minimum 1m from the road and internal boundaries; 2. These are existing hose drying towers with a maximum height of 15m located at the Cobden, Runanga and Hokitika Fire Stations; 3. All other structures are set back a minimum of 4.5m from the road boundary and 1m from internal boundaries; 4. Masts, poles, aerials and pou whenua must not exceed 7m in height; 5. Any antenna dish must be less than 1m in diameter; 6. Any ornamental or garden structure must not exceed 2.4 m in height; 7. Tanks for firefighting water must not exceed 5m in height; and 8. Any other structure must not exceed 10m^2 and 2m in height.	

Settlement Zone- Te Takiwā Nōhanga Pōnaho

Settlement Zone Rules

SETZ - R1	**Residential Activities and Residential Buildings - Density**
Activity Status Permitted Where: 1. Residential unit density is no more than: i. 1 unit per site where these were lawfully established under the previous District Plans; otherwise ii. 1 unit per 500m^2 net site area in areas fully serviced by a network utility operator with wastewater, water supply and stormwater systems; or iii. 1 unit per 1000m^2 net site area in areas where there is on-site servicing of wastewater, water supply and stormwater systems; except iv. In the SETZ - PREC4 - Rural Residential Precinct residential unit density is 1 unit per 4000m^2 net site area; 2. Where the settlement is serviced by a network utility operator for wastewater, water supply or stormwater, and provided there is capacity and the infrastructure is lawfully established, all residential units and buildings used for a residential activity must be connected to the community wastewater, water supply and stormwater infrastructure; 3. Where the settlement is not serviced by a network utility operator with lawfully established infrastructure for wastewater, water supply or stormwater on-site collection, treatment and disposal must be undertaken in accordance with NZS4404:2010 Land Development and Subdivision Infrastructure or the relevant Council Engineering Technical Standards.	

SETZ - R6	Minor Structures
Activity Status Permitted Where: 1. Tanks for firefighting water are setback a minimum 1m from the road and internal boundaries; 2. All other ~~S~~structures are set back: i. 5m from the road and any GRUZ - General Rural or INZ Industrial Zone boundary and 1m from internal boundaries; except ii. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from the road boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings and accessory buildings are setback 5m from internal boundaries; iii. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the road boundary is required where there is a verandah provided over an adjacent footpath. 3. Masts, poles, aerials and pou whenua must not exceed 7m in height; 4. Any antenna dish must be less than 1m in diameter; 5. Any ornamental or garden structure must not exceed 2.4 m in height; 6. Tanks for firefighting water must not exceed 5m in height; 7. Any other structure must not exceed 10m^2 and 2m in height.	

Part 4 – Appendices - Te Wāhanga 4 - Ngā Āpititanga

Schedules: Ngā Rārangi

Amendments to Schedule 1A – Schedule of Historic Heritage Items and Areas

SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS				
Unique Identifier	**Name, Physical Address, Legal Address**	**Historic Heritage Values**	**Extent**	**Heritage New Zealand Pouhere Taonga Listing Reference and Category**
Buller District				
HH1	Granity Public Library 93 Torea St, Granity Buller Railway Land as shown on DP 15319 (NZ Gazette 1881, p 1127), Nelson Land District	Architectural, Cultural, Historical, Social, Technological	The extent comprises ~~includes~~: • The exterior of the building known as Granity Public Library • the part of the land described as Railway Land as shown on DP 15319 (NZ Gazette 1881, p.1127), Nelson Land District on which the building is located and its' immediate surrounds	5019 Historic Place Category 2

			~~and the building known as the Granity Public Library thereon.~~	
HH2	State Mine Store (Former) 46-54 Back Road, Granity Buller Lot 3 DP 301962 (RT 7859), Nelson Land District	Contextual and Technological	Extent comprises ~~includes~~: • The exterior of the building known as State Mines Store (Former) • The part of the land described as Lot 3 DP 301962 (RT 7859), Nelson Land District on which the building is located and the immediate surrounds ~~and the building known as the State Mines Store (Former) thereon. Extent includes building and structures immediately surround and associated with State Mines Stores (former)~~.	5021 Historic Place Category 2
HH3	War Memorial Torea St, Granity Buller Railway Land as shown on DP 15319 (NZ Gazette 1881, p 1127), Nelson Land District	Architectural, Contextual, Historic, Social, Technological	The extent comprises ~~includes~~: • the structure known as the Granity War Memorial • the part of the land described as Railway Land as shown on DP 15319 (NZ Gazette 1881, p.1127), Nelson Land District, on which the war memorial is located and its immediate surrounds. ~~and the structure known as War Memorial thereon~~. The concrete wall is included in, and marks the boundary of, the listing ~~registration~~.	5020 Historic Place Category 2

HH4	Westport Coal Company Ltd Millerton Colliery ~~Mines Survey~~ Office (Former), 98 Torea St, Granity, Buller Pt Allot 12 DP (RT NL22/236) Nelson Land District	Historical, Social	Extent comprises ~~includes~~: • the building known as the Mines Survey Office (Former) • the part of the described as Pt Allot 12 DP 96 (RT NL22/236), Nelson Land District, and part of the adjacent Beach Road road reserve on which the building and its immediate surrounds are located ~~and the building known as Mines Survey Officer (Former) thereon~~	5066 Historic Place Category 2
HH5	Denniston Historic Area Secs 1, 2, 5, 6, 8, 13, 21, 22, 27, 30, 32, 35, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, 51, 52, 53, 54, 57, 58, 62, 64, 65, 72, 77, 79, 80, 83, 87, 94, 97, 100, 103, 104, 106, 107, 111, 115, 122, 123, 124, 142, 143 Town of Denniston (RTs NL13/97, NL14/43, NL6A/687, Identifier: 216495, NL14/44, NL1A/270, NL92/57, NL1B/842, NL42/36, NL13/232, NL13/235, NL10A/1277, NL13/236, NL13/237, NL8C/367, NL13/239, NL14/181, NL13/98, NL2B/78, NL9A/989, NZ Gazette 1964, p. 1594, NZ Gazette	Archeological, Historical, Social, Technological	~~There is no physical feature to define the boundary for the area~~ The area's boundary runs from the base of the incline to the centre of activities at the brakehead and then continues along the route to major mining areas at Burnett's Face and Coalbrookdale. It includes ~~features which are representative of the unique history of the mining locale~~ the historic hub of Mt Rochfort Plateau mining operations. ~~Included within the area are places of technological and historic significance relating to the mining operations which have taken place here since 1878. These include remnants of the site's most famous feature, the incline, and the other transportation systems which brought coal from the various mines to it. The social history of Denniston has been well recorded and~~	7049 Historic Place Category 1

	1975, p. 189, NZ Gazette 1979, p. 700, NZ Gazette 1982, p. 3696), Pt Secs 26, 28, 36, 41, 44, 45, 50, 59, 60, 61, 66, 67, 68, 69, 73 & 74, 82, 87, 89, 90, 91, 96, 101, 102, 127, Town of Denniston (RTs NL13/210, NL8C/1350, NL39/191, NL33/90, NL7C/34 & NL45/56, NL125/14, NL22/60 & NL22/59, NL 84/72 & NL14/77 & NL84/73, NL35/260, NL11D/43, NL20/89, NL50/232, NL54/39, NL9A/746, NL14/51, NZ Gazette 1972, p. 500, NZ Gazette 1975, p. 189, NZ Gazette 1982, p. 3696, NZ Gazette 1987, p.1248), Sec 75, Blk V Kawatiri SD, (NZ Gazette 1976, p. 2287, NZ Gazette 1979, p. 700), Secs 7, 11, 40, 44, 45, 47, 50 and Pt Sec 42, Blk VI Kawatiri SD, (RTs NL89/13, NL55/139, NL5C/6, NL11B/157), Lot 1 DP 542 (being Pt Sec 66 Town of Denniston) (RT NL39/95), Lots 1, 2 DP 61 (being Pt Sec 81 Town of Denniston) (RT NL16/70, NL16/69), Lot 2 DP 1987 (being Pt Sec 89 Town of Denniston) (RT		~~many places and items remain to tell its story. Elements of the various townships remain at 'The Camp', Denniston, Marshallvale, Burnett's Face and Coalbrookdale. Apart from remains of dwellings, the sites of commercial or public buildings or recreational activities can be identified to gain a picture of the life settlers evolved for themselves. The Department of Conservation has already placed a number of well illustrated interpretation panels around the area and plan to add more to tell the full story of Denniston's past. Remaining roads and tracks contribute to the history and link the various components.~~ Extent includes all remnants relating to Denniston. The key components are: the self-activating rail incline; Neighbours Brickwork Site; the former Bridle Path (now walking track); the brakehead and stone retaining walls; the Banbury Arch, mine mouth and rail link; the rope road; the lower aerial tower; the bath houses and former power house chimney base; the settlements; and the Coalbrookdale Mine site and Fanhouse.	

	NL68/279), Secs 1, 2, 3, 4, SO Plan 14864 (RTs NL10A/333, NL10A/582, NL10A/573, NL10A/574), Sec 1 SO Plan 14928 (RT 10A/1303), Sec 1 SO Plan 15088 (RT NL11A/1123), and all SO Plans 3524, 8550 and 10411 (NZ Gazette 1979, 700), all Kawatiri SD, Nelson Land District.			
HH6	Griffiths Foundry Furnace (Former) 45 State Highway 67 (Westport - Seddonville), Birchfield, Buller Sec 84 Village of Birchfield (RT NL25/223), Nelson Land District	Historic, Technological	Extent comprises ~~includes~~ • the structure known as Griffiths Foundry Furnace (Former) • The part of the land described as Sec 84 Village of Birchfield (RT NL25/223), Nelson Land District, on which the structure and its immediate surrounds are located.	5022 Historic Place Category 2
HH7	Post Office (Former) 155 Palmerston Street, Westport, Buller Sec 1 SO Plan 14491 (RT NL9B/728), Nelson Land District	Architectural, Contextual, Historic, Social, Technological	Extent comprises ~~includes~~ • the exterior of the building known as Post Office (Former) • the part of the land described as Sec 1 SO Plan 14491 (RT NL9B/728), Nelson Land District on which the building and its immediate surrounds are located~~, and the building known as Post Office (Former) thereon.~~	5031 Historic Place Category 2
HH8	Buller County Chambers (Former) 161 Palmerston Street, Westport, Buller	Architectural, Contextual, Historic	Extent comprises ~~includes~~; • the exterior of the building known as	5001 Historic Place Category 1

	Sec 1074 SO 7432 (RT NL10B/1025, NZ Gazette 1993 p. 44), Nelson Land District		the Buller County Chambers (Former) • the land described as Sec 1074 SO Plan 7432 (RT NL10B/1025, NZ Gazette 1993 p. 44), Nelson Land District on which the building and its immediate surrounds are located ~~and the building known as Buller County Chambers (Former) thereon.~~ The building to the rear of the section is excluded.	
HH9	Archer House, 75 Queen St, Westport, Buller Lot 2 DP 10485 (RT NL5D/977) and Sec 158 Town of Westport (RT NL14/35), Nelson Land District	Architectural, Contextual	Extent comprises ~~includes~~ • the exterior of the building known as Archer House • the land described as Lot 2 DP 10485 (RT NL5D/977) and Sec 158 Town of Westport (RT NL14/35), Nelson Land District on which the building and its immediate surrounds are located~~, and the building known as House thereon~~.	1707 Historic Heritage Category 1
HH10	Buller Field Station (Former), UoC Geology Department, 40 Queen St, Westport, Buller Sec 93 Town of Westport (RT NL9C/1290), Nelson Land District	Architectural, Historic, Technological	Extent comprises ~~includes~~: • the exterior of the building known as Buller Field Station (Former) • the land described as Sec 93 Town of Westport (RT NL9C/1290), Nelson Land District~~and the building known as Buller Field Station (Former) thereon~~.	5024 Historic Place Category 2
HH11	Church of St John the Evangelist, Cnr	Architectural, Historic, Technological	Extent comprises ~~includes~~	5027

	Lyndhurst and Queen St, Westport, Buller Lot 2 DP 12785 (RT NL8A/222), Nelson Land District		• the exterior of the building known as Church of St John the Evangelist (Anglican) • the land described as Lot 2 DP 12785 (RT NL8A/222), Nelson Land District~~and the building known as Church of St John the Evangelist (Anglican) thereon~~.	Historic Place Category 2
HH12	Courthouse, 11 Wakefield Street, Westport, Buller Sec 1066 Town of Westport (RT NL10B/249, NZ Gazette 1992 p.2539), Nelson Land District	Architectural, Historic	Extent comprises ~~includes~~: • the exterior of the building known as Courthouse • the land described as Sec 1066 Town of Westport (RT NL10B/249, NZ Gazette 1992, p. 2539), Nelson Land District.	3041 Historic Place Category 2
HH13	Gates of Remembrance, Cnr Brougham and Russell St, Westport, Buller Sec 986 Town of Westport (RT 546982), Nelson Land District	Architectural, Contextual, Historic, Social, Technological	Extent comprises ~~includes~~ • the structure known as Gates of Remembrance • The part of the land described as Sec 986 Town of Westport (RT 546982), Nelson Land District ~~and the~~ on which the structure ~~known as Gates of Remembrance thereon~~ and its immediate surrounds are located	5032 Historic Place Category 2
HH14	House 32 Henley St, Westport, Buller Lot 2 DP 17876 (RT NL11B/506), Nelson Land District	Architectural, Contextual, Historic, Technological	Extent comprises ~~includes~~: • the exterior of the house at 32 Henley St. • the land described as Lot 2 DP 17876 (RT NL11B/506), Nelson Land District ~~and the building known as House thereon.~~	5028 Historic Place Category 2

HH15	House 51 Queen St, Westport, Buller Sec 142 Town of Westport (RT NL81/74), Nelson Land District	Architectural, Contextual, Historic, Technological	Extent comprises ~~includes~~: • the exterior of the house at 51 Queen St. • the land described as Sec 142 Town of Westport (RT NL81/74), Nelson Land District~~, and the building known as House thereon~~	5026 Historic Place Category 2
HH16	House 55 Queen St, Westport, Buller Extent includes the land described as Sec 144 Town of Westport and Part Defined on DP 355 (RT NL6B/1253), Nelson Land District	Architectural, Contextual, Historic, Technological	Extent comprises ~~includes~~: • the exterior of the house at 55 Queen St. • the land described as Sec 144 Town of Westport and Part Defined on DP 355 (RT NL6B/1253), Nelson Land District~~and the building known as House thereon~~.	5025 Historic Place Category 2
HH17	Martins Mitre 10 Homecentre Verandah 168 - 172 Palmerston St, Westport, Buller		The physical verandah structure	NA
HH18	Masonic Lodge Hall 51 Russell St, Westport, Buller Sec 53 Town of Westport (RT NL69/135), Nelson Land District	Architectural, Historic, Technological	Extent comprises ~~includes~~: • the exterior of the building known as Masonic Lodge Hall • the land described as Sec 53 Town of Westport (RT NL69/135), Nelson Land District~~, and the building known as Masonic Lodge Hall thereon~~.	5029 Historic Place Category 2
HH19	O'Conor Home 190 Queen St, Stafford St and Nine Mile Rd, Westport, Buller Sec 71 Square 141 (RT NL2D/354), Nelson Land District.	Architectural, Contextual, Social	Extent comprises ~~includes~~: • the exterior of the building known as O'Conor Home • the part of the land described as Sec 71 Square 141 (RT NL2D/354) Nelson	5034 Historic Place Category 2

			Land District on which the building is located and its immediate surrounds~~, and the building known as O'Conor Home thereon.~~	
HH20	Railway Workshop (Former) Adderley St, Westport, Buller Railway Land (NZ Gazette 1881, p.1127), Nelson Land District	Historic, Social, Technological	Extent comprises ~~includes~~: • the Westport Railway Workshop (Former) the part of the land described as Railway Land (NZ Gazette 1881 p.1127), Nelson Land District as shown on SO 13422, ~~and~~ where the workshop structures are located and its immediate surrounds. ~~the Westport Railway Workshop (Former) thereon.~~ The Westport Railway Workshop (Former) measures approximately 40m (length) x 24 metres (width) and includes the lean-to structures on the west side of the building. The additions at the southern end of the building are not included however, nor are any other buildings on the land described.	3047 Historic Place Category 2
	HH21	Westport Public Library (Former) Lyndhurst Street, Westport, Buller Lot 3 A 414 (NZ Gazette 1886 p 1094), Nelson Land District	Architectural, Contextual, Historic, Technological	Extent comprises ~~includes~~: • the building known as Westport Public Library • the land described as Lot 3 A 414 (NZ Gazette 1886 p 1094), Nelson Land District~~and the building known as Westport Public Library (Former) thereon.~~	5030 Historic Place Category 2
HH22	Bank of New South Wales (Former)	Historic	The extent comprises ~~includes~~:	1706

	143 Palmerston St, Westport, Buller Lot 2 DP 11686 (RT NL7B/1307), Nelson Land District		• the exterior of the Bank of New South Wales (Former) building • The interior ~~its~~ **fixtures and fittings** • ~~and~~ the land in Lot 2 DP 11686 (RT NL7B/1307), Nelson Land District.	Historic Place Category 2
HH23	The Stone House, 108 Derby St, Westport, Buller	Architectural	Extent comprises ~~includes~~: • the exterior of the building known as The Stone House • the land described as Sec 449 Town of Westport (RT NL87/31), Nelson Land District, ~~and the building known as The Stone House thereon.~~ No other building on the land described is included.	7191 Historic Place Category 2
HH24	Utopia Lodge/ Bailie/ Bowling House (Former) 72 Queen St, Westport, Buller Lot 4 DP 4199 (CT NL2C/331), Nelson Land District	Aesthetic, Contextual, Social	Extent comprises ~~includes~~: • the exterior of the building known as Utopia Lodge (Former). The modern addition to the rear of Utopia Lodge (Former) is excluded from the scheduling. • the land described as Lot 4 DP 4199 (CT NL2C/331), Nelson Land District~~, and the building known as Utopia Lodge (Former) thereon. The modern addition to the rear of Utopia Lodge (Former) is excluded from the registration.~~	5033 Historic Place Category 2
HH25	Municipal Chambers 113-119 Palmerston St, Westport, Buller	Architectural, Contextual, Historic	Extent comprises ~~includes~~:	5000 Historic Place Category 1

	Lot 1 DP 442862 (RT 552950), Nelson Land District		• the exterior of the building known as Municipal Chambers • the part of the land described as Lot 1 DP 442862 (RT 552950), Nelson Land District, on which the building is located and its immediate surrounds ~~and the building known as Municipal Chambers thereon.~~	
HH26	Cape Foulwind Lighthouse Cape Foulwind Buller Lot 1 DP 353986 (RT 220524), Nelson Land District	Archaeological, Contextual, Historic, Technological	Extent comprises ~~includes~~: • the building known as Cape Foulwind Lighthouse • the land described as Lot 1 DP 353986 (RT 220524), Nelson Land District~~, and the building known as Cape Foulwind Lighthouse thereon~~.	5023 Historic Place Category 2
HH27	Big River Quartz Mine Victoria Conservation Park, Big River, Buller Secs 1-4, Blk X and Crown Land Blk X (under action), Waitahu SD and Part Crown Forest Land Blk IV, Mawheraiti SD, (NZ Gazette 1981, p.1420 and NZ Gazette 1958, p.591) and Legal Road, Nelson Land District.	Archaeological, Historic, Technological	Extent comprises ~~includes~~: ~~part of the land described as Secs 1-4, Blk X, and Crown Land Blk X (under action), Waitahu SD and Pt Crown Forest Land Block IV, Mawheraiti Survey District, (NZ Gazette 1981, p.1420 and NZ Gazette 1958, p591), Nelson Land District and~~ : the Big River Quartz Mine and road. This includes buildings and structures known as the poppet head, Mine Shafts, Mullock Heap, Cyanide Plant, Boilers, Winding Engines, Cable Trestles, Condenser Shell, Aerial Ropeway, Battery remains, Pelton Wheel remains, Smelter, Water Races, Miner's Cottage, Winding Engine House, and ~~its~~ the fittings and fixtures, the following chattels: mine cages, pulley wheels, zinc boxes, tramway remnants, and	7762 Historic Place Category 1

			the following class of chattels: all objects associated with the Big River Quartz Mine within the boundary. the part of the land described as Secs 1-4, Blk X, and Crown Land Blk X (under action), Waitahu SD and Pt Crown Forest Land Block IV, Mawheraiti Survey District, (NZ Gazette 1981, p.1420 and NZ Gazette 1958, p591), Nelson Land District on which the mine structures and chattels and the road is located. ~~(Refer to map in Appendix 1 of the registration report for further information).~~ Excluded from the extent is the modern Big River Hut, Department of Conservation toilets and signage, and the make-shift hut situated adjacent to the cyanide tanks. ~~The latter, created in the 1960s-70s, is made from components of structures from the mining era which have significance, but the hut itself does not.~~	
HH28	Pennington House (Consolidated Goldfields of NZ General Manager's Residence, Former) 15 Shiel St, Reefton, Buller Sec 236 Town of Reefton (RT NL2D/443), Sec 237 Town of Reefton (RT NL20/34) and Sec 238 Town of Reefton (RT NL122/122), Nelson Land District.	Architectural, Contextual, Historic, Social	Extent ~~includes~~ comprises: • the exterior of the building known as Consolidated Goldfields of NZ General Manager's Residence, Former • the land described as Sec 238 Town of Reefton (RT NL122/122), Nelson Land District	5037 Historic Place Category 2

HH29	Horse trough 15 Shiel St, Reefton, Buller Sec 238 Town of Reefton (RT NL122/122), Nelson Land District	Architectural, Contextual, Historic, Social	Extent ~~includes~~ comprises: • The structure known as Horse Trough (Former) • ~~part of~~ T~~t~~he land described as Sec 238 Town of Reefton (RT NL122/122), Nelson Land District~~, and the structure known as Horse Trough (Former) thereon~~.	5038 Historic Place Category 2
HH30	Oddfellows Hall 56 Bridge St, Reefton, Buller Pt Secs 244-246 Town of Reefton (RT NL12/252), Nelson Land District	Aesthetic, architectural, cultural, historical, technological and social	Extent ~~includes~~ comprises: • the exterior of the building known as Oddfellows Hall • the land described as Pt Secs 244-246 Town of Reefton (RT NL12/252), Nelson Land District~~, and the building known as Oddfellows Hall thereon~~.	3035 Historic Place Category 2
HH31	Racecourse Grandstand, Racecourse, Reefton, Buller Sec 136, Square 131 (RT NL4/30), Nelson Land District	Historic, Social	Extent ~~includes~~ comprises: • the structure known as the Racecourse Grandstand • **its fittings and fixtures** • the part of the land described as Sec 136, Square 131 (RT NL4/30), Nelson Land District on which the structure is located and its immediate surroundings. ~~and the structure known as the Racecourse Grandstand thereon, and its fittings and fixture~~.	1687 Historic Place Category 2
HH32	Reefton Courthouse (Former), 47 Bridge St, Reefton, Buller Sec 1382 Town of Reefton (NZ Gazette	Architectural, Contextual, Historic	Extent comprises ~~includes~~: • the exterior of the building known as Reefton Courthouse (Former)	1685 Historic Place Category 1

	1979 p 1710), Nelson Land District		• the land described as Sec 1382 Town of Reefton (NZ Gazette 1979 p 1710), Nelson Land District~~, and the building known as Reefton Courthouse (Former) thereon.~~	
HH33	Reefton Powerhouse Foundation, Rosstown Road, Reefton, Buller Legal Road (Sec 154 Blk XIV Reefton SD as shown on SO 3938) and Sec 198 Square 131 (RT NL2A/579), Nelson Land District	Architectural Contextual, Historic, Technological	Extent comprises ~~includes~~: • the structure known as Reefton Power House Foundations • the part of the land described as Legal Road (Sec 154 Blk XIV Reefton SD as shown on SO 3938), Nelson Land District and part of the land described as Sec 198 Square 131 (RT NL2A/579), Nelson Land District~~, and the structure known as Reefton Power House Foundations thereon~~ where the foundations are located. • Not included in the extent are newly constructed buildings from the 2020s	5002 Historic Place Category 2
HH34	School of Mines, 22 Shiel St, Reefton, Buller Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p 4870), Nelson Land District	Architectural Contextual, Historic,	Extent comprises ~~includes~~: • the exterior of the building known as School of Mines • the land described as Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p 4870), Nelson Land District~~, and the building known as School of Mines thereon.~~	263 Historic Place Category 1
HH35	Sacred Heart Church (Catholic), Church St, Reefton, Buller	Historic, Social, Spiritual,	Extent comprises ~~includes~~: • the exterior of the building known as	1689 Historic Place Category 2

			Scared Hearth Church (Catholic) • the interior **fittings and fixtures and chattels (alter)** • the land described as Secs 381-382 and Pt Sec 383 Town of Reefton (RT NL2B/60), Pt Sec 383 Town of Reefton (RT NL 2B/59). Secs 384-385 Town of Reefton (RT NL2B/61), Nelson Land District~~, and the building known as Scared Hearth Church (Catholic) and its **fittings and fixtures and chattels (alter)** thereon.~~	
HH36	St Stephens Church (Anglican), Church St, Reefton, Buller Sec 451-452, Town of Reefton, Nelson Land District	Historic, Social, Spiritual, Technological	Extent comprises ~~includes~~: • the exterior of the building known as St Stephen's Church (Anglican) • the interior **fittings and fixtures** • the land described as Sec 451-452, Town of Reefton, Nelson Land District ~~and the building known as St Stephen's Church (Anglican) thereon, **and its fittings and fixtures**.~~	1691 Historic Place Category 2
HH37	War Memorial Obelisk, Corner Buller Rd and Walsh St, Reefton, Buller Sec 450 Town of Reefton (RT NL2D/394) and Legal Road, Nelson Land District	Contextual, Historic, Social	Extent comprises ~~includes~~: • the structure known as War Memorial Obelisk and the surrounding fence the land described as Sec 450 Town of Reefton (RT NL2D/394) and Legal Road, Nelson Land District~~, and the structure known as~~	5039 Historic Place Category 2

			~~War Memorial Obelisk and the surrounding fence thereon.~~	
HH38	Masonic Hall (Former), 38 Shiel St, Reefton, Buller Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388, NL2D/408), Nelson Land District.	Architectural, Historic, Social	Extent comprises ~~includes~~: • the exterior of the building known as the Masonic Hall (Former) • The interior **fittings and fixtures** the land described as Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388, NL2D/408), Nelson Land District ~~and the building known as the Masonic Hall (Former)~~ **~~and its fittings and fixtures~~**.	1686 Historic Place Category 2
HH39	Reefton Historic Area, Bridge St, Shiel St, Walsh St, Church St, Reefton, Buller Sec 236 Town of Reefton (RT NL2D/443), Sec 237 Town of Reefton (RT NL20/34) and Sec 238 Town of Reefton (RT NL122/122), Nelson Land District. Horse trough entry Sec 238 Town of Reefton (RT NL122/122), Nelson Land District, Pt Secs 244-246 Town of Reefton (RT NL12/252, Secs 368-370 Town of Reefton, (RTs NL2D/360, NL2D/388. NL2D/408; Sec 381-382 and Pt Sec 383 Town of Reefton (RTs NL2B/60, NL2B/50), Secs 384-385 Town of Reefton (RT NL2B/61), Lot 1 DP 5876 (RT NL154/97), Sec 450 Town of Reefton (RT NL2D/394), Secs 451-42 Town of Reefton	Architectural, Contextual, Cultural, Historic, Social, Spiritual, Technological	This historic area consists of an area of land that contains a group of inter-related historic places. The identified historic places that contribute to the values in this historic area are the Reefton Courthouse (Former), Clerk of the Court and Survey Office House (Former), Oddfellows Hall, School of Mines, Masonic Hall (Former), Sacred Heart Church (Catholic), St Stephen's Church (Anglican) and War Memorial Obelisk. The extent of the area in terms of application of the Policies and Rules in the Plan is the building footprint and immediate surrounds of the named buildings above. The extent does not include other private land, road reserve or buildings.	7050 Historic Area

	(RT NL2D/372), Sec 453 Town of Reefton (RT NL3/31), Secs 459-460 Town of Reefton (RT NL9/74), Secs 454-455 Town of Reefton (TL NL2B/67), Sec 1382 Town of Reefton (NZ Gazette 1979 p.1710), Pt Sec 1342 Town of Reefton (NZ Gazette 1989 p.4870), Lots 1-2 DP 517963 (RTs 870705, 810706) and Legal Road, Nelson Land District			
HH40	Clerk for the Court and Survey Office House, 41 - 43 Bridge St, Reefton, Buller Lot 1 DP 5876 (RT NL154/97), Nelson Land District	Architectural, Cultural, Historic	Extent comprises ~~includes~~: • the exterior of the building known as Clerk of the Court and Survey Office House (Former) the land described as Lot 1 DP 5876 (RT NL154/97), Nelson Land District ~~and the building known as Clerk of the Court and Survey Office House (Former) thereon~~.	5068 Historic Place Category 2
HH41	Methodist Church (Blacks Point Museum) and stamper battery. Secs 100-102 Blacks Point Blk XIV Reefton SD (Museum). Gaz 1984-1374 Sec 246 Blk XIV Blacks Point Blk XIV Reefton SD Historic Reserve (Stamper Battery only)	Historic, Social, Spiritual, Technological	Extent comprises ~~includes~~: • the exterior of the building known as Methodist Church (Blacks Points Museum) • ~~and~~ the land on which ~~it~~ the building stands on Secs 100-102 Blacks Point Blk XIV Reefton. • ~~Also t~~The stamper battery on Gaz 1984-1374 Sec 246 Blk XIV Blacks Point Blk XIV Reefton SD Historic Reserve.	NA
HH42	Remains of Miss Bell's Log Cabin, Maruia River, Maruia Springs, Buller	Aesthetic, Architectural, Historic, Social	Extent comprises ~~includes~~: • the exterior of the building known as	7135 Historic Place Category 2

	Pt Sec 2 Square 182 (NZ Gazette 1994 p 63), Nelson Land District		the Remains of Miss Bell's Log Cabin • part of the land described as Pt Sec 2 Square 182 (NZ Gazette 1994 p 63), Nelson Land District ~~and the building known as the Remains of Miss Bell's Log Cabin thereon.~~	

SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS				
Unique Identifier	**Name, Physical Address, Legal Address**	**Historic Heritage Values**	**Extent**	**Heritage New Zealand Pouhere Taonga Listing Reference and Category**
Grey District				
HH43	Waipuna Station Homestead (Former), Waipuna Road, Waipuna, Grey Lot 2 DP 43810 (RT 541145), Westland Land District	Historic	Extent ~~includes~~ comprises: • the exterior of the building known as Waipuna Station Homestead (Former) including its attached earlier cottage • The part of the land described as Lot 2 DP 43810 (RT 541145) Westland Land District ~~and the building known as Waipuna Station Homestead (Former) including its attached earlier cottage thereon~~.	3033 Historic Place Category 2
HH44	Blackwater School, Waiuta Road, Blackwater, Grey Sec 52 Blk XII Mawheraiti SD (RT NL10A/1267), Nelson Land District	Aesthetic, Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the exterior of the building known as Blackwater School (Former) • part of the land described as Sec 52 Blk XII Mawheraiti SD (RT NL10A/1267), Nelson Land District on which the building is located and its immediate surroundings~~, and the building known as Blackwater School (Former) thereon.~~	5036 Historic Place Category 2
HH45	Waiuta Historic Place	Aesthetic, Architectural, Contextual, Historic, Social	Extent ~~includes~~ comprises:the land described as Crown Land (under action) Town of	9835 Historic Place Category 1

	Crown Land (under action) Town of Waiuta (RTs NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7 Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Crown Land (under action) Town of Waiuta (RTs NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7 Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT		Waiuta (RTs NL1D/354, NL1D/255 and NL1D/265), Secs 2 and 4 Blk XIII Waitahu SD, Secs 6-7 Blk XIII Waitahu SD (RT NL9A/489), Sec 8 Blk XIII Waitahu SD, Secs 2A,2-33 Town of Waiuta, Sec 34 Town of Waiuta (RT NL6A/166), Secs 35-41 Town of Waiuta, Sec 42 Town of Waiuta (NZ Gazette 1979, p. 1397), Sec 43 Town of Waiuta, Pt Sec 44 and Pt Sec 46 Town of Waiuta (RT NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Town of Waiuta, Sec 47 Town of Waiuta, Sec 48 Town of Waiuta (RT NL2D/809), Secs 49-51 Town of Waiuta (NZ Gazette 1984, p. 560), Lot 1 DP 18537 (RT NL73/88), Nelson Land District, and part of the land described as Sec 5 Blk XIII Waitahu SD (NZ Gazette 1981, p.1420) and Pt Crown Forest Land Blk IV Mawheraiti SD (NZ Gazette 2020, 4720), Sec 1 SO 14989 (NZ Gazette 2002, p. 602), Legal Road and Legal River, Nelson Land District, and the buildings and structures, including remains of below-ground mine shafts and drives, associated with Waiuta thereon, and the 'class of chattels' comprising all objects associated with the Waiuta era of mining within the boundary.	

	NL1D/354), Pt Sec 44 Town of Waiuta, Sec 45 Town of Waiuta, Pt Sec 46 Town of Waiuta, Sec 47 Town of Waiuta, Sec 48 Town of Waiuta (RT NL2D/809), Secs 49-51 Town of Waiuta (NZ Gazette 1984, p. 560), Lot 1 DP 18537 (RT NL73/88), Sec 5 Blk XIII Waitahu SD (NZ Gazette 1981, p. 1420) and Pt Crown Forest Land Blk IV Mawheraiti SD (NZ Gazette 2020, 4720), Sec 1 SO 14989 (NZ Gazette 2002, p. 602), Legal Road and Legal River, Nelson Land District.			
HH46	Ahaura Post Office, 3340 Camp Street, Ahaura (State Highway 7, Ahaura), Ahaura, Grey Sec 382 Town of Ahaura (RT WS5C/1282), Westland Land District	Aesthetic, Architectural, Contextual, Historic, Social	Extent ~~includes~~ comprises: • the exterior of the building known as Ahaura Post Office (Former) • the part of the land described as Sec 382 Town of Ahaura (RT WS5C/1282), Westland Land District on which the building is located and its immediate surrounds. and the building known as Ahaura Post Office (Former) thereon. It does not include any other buildings on the land.	5040 Historic Place Category 2
HH47	Runanga Miners' Hall (Former), Mills St, Runanga, Grey	Architectural, Historic, Social	Extent ~~includes~~ comprises:	9613 Historic Place Category 1

	Lots 3 - 4 DP 1345 (RTs WS3C/1392, WS5C/1016), Westland Land District		• the exterior of the building known as the Runanga Miners' Hall • the land described as Lots 3 - 4 DP 1345 (RTs WS3C/1392, WS5C/1016), Westland Land District~~, and the building known as the Runanga Miners' Hall thereon.~~	
HH48	Blackball Coal Mine Chimneys, Blackball, Grey Pt RS 4979 (NZ Gazette 2008, p.2527) and RS 5111 (SO 5974), Westland Land District	Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the structures known as Blackball Coal Mine Chimneys • part of the land described as Pt RS 4979 (NZ Gazette 2008, p.2527) and RS 5111 (SO 5974), Westland Land District on which the structures are located and their immediate surroundings structures known as Blackball Coal Mine Chimneys thereon.	5005 Historic Place Category 1
HH49	Blackball Return Air Vent and Fan Chamber Pt RS 4979, NZ Gazette, 2008 p.2527 Westland Land District	Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the structures associated with Return Air Vent and Fan Chamber, Blackball Mine • the part of the land described Pt RS 4979, NZ Gazette, 2008 p. 2527, Westland Land District ~~and the structures associated with Return Air Vent and Fan Chamber, Blackball Mine thereon~~ on which the structures are located and their immediate surrounds.	5006 Historic Place Category 1
HH50	Blackball Community Centre, 45 Hilton St, Blackball, Grey	Aesthetic, Architectural, Cultural, Historic, Social	Extent ~~includes~~ comprises: • the exterior of the building known as	5043 Historic Place Category 2

	Lot 1 DP 1181 (NZ Gazette 1983, p. 4170), Westland Land District		Blackball Community Centre • the land described as Lot 1 DP 1181 (NZ Gazette 1983, p. 4170), Westland Land District on which the building is located and its immediate surroundings ~~and the building known as Blackball Community Centre thereon~~.	
HH51	Miners Bath House, Roa Rd, Blackball, Grey RS 5077 (RT WS3C/797), Westland Land District	Aesthetic, Cultural, Historic, Social	Extent ~~includes~~ comprises: • the structure known as Miners Bath House thereon. This includes the boiler that sits adjacent to the concrete structure. • the land described as RS 5077 (RT WS3C/797), Westland Land District on which the structure is located and also that part of the road reserve into which the building's footprint extends~~and the structure known as Miners Bath House thereon. This includes the boiler that sits adjacent to the concrete structure.~~	5070 Historic Place Category 2
HH52	Formerly the Blackball Hilton, 26 Hart St, Blackball Lots 53-54 DP 84 (RT WS3B/798) and Legal Road, Westland Land District	Cultural, Historic, Social	Extent ~~includes~~ comprises: • the exterior of the building known as the Formerly the Blackball Hilton. • The part of the land described as Lots 53-54 DP 84 (RT WS3B) and Legal Road, Westland Land District on which the building is located and its immediate surroundings ~~and the building known as the Formerly the Blackball Hilton.~~	7115 Historic Place Category 2

HH53	Remains of Taylorville Wallsend Swing Bridge	Social, Historic	The extent comprises the F~~oundation~~ piles and concrete abutment on Taylorville side of Grey River.	NA
HH54	Brunner Industrial Site, Brunner Historic Reserve, Taylorville, Grey Sec 2 SO 449212 (NZ Gazette 2012 p. 1067; RT 581572), Westland Land District	Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the site known as Brunner Industrial Site • part of the land described as Sec 2 SO 449212 (NZ Gazette 2012 p. 1067; RT 581572), Westland Land District , ~~and the site known as Brunner Industrial Site thereon~~on which the site is located	4996 Historic Place Category 1
HH55	Brunner Mines Historic Area, Taylorville, Grey Pt Sec 2A Square 119 (NZ Gazette 1924, p2299); RS 6362, Blk X Arnold SD (NZ Gazette 1985, p534); Crown Land, Crown Land Survey Office Plan 4893 and Part Res 982 (Conservation purposes SO 11209 K31/43); Crown Land (Conservation purposes SO 11209 K31/44); Secs 1-2 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Sec 3 SO 309588 (RT 47501, NZ Gazette 2002 p 2090); Legal Road; Legal River; Railway Land (PROC 36, NZ Gazette 1896, p.1199), Westland Land District	Archaeological, Historic, Social and Technological	~~This historic area consists of an area of land that contains a group of inter-related historic places.~~ The identified historic places that contribute to the values in this historic area are the former mine sites associated with Brunner, Tyneside, Coal-pit Heath, Coolgardie, St Kilda, Pig and Whistle, and North Brunner, as well as the Brunner Suspension Bridge. The area of land that encompasses these historic places includes part of the land described as Sec 1 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Sec 3 SO 309588 (RT 47501, NZ Gazette 2002 p.2090); Legal Road; Legal River; Railway Land (PROC 36, NZ Gazette 1896, p.1199), Crown Land; and all of the land described as Pt Sec 2A Square 119 (NZ Gazette 1924, p2299); RS 6362, Blk X Arnold SD (NZ Gazette 1985, p534); Crown Land Survey Office Plan 4893 and Part Res	7051 Historic Area

			982 (Conservation purposes SO 11209 K31/43); Crown Land (Conservation purposes SO 11209 K31/44); Sec 2 SO 449212 (RT 581572, NZ Gazette 2012 p.1067); Westland Land District. The extent of the setting incorporates the Brunner Industrial Site.	
HH56	Brunner Suspension Bridge, Taylorville, Grey Pt Sec 2A Square 119 (NZ Gazette 1924, p.2299); Crown Land SO 4893 (SO 11209 K31/44), Legal River; Railway Land (PROC 36; NZ Gazette 1896, p.1199), Westland Land District	Architectural, Cultural, Historic, Social	Extent ~~includes~~ comprises: • the Suspension Bridge • the land described as Pt Section 2A Square 119 (NZ Gazette 1924 p.2299), and part of the land described as Crown Land SO 4893 (SO 11209 K31/44), part of the land described as Legal River, part of the land described as Railway Land (PROC 36; NZ Gazette 1896, p.1199), Westland Land District on which the bridge is located Extent does not include the area of land described as Sec 2 SO 449212 on the northern bank of the Grey River, over which the bridge spans, but does not touch.	7399 Historic Place Category 2
HH57	Dobson Monument, SH7, Dobson, Grey SO 4885 (NZ Gazette, 1896, p.1199), Westland Land District	Cultural and Historic	Extent ~~includes~~ comprises: • the structure known as Dobson Monument • The part of the land describes as SO 4885 (NZ Gazette, 1896, p.1199), Westland Land District on which the structure is located and its immediate	1682 Historic Place Category 2

			surroundings ~~and the structure known as Dobson Monument thereon.~~	
HH58	Moana Railway Station, Moana, Grey Railway Land as shown on SO 876 and SO 9468, Westland Land District	Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the exterior of the Moana Railway Station building • The part of the land described as Railway Land as shown on SO 876 and SO 9468, Westland Land District on which the building is located and its immediate surroundings~~, and the Moana Railway Station building thereon.~~	5004 Historic Place Category 1
HH59	Moana Railway Station Historic Area, Moana, Grey Sec 122, Town of Moana, SO 10199 (RT WS5C/918 and WS5B/810) and Railway Land as shown on SO 876 and SO 9468, Westland Land District	Aesthetic, Architectural, Historic and Social	Extent comprises: • the exterior of the buildings and structures known as station building, the footbridge, the goods shed and the former station master's house that make up the Moana Railway Station Historic Area • Town of Moana, SO 10199, (RT WS5C/918 and WS5B/810) and Railway Land as shown on SO 876 and SO 9468, Westland Land District~~ and the buildings and structures known as station building, the footbridge, the goods shed and the former station master's house that make up the Moana Railway Station Historic Area thereon~~.	7054 Historic Area
HH60	Ruru Drying Kiln, Ruru, Lake Brunner, Grey	Aesthetic, Architectural, Contextual, Cultural, Historic, Social and Technological	Extent ~~includes~~ comprises: • the building known as the Ruru Railway Station	5069 Historic Place Category 2

	Railway Reserve XI SO 877, Westland Land District		• The part of the land located between the points marked Railway Reserve X and Railway Reserve XI SO 877, Westland Land District on which the building is located and its immediate surroundings ~~and the building known as the Ruru Railway Station thereon.~~	
HH61	Ruru Railway Station, Ruru, Grey Railway Reserve XI SO 877, Westland Land District	Aesthetic, Architectural, Cultural, Historic, Social and Technological.	Extent ~~includes~~ comprises: • The exterior of the Ruru Railway Station building • part of the land located between the points marked Railway Reserve X and Railway Reserve XI SO 877, Westland Land District on which the building is located and its immediate surroundings ~~and the building thereon~~	7236 Historic Place Category 1
HH62	Model Bungalow, Jacks Mill School, Kotuku, Grey RES 698 (NZ Gazette 2004 p 2336, RT WS8A/559), Westland Land District		Extent ~~includes~~ comprises: • the exterior of the building known as Model Bungalow • the part of the land described as RES 698 (NZ Gazette 2004 p 2336, RT WS8A/559), Westland Land District on which the building is located and its immediate surroundings~~and the building known as Model Bungalow thereon~~.	7232 Historic Place Category 1
HH63	Kotuku Drying Kiln, 1197 Blair Road, Kotuku, Grey Lot 1 DP 3630 (RT WS8C/425),	Historic, Social, and Technological	Extent ~~includes~~ comprises: • the structure known as the Kotuku Timber Drying Kiln	5042 Historic Place Category 2

	Westland Land District		• part of the land described as Lot 1 DP 3630 (RT WS8C/425), Westland Land District on which the structure is located and its immediate surroundings~~, and the structure known as the Kotuku Timber Drying Kiln thereon.~~	
HH64	Jacks Mill School Historic Area, 1271 Blair Road and Kotuku-Bell Road Kotuku, Grey Res 168 (NZ Gazette 2004, p.2336; RT WS8A/559), Westland Land District	Aesthetic, Architectural, Historical and Social	The extent ~~includes~~ comprises: • the following features associated with Jack's Mill School: concrete paths and lawn, statue, flagpole, original school building, shower block (addition), toilet block, transit classroom, sheds, model bungalow, concrete courtyard, paddock (former playground) and six historic trees. • the land described as Res 168 (NZ Gazette 2004, p.2336; RT WS8A/559), Westland Land District ~~and the following features associated with Jack's Mill School: concrete paths and lawn, statue, flagpole, original school building, shower block (addition), toilet block, transit classroom, sheds, model bungalow, concrete courtyard, paddock (former playground) and six historic trees.~~	7434 Historic Area
HH65	Heatherbell Hotel, 4238 State Highway 7, Totara Flat, Grey	Historic and Social	Extent ~~includes~~ comprises: • the exterior of the building known as Heatherbell Hotel	7309 Historic Place Category 2

	Lot 1 DP 2395 (RT WS5B/779), Westland Land District		• the land described as Lot 1 DP 2395 (RT WS5B/779), Westland Land District on which the building is located and its immediate surroundings~~and the building known as Heatherbell Hotel thereon~~.	
HH66	Harbour Board Building, 27 Gresson Street, Greymouth, Grey LOT 1 DP 3337 BLK XII GREYMOUTH SD	Historic, Architectural	Extent ~~includes~~ comprises: • the exterior of the Harbour Board Building • The part of the land described as Lot 1 DP 3337 BLK XII Greymouth SD on which the building is located and its immediate surroundings~~, and the Harbour Board Building thereon~~.	NA
HH67	Dispatch Foundry, 36 Lord St, Greymouth, Grey Lots 5-7 DP 22 (RTs 741685, WS3B/201,WS3B/202, WS3B/203), Sec 200 Blk 31 Greymouth or Mawhera 31 Maori Res (RTs 741556, WS3B/214), Lot 1 DP 488 and Secs 203B-F,202P, 202O, 202N Blk 31 Greymouth or Mawhera 31 Maori Res and Pt Sec 202M Blk 31 Maori Res 31 DP 9 (RTs 755625, WS3B/207, WS3B/208,WS3B/209, WS3B/210, WS3B/211, WS3B/213, WS3B/215, WS3B/216, WS3B/217), Secs	Historical, Architectural, Townscape and Landmark	Extent ~~includes~~ comprises: • the structures known as the Dispatch Foundry • the part of the land described as Lots 5-7 DP 22 (RTs 741685, WS3B/201, WS3B/202, WS3B/203), Sec 200 Blk 31 Greymouth or Mawhera 31 Maori Res (RTs 741556, WS3B/214), Secs 202P, 202O, 202N Blk 31 Greymouth or Mawhera 31 Maori Res and Pt Sec 202M Blk 31 Maori Res 31 DP 9 (RTs 755625, WS3B/215, WS3B/216, WS3B/217), Secs 199H-N Blk 31 Greymouth or Mawhera 31 Maori Res 31 DP 9 (RTs 445686, WS3B/218,	1695 Historic Place Category 1

	199H-N Blk 31 Greymouth or Mawhera 31 Maori Res 31 DP 9 (RTs 445686, WS3B/218, WS3B/219, WS3B/220, WS3B/221, WS3B/222, WS3B/223, WS3B/224), Westland Land District		WS3B/219, WS3B/220, WS3B/221, WS3B/222, WS3B/223, WS3B/224), Westland Land District on which the foundry is located and the immediate surrounds of the foundry structures~~and the structures known as Dispatch Foundry thereon~~.	
HH68	Courthouse (Former), 8 Guinness Street, Greymouth, Grey Lot 4 DP 3250 (RT WS8B/702), Westland Land District	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as the Courthouse (Former) • the land described as Lot 4 DP 3250 (RT WS8B/702), Westland Land District on which the building is located and its immediate surroundings ~~and the building known as the Courthouse (Former) thereon~~.	5016 Historic Place Category 1
HH69	Government Building (Former), 130 Mawhera Quay, 163 Mackay Street and Custom Street, Greymouth, Grey Lot 1 DP 2696 and Sec 1 SO 11689 (RT WS8B/300), Westland Land District	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as Government Building (Former) • the land described as Lot 1 DP 2696 and Sec 1 SO 11689 (RT WS8B/300) Westland Land District ~~and the building known as Government Building (Former) thereon~~.	1696 Historic Place Category 1
HH70	Greymouth Railway Station, Mackay St, Greymouth, Grey Lot 1 DP 3735 (RT WS8C/418),	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the building known as Greymouth Railway Station • the land described as Lot 1 DP 3735 (RT WS8C/418), Westland Land District ~~and the~~	3039 Historic Place Category 1

			~~building known as Greymouth Railway Station thereon~~.	
HH71	Greymouth Railway Station Historic Area		The area comprises the Station; entire Platform, Verandah and Canopy, Toilets, Signal Box; Government Buildings opposite the Station, ~~the Royal Hotel opposite the Station,~~ and the Wild & Robertson Building in MacKay Street.	7053 Historic Area
HH72	Cobden Rail Bridge, Omoto Road (SH7, next to Grey Mawhera River) Greymouth, Grey Part of Railway Reserve (NZ Gazette, 1886, p.945) Westland Land District	Contextual, Historic, Technological	Part of the Railway Reserve (NZ Gazette, 886, p.945), Westland Land District on which the structure is located and its immediate surroundings and the Cobden Rail Bridge Remnant thereon. The extent is defined by a buffer of approximately 2m around the perimeter of the bridge remnant.	NA
HH73	Gilmer Hotel (Former), 43 Gresson St, Greymouth Pt Secs 82-85 Town of Greymouth (RT WS5A/541), Westland Land District.	Architectural, Historic and Social	Extent ~~includes~~ comprises: • the buildings known as Gilmer Hotel (Former) • the land described as Pt Secs 82-85 Town of Greymouth (RT WS5A/541), Westland Land District~~and the buildings known as Gilmer Hotel (Former) thereon~~.	1697 Historic Place Category 2
HH74	Railway Beam Bridge, Clough Road, Paroa, Greymouth Railway land as shown on SO 5045, Westland Land District	Architectural, Contextual, Historic	Extent ~~includes~~ comprises: • the structure known as Railway Beam Bridge • part of the land described as Railway Land as shown on SO 5045, Westland Land District on which the building is located and its immediate surroundings ~~and the~~	5018 Historic Place Category 1

			~~structure known as Railway Beam Bridge thereon.~~	
~~HH75~~	~~Royal Hotel, 128 Mawhera Quay, Greymouth, Grey~~ ~~Extent includes the land described as Secs 8-9 Block 5 Maori Reserve Greymouth or Mawhera 31 and Defined on Sheet 4 DP 10 (RTs WS3B/301 and 458648), Westland Land District and the building known as Royal Hotel thereon.~~	~~-~~	~~Extent includes~~ ~~• the land described as Secs 8-9 Block 5 Maori Reserve Greymouth or Mawhera 31 and Defined on Sheet 4 DP 10 (RTs WS3B/301 and 458648), Westland Land District and the building known as Royal Hotel thereon~~	~~5058~~ ~~-~~ ~~Historic Place Category 2~~
HH76	Commercial Building, Cnr Guinness St and Albert St, Greymouth, Grey Sec 77, Blk 10 Greymouth or Mawhera 31 Māori Reserve and defined on Sheet 2 DP 8 (RT WS3B/140, 684119), Westland Land District	Architectural, Contextual, Historic and Social	Extent ~~includes~~ comprises: • the exterior of the building known as Commercial Building. • the land described as Sec 77, Blk 10 Greymouth or Mawhera 31 Māori Reserve and defined on Sheet 2 DP 8 (RT WS3B/140, 684119), Westland Land District ~~and the building known as Commercial Building thereon.~~	5059 Historic Place Category 2
HH77	Hannahs Building, Tainui and Mackay St, Greymouth, Grey Lot 1 (RTs WS3B/971 and 308550) and Lot 2 DP 1327 (RTs WS3B/970 and 233402), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Hannah's Building. • the land described as Lot 1 (RTs WS3B/971 and 308550) and Lot 2 DP 1327 (RTs WS3B/970 and 233402), Westland Land District ~~and the building known as Hannah's Building thereon.~~	5062 Historic Place Category 2

HH78	High Street AutoCentre (Former), 76A and 78 High Street, Greymouth, Grey Lot 2 DP 503526 Town of Greymouth and Pt Sec 295 Town of Greymouth (RT 756105) Westland Land District	Aesthetic, Architectural, Historic	Extent ~~includes~~ comprises: • the exterior of the building known as High St Auto Centre (Former) • the part of the land described as Lot 2 DP 503526 Town of Greymouth and Pt Sec 295 Town of Greymouth (RT 756105), Westland Land district on which the building is located and its immediate surroundings ~~and the building known as High St Auto Centre (Former) thereon~~.	5064 Historic Place Category 2
HH79	Greymouth Railway Station Footbridge (relocated), Shantytown, Rutherglen, Grey Ppty ID 81182 LO 2313/2 L 48570	Architectural, Contextual, Historic	~~The footbridge was dismantled in 2002. In circa 2010 the central span bowstring truss was removed to a 'temporary' location for display at Shantytown Heritage Park, with the potential for it to be returned to Greymouth at a future date~~The footbridge structure only	5014 ~~Historic Place Category 1~~
HH80	Regent Theatre, Herbert St, Greymouth, Grey Legal Road and Lots 1, 2 and 5 DP 787 (RT WS3C/405), Westland Land District	Architectural, Contextual, Cultural and Social	Extent ~~includes~~ comprises: • the exterior of the building known as Regent Theatre thereon. • the land described as Lots 1, 2 and 5 DP 787 (RT WS3C/405) and part of the land described as Legal Road, Westland Land District on which the building is located and its immediate surroundings ~~and the building known as Regent Theatre thereon.~~	7552 Historic Place Category 2

HH81	St Patricks Presbytery (Former), 16 Chapel St, Greymouth, Grey Lot 3 DP 2780 (RTs WS5B/497 and 159758), Westland Land District	Architectural and Historic	Extent ~~includes~~ comprises: • the building known as St Patrick's Presbytery (Former) • the land described as Lot 3 DP 2780 (RTs WS5B/497 and 159758), Westland Land District on which the building is located and its immediate surroundings ~~and the building known as St Patrick's Presbytery (Former) thereon~~.	1694 Historic Place Category 2
HH82	Dixon Park Band Rotunda, Brunner & Tainui and Turumaha St, Greymouth, Grey Pt RS 3659 (CT WS3D/765), Westland Land District	Historic and Social	The extent ~~includes~~ comprises: • the band rotunda. • the part of Pt RS 3659 (CT WS3D/765), Westland Land District on which the building is located and its immediate surroundings ~~and the band rotunda.~~	NA
HH119	Hall & Coulthard Payroll Robbery Memorial, Runanga Parcel 3702214 (road reserve)	Historical, Social, Cultural, Aesthetic and Contextual	The extent comprises the monument structure and the road reserve in the immediate surroundings of the monument, rather than the subject road reserve as a whole.	
HH120	Cobden Battery Observation Post, Cobden Hill Parcel 3702264	Historical, Social, Cultural, Aesthetic, Technological	The extent comprises the Cobden Battery Observation Post and the immediate surroundings of the building, rather than the subject land parcel as a whole.	
HH121	Kopara Hot Springs Bathing Pool Haupiri Parcel 23676024 NZ Gazette 1940 p.1785	Historical, Social, Cultural, Aesthetic and Contextual. May have archaeological significance.	The extent is limited to the immediate surrounds of the pool, rather than the land parcel as a whole. [The bathing pool is located on the west side of the Haupiri River, immediately south of its	

			confluence with Cone Creek; the site is part of a large block within the DoC estate.]	
HH123	Hannan and Seddon Building (Former WW Perkins Law Office), 4 Werita Street, Greymouth. Section 91 Block 3 Greymouth	Historical, Social, Cultural, Spiritual, Architectural, Aesthetic, Technological, Contextual, Archaeological and Scientific	The extent comprises the exterior of the building and the land parcel on which it sits described as Section 91 Block 3 Greymouth.	

SCHED1A- SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS				
Unique Identifier	**Name, Physical Address, Legal Address**	**Historic Heritage Values**	**Extent**	**Heritage New Zealand Pouhere Taonga Listing Reference and Category**
Westland District				
HH83	Kumara Racecourse Grandstand, SH73, Kumara, Westland Lot 1 DP 404269 (RTs 414745 and 546080), Westland Land District and the building known as Kumara Racecourse Grandstand thereon	Historic, Social	Extent ~~includes~~ comprises: • the Kumara Racecourse Grandstand • the part of the land described Lot 1 DP 404269 (RTs 414745 and 546080), Westland Land District on which the racecourse grandstand is located and the immediate surrounds ~~and the building known as Kumara Racecourse Grandstand thereon~~	1692 Historic Place Category 2

HH84	Kumara Swimming Pool (old), SH73, Kumara, Westland Pt Res 1138 SO 3042, Westland Land District	Historic, Social	The extent ~~includes~~ comprises: • the Kumara Swimming Pool (old) • the part of the land described as Pt Res 1138 SO 3042, Westland Land District on which the pool is located and immediate surrounds of the pool site ~~Pt Res 1138 SO 3042, Westland Land District and the Kumara Swimming Pool (old) thereon~~	7487 Historic Place Category 2
HH85	Customhouse (former) Gibson Quay, Hokitika, Westland Sec 1 SO Plan 11764, Westland Land District	Architectural, Historic, Contextual	Extent ~~includes~~ comprises: • the exterior of the building known as Customhouse (Former) • the part of the land described as Sec 1 SO Plan 11764, Westland Land District on which the building is located and the immediate surrounds of the building. ~~, and the building known as Customhouse (Former) thereon~~	1700 Historic Place Category 1
HH86	Hokitika Savings Bank Building (former), 10 Hamilton St, Hokitika, Westland Part Secs 3176, 3177, 3702 Town of Hokitika (RT WS5C/327), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as the Hokitika Savings Bank Building (Former) • the part of the land described as Part Secs 3176, 3177, 3702 Town of Hokitika (RT WS5C/327), Westland Land District on which the building is located and the	5051 Historic Place Category 2

			immediate surrounds of the building ~~and the building known as the Hokitika Savings Bank Building (Former) thereon.~~	
HH87	Renton Hardware Building, 21 Hamilton St, Hokitika, Westland Secs 292, 294, 296 (RT WS2C/373) and part Legal Road, Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Renton Hardware Building • the part of the land described as Secs 292, 294, 296 (RT WS2C/373) and part Legal Road, Westland Land District on which the building is located and the immediate surrounds of the building ~~and the structure known as Renton Hardware Building thereon~~..	5050 Historic Place Category 2
HH88	National Bank (Former), Revell and Hamilton St, Hokitika, Westland Sec 6 Town of Hokitika (RT WS3A/128), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • ~~part of~~ the exterior of the building known as the National Bank (Former). • the land described as Sec 6 Town of Hokitika (RT WS3A/128), Westland Land District ~~and the building known as the National Bank (Former) thereon. The timber cottage on the land parcel is not included in the extent of the List entry.~~	5057 Historic Place Category 2
HH89	All Saints Church, 65 Stafford St, Hokitika, Westland Lot 3 DP 2480 (RT WS5B/1307),	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as All Saints' Church (Anglican)	5012 Historic Place Category 1

	Westland Land District		• the original interior **fittings and fixtures** • the land described as Lot 3 DP 2480 (RT WS5B/1307), Westland Land District ~~and the building known as All Saints' Church (Anglican) thereon,~~ ~~**and its fittings and fixtures**~~	
HH90	St Andrews United Church (Presbyterian/Methodist), 118 Fitzherbert St, Hokitika, Westland Sec 1129 TN of Hokitika (RT WS3A/268), Westland Land District	Architectural, Contextual, and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as St Andrew's United Church (Presbyterian/ Methodist) • the land described as Sec 1129 TN of Hokitika (RT WS3A/268), Westland Land District) ~~and the building known as St Andrew's United Church (Presbyterian/Methodist) thereon.~~	5013 Historic Place Category 1
HH91	Carnegie Free Library, Hamilton and cnr Tancred St, Hokitika, Westland Res 1865 (NZ Gazette 1947 p. 163), Westland Land District	Cultural, Architectural Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Carnegie Free Public Library (Former) • the part of the land described as Res 1865 (NZ Gazette 1947 p. 163), Westland Land District on which the building is located and the immediate surrounds of the building ~~and the building known as Carnegie Free Public Library (Former) thereon~~	1702 Historic Place Category 2
HH92	Bank of New South Wales (Former), 32-34 Revell St, Hokitika, Westland Secs 32, 34 Town of Hokitika (RT	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Bank of New South Wales (Former)	5055 Historic Place Category 2

	WS2C/679), Westland Land District		• the land described as Secs 32, 34 Town of Hokitika (RT WS2C/679), Westland Land District ~~and the building known as Bank of New South Wales (Former) thereon~~.	
HH93	Bank of New Zealand, cnr Camp 95 Revell St, Hokitika, Westland Sec 1705 Town of Hokitika (RT WS3A/1078), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Bank of New Zealand (Former) • the land described as Sec 1705 Town of Hokitika (RT WS3A/1078), Westland Land District ~~and the building known as Bank of New Zealand (Former) thereon~~.	5057 Historic Place Category 2
HH94	Prestons Building, 95 Revell St, Hokitika, Westland Lots 3-4 DP B (RT WS2D/238), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Prestons Building (Former) • the land described as Lots 3-4 DP B (RT WS2D/238), Westland Land District~~, and the building known as Prestons Building (Former) thereon~~,	5052 Historic Place Category 2
HH95	Memorial Clock Tower, Sewell and Weld St, Hokitika, Westland Legal Road, Westland Land District	Aesthetic and Historic	Extent ~~includes~~ comprises: • the structure known as the Memorial Clock Tower • the part of the land described as Legal Road, Westland Land District on which the building is located and the immediate surrounds of the structure ~~and the structure known as the Memorial Clock Tower thereon~~.	5054 Historic Place Category 2

HH96	Seddon Statue, 14 Sewell St, Hokitika, Westland Lot 1 DP 3239 (RT WS8B/652), Westland Land District. Located in front of Hokitika Government Buildings (otherwise known as Seddon House).	Cultural and Social	Extent ~~includes~~ comprises: • the structure known as Seddon Statue • part of the land described as Lot 1 DP 3239 (RT WS8B/652), Westland Land District ~~and the structure known as Seddon Statue thereon. See extent map tabled at the Rārangi Kōrero Committee meeting on 30 April 2019.~~	4995 Historic Place Category 1
HH97	Government Building (Former), 14 Sewell St, Hokitika, Westland Lot 1 DP 3239 (RT WS8B/652), Westland Land District	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as Government Building (Former) • ~~part of~~ the land described as Lot 1 DP 3239 (RT WS8B/652), Westland Land District ~~and the building known as Government Building (Former) thereon.~~	5011 Historic Place Category 1
HH98	St Mary's Church, 71 Church St, Hokitika, Westland Lot 1 DP 3795 (RT WS8C/670), Westland Land District	Aesthetic, Architectural, Historic, Social and Spiritual	Extent ~~includes~~ comprises: • the exterior of the building known as St Mary's Catholic Church • the interior original **fixtures and fittings** • the part of the land described as Lot 1 DP 3795 (RT WS8C/670), Westland Land District on which the building is located and its immediate surrounds ~~and the building known as St Mary's Catholic Church thereon, and its **fittings and fixtures**.~~	1705 Historic Place Category 1
HH99	Regent Theatre, 23 Weld St, Hokitika, Westland	Aesthetic, Architectural, Historic and Social	Extent ~~includes~~ comprises: • the exterior of the building known as Regent Theatre	5053 Historic Place Category 2

	Lot 1 DP 2026 (RT WS3D/856), Westland Land District.		• the land described as Lot 1 DP 2026 (RT WS3D/856), Westland Land District ~~and the building known as Regent Theatre thereon.~~	
HH100	Mahinapua Creek / Tuwharewhare Railway Bridge, Ruatapu Road, SH6, Westland Sec 47, SO 12249 (NZ Gazette 1998, p.4655	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the structure known as Mahinapua Creek Railway Bridge (Former) • part of the land described as Sec 47 SO 12249 (NZ Gazette 1998, p4655), Westland Land District and known as the Mahinapua Creek Rail Bridge Historic Reserve ~~the structure known as Mahinapua Creek Railway Bridge (Former) thereon.~~ The extent does not include rails and decking associated with cycle ramp.	5010 Historic Place Category 1
HH101	Hungerford Mausoleum, Hokitika Cemetery, Hokitika, Westland Res 453 Town of Hokitika (RT WS2C/170), Westland Land District	Cultural, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the structure known as Hungerford Mausoleum • The part of the land described as Res 453 Town of Hokitika (RT WS2C/170), Westland Land District Westland Land District on which the mausoleum is located and its immediate surrounds ~~and the structure known as Hungerford Mausoleum thereon.~~ .	1703 Historic Place Category 2
HH102	Seaview Lighthouse, Hospital Hill Road, Seaview, Hokitika, Westland	Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Seaview Lighthouse • The part of the land described as RS 5041	1704 Historic Place Category 2

	RS 5041 (RTs 704597 and 704598)		(RTs 704597 and 704598) Westland Land District ~~and~~ on which the building is located and the immediate surrounds of the building ~~the building known as Seaview Lighthouse thereon.~~.	
~~HH103~~	~~Totalisator Building, 6 Dalton St, Hokitika, Westland~~ - ~~Sec 4053 Town of Hokitika (RT 275558), Westland Land District~~	~~Architectural, Historic and Social~~	~~Extent comprises: part of the land described as Sec 4053 Town of Hokitika (RT 275558), Westland Land District, and the building known as the Totalisator Building and its **fittings and fixtures and the following chattel: totalisator machines**.~~	~~9249~~ - ~~Historic Place Category 2~~
HH104	St Patrick's Church, 19 St James Street, Ross, Westland Lot 2 DP 2387 (RT WS5B/1030), Westland Land District	Historic, Social, Spiritual	Extent ~~includes~~ comprises: • the exterior of the building known as St Patrick's Catholic Church • the land described as Lot 2 DP 2387 (RT WS5B/1030), Westland Land District ~~and the building known as St Patrick's Catholic Church thereon~~.	1693 Historic Place Category 2
HH105	Ross Historic Area Lot 1 DP2387 (RT WS5B/1029), Lot 2 DP2387 (RT WS5B/1030), and Sec 1 SO11511, Secs 34-40 Town of Ross and Res 96A (NZ Gazette 1990, p. 964, RT WS2D/180, WS2B/232) and Legal Road, Westland Land District	Archaeological, Architectural, Historic, Social and Spiritual	Extent ~~includes~~ comprises: • the exterior of the historic buildings and structures along Aylmer Street and Bond Street – specifically St Patrick's Catholic Church, Catholic Presbytery (Former), de Bakker cottage, Jail (Former), Fire Brigade Bell Tower and Grimmond House. Not included in the Extent are the 2007 addition to the rear of Grimmond House and	7055 Historic Area

			the block of public toilets behind it. • the part of the land described as Lot 1 DP2387 (RT WS5B/1029), Lot 2 DP2387 (RT WS5B/1030), and Sec 1 SO11511, Secs 34-40 Town of Ross and Res 96A (NZ Gazette 1990, p. 964, RT WS2D/180, WS2B/232) and Legal Road, Westland Land District ~~and~~ where these historic buildings are located and their immediate surrounds. ~~the buildings and structures along Aylmer Street and Bond Street, including St Patrick's Catholic Church, Catholic Presbytery (Former), de Bakker cottage, Jail (Former), Fire Brigade Bell Tower and Grimmond House.~~ ~~Not included in the Extent are the 2007 addition to the rear of Grimmond House and the block of public toilets behind it.~~	
HH106	Hendes Ferry Cottage, Hendes Ferry Road, Harihari, Westland Lot 1 DP 2384 (RT WS5B/754), Westland Land District	Architectural, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Hende's Ferry Cottage • the part of the land described as Lot 1 DP 2384 (RT WS5B/754), Westland Land District on which the building is located and the immediate surrounds of the building ~~and the building known as Hende's Ferry Cottage thereon.~~	5048 Historic Place Category 2
HH107	The Willows Craft Cottage, 18 Township Road, Harihari, Westland	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as The Willows Craft Cottage	5049 Historic Place Category 2

	Lot 1 DP 577 (RT WS2B/1464), Westland Land District		• the part of the land described as Lot 1 DP 577 (RT WS2B/1464), Westland Land District on which the building is located ~~the building known as The Willows Craft Cottage thereon~~.	
HH108	Guy Menzies Landing Site, La Fontaine Road, Harihari, Westland RS 6584 (RT360351), Westland Land District	Cultural, Historic and Technological	Extent ~~includes~~ comprises: the part of the land RS 6584 (RT 360351), Westland Land District ~~and~~ that makes up a ten metre square around the marker pole indicating the Guy Menzies Landing Site.	7637 Historic Place Category 1
HH109	Okarito (Former) School, Okarito, Westland Res 157, Okarito School House (NZ Gazette 1990 p. 2079), Westland Land District	Architectural, Contextual, Historic and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Okarito School (Former) • the land described as Res 157, Okarito School House (NZ Gazette 1990 p. 2079), Westland Land District ~~and the building known as Okarito School (Former) thereon~~.	5047 Historic Place Category 2
HH110	Donovan's Store, Okarito, Westland Sec 12 Town of Okarito, (RT WS3A/13, NZ Gazette 1990 p. 3432), Westland Land District	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as Donovan's Store • the land described as Sec 12 Town of Okarito, (RT WS3A/13, NZ Gazette 1990 p. 3432), Westland Land District ~~and the building known as Donovan's Store thereon~~.	5008 Historic Place Category 1
HH111	Memorial Obelisk, Okarito, Westland Res 1007 (NZ Gazette 1984 p.	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the structure known as Memorial Obelisk • the part of the land described as Res 1007	5007 Historic Place Category 2

	3174), Westland Land District		(NZ Gazette 1984 p. 3174), Westland Land District on which the structure is located and its immediate surrounds ~~and the structure known as Memorial Obelisk thereon.~~ .	
HH112	St James Church, SH6, Franz Josef, Westland Lot 1 DP 703 (RT WS2B/1084), Westland Land District	Architectural, Contextual and Historic	Extent ~~includes~~ comprises: • the exterior of the building known as St James Church (Anglican) • the land described as Lot 1 DP 703 (RT WS2B/1084), Westland Land District ~~and the building known as St James Church (Anglican) thereon.~~	4994 Historic Place Category 2
HH113	Defiance Hut, SH6, Franz Josef, Westland RS 4690 (RT WS5A/379, NZ Gazette 1970, p. 1014), Westland Land District	Historic and Social	Extent ~~includes~~ comprises: • the building known as Defiance Hut • the part of the land described as RS 4690 (RT WS5A/379, NZ Gazette 1970, p. 1014), Westland Land District on which the building is located (footprint of the building only) ~~and the building known as Defiance Hut thereon~~.	5046 Historic Place Category ~~1~~2
HH114	Hendes Gallery, Roberts Point Track, Franz Josef, Westland Hende's Gallery is between Rope and Arch Creeks on the Roberts Point Track, approximately 1.5 kilometres from the present terminal of Franz Josef Glacier. (Grid reference NZTM 1371548E	Cultural and Historic	Extent ~~includes~~ comprises: • the physical gallery structure • The immediate surrounds of the gallery.	7166 Historic Place Category 1

	5187211N.) The track leaves the glacier access road just over two kilometres from the main highway and the average walking time to the gallery is two hours.			
HH115	Fox Glacier Hotel, 11 Cook Flat Road, Fox Glacier, Westland Lot 1 DP 3251 (RT WS8B/685), Westland Land District	Architectural, Contextual, Historic, Social and Technological	Extent ~~includes~~ comprises: • the exterior of the building known as Fox Glacier Hotel • the part of the land described as Lot 1 DP 3251 (RT WS8B/685), Westland Land District on which the building is located and the immediate surrounds of the building ~~and the building known as Fox Glacier Hotel thereon.~~. Other buildings on the land parcel are not included in the extent.	5045 Historic Place Category 2
HH116	Chancellor Hut, Fox Glacier, Westland Pt Res 1018 (RT WS1B/1110, NZ Gazette 1960 p. 416), Westland Land District	Aesthetic, Architectural, Cultural, Historic and Technological	Extent ~~includes~~ comprises: • the building known as Chancellor Hut • the part of the land described as Pt Res 1018 (RT WS1B/1110, NZ Gazette 1960 p. 416), Westland Land District on which the building is located and the immediate surrounds of the hut including the standalone long drop toilet ~~and the building known as Chancellor Hut thereon~~.	5479 Historic Place Category 2
HH117	Taramakau Rail Bridge	Historical, Social, Cultural Aesthetic, Technological,	The extent ~~of setting is limited to~~ comprises the physical rail bridge structure and the rail	

	Rail corridor over the Taramakau River	Contextual, and Archaeological	corridor in the immediate vicinity of the bridge.	
HH118	Dillons Homestead Hut Part 39004-GRA Pt Bed Taipo River BLK XII XVI Turwhate SD BLK IX Otira SD	Historical, Social, Cultural, Aesthetic, Architectural, Technological, Contextual, and Archaeological	The extent ~~of setting is limited to~~ comprises the hut and the immediate surrounds of the hut, rather than the land parcel as a whole.	
~~HH119~~	~~Hall & Coulthard Payroll Robbery Memorial, Runanga Parcel 3702214 (road reserve)~~	~~Historical, Social, Cultural, Aesthetic and Contextual~~	~~The extent comprises the monument structure and the road reserve in the immediate surroundings of the monument, rather than the subject road reserve as a whole.~~	-
~~HH120~~	~~Cobden Battery Observation Post, Cobden Hill Parcel 3702264~~	~~Historical, Social, Cultural, Aesthetic, Technological~~	~~The extent comprises the Cobden Battery Observation Post and the immediate surroundings of the building, rather than the subject land parcel as a whole.~~	-
~~HH121~~	~~Kopara Hot Springs Bathing Pool Haupiri Parcel 23676024 NZ Gazette 1940 p.1785~~	~~Historical, Social, Cultural, Aesthetic and Contextual. May have archaeological significance.~~	~~The extent is limited to the immediate surrounds of the pool, rather than the land parcel as a whole.~~ ~~[The bathing pool is located on the west side of the Haupiri River, immediately south of its confluence with Cone Creek; the site is part of a large block within the DoC estate.]~~	-
HH122	St Patrick's Catholic Church, Kumara Lot 2 DP 3528 Town of Kumara	Historical, Social, Cultural, Spiritual, Aesthetic, Architectural, Technological and Contextual	The extent ~~includes~~ comprises: • the exterior of the St Patrick's Catholic Church • ~~and~~ the land parcel on which it sits described as Lot 2 DP 3528 Town of Kumara.	

~~HH123~~	~~Hannan and Seddon Building (Former WW Perkins Law Office), 4 Werita Street, Greymouth. Section 91 Block 3 Greymouth~~	~~Historical, Social, Cultural, Spiritual, Architectural, Aesthetic, Technological, Contextual, Archaeological and Scientific~~ -	~~The extent comprises the exterior of the building and the land parcel on which it sits described as Section 91 Block 3 Greymouth.~~ -	-

Mapping Changes

- Omau Domain – incorrectly zoned Rural Residential Zone – to be rezoned Open Space Zone



- Little Wanganui Reserve (Section 45 Block II Kongahu SD and Section 47 Block II Kongahu SD) – incorrectly zoned Settlement Zone – to be rezoned Open Space Zone





Seddonville Memorial Reserve (Part Section 92 Block XV Mokihinui SD, Part Section 91 Block XV Mokihinui SD, Section 84 Block XV Mokihinui SD and Sectin 83 Block XV Mokihinui SD) – incorrectly zoned General Rural Zone – to be rezoned Open Space Zone



Ngakawau – Hector Reserve (Section 13 Block I Ngakawau SD)– parts incorrectly zoned General Rural Zone – to be rezoned Open Space Zone

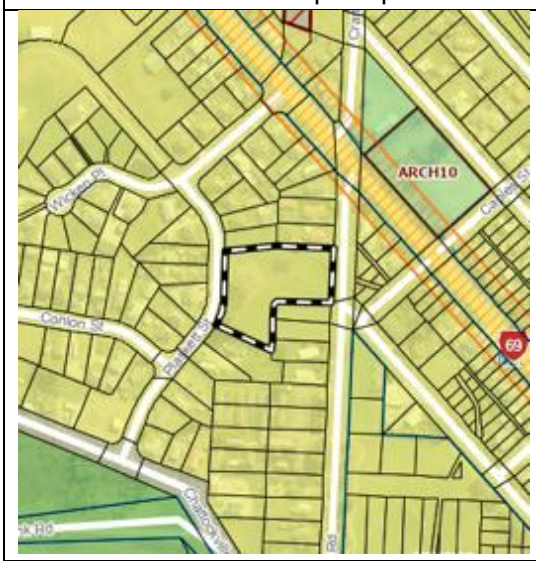


Brougham Street Reserve Westport (Lot 2 DP5150) incorrectly zoned General Residential Zone – to be rezoned Open Space Zone



Reefton Domain (Lot 1 DP 4267, Sections 78- 83 TN of Reefton, Sections 54 – 60 TN of Reefton, Sections 62 – 68 TN of Reefton Lots 1 and 2 DP 363)– parts of the reserve incorrectly zoned General Residential Zone – to be rezoned Open Space Zone
 

Plaskett Street Reserve – 8-10 Crampton Road, Reefton – incorrectly zoned General Residential – rezone to Open Space Zone





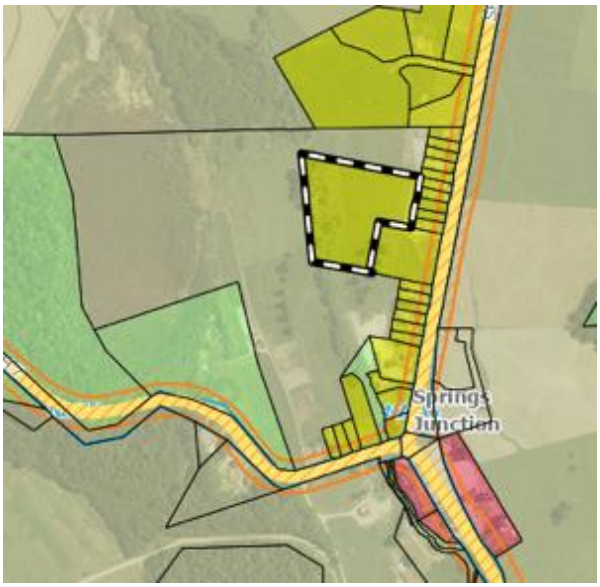
Inangahua Reserve – 49 Upper Buller Gorge. Incorrectly zoned Settlement Zone – rezone Open Space Zone



Springs Junction Reserve – corner SH7 and SH65 & 25 State Highway 65 – part incorrectly zoned General Rural Zone, part incorrectly zoned Settlement Zone – rezone Open Space Zone







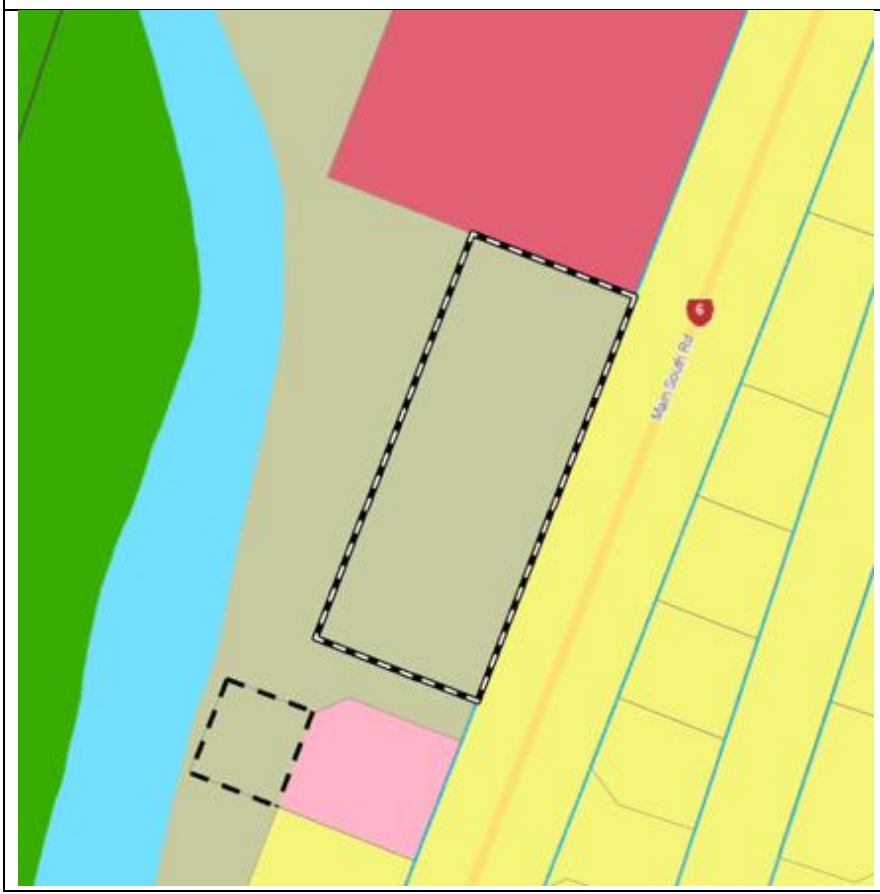
- Section 1 SO525844 to be rezoned Settlement Zone



- 60 Cowpers Street Greymouth – to be rezoned General Residential Zone



402 and 406 Main South Road Paroa – to be rezoned General Residential Zone



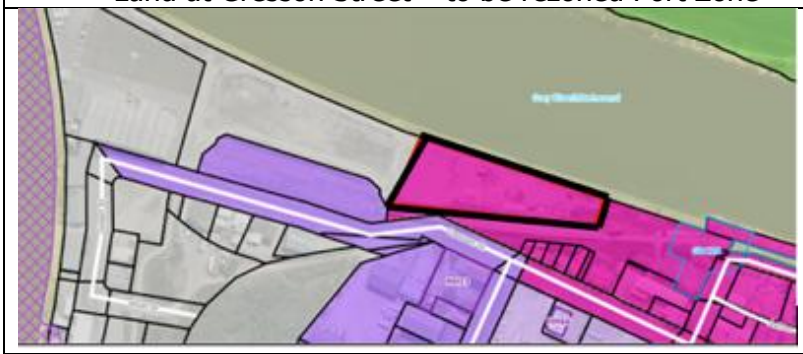
- Road reserve at Hartmount Place and Ross Place Te Miko – Coastal Settlement Precinct to be overlaid over Settlement Zone



- Road reserve at Dickenson Parade, Punakaiki Road (where this abuts the rest of the Precinct), Webb Street, Owen Street and Mabel Street Punakaiki – Coastal Settlement Precinct to be overlaid over Settlement Zone



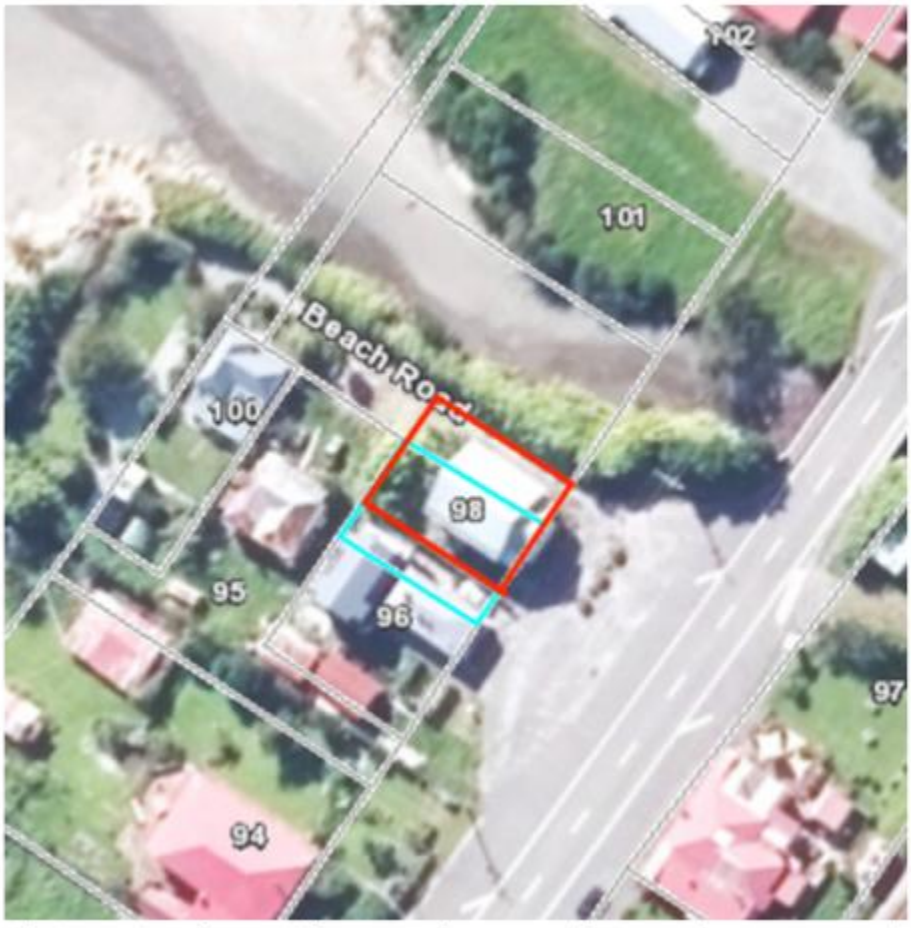
- Land at Gresson Street – to be rezoned Port Zone



Rezone Part 22 Butts Road as from General Rural Zone to General Residential Zone



Correct Location of HH4 – Westport Coal Company Ltd Millerton Colliery Office (Former)



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: 12 November 2026

Subject: **Te Tai o Poutini Plan – Variation 3 Recommendation to Proceed to Notification – supplementary paper**

SUMMARY

This supplementary paper brings an additional zoning error recommendation for remedy as part of Variation 3. This would create Amendment 17 to the Variation.

RECOMMENDATIONS

1. That the Committee receive the report.
2. That final Variation 3 include the rezoning of :
    a. Legal Description: Section 4 Block IV TN OF Hatters Terrace, Section 2 Block IV TN OF Hatters Terrace, Section 3 Block IV TN OF Hatters Terrace at Nelson Creek from Settlement Zone to Commercial Zone
    b. Legal Description: Section 10 Block IV TN OF Hatters Terrace, Section 9 Block IV TN OF Hatters Terrace, Lot 1 DP 596273, Lot 2 DP 596273 and Section 2 SO 11752 at Nelson Creek from Commercial Zone to Settlement Zone.

Lois Easton

Principal Planner

BACKGROUND

1. A zoning error at Nelson Creek has just come to the attention of the TTPP staff. This error has 4 residential lots at Nelson Creek incorrectly zoned Commercial Zone, and the Nelson Creek pub is incorrectly zoned Settlement Zone.
2. This error was present in the Proposed Plan, as well the Decision Plan. It does not reflect the current use of the properties, or their previous zoning under the Grey District Plan. As with other zoning error corrections in the draft Variation 3 it is a clear error.
3. Staff consider that the inclusion of the error correction is in line with the principles used to include all the other zoning errors in Variation 3 and is consistent with the overall intent of the Variation.
4. The properties involved are:
   - Legal Description: Section 10 Block IV TN OF Hatters Terrace, Section 9 Block IV TN OF Hatters Terrace, Lot 1 DP 596273, Lot 2 DP 596273 and: Section 2 SO 11752 – 4 residential titles incorrectly zoned Commercial Zone
   - Section 4 Block IV TN OF Hatters Terrace, Section 2 Block IV TN OF Hatters Terrace, Section 3 Block IV TN OF Hatters Terrace 0 – the Nelson Creek Pub, incorrectly zoned Settlement Zone.
5. These properties are shown with the recommended rezoning are shown in the table below:

Nelson Creek Pub – incorrectly zoned Settlement Zone – Rezone to Commercial Zone	
Residential sites at Nelson Creek – incorrectly zoned Commercial Zone – Rezone to Settlement Zone	

NEXT STEPS

If approved for inclusion in Variation 3 by the Committee this change to the Plan would be included as Amendment 17 in Variation 3 which is recommended to be notified at the end of November for public submissions.

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: 12 November 2026

Subject: **ACOUSTIC REQUIREMENTS IN TE TAI O POUTINI PLAN**

SUMMARY

This report updates the Committee on the outcome of the Appeals process in relation to the requirements for acoustic management in Te Tai o Poutini Plan and how this relates to the proposals in Variation 3.

RECOMMENDATIONS

4. That the Committee receive the report.

BACKGROUND

1. The Decision Version of Te Tai o Poutini Plan (TTPP) includes, within NOISE – R3, requirements for sensitive activities (residential, visitor accommodation, healthcare, community facilities and educational facilities) to add acoustic treatment in new and altered buildings in the following locations:
    - Within the Road Noise Overlay – this is mapped on the planning maps and applies to the State Highways. It varies in width between 10 and 100m depending on topography and location;
    - Within 100m of the tracks of any railway line except for the Hokitika Line;
    - Within the Airport Noise Contour boundaries of Franz Josef Heliport, Westport and Hokitika Airports, Greymouth and Karamea Aerodromes and Haast Airfield;
    - Within any Commercial and Mixed Use Zone, Industrial Zone, Airport Zone, Port Zone, Stadium Zone, Hospital Zone, Buller Coalfield Zone or Mineral Extraction Zone.
    - Between the 55dB and 60dB Noise contours of the Westport Rifle Range
2. The NOISE Appendix provides guidance as to how to meet the Permitted Activity standards which are easily incorporated into new buildings.
3. The NOISE Appendix also applies to existing buildings; however, it is acknowledged that it can be more difficult to meet the Permitted Activity standards and an acoustic report may be required.

APPEALS ON NOISE – R3

4. There were four appeals on Rule NOISE – R3.
    - Buller District Council sought that the requirements for altered buildings be deleted and that the distance from the railway track be reduced to 40m from the edge of the track
    - Grey District Council sought that the requirements for altered buildings be deleted and that the distance from the railway track be reduced to 60m from the edge of the track (notified plan distance)
    - Kiwirail sought that the distance be measured from the Rail Designation boundary not the edge of the tracks (significantly increasing the distance and number of properties affected); that the rule be redrafted and an additional standard be introduced as well as minor technical amendments to the Noise Appendix
    - Poutini Ngāi Tahu sought that the standards in relation to space used for sleeping be deleted.

OUTCOME OF APPEALS

5. The mediation process resulted in the following agreed changes to NOISE – R3 which have been confirmed by consent order. These are now the lawful provisions in the Plan.
    - For new buildings the rule now only applies to habitable rooms (this excludes rooms like bathrooms, kitchens and hallways)
    - For existing buildings the rule now only applies to new bedrooms or spaces where sleeping is the primary purpose
    - In relation to the railway lines, the rule no longer applies to either the Westport Port branch line or the Hokitika branch line.

PROPOSALS FOR VARIATION 3

6. Given the successful outcomes achieved at mediation on the appeals it is not proposed to further amend the rule in Variation 3. It is however proposed in include a definition of the Hokitika Branch Line in the Variation – as this is currently not defined. In light of the Consent Order it is also recommended that a definition of the Westport Port Branch Line also be included in the Variation. This would remove any ambiguity from the rule.

7. A definition of Hokitika Branch Line is proposed as follows:

means the railway line extending from Greymouth railway station (corner of Māwhera Quay and Mackay Street, Lot 1 DP 3628) to its termination point in Hokitika.

8. A definition of Westport Port Branch Line is proposed as follows:

means the railway line branching off the Stillwater – Ngakawau Line at the intersection of Derby Street and Robertson Street, and extending to its termination point at Westport port.

CAN THE COMMITTEE MAKE FURTHER CHANGES TO RULE NOISE – R3?

9. Given that Rule NOISE – R3 has just been decided upon Appeal, the Committee needs to take significant care with any proposals around amending the provisions. To immediately propose changes to the rule, which has just been settled by appeal could be seen by the parties who have just agreed the provisions as bad faith and will impact the relationships with these parties in relation to other mediation and appeals process.
10. When circulating the position papers after consultation began on variation 3, the TTPP legal team included the below passage:

    "*As the parties are aware, the TTPP Committee is also currently consulting on draft Variation 3 to the proposed TTPP that impacts on some of the appeal points allocated to this topic. The Committee is committed to resolving the appeals through mediation if possible. If agreement is reached in mediation, the Committee will not pursue a variation that impacts agreement on those appeal points. If mediation does not result in agreement, the Committee will continue to consider including those provisions in the variation as notified."*

11. To amend a provision once this was resolved through mediation would go against the commitment of the Committee not to do so. Legal advice is that changes recommended in this report to add two definitions simply clarify the provision. This is not considered to raise any good faith issues, as these definitions do have a substantive impact on the agreement that was reached to settle the relevant appeals.
12. In addition, during the hearing, and at appeals, both the Committee and Kiwirail were represented by Noise/Acoustic Experts and they had a significant influence on the Decision Version of the Plan and also positions of parties at the mediation.
13. If the Committee wished to further amend the requirements in NOISE – R3, by, for example, excluding further rail lines from being subject to the rule, this would need to be supported by acoustic evidence.
14. Based on the technical advice received to date, staff consider it very unlikely that an acoustic expert would support a further reduction in stringency in the rules, or the removal of further railway lines from being subject to the rule.

NEXT STEPS

15. It is proposed to include definitions of the Hokitika Branch Line and the Westport Port Branch Line as part of Variation 3.

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: 12 November 2026

Subject: Financial Report to 30 September 2026

SUMMARY

This report includes the statement of financial performance from 1 July 2026 to 30 September 2026.

RECOMMENDATION

1. That the Committee receive the report

REPORT

1. The Financial Statement for 1 July 2026 to 30 September 2026, is at Table 1.
2. The statement shows expenses for the financial year to date tracked ahead of the expected budget, with a reported deficit of $671,798 compared with a budgeted deficit of $502,900. This was due to expenses related to the appeals mediation process being higher than anticipated, specifically the level of legal fees for undertaking direct discussions with parties to appeals and preparation and attendance at the first mediation meetings. The unfavourable variance against budget to 30 September 2026 is $168,898.
3. A number of positive variances are recorded for the financial year to date. Consultant/Contractor costs and travel expenses show the largest positive variances.
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 totalled $6,057,074 at the end of September.

Table 1

Te Tai o Poutini Plan

Statement of Financial Performance to 30 September 2026

	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	160,696	160,696	-		642,783	482,087
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	**160,696**	**160,696**	**-**	**-**	**642,783**	**482,087**
EXPENDITURE						
Employee costs	30,884	27,109	(3,776)		108,434	77,550
Consultant Planners and Contractors	101,372	150,000	48,628		600,000	498,628
Chair and iwi representatives	16,500	16,500	-		66,000	49,500
Governance	-	-	-		-	-
Poutini Ngai Tahu	-	1,251	1,251		5,004	5,004
TTPP Website	661	1,125	464		4,500	3,839
Isovist e-plan Platform	-	2,250	2,250		9,000	9,000
Meals, Travel & Accom	16,831	28,998	12,167		115,992	99,161
Workshops & Events	-	624	624		2,496	2,496
Media Costs	790	876	86		3,504	2,714
Legal Advice	391,770	102,501	(289,269)		410,004	18,234
Hearings – commissioner fees	-	999	999		3,996	3,996
Interest Payments	-	57,678	57,678		230,713	230,713
Overhead costs	112,989	112,989	-		451,956	338,967
Appeals						
TOTAL EXPENDITURE	**671,798**	**502,900**	**(168,898)**	**-**	**2,011,599**	**1,339,801**
NET SURPLUS/(DEFICIT)	**(511,102)**	**(342,204)**		**-**	**(1,368,816)**	

Table 2

Te Tai o Poutini Plan

	Life of Project 1 July 2019-30 June 2026										
	Prior Year -2026			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	641,894	642,783	-	324,176	1,244,713	482,497	494,868	255,156	400,000	-	160,696	4,004,000
General Rates Contributions					-	-	-	150,000	-	-	-	150,000
Grants & Subsidies			-	-	-	-	-	30,000	200,000	-	-	230,000
Other Contributions					-	-	-	-	50,000	-	-	50,000
											-	-
TOTAL INCOME	**641,894**	**642,783**	**-**	**324,176**	**1,244,713**	**482,497**	**494,868**	**435,156**	**650,000**	**-**	**160,696**	**4,434,000**
EXPENDITURE												
Employee costs	132,336	180,000	47,664	163,574	205,577	183,472	279,060	268,762	199,591	67,022	30,884	1,530,279
Consultant Planners and Contractors	314,961	549,996	235,035	901,333	695,112	172,899	420,035	231,931	108,885	-	101,372	2,946,529
Chair and iwi representatives	66,000	66,000	-	61,669	60,000	60,000	60,000	54,500	55,000		16,500	433,669
Governance	1,100	3,996	2,896	1,007	-	747	1,949	-	-	-	-	4,802
Poutini Ngai Tahu	15,000	15,000	-	50,004	41,371	42,000	50,000	-	-	-	-	198,375
TTPP Website	4,426	12,000	7,574	4,592	5,354	27,560	5,781	-	5,000	-	661	53,374
Isovist e-plan Platform	7,500	9,000	1,500	7,500	7,463	11,273	9,425	3,713	-	-	-	46,873
Meals, Travel & Accom	39,521	31,992	(7,529)	82,981	78,466	9,568	17,680	17,164	19,585	5,372	16,831	287,167
Workshops & Events	-	15,396	15,396	5,225	13,384	3,298	3,246	840	14,000	-	-	39,993
Media Costs	10,998	20,004	9,006	21,529	6,494	71,088	25,536	5,878	4,950	-	790	147,262
Legal Advice	344,524	300,000	(44,524)	101,049	100,854	27,289	27,343	4,689	907	-	391,770	998,425
Hearings – commissioner fees	573,470	125,004	(448,466)	1,226,042	419,581	6,647	-	-		-	-	2,225,740
Interest Payments	206,440	140,829	(65,611)	139,165	-	40,090	-	-	-	-	-	385,695
Overhead costs	163,608	163,608	-	66,198	150,000	150,000	150,000	150,000	150,000	100,098	112,989	1,192,893
Appeals												
TOTAL EXPENDITURE	**1,879,883**	**1,632,825**	**(247,059)**	**2,831,866**	**1,783,656**	**805,930**	**1,050,055**	**737,477**	**557,917**	**172,492**	**671,798**	**10,491,074**
NET SURPLUS/(DEFICIT)	**(1,237,989)**	**(990,042)**		**(2,507,690)**	**(538,943)**	**(323,434)**	**(555,187)**	**(302,320)**	**92,083**	**(172,492)**	**(511,102)**	**(6,057,074)**

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