



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

15 October 2026

1.00PM

Online

Livestreamed on YouTube

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

AGENDA

1.00pm	Welcome and Apologies	Chair
	Conflict of Interest Register and Declaration	
	Confirm previous Minutes of 24 September 2026	
	Matters Arising	
1.10pm	Report – Variation 3	Principal Planner
1.20pm	Mediation Update	Legal Counsel
1.30pm	Report – Current and Projected Costs	General Manager WCRC
1.40pm	Financial Report to 31 August 2026	Project Manager
1.50pm	Report – Update on RMA Reform	Principal Planner/Legal Counsel
2.00pm	Meeting ends	

TTPP Committee Meetings for 2026	Time	Venue
12 November	9.00am	Grey District Council

MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE 24 SEPTEMBER 2026

Present

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

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), Jo Armstrong (TTPP Project Manager), Carissa du Plessis (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), Joanne Soderlund (GDC), Michael McEnaney (GDC), Lois Easton (TTPP), Olivia Anderson (WDC)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere Tumahai (Ngāti Waewae), Cr A. Cassin (WCRC), Cr L. Webb (BDC),

Moved (Chair Williams/Mayor Lash)

That the apologies be accepted

Carried

Chair Williams and other members of the Committee acknowledged the passing of Graeme Neylon. He was remembered as a highly respected long-time servant of the Buller community and the West Coast. Graeme provided valuable insights and expertise during his term on the TTPP Committee.

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 11 June 2026

Moved (Mayor Lash/ Chair Smith)

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

Carried

Matters arising from previous meetings

None raised

Chair Williams asked Jo Armstrong for updates about the next meeting to be held on 15 October 2026. Mrs Armstrong explained that the first financial report for the 2026/27 financial year will be presented at the October meeting. Financial statements have not yet been compiled due to the end of year processes being undertaken to finalise the 2026 financial year.

Mrs Armstrong informed the meeting that a staff report about national planning reforms will be presented in October. Ms Easton confirmed that this will include analysis of the impact the legislation will have on TTPP. Mrs Armstrong also noted that the planned TTPP Committee meeting for 15 December 2026 has been cancelled due to unavailability of staff who will be in a mediation meeting on that date.

Chair Williams raised the expectation from previous discussions that a budget report, estimating the range of expenses expected to achieve an operative TTPP, would be presented at the 15 October 2026 meeting.

D. Lew provided an undertaking to deliver this paper.

Report – Minor Amendments

Ms Easton explained that it is a normal part of embedding a new plan to find minor errors as Plan users access the new provisions. She drew the meetings attention to a recommended change to the Strategic Direction Overview. This amendment would make the TTPP easier to implement, as some of the current text is causing confusion.

Two suggested mapping changes at Okarito and Snodgrass Rd are to correct the zones which have been incorrectly mapped over these areas.

Ms Easton said that changes to the Plan text can be made quickly, but mapping changes require input from a third party and are likely to take longer.

Moved (Chair Williams/Mayor Lash)

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

Carried

Notice of Motion to Exclude the Public

A motion to exclude the public was presented

Moved (Mayor Lash/Cr. Gibson)

That the public is excluded from discussion on the confidential report – Variation 3 Update to enable the TTPP Committee to consider any changes to the content of Variation 3 in response to staff advice following appeals mediation. This is to ensure any discussion or agreements relating to appeals remains confidential and does not disadvantage any party's negotiations.

Carried

The meeting returned to a public meeting at 11.00am

Chair Williams thanked everyone for their attendance.

Meeting ended at 11.01am.

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Lois Easton, Principal Planner

Date: 15 October 2026

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

SUMMARY

This report further updates Te Tai o Poutini Plan Committee on the development of Variation 3 to the Proposed Te Tai o Poutini Plan (TTPP). The matter has previously been reported on at the May 2026, June, August and September 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, some change to Variation 3 are proposed. The final form of Variation 3 was expected to be reported to the Committee at this meeting, but due to delays arising from sickness among some parties, not all matters have been able to be confirmed. The final form of Variation 3 will be confirmed at a later date.

RECOMMENDATIONS

1. That the Committee receive the report.

Lois Easton

Principal Planner

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Jo Armstrong, Project Manager and Alice Balme, Legal Counsel

Date: 15 October 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.

Position setting

3. The TTPP Positions Subcommittee met on 24 September 2026.

Resolution of appeals

4. Since the last update report:
 - a. Appeal points have been withdrawn by (see a full list of withdrawn appeal points in **Appendix A**):
 - i. Buller Conservation Group;
 - ii. WMS Group (HQ) Limited;
 - iii. Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu;
 - iv. Groundswell New Zealand; and

- v. Ridgeline 3 Investments Ltd.
- 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. Scenic Hotel Group Limited;
 - ii. Gordon Bradley;
 - iii. Russell Robinson; and
 - iv. Barnabas Young.

Mediation

- 5. Mediations in August and September included:
 - a. Topic 20: Mineral Extraction: Mineral Extraction Zone Subtopic;
 - b. Topic 1: Hazardous Substances and Contaminated Land;
 - c. Topic 6: Port Zone;
 - d. Topic 8: Scenic Visitor Zone;
 - e. Topic 9: Settlement Zone;
 - f. Topic 13: Introduction and General Provisions (Parts 1 and 2);
 - g. Topic 16: Light;
 - h. Topic 21: Noise;
 - i. Topic 15: Strategic Directions;
 - j. Topic 14: Cross Plan;
 - k. Topic 2: Commercial Zones;
 - l. Topic 5: Residential Zones;
 - m. Topic 7: Earthworks;
 - n. Topic 27: Sites and Areas of Significance to Māori; and
 - o. Topic 30: Coastal Environment.
- 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 October will include:
 - a. Topic 26: Rural Zones;
 - b. Topic 28: Subdivision;
 - c. Topic 31: Natural Character and the Margins of Waterbodies; and
 - d. Topic 24: Natural Hazards.

Other developments

9. Since the last update, the Court has issued consent orders in relation to:
 - a. Topic 1: Hazardous Substances and Contaminated Land;
 - b. Topic 6: Port Zone;
 - c. Topic 10: Temporary Activities;
 - d. Topic 11: Historic Heritage;
 - e. Topic 20: Mineral Extraction: Mineral Extraction Zone Subtopic;
 - f. Topic 22: Infrastructure; and
 - g. Topic 29: Activities on the Surface of Water.

Appendix A – Appeal points withdrawn

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

Appellant	Appeal point	Comments
<i>Appeal Points Withdrawn¹</i>		
Buller Conservation Group	A27.2 inconsistent usage of the term “site” throughout TTPP	Confirmed by Court
Buller Conservation Group	A27.1 provide a contents page in PDF and online versions of TTPP	Confirmed by Court
WMS Group (HQ) Limited	A14.5 (as it relates to ECO-O4, ECO-O5, ECO-P5, ECO-P6, ECO-R8 and ECO-R11 only) relating to specific recognition of operational and functional need of activities to be located in an area and removal of restrictive wording	Confirmed by Court Note this is a partial withdrawal of this appeal point in relation to certain provisions only
Birchfield Coal Mines Limited	A4.38 add mineral extraction zone to transport overview as transport is an ancillary activity to most / all mineral extraction activities	Confirmed by Court
New Zealand Coal and Carbon Limited	All appeal points except for: - A3.45 and A3.46 relating to Maps, SEC 39 SO11207 TWN OF ROA BLK II MAWHERANUI SD (Valuation ID 2543020700) and SEC 48 SO 11207 BLK II MAWHERANUI SD: the relief sought is an amendment (reduction) to the Settlement Zone at Roa township so it does not overlap with the MINZ and the Roa Mine access road and/or yard area. - A3.39 and A3.52 relating to Schedule 4, Significant Natural Areas, BLA-P002 Mt Davy: the relief sought is the removal of the Roa Mining Company Ltd mining permits	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.



	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” with “avoid, remedy or mitigate in accordance with the Natural Environment and District Wide chapters of this Plan.”	Confirmed by Court



Westpower Limited	A32.123 regarding removing the non-complying activities section from HH – R10 as it is a discretionary activity.	Withdrawal filed with Court. Awaiting confirmation of the withdrawal from the Court.
Te Rūnanga o Ngāti Waewae, Te Rūnanga o Makaawhio and Te Rūnanga o Ngāi Tahu	A34.33 regarding reinstating the notified version of BCZ – O2 (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, except for the matters relating to Sites and Areas of Significance to Māori (Topic 27) and SNAs Significant Natural Areas. (Topic 33)	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.

Prepared for: Te Tai o Poutini Plan Committee

Prepared by: Matt Smith, GM Regulatory and Policy, West Coast Regional Council

Date: 15 October 2026

Subject: Te Tai o Poutini Plan – Current and Projected Costs

Purpose

This paper provides the Committee with an update on the current and projected cost of the Te Tai o Poutini Plan (TTPP), including anticipated costs associated with mediation, Environment Court appeals and Variation 3, and the resulting level of loan funding.

RECOMMENDATIONS

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 \$2 million over a 15-year repayment period, resulting in an estimated total cost of approximately \$15.12 million.

Executive summary

Expenditure on the TTPP was \$10.26 million as at 31 August 2026, based on WCRC financial records. The current programme is continuing to incur costs at approximately \$220,000 per month.

A further \$1.86 million is currently forecast for mediation, Environment Court appeals and Variation 3, resulting in projected total plan expenditure of \$12.12 million.

The projected loan-funded component is approximately \$7.57 million. Once the appeals and other outstanding work are complete, the final loan amount and repayment term will be confirmed. On a current assumption of a 15-year repayment period, estimated interest costs are approximately \$3 million.

This results in an estimated overall cost of approximately \$15.12 million, including interest.

Current financial position

As at 31 August 2026, expenditure on the TTPP was \$10.26 million. The programme continues to incur expenditure at approximately \$220,000 per month.

Of the expenditure incurred to date, \$6.20 million represents expenditure funded through loan funding (being expenditure above the amount funded through the targeted rate).

Forecast additional costs

The following additional costs are currently projected:

Cost component	Status	Forecast cost
Mediation	Forecast	\$1.322m
Environment Court appeals	Forecast	\$0.500m
Variation 3	Forecast	\$0.040m
Total additional forecast costs		\$1.862m

The estimated mediation cost of \$1,322,619 is based on the current programme cost rate. The \$500,000 estimate for Environment Court appeals is a forecast and will depend on the extent and duration of the appeals.

The estimated \$40,000 allowance for Variation 3 is based on the 11 June 2026 TTPP committee paper *Te Tai o Poutini Plan – Financial Implications of Mediation Deferment and Plan Changes*, which identified a cost range of \$31,700 to \$34,780. The \$40,000 figure provides a rounded allowance for this work.

Previous Committee reporting

The Committee has previously been advised of the significant uncertainty associated with the cost and duration of the TTPP appeals process. In March 2026, the Committee was advised that an estimated 82 days of mediation could be required and that mediation could extend to up to 16 weeks. The Committee subsequently approved an additional \$290,000 for the 2027 budget to provide for additional mediation costs.

In June 2026, the Committee was further advised of the financial implications of the deferred mediation timetable. That report estimated that an additional three weeks of mediation would cost approximately \$123,800 and identified a cost range of \$31,700 to \$34,780 for Variation 3.

The current forecast reflects the subsequent progression of the programme and updated WCRC financial information.

Projected total expenditure

Combining expenditure incurred to 31 August 2026 with the forecast additional costs results in the following projected expenditure:

	Cost (\$m)
Expenditure to 31 August 2026	10.260
Forecast mediation costs	1.322
Forecast Environment Court appeal costs	0.500
Forecast Variation 3 costs	0.040
Projected total plan expenditure	12.122

Loan funding and interest

The projected loan-funded component is approximately \$7.2 million. The final loan amount cannot be determined until the outstanding work and Environment Court appeals have been completed.

	Amount (\$m)
Projected plan expenditure	12.122
Projected loan funding	7.57
Estimated interest over 15 years	3.00
Estimated total cost including interest	15.122

The estimated interest cost assumes a \$7.57 million loan repaid over 15 years at an interest rate of 4.5% p.a. The actual interest cost will depend on the final loan amount, interest rate and repayment term.

Financial implications

The original funding model for TTPP was based on a total cost over 10 years being funded via a WCRC targeted rate.

The increase in costs for delivery of the TTPP means that the original funding assumptions will not be sufficient to fund the projected cost of the project. A significant increase in loan funding and an extension to the repayment period will be required.

The future funding mechanism, including the level and term of any targeted rate and the final loan repayment arrangements, will be determined through a further report to West Coast Regional Council once the final project costs are known.

The current forecast indicates that the cost of the TTPP will materially exceed the original funding assumptions. The projected plan expenditure of \$12.12 million, together with estimated interest of \$3 million, results in an overall projected cost of approximately \$15.12 million.

The final financial position will be confirmed following completion of the remaining work and Environment Court appeals. The final loan amount and associated financing costs will then be confirmed.

Key figures

- \$10.26m – expenditure to 31 August 2026
- \$220k per month – approximate current programme expenditure
- \$1.86m – forecast additional expenditure
- \$12.12m – projected total plan expenditure
- \$7.57m – projected loan funding
- \$3.0m – estimated interest over approximately 15 years
- \$15.12m – estimated overall cost including interest

Source: WCRC financial records as at 31 August 2026 and previous TTPP Committee financial reports



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: 15 October 2026

Subject: Financial Report to 31 August 2026

SUMMARY

This report includes the statement of financial performance from 1 July 2026 to 31 August 2026.

RECOMMENDATION

1. That the Committee receive the report

REPORT

1. The Financial Statement for 1 July 2026 to 31 August 2026, is at Table 1.
2. This is the first financial statement for the 2027 financial year.
3. The statement shows expenses for the financial year to date tracked ahead of the expected budget, with a reported deficit of \$440,873 compared with a budgeted deficit of \$333,743. 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 final unfavourable variance against budget to 31 August 2026 is \$105,606.
4. A number of positive variances are recorded for the financial year to date. Consultant/Contractor costs and travel expenses show the largest positive variances.
5. 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.
6. 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 \$6,203,891 at the end of August.

Table 1

Te Tai o Poutini Plan

Statement of Financial Performance to 31 August 2026						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	107,131	107,131	-		642,783	535,653
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	107,131	107,131	-	-	642,783	535,653
EXPENDITURE						
Employee costs	20,699	18,072	(2,627)		108,434	87,735
Consultant Planners and Contractors	64,567	100,000	35,433		600,000	535,433
Chair and iwi representatives	11,000	11,000	-		66,000	55,000
Governance	-	-	-		-	-
Poutini Ngai Tahu	-	834	834		5,004	5,004
TTPP Website	661	750	89		4,500	3,839
Isovist e-plan Platform	-	1,500	1,500		9,000	9,000
Meals, Travel & Accom	10,849	19,332	8,483		115,992	105,143
Workshops & Events	-	416	416		2,496	2,496
Media Costs	447	584	137		3,504	3,057
Legal Advice	257,323	68,334	(188,989)		410,004	152,681
Hearings – commissioner fees	-	666	666		3,996	3,996
Interest Payments	-	38,452	38,452		230,713	230,713
Overhead costs	75,326	75,326	(0)		451,956	376,630
Appeals						
TOTAL EXPENDITURE	440,873	335,267	(105,606)	-	2,011,599	1,570,726
NET SURPLUS/(DEFICIT)	(333,743)	(228,137)		-	(1,368,816)	

Table 2

Te Tai o Poutini Plan

Life of Project 1 July 2019-30 June 2026											
	Prior Year -2026										TOTAL PROJECT
	Actual	Budget	Variance	2025	2024	2023	2022	2021	2020	2019	Current YTD COST TO DATE
INCOME											
Targeted Rates	641,894	642,783	-	324,176	1,244,713	482,497	494,868	255,156	400,000	-	107,131 3,626,258
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	-	107,131 4,056,258
EXPENDITURE											
Employee costs	132,336	180,000	47,664	163,574	205,577	183,472	279,060	268,762	199,591	67,022	20,699 1,520,093
Consultant Planners and Contractors	314,961	549,996	235,035	901,333	695,112	172,899	420,035	231,931	108,885	-	64,567 2,909,724
Chair and iwi representatives	66,000	66,000	-	61,669	60,000	60,000	60,000	54,500	55,000		11,000 428,169
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	10,849 281,185
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	-	447 146,919
Legal Advice	344,524	300,000	(44,524)	101,049	100,854	27,289	27,343	4,689	907	-	257,323 863,978
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	75,326 1,155,230
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	440,873 10,260,149
NET SURPLUS/(DEFICIT)	(1,237,989)	(990,042)		(2,507,690)	(538,943)	(323,434)	(555,187)	(302,320)	92,083	(172,492)	(333,743) (6,203,891)

* Please note that the total cost to date column also includes the current YTD figures (1 July - 31 August 2026)



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 and Alice Balme, Legal Counsel

Date: 15 October 2026

Subject: Technical Update – Implications of 2026 Resource Management Reform

SUMMARY

This report updates the Committee on the newly enacted Planning Act and Natural Environment Act and some high-level considerations in terms of the implications for Te Tai o Poutini Plan (TTPP). As the Acts were only made publicly available on 1 October, staff have not had sufficient time to undertake detailed analysis of the implications, and a more thorough report on these will be brought to the November meeting of the Committee.

RECOMMENDATION

1. That the Committee receive the report.

Lois Easton

Principal Planner

Alice Balme

Legal Counsel

INTRODUCTION

1. Reform of the Resource Management Act (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 assent on 30 September 2026 with the Transition Period commencing on 30 October.

The Transition Period

3. The Transition Period sets out how the current RMA framework transitions to the new Acts. It sets out how consenting will be undertaken during the transition period and provides a timeline for development of new Council plans required under the Acts – the Spatial Plan and the Natural Environment Plan.
4. The process to create these plans is set out in the new Acts and there are of steps and milestones for the process.
5. The table below outlines the timeline set out in the new Acts for preparation of the new Plans.

Requirement	Timeframe as set out in the new Acts	When this is required to occur	Effect on TTPP
New National Direction and National Standards for Spatial Plans Tranche 1– this will be developed by the government	Within 12 months of Royal Assent	End September 2027	No direct effect unless the national direction directs immediate Plan Changes or replacement provisions.
New National Direction – Tranche 2 – human and ecosystem health limits.	Within 18 months of Royal Assent	End March 2028	No direct effect unless the national direction directs immediate Plan Changes or replacement provisions.
Regional Spatial Plan Developed and publicly notified (must implement National Direction so is reliant on timing of the earlier step).	Within 21 months of Royal Assent	End June 2028	No direct effect – unless significant inconsistencies are identified which might create the need for a Plan Change
Regional Spatial Plan – Submissions, hearings and decisions	Decisions Required within 9 months of notification	End March 2029	
Natural Environment Plan and Land Use Plan Developed and publicly notified (must implement Regional Spatial Plan so is reliant on timing of the earlier step).	Notification Required within 9 months of Decisions on Regional Spatial Plan	End December 2029	TTPP would be incorporated into the Natural Environment Plan and Land Use Plan.
Natural Environment and Land Use Plan - Submissions, hearings and decisions	Decisions Required within 12 months of notification	End December 2030	

Effect of the Transition Period on TTPP

6. The new Acts set out that TTPP and all other current RMA Plans (West Coast Regional Policy Statement, Regional Land and Water Plan, Regional Coastal Plan and Air Plan) will be replaced by a new Natural Environment and Land Use Plan which encompasses all the Plan requirements set out in the new Acts.
7. There is no specific provision in the new Acts that allows the West Coast Councils to roll over the TTPP into the new Natural Environment and Land Use Plan.
8. In the absence of any changes to the law, the West Coast Councils will be required to create a Land Use Plan and a Natural Environment Plan under the new legislation.
9. The plan making process under the new legislation is materially different from the process under the RMA. There is a hierarchy of National Direction, National Standards, Regional Spatial Plans and then Land Use and Natural Environment Plans. The Land Use and Natural Environment Plans must implement the higher order documents.
10. In respect of Land Use plans, Council's will not have the same freedom to draft everything locally. The intention is that there will be prescribed standardised plan provisions that Council's must use and cannot amend. Bespoke provisions will only be allowed in certain circumstances.
11. As the standardised plan provisions will apply across New Zealand, in many aspects they are likely to be less enabling than TTPP.
12. Once a plan is prepared, it is notified and submissions are invited. An independent hearings panel is then appointed to hear submissions and make recommendations to the Councils to ultimately decide.
13. Appeals will only be allowed on points of law, which is significantly more constrained than under the RMA which allows appeals on the merits of the plan provisions.
14. The new legislation expressly provides for combined plans like the TTPP and requires Councils to prepare combined regional plans. The TTPP is a leader in this approach. It also expressly provides for Regional Committees to be established for the purpose of delivering the planning documents. In circumstances where there is already a committee established, such as the TTPP Committee, that committee can continue to operate and carry out the necessary functions under the new Acts.
15. The TTPP will remain the relevant planning document until a date specified by the Governor General, on the recommendation of the Minister, which will be some time after a Land Use Plan and Natural Environment Plan is notified.

Is there a way to Avoid further costs?

16. The TTPP made its decisions on the TTPP in October 2025. After that point, any party that had been involved in the process had a right to appeal the decision to the Environment Court. 35 appeals were lodged with the Environment Court. The TTPP Committee is the respondent in each appeal.
17. The appeals process is governed by the Environment Court.
18. The appeals are now in the middle of a court-assisted mediation process. The parties have all agreed to participate in this process to try and resolve matters without the need for hearings before the Environment Court.
19. The mediation process is currently scheduled to be completed in February with the Energy Chapter being the last chapter mediated. Staff consider that, given the current complexity of the planning environment (TTPP plus previous District Plans still both being considered), there is significant merit in completing the mediation process – because it will likely result in significant additional parts of the Plan becoming operative.
20. At the end of the mediation process, when it is clear how many matters remain unresolved, the Committee will need to consider the specific appeal points that are outstanding and how it engages in the appeal process at the hearing stage.
21. There are ways to reduce costs in Environment Court hearings that could include:
 - applying to the Court to place the appeals on hold; or
 - abiding the outcome of hearings and having very limited involvement (subject to the Court accepting this approach by the Committee).
22. If the TTPP Committee wishes to seek a halt to proceedings, then it would need to make an application to the Court to do so and would likely require the consent of all parties.
23. Any application would need to consider the effect of the change of circumstances with the new Acts now coming into place and the law as it now currently stands. It would also need to consider the implications for the parties who have appealed the TTPP and the time and cost that has been invested by everyone to date.
24. It is not clear whether the Court would grant such an application or not. The Court would seek the views of all the parties to the appeals before making any decision. If any party opposes a halt, staff consider is unlikely that this would be granted by the Court.

Implications of Halting the Process

25. TTPP staff have briefly considered the implications of halting the TTPP process however, it is recommended that the members of the Committee also canvas their Technical Advisory Team members to understand any implications for their organisation.
26. Mediation in particular is providing significant benefits in terms of addressing concerns with the Plan that have been identified by the three Councils and some appellants. For example, around site coverage, noise, setbacks and natural hazard mitigation structures. As TTPP is currently in effect and will be until it is transitioned into the Plan required under the new Acts (in a minimum of 4.25 years), there is likely significant benefit in terms of improvements to ease the consent burden on West Coast communities by completing the mediation process.
27. The "Plan Stop" process continues during the transition period, so Plan Changes/Variations are still not possible without approval from the Minister.
28. In relation to mineral extraction and the mineral extraction zones, there are a range of coal mines where existing permits that authorise the mining operations expire in 2027. Under the decisions version of the TTPP, these mining operations will require consent to continue their mining operations (beyond what is lawfully established) after this date. These mines are located in the Mineral Extraction Zone and there are appeals that seek to "grandparent" the mining permits and this mining activity. Continuing the appeal process could provide certainty to the minerals sector that these mines can continue to operate, however it would likely require a hearing of the matter in order for it to be decided by the Environment Court.
29. Ecosystems and Biodiversity is the other major matter likely to require an Environment Court hearing to resolve the appeals. Staff expect such a process would be expensive and the outcome is uncertain. However, it is clear that there will still be a requirement to protect indigenous biodiversity under the new Acts.

Is there a way to Rollover TTPP into the new Natural and Built Environment Plan?

30. As the law is currently drafted there is not a "rollover" mechanism available.
31. Staff suggest that a direct approach to the relevant government minister could be undertaken following the general election seeking that the TTPP be allowed to rollover into the Natural Environment and Land Use Plan without the need for a further submissions/hearings/appeals process on the grounds that it would be manifestly inefficient and an unnecessarily costly duplication of a process just completed.
32. There may be more likelihood of success in such an approach if it was supported by the various parties to the current TTPP proceedings. It would however require a law change and may require the Committee to complete the appeals process on TTPP.

NEXT STEPS

33. Staff will undertake a more detailed analysis of the implications of the new Acts for TTPP and bring a more comprehensive report about this to the Committee at its November meeting.
34. If the Committee wishes to apply to the Court to place the appeals process on hold, an application could be prepared and brought to the Committee for its approval at the November meeting prior to filing it with the Court.
35. It is not known how long the court would take to consider such an approach, and the current court ordered mediation would continue in the meantime. Apart from the Energy Chapter mediation, all other mediation is scheduled to be completed by mid-December.
36. Currently there are no hearing dates set for matters not resolved by mediation, however there is space in the Court Schedule for TTPP matters to be heard starting in March 2027.