

Issues dealing with a new unitary plan

**Te Tai o Poutini Plan (TTPP) combined District Plan for the West Coast.
Buller, Grey and Westland Districts**



Te Tai o Poutini Plan (TTPP) Overview

- **Combined District Plan for the three West Coast District Councils**
- **Came from a 2018 Local Government Commission recommendation.**
- Transferring the statutory obligations for preparing district plans from the three West Coast district councils to the West Coast Regional Council.
- Delegating these obligations to a joint committee comprising all four councils and local iwi, with an independent chair.
- An Order in Council detailing the formal reorganisation scheme was signed by the Governor-General on 17 June 2019, and came into force on 19 July 2019



Timeline

- March 2019 Plan development begins
- 2019–2021 Community engagement
- January 2022 TTPP Exposure Draft and Natural Hazards Companion Document Released
- March 2022 Feedback closes 11 March
- April 2022 Further engagement on Natural Hazards

Formal statutory process begins

- July 2022 Notification of the Proposed Te Tai o Poutini Plan
- April 2023 Summary of submissions publicly available
- May 2023 Further submissions close
- October 2023-2024 Hearing of submissions
- October 2025 TTPP Decisions Version Notified
- 2025 Appeals
- 2026 Mediation/ Court Proceedings
- 2027 Operative Te Tai o Poutini Plan

Decisions Version of Plan

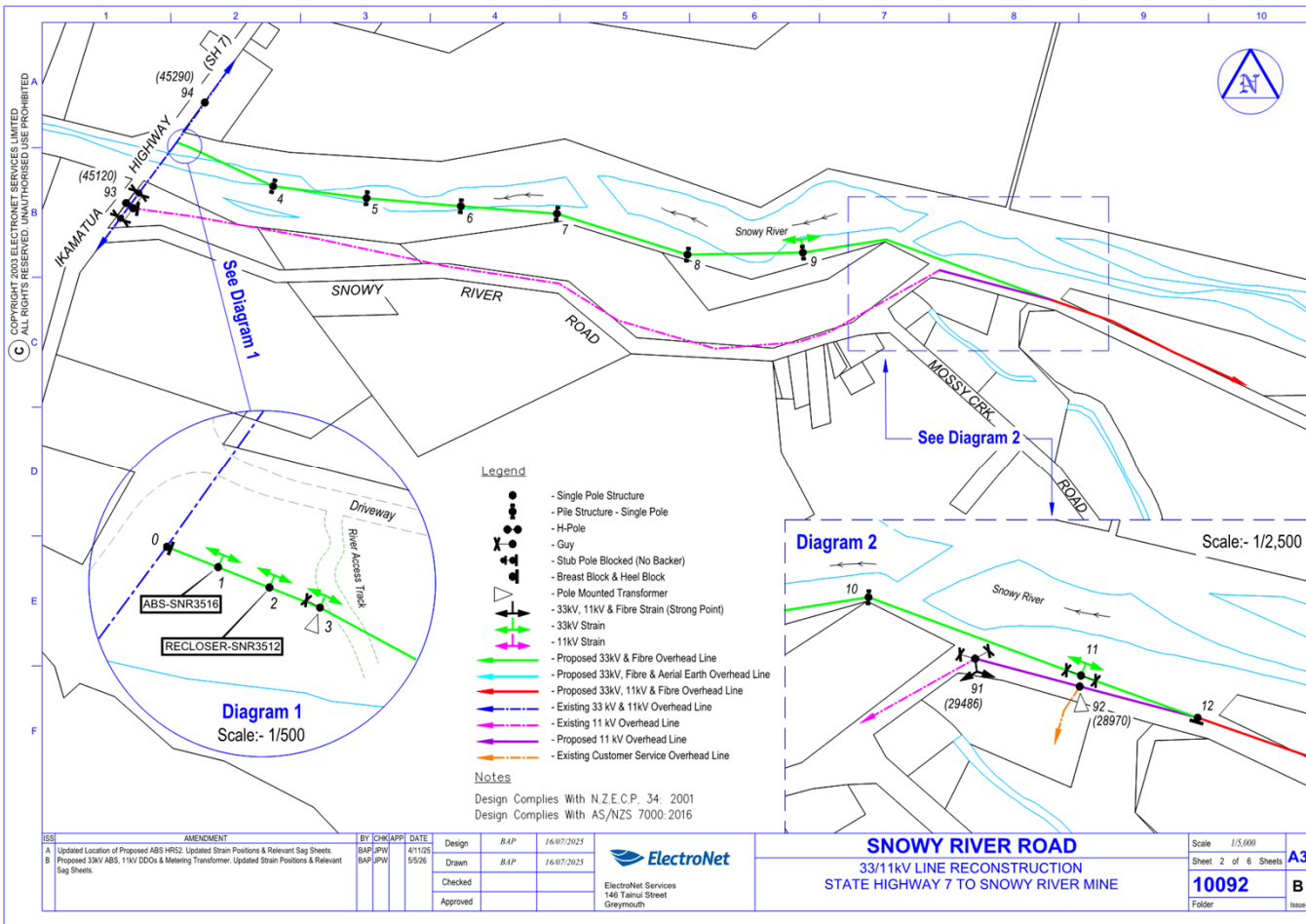
- From October 2025 the decisions version of the plan came into effect.
- This meant that any consent application was required to be considered against the decisions version of the TPP along with the operative district plan in place for the district.
- Appeals closed 2nd February 2026 any part that has not been appealed is now operative.
- For any section appealed the existing operative district plans remain in place. The appealed sections are to be considered against through.
- [Te Tai o Poutini Plan - Te Tai o Poutini Plan](#)

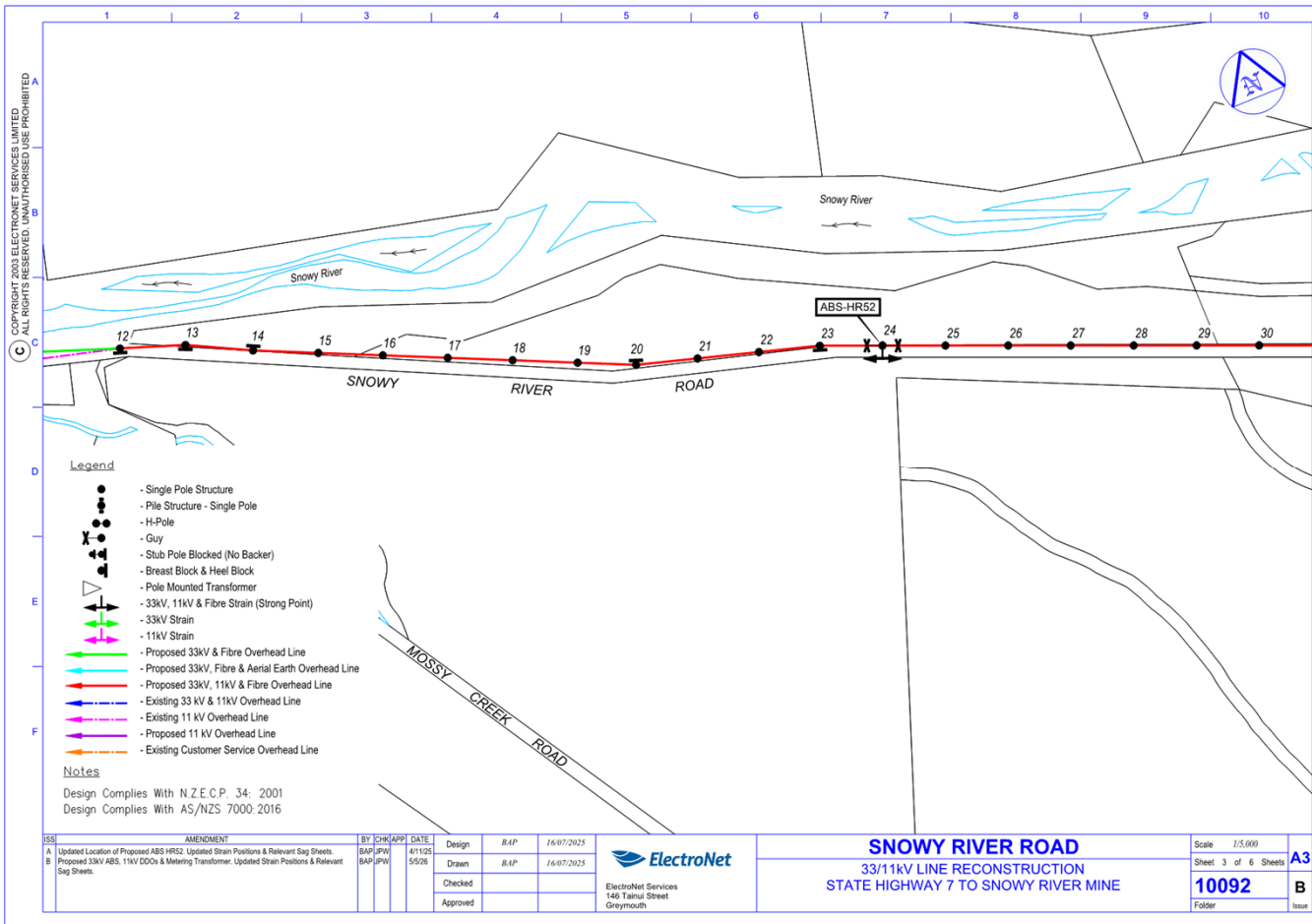
Worked Example 33kV Line upgrade Snowy River Mine

1.2km 33kV New Build

7.2km of 33kV over 11kV replacing existing 11kV line







Worked Example 33kV Line upgrade Snowy River Mine



Worked Example 33kV Line upgrade Snowy River Mine

West Coast Regional Plans

- Earthworks and Pile structures are permitted activities.

Buller District Plan

- Permitted activity if agreement of affected parties within 22m of the line is obtained
- All earthworks where also permitted activities under the BDC plan



Worked Example 33kV Line upgrade Snowy River Mine

TTPP

Energy Rules

Permitted Activity

- ENG-R1 Energy Permitted Activity Performance Standards
- ENG-R4 Energy Permitted Activity Performance Standards

Restricted Discretionary Activities

- ENG-R12 Operating existing transmission and distribution lines, new distribution and transmission lines, maintaining, minor upgrading, strengthening, upgrading and replacing support structures and foundations not meeting Permitted Activity standards
- ENG-R12 Operating existing transmission and distribution lines, new distribution and transmission lines, maintaining, minor upgrading, strengthening, upgrading and replacing support structures and foundations not meeting Permitted Activity standards

Discretionary Activities

- ENG-R16 Construction of distribution lines above and below ground not meeting Permitted Activity Standards due to non-compliance with ENG-R10 height requirement

Worked Example 33kV Line upgrade Snowy River Mine

Infrastructure Rules

Permitted Activity

- INF-R1 Infrastructure Permitted Activity Performance Standards
- INF-R7 Installation, extension, maintenance, operation, upgrade and repair of lines, underground pipelines and ancillary vehicle access tracks erected by a Network Utility Operator
- INF-R9 New Lines, Telecommunication Poles or Towers

Earthworks Rules

Permitted Activity

- EW-R1 Earthworks General Standards
- EW-R2 Earthworks – All Zones

Natural Character and the Margins of Waterbodies Rules

Permitted Activity

- NC-R2 Buildings and Structures within the Riparian Margin of a River, Lake or Wetland

Lessons Learnt

- Existing and Proposed rules can be contrary to one another.
- The Planner processing the application will have a great influence upon interpreting these.
- Keep an eye on all stages of the Plan.
- Between draft and decision version a maximum pole height of 7m above ground was added.
- Encourage engagement from all affected parties from within your organization
- Don't just look at the energy/utilities section all sections can affect your operations.
- Once in place it's expensive and time consuming to have a change made.