



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

23 April 2025

3.30pm

Online

Livestreamed on YouTube

[@westcoastregionalcouncil5171](https://www.youtube.com/@westcoastregionalcouncil5171)

AGENDA

3.30pm	Welcome and Apologies	Chair
3.35pm	Confirm previous minutes of 25 February 2025	Chair
	Matters Arising	
3.40pm	Financial Report to 28 February 2025	Project Manager
3.45pm	Report – Update on National Planning Instruments	Principal Planner
3.50pm	Project Manager's Report	Project Manager
3.55pm	Public Excluded session – approve confidential minutes from 28 March 2025	Chair
4.00pm	Meeting ends	

TTPP Committee Meetings for 2025	Time	Venue
21 May	9.00am	WDC
26 June	9.00am	BDC
12 August	9.00am	GDC
8 September	9.00am	TBA
9 September	9.00am	TBA
10 September	9.00am	TBA
11 September	9.00am	TBA
12 September	9.00am	TBA
26 September	9.00am	WCRC
No October meeting – Local Elections		
19 November	1.30pm	WCRC
11 December	1.30pm	WDC



MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS AT 9AM ON 28 MARCH 2025

Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Cr B. Cummings (WCRC), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Kaiwhakahaere P. Madgwick (Makaawhio), Cr A. Cassin (WDC), Cr G. Neylon (BDC), Mayor J. Cleine (BDC), Cr A. Gibson (GDC), Mayor H. Lash (WDC), Cr P. Haddock (WCRC)

In attendance

Barbara Phillips (WDC), Olivia Anderson (WDC), Simon Pickford (BDC), Carissa du Plessis (BDC), Joanne Soderlund (GDC), D. Lew (WCRC), J. Armstrong (TTPP Project Manager), J. Allen (WCRC), J. Field (WCRC), Kaya Clement (WCRC), Lois Easton (Kereru Consultant on behalf of WCRC), Doug Bray (WCRC), Alice Balme (Wynn Williams), Kate Dickson (Wynn Williams).

Welcome

Apologies

None

Confirm minutes of the previous meeting held 25 February 2025

Moved (Kaiwhakahaere Tumahai/ Mayor Gibson)

That the minutes of the meeting held 25 February 2025 be confirmed.

Carried

Matters arising from previous meetings

None raised

Report- Commissioner and Consultant/Contractor Expenditure

J. Armstrong provided details of the selection of independent commissioners from previous committee meetings in 2022 & 2023. She acknowledged the commissioners thorough processes to date.

J. Armstrong noted the hearing commissioner fees expenditure has totalled \$1,036,797 since their appointment, and their travel expenditure was \$77,122.21 to 31 January 2025.

J. Armstrong noted that since October 2023, twenty-three hearings on thirty-two topics had been completed before 31 January 2025.

Cr Haddock thanked Jo for providing the report as it makes it easy for the public to understand.

Moved (Cr Haddock / Cr Gibson)

1. *That the Committee receive the report.*

Carried

Advice Regarding Process and Actions to Reach Decisions Version of TTPP

Alice Balme noted that the committee must now decide on provisions and matters raised in submissions. She added that the committee will receive recommendations on what to do from the hearing panel with each of individual submissions that has been received, and what changes need to be made to the plan in response to the submissions.

Ms. Balme pointed out three options for the committee when considering the recommendations of the hearing panel:

- Option 1 – Accept the recommendations in full.
- Option 2 – Accept the recommendations in part (and reject parts of the recommendations).
- Option 3 – Reject the recommendations in full.

Ms. Balme noted the ways to reduce the risk of a legal challenge if the report is rejected in part or in full:

- Rehear the submissions/evidence on the relevant part of the TTPP.
- Appoint a different hearing panel to rehear the submissions/evidence on the relevant part of the TTPP.
- Prepare a variation to amend the TTPP.
- Withdraw the relevant parts of the TTPP.

Cr Cummings asked if there are any effects of these options under the RMA reform.

Ms. Balme explained that the government are signaling transition provisions for when they introduce new legislation- to transition the current planning documents into the new planning document framework in a simple way.

Ms. Balme noted that the submitters will have 30 working days to lodge appeals to the Environment Court. Ms. Balme said they might extend the time period but have not confirmed yet to make sure the submitters have plenty of time to consider.

Ms. Balme noted the TTPP Committee will be the respondent to all appeals. Ms. Balme pointed out that the Environment Court can direct the councils to amend the proposed plan to remedy issues.

Cr Gibson asked if they have to change the plan when the Government's new resource management rules are introduced. He suggested pausing the whole process.

Kaiwhakahaere Madgwick disagreed with pausing the plan, as it is so far advanced. He noted that it is a minority of the plan that will be controversial, by far the majority is day-to-day planning rules that will not be of any great surprise. He was concerned they may lose control of the process.

Mayor Cleine commented that the elected committee reflects as much of the community's desire as they could, within the bounds of the law. They had to rely on parliamentarians for transition arrangements if the law changed.

Cr Neylon asked the timeframe for preparing a variation when they accept the recommendations in full, but they are not happy with some.

Ms. Balme answered that the committee would have to go back to the beginning in respect of the part of the plan that they want to vary if they decide to prepare a variation. She added that the committee has to notify a new set of planning provisions, then have submissions, hearings and decisions on those new provisions.

Ms. Balme suggested that the committee wait for the appeals process and try to sort out differences during that process before considering a variation.

D. Lew commented that whatever they do has to be consistent with the law.

Moved (Mayor Cleine / Cr Haddock)

- 1. That the report is being noted by the Committee.*

Carried

Financial Report to 31 January 2025

J. Armstrong noted that the hearing panel asked for a site assessment on an SNA to assist them in making a decision.

Moved (Cr Haddock / Cr Cummings)

- 1. That the report is being noted by the Committee.*

Carried

Update on the Designations Topic: Revised Approach to New Designations and Major Alterations to Existing Designations Sought – In View of Legal Advice to Reporting Office

Doug Bray noted that the existing Designations are simply ‘rolled over’ from existing to new District Plans with no alterations made. He added that the TTPP Team have advised the committee that it was the decision maker on designations.

Doug Bray noted that the Wynn Williams Legal Memorandum confirms that the Commissioners cannot add new Designations to the TTPP as part of their decision-making role with respect to submissions, with it not possible for submitters to seek the addition of new Designated Sites via the submission process.

Doug Bray noted that new notices of requirements must now be referred back to the District Councils’ Planning Teams to action – in terms of getting the Designation inserted into the District Plans, and then ‘rolled over’ into the TTPP once operative.

Moved (Cr Cummings/ Mayor Lash)

- 1. That the information be received.*
- 2. That the Committee note that it will continue to be informed of progress on this matter, and that the territorial authorities and other requiring authorities will be notified, as required, of the legal situation and its implications for how Designations are incorporated into the TTPP.*

Carried

Approving a Code of Conduct

D. Lew commented that the code of conduct pertains to what happens with this Joint Committee’s behaviour at this table and outside of this room as well.

Kaiwhakahaere Madgwick was happy with the Code of Conduct.

The committee was concerned about the issue of social media, as some information can be inaccurate and misleading.

J. Armstrong was directed to add mention of social media in the Member's commitment section of the Code of Conduct.

Moved (Cr Haddock / Mayor Lash)

1. *That the Committee receive the report.*
2. *That the Committee adopts the recommended Code of Conduct with the inclusion of any updates agreed to at the meeting.*

Carried

Project Manager Update

J. Armstrong asked if the current TTPP Committee Standing Orders, Deed of Agreement and Code of Conduct should be published on the TTPP website.

The Committee was comfortable with this.

Moved (R. Williams / Kaiwhakahaere Tumahai)

1. *That the Committee receive the report.*

Carried

The meeting then moved to a public excluded session at 10.30 am.

At the conclusion of the Public Excluded discussion of a paper on Process for Considering Commissioner Recommendations and Making Decisions, the Committee considered the following recommendations:

Moved (Cr Cummings / Cr Gibson)

1. *That the Committee receive the report.*
2. *That the Committee endorse the confidential workshop process proposed to support the Committee developing an understanding of the likely recommendations and planning rationale from hearings commissioners, ahead of the recommendation reports coming to the Committee for decision in September 2025.*

Carried

Meeting ended at 11.13am



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: 23 April 2025

Subject: **Financial Report to 28 February 2025**

SUMMARY

This report includes the statement of financial performance to 28 February 2025.

RECOMMENDATION

1. That the Committee receive the report
2. That the Committee approve the increased Hearing Commissioner Fee expenditure in the 2025/26 draft budget to \$125,000.

REPORT

The February statement shows that costs are ahead of those expected, with a reported deficit of 1,527,365 compared with a budgeted deficit of 939,564. This is due to consultant/contractor and Hearing Commissioner expenditure being greater than originally anticipated for the hearings phase. The resulting unfavourable variance against budget is \$587,801. The main variances are explained below:

1. During February expenditure on Consultants/Contractors was incurred for Variation 2 - Coastal Hazards hearing preparation, work on the Mineral Extraction and Noise topics, and mapping updates to support research requested by the hearings panel. These topics have required more planning input than originally budgeted for.
2. Insufficient budget was set for the Hearing Commissioner Fees item. Expenditure on this item is higher than budgeted and will increase as the panel continue with deliberations and writing recommendations reports. However, the full year forecast for this item may be overstated.
3. The additional media costs are related in the main to Variation 2 advertising and materials. Variation 2 was not anticipated at the time the budget was developed.
4. The Life of the Project to 30 June 2024 Table 2 has been updated to show total Income and Expenditure to 28 February 2025.
5. Decision recommendation reports were expected from the Hearing Panel through into July this year, with the panel's final deliberations occurring in June, prior to the end of this financial year. Deliberations are taking longer than expected, and final reports are now not due until mid-August. This means expenditure on Hearing Commissioner Fees will extend into the 2025/26 financial year. To ensure this expenditure is accounted for, a request is being made to increase the 2025/26 budget for the Hearing Commissioner Fees from \$50,000 to \$125,000. A revised draft 2025/26 budget appears at Table 3.

Table 1**Te Tai o Poutini Plan**

Statement of Financial Performance to 28 February 2025						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	216,117	216,117	-	324,176	324,176	108,059
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	216,117	216,117	-	324,176	324,176	108,059
EXPENDITURE						
Employee costs	109,673	202,239	92,566	180,000	303,358	193,685
Consultant Planners and Contractors	691,131	449,600	(241,531)	900,000	674,400	(16,731)
Chair and iwi representatives	40,000	44,000	4,000	66,000	66,000	26,000
Governance	1,007	933	(73)	1,400	1,400	393
Poutini Ngai Tahu	37,258	33,333	(3,925)	50,000	50,000	12,742
TTPP Website	3,772	8,000	4,228	12,000	12,000	8,228
Isovist e-plan Platform	7,500	5,333	(2,167)	8,000	8,000	500
Meals, Travel & Accom	61,984	46,100	(15,884)	100,000	69,150	7,166
Workshops & Events	4,660	5,600	940	8,400	8,400	3,740
Media Costs	19,620	12,000	(7,620)	18,000	18,000	(1,620)
Legal Advice	61,997	80,000	18,003	120,000	120,000	58,003
Hearings – commissioner fees	660,749	142,667	(518,082)	1,330,000	214,000	(446,749)
Interest Payments	-	92,777	92,777	139,165	139,165	139,165
Overhead costs	44,132	33,099	(11,033)	66,198	66,198	22,066
TOTAL EXPENDITURE	1,743,482	1,155,681	(587,801)	2,999,163	1,750,071	6,589
NET SURPLUS/(DEFICIT)	(1,527,365)	(939,564)	(587,801)	(2,674,987)	(1,425,895)	101,470

Table 2

Te Tai o Poutini Plan

	Life of Project 1 July 2019-30 June 2024								
	Prior Year -2024			2023	2022	2021	2020	2019	TOTAL PROJECT COST TO DATE
	Actual	Budget	Variance	Actual	Actual	Actual	Actual	Actual	
INCOME									
Targeted Rates	1,244,713	1,000,000	-	482,497	494,868	255,156	400,000	-	3,093,351
General Rates Contributions						150,000	-		150,000
Grants & Subsidies			-			30,000	200,000		230,000
Other Contributions							50,000		50,000
									-
TOTAL INCOME	1,244,713	1,000,000	-	482,497	494,868	435,156	650,000	-	3,523,351
EXPENDITURE									
Employee costs	205,577	283,957	78,380	183,472	279,060	268,762	199,591	67,022	1,313,157
Consultant Planners and Contractors	695,112	730,000	34,888	172,899	420,035	231,931	108,885	-	2,319,993
Chair and iwi representatives	60,000	65,000	5,000	60,000	60,000	54,500	55,000		329,500
Governance	-	1,610	1,610	747	1,949	-	-	-	3,702
Poutini Ngai Tahu	41,371	15,000	(26,371)	42,000	50,000	-	-	-	170,629
TTPP Website	5,354	8,000	2,646	27,560	5,781	-	5,000	-	47,467
Isovist e-plan Platform	7,463	20,001	12,539	11,273	9,425	3,713	-	-	39,372
Meals, Travel & Accom	78,466	85,251	6,785	9,568	17,680	17,164	19,585	5,372	209,818
Workshops & Events	13,384	15,000	1,616	3,298	3,246	840	14,000	-	39,428
Media Costs	6,494	40,000	33,506	71,088	25,536	5,878	4,950	-	133,566
Legal Advice	100,854	200,000	99,146	27,289	27,343	4,689	907	-	223,078
Hearings – commissioner fees	419,581	500,000	80,419	6,647	-	-		-	1,086,977
Interest Payments				40,090					40,090
Overhead costs	150,000	150,000	-	150,000	150,000	150,000	150,000	100,098	894,230
TOTAL EXPENDITURE	1,783,656	2,113,819	330,164	805,930	1,050,055	737,477	557,917	172,492	6,851,009
NET SURPLUS/(DEFICIT)	(538,943)	(1,113,819)		(323,434)	(555,187)	(302,320)	92,083	(172,492)	(3,327,658)

* Please note that the total cost to date column also includes the current YTD figuers (1 July - 28 February 2025)

Table 3

TTPP 2026 Draft Budget Expenditure		
Employee costs	180,000	Permanent TTPP staff costs
Consultant Planners and Contractors	550,000	Planning and project management for meetings and appeals, updating Decision and Part Operative plan and maps, support for appeals module platform.
Chair and iwi representatives	66,000	Remuneration
Governance	4,000	Meeting expenses
Poutini Ngai Tahu	15,000	Technical Advisory Team input and advice
TTPP Website	12,000	Plan version and page updates, notices, plan changes
Isovist e-plan Platform	9,000	Web maintenance, updates for plan versions
Meals, Travel & Accom	32,000	Appeals and meeting attendance legal and planning
Workshops & Events	15,400	Plan change engagement, appeals venue hire, consumables
Media Costs	20,000	Notices, advertising, guidance material, plan changes
Legal Fees	300,000	Decision advice and appeals representation
Hearings – Commissioner Fees	125,000	Final recommendation reports and liaison with Committee
Interest Payments	237,637	Loan servicing
Overhead costs	168,000	CE, GM and staff time, administrative services, facilities
TOTAL EXPENDITURE	1,734,037	



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: 23 April 2025

Subject: Te Tai o Poutini Plan – Update on National Planning Instruments

SUMMARY

This report provides information for Te Tai o Poutini Plan Committee on the current government work programme for updating/amending national planning instruments (National Policy Statements and National Environmental Standards) that might impact on the Te Tai o Poutini Plan (TTPP).

Because the government is planning to replace the Resource Management Act (RMA) with the view to passing the replacement Acts before the 2026 general election, it has revised and reduced the work programme on RMA national planning instruments.

As a result of this decision there is unlikely to be a need for significant amendment to TTPP arising from the changes to these national planning instruments.

RECOMMENDATIONS

1. That the Committee receive the report.

Lois Easton

Principal Planner

BACKGROUND

1. Over the past 18 months the government, and ministers from the government, have made a range of announcements around plans to amend National Planning Instruments under the RMA.
2. In almost all instances the dates for proposed changes have been delayed, and this has created significant uncertainty about what changes to National Planning Instruments will need to be accommodated in TTPP, either through incorporation in Decisions, or through a future Plan Change.
3. The government has now acknowledged that the work programme for this change is too large to be accommodated over this term of parliament.
4. It has also decided to develop a new set of replacement Acts for the RMA, having repealed the previous government's replacement Acts.
5. The cabinet paper which outlines which National Planning Instruments will be amended within the current term of parliament has now been released. This represents a significant reduction in the number and scope of changes when compared to previous announcements.
6. The changes still intended to be undertaken over the current term of parliament are outlined in the table below with a brief commentary on implications for TTPP.

National Planning Instrument	Scope of Change Proposed	Likely impact on TTPP
National Policy Statement for Freshwater Management	Significant review	No impact – this NPS is implemented through regional plans
National Environmental Standards for Freshwater	Enabling water storage, vegetable growing etc	No impact – these standards are implemented through regional provisions
New National Environmental Standards	NES – Granny Flats NES – Electricity Transmission NES – Telecommunications Facilities NES - Papakāinga	No impact – if these rules are different to TTPP then they automatically replace them without need for us to amend the Plan
National Policy Statement for Indigenous Biodiversity/National Policy Statement For Freshwater Management/National Policy Statement for Highly Productive Land	Making the three instruments be consistent around quarrying and mining	Minimal impact – the TTPP was notified before the NPS Indigenous Biodiversity came into effect. As much as is possible within the scope of submissions, NPSIB requirements will be addressed in the Recommendation Report from the Commissioners.
National Policy Statement for Highly Productive Land	Remove Land Use Capability (LUC 3) from the definition of highly productive land.	No impact – the TTPP does not include LUC 3 as highly productive land.
National Policy Statement for Natural Hazards	National direction on managing natural hazard risk	Likely to be largely consistent with the approach in TTPP – any additional requirements may be able to be addressed when Greymouth Flood/Coastal Hazard Overlay Plan Change is developed

7. A key matter to note is that the previously signalled changes to the NPS Indigenous Biodiversity around Significant Natural Areas are no longer on the government work programme. The government has stated that it wants to minimise the need for Councils to amend their district and regional plans to reflect changes to national direction, and to prioritise both central and local government resources for future change on the implementation of the RMA replacement Acts.
8. The government has also stated it will not progress proposals to develop National Policy Statements for papakāinga or historic heritage, or to alter the New Zealand Coastal Policy Statement to include the effects management hierarchy but address these matters in the new planning system to replace the RMA.

NEXT STEPS

9. Staff will continue to keep you updated on any new or amended national direction and the implications for TTPP.

Project Manager Update

1 March 2025 – 31 March 2025

Prepared By: **Jo Armstrong**
Date Prepared: **31 March 2025**

Accomplishments this Period

- Staff responded to two Local Government Official Information Act requests about commissioner costs and number of contractors used on TTPP.
- The final hearing for TTPP Variation 2 – Coastal Hazards was held 18-20 March 2025. The hearing began with a presentation from Dr Cyprien Bosserelle the Hydrodynamics Modeller from NIWA who developed the coastal hazards modelling for TTPP. Dr Bosserelle, responded to submitter and panel queries throughout the hearing. Eighteen submitters spoke in person or online.
- A right of reply report for the Natural Hazards topic (excluding Variation 2 – Coastal Hazards) has been completed by the reporting officer. Unless directed otherwise by the hearing panel, the statement should be the final input on this topic prior to the hearing panel drafting their recommendations report.
- The hearing panel issued Minute 57 on 17 January 2025, requesting further information from parties where the reporting officer had recommended amendments, reductions or deletions of areas in the Mineral Extraction Zone. The deadline for providing this information has passed, and an updated report including new details provided, is expected to be the final input on this topic.
- The hearing panel issues Minutes throughout the hearing and report writing process to update information about hearings and schedule changes, and to request further information to aid their decision making.
- The following Minute was issued since the last Report:

Minute Number	Topic
60	Decisions Process

- All hearing panel Minutes can be found here: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(ttpp.nz\)](https://www.ttpp.nz/hearing-of-submissions-te-tai-o-poutini-plan-west-coast-district-plan)
- An update on TTPP has been provided for a report to the West Coast Regional Council Resource Management Committee.





Plans for Next Period

- Technical Advisory Team meeting
- Workshop for all council and Poutini Ngāi Tahu planners on TTPP implementation and guidance requirements
- Ongoing work with hearing panel and planning for appeals
- Update WCRC Resource Management Committee

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Decision makers can't agree	Get agreement on pieces of work prior to plan completion	Chairman	Ongoing
Budget insufficient for timely plan delivery	Work with TTPPC to recommend budget, and with WCRC to raise rate to achieve deliverables	Project Manager TTPP Committee CE WCRC	Annually Jan/Feb
Changes to national legislation	Planning team keep selves, Committee and Community updated on changes to legislation and the implications for TTPP	Project Manager Planning Team	Ongoing
Staff safety at public consultation	Committee members to proactively address & redirect aggressive behavior towards staff	TTPP Committee	Ongoing
National emergencies such as Covid-19 lock-down and weather events	Staff and Committee ensure personal safety and continue to work remotely as able. Work with contractors to expedite work.	Project Manager TTPP Committee	Ongoing
Time and Cost of Appeals Process	A realistic budget was set for best case costs. Awareness that contentious issues such as SNAs, natural hazards, mineral extraction and landscape provisions could see an extended appeals process, increasing costs to reach operative plan status	TTPP Committee TTPP Steering Group Project Manager	Ongoing
Community concerns over proposed Plan content	Respond to queries by phone, email and public meetings. Update information.	TTPP Committee Project Manager	Ongoing

Status

Overall		
Schedule		On track for 14 January 2026
Resources		Future budgets required to cover hearings and mediation
Scope		Schedule 1 processes leading to updates to Plan to achieve operative status

Schedule

Stage	Target for Completion	Comments
Decisions Te Tai o Poutini Plan	September 2025	Indicative time only
Appeals/Mediation	2026	Indicative time only. Any parts of the Plan not appealed are operative from the end of the Appeal Period.
Environment or High Court	2026 onward	Indicative time only.
Ongoing Decision Making for TTPP	2025 onward	TTPPC is a permanent Committee. Once the Plan is adopted the ongoing Committee role includes monitoring implementation and the need for any amendments, undertaking plan changes and reviews, or ensuring these are undertaken as required.