



# Te Tai o Poutini PLAN

*A combined district plan for the West Coast*

## Te Tai o Poutini Plan Committee Meeting

26 June 2025

9.00am

Buller District Council Chambers, Palmerston St, Westport

Livestreamed on YouTube

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

### AGENDA

9.00am	Welcome and Apologies	Chair
9.05am	Confirm previous minutes of 23 April 2025	Chair
	Matters Arising	Chair
9.10am	Report – Delay in Delivery of Hearings Panel Recommendations Report	Project Manager
9.45am	Financial Report to 30 April 2025	Project Manager
9.55am	Project Manager's Report	Project Manager
10.00am	Meeting ends	

TTPP Committee Meetings for 2025	Time	Venue
23 July	9.00am	WCRC
26 August	9.00am	BDC
26 September	9.00am	WCRC
No October meeting – Local Elections		
19 November	1.30pm	WCRC
11 December	1.30pm	WDC



# Te Tai o Poutini PLAN

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## MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL CHAMBERS AT 3.30PM ON 23 APRIL 2025

### Present

R. Williams (Chairman), Mayor T. Gibson (GDC), Cr B. Cummings (WCRC), Kaiwhakahaere P. Madgwick (Makaawhio), 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), Deborah Patterson (WDC), D. Lew (WCRC), J. Armstrong (TTPP Project Manager), Michael McEnaney (GDC), Lois Easton (Kereru Consultant on behalf of WCRC), Janeen Kydd-Smith (Sage Planning on behalf of WCRC), Doug Bray (WCRC), Chu Zhao (WCRC).

### Welcome

### Apologies

Cr A. Cassin (WDC)

**Moved** (R. Williams)

*That the apologies of Cr A. Cassin be accepted.*

*Carried*

### Confirm minutes of the previous meeting held 28 March 2025

R. Williams commented on the second paragraph on page 4 of the agenda. He suggested to amend 'Ms. Balme said they might extend the time period...' to 'Ms. Balme said the time period might be extended...' for accuracy.

**Moved** (R. Williams / Cr Gibson)

*That the minutes of the meeting held 28 March 2025 be confirmed.*

*Carried*

### **Matters arising from previous meetings**

None raised

### **Financial Report to 28 February 2025**

J. Armstrong pointed out that 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. The resulting unfavourable variance against budget is \$587,801.

In Table 1, J. Armstrong noted that the full-year variance is the difference between the full-year budget and what has been spent to date. She noted that the two items in the final column in red exceeded the annual budget.

J. Armstrong pointed out that expenditure on Hearing Commissioner Fees will extend into the 2025/26 financial year. A request is being made to increase the 2025/26 budget for the Hearing Commissioner Fees from \$50,000 to \$125,000.

Cr Gibson asked why the legal fees are so high when they have not made any decisions yet.

J. Armstrong answered that they have been taking a lot of legal advice on different topics that the hearing commissioners have requested.

### **Moved (Cr Cummings / Mayor Gibson)**

- 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.*

*Carried*

### **Report- Update on National Planning Instruments**

L. Easton provided information for the committee on the current government work programme for updating national planning instruments that might impact on the TTPP.

She explained the national policy statements (NPS) set a broad direction for changes to the plan; the national environmental standards effectively replace whatever rules the Plan might have.

L. Easton noted that they are not going to change NPS too much because they do not want district and regional councils to do a lot of work that would be unnecessary when the new acts come out.

Mayor Gibson was concerned about the SNAs.

L. Easton noted that the government has put on-hold SNA identification for 3 years and there is no work underway or required to identify SNAs at this moment. However, L. Easton pointed out that they do have to implement the NPS Indigenous Biodiversity apart from the things that have been put on-hold.

L. Easton noted that TTPP can only be modified to the extent that was made in submissions. She reiterated that the committee will have to make some decisions on the ecosystems and biodiversity topic, which are consistent with the current national direction, but the committee won't have to do anything further to progress the identification of SNAs.

Mayor Gibson asked if the biodiversity chapter could be held to the last decision making through the process and Ms Easton responded that this topic is anticipated to be one of the final ones reported on.

Mayor Gibson suggested writing to the Minister once more, to clarify requirements for identifying SNAs in TTPP. R Williams agreed and suggested that J. Armstrong prepare a draft letter next week and circulate the draft to committee members to make sure they are happy.

**Moved** (Mayor Gibson / Cr Gibson)

1. *That the Committee receive the report.*

*Carried*

### **Project Manager's Report**

J. Armstrong noted that staff have responded to two Local Government Official Information Act requests about commissioner costs and number of contractors used on TTPP.

J. Armstrong clarified a query raised from the last committee meeting regarding a media article about the removal of mineral extraction zones. She noted that the article was based on

the recommendation report from the reporting planner for that topic, and no decisions have been made.

**Moved** (Mayor Gibson / Mayor Cleine)

1. *That the Committee receive the report.*

*Carried*

The meeting then moved to a public excluded session at 4.06 pm.

The Public Excluded segment of the meeting was to protect information which is subject to an obligation of confidence where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.

The meeting closed at 4.10pm.



# 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, TTPP Project Manager

Date: 26 June 2025

**Subject: Delay in Delivery of Hearings Panel Recommendations Report**

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## OVERVIEW

The TTPP process has been a collaboration between partners. This is reflected in the make-up of both the TTPP Committee and the Technical Advisory Team (TAT) made up of senior planners from all the parties. This has ensured all partners have had equal input into plan development and governance.

In an effort to retain the collaborative working arrangements established with TAT and the TTPP Committee, TTPP staff asked the Hearings Panel if they could provide draft recommendations reports for each TTPP chapter as it was developed. This was to allow the TAT and TTPP Committee plenty of time to understand the direction of changes that would be in the final recommendations report.

This is not the normal process when making decisions on a plan. Councils usually make their decisions during a full day meeting, without recourse to earlier draft reports.

The Hearing Panel had concerns about providing the draft reports, as recommendations could change significantly once all chapters were complete and changes across the Plan could be viewed as a whole (plan integration). They agreed to trial a system of TAT receiving draft reports and advising the TTPP Committee about the content, as long as staff signed confidentiality agreements not to share the report information. This process was trialled in April 2025.

In May 2025 the Hearing Panel contacted the TTPP Committee Chair to advise that the confidential reporting process could not be facilitated without severely delaying delivery of the final recommendations report. They agreed to provide the final recommendations report at the end of the first week of August 2025, or the second week at the latest.

In June 2025 the Hearing Panel communicated that the complicated nature of TTPP means the final recommendations report will not be completed before 8 September 2025 at the earliest.

This change in deadline for receiving the Hearing Panel's recommendations report will impact the time available for TTPP Committee consideration and decision making. Given the proposed

delay, this paper presents two options for the timing of decisions for TTPP Committee consideration.

## **RECOMMENDATIONS**

1. The TTPP Committee receive the report
2. The TTPP Committee approve Option 1 and notifies the decisions version of TTPP on or before 10 October 2025.

## **DISCUSSION**

1. The process of developing a combined district plan for the West Coast has been collaborative of necessity and inclusive by design. Governance across parties have worked together for over six years on the TTPP Committee, and senior planning staff representing each partner have been integral in developing the current notified version of TTPP.
2. Once the TTPP Committee approved and notified the current proposed TTPP, they delegated the authority to undertake the hearings to the Hearing Panel, acting under section 34A of the Resource Management Act 1991, and clause 10 of the Local Government Reorganisation Scheme (West Coast Region) Order 2019, and including the exercise of any powers conferred by sections 41 to 42 of the RMA.
3. This means the Hearing Panel has control of the hearings process which culminates in the delivery of their recommendations report covering the entire Plan.
4. Having heard all submissions and expert evidence, the Hearing Panel are currently writing recommendations on each of the TTPP chapters.
5. The inclusive working relationships among governance and the TAT have been maintained throughout the hearings process and staff hoped there would be additional time for both the TTPP Committee and the TAT to familiarise themselves with changes to the Plan in advance of TTPP Committee decision-making meetings.
6. To that end, staff approached the Hearing Panel with a request that they provide draft recommendations reports for each TTPP chapter as it was developed.
7. The Hearing Panel expressed concerns about providing draft reports, as recommendations could change significantly once all chapters were complete and changes across the Plan could be viewed as a whole (plan integration).
8. Following discussions the Hearing Panel agreed to trial a system of TAT receiving draft reports and advising the TTPP Committee about the content, as long as staff signed confidentiality agreements. This process was trialled in April 2025.
9. In May 2025 the Hearing Panel informed the TTPP Committee Chair that the confidential reporting process could not be facilitated without severely delaying delivery of the final recommendations report. They agreed to provide the final recommendations report at the end of the first week of August 2025, or the second week of August at the latest.
10. Memoranda from the Hearings Panel and the TTPP Project Manager on this matter were emailed to TTPP Committee members on 16 May 2025.
11. Hearing Panel deliberations to ensure all commissioners have oversight of the content and plan integration are taking a considerable amount of time, and the Hearing Panel have now advised that the recommendations report will not be completed until 8 September 2025 at the earliest.
12. This is at least one month later than the Hearings Panel had agreed to, reducing the time available for the TTPP Committee and TAT to consider the report contents ahead of decision-making.
13. Hearing Panel obligations, delays with the hearings process, external constraints, and options for the TTPP Committee decision making process if the recommendations report is received in early September are discussed below.

## Hearing Panel Obligations

14. The primary obligation of the Hearings Panel is to hear and make recommendations on the proposed TTPP in a fair and impartial manner.
15. Section 20 of the Hearing Panel's TTPP contract states that "the duration of service is from the Commencement date until the Hearing Panel's recommendations report is received by Council. The Hearing Panel's recommendation report must be delivered within three months of the conclusion of the final hearing. Any extension to be agreed between the Commissioner and the Manager."
16. The original contracts were signed on 12 April 2023. This was prior to notification of the summary of submissions on 28 April 2023 and further submissions which closed on 9 June 2023. No contract variations were provided to the Hearing Panel to additionally hear Variations 1 and 2 to the proposed TTPP.

## Delays with the Hearings Process

17. A number of delays outside of the Hearing Panel's control hampered when the hearings process began and ended.
18. One Hearing Panel member identified a conflict of interests after signing their contract, and it took some weeks to find a replacement, delaying the start of the hearings from 23 August 2023 to 30 October 2023. During that nine weeks, five hearings had been scheduled for completion.
19. The TTPP Committee decisions to delay the Ecosystems and Biodiversity hearing on two occasions, also impacted the hearings schedule. This topic was scheduled for an early hearing date as it covers a number of substantive issues that impact other Plan topics. Hearing these topics ahead of the Ecosystems and Biodiversity chapter has introduced plan integration issues, and resulted in a bottle neck of hearings in late 2024. The flow-on effect of this is that a number of larger, more complex topics could not be deliberated on until after the hearings had concluded. The final piece of evidence to inform the Ecosystems and Biodiversity topic was not delivered to the Hearing Panel until 10 June 2025.
20. The TTPP Committee made the decision to introduce two variations to the current hearings process. In the case of Variation 2 this was because new research that significantly improved the information for decision-making became available. The impact of this was to delay the final hearing from 31 October 2024 to 20 March 2025. The final reporting officer's right of reply for Variation 2 was not provided to the Hearing Panel until 3 June 2025. Deliberating on separate information from both the Natural Hazards hearing and the Variation 2 Coastal Hazards hearing, has also proved a significant complication in delaying recommendations.

## Constraints

21. There are some deadlines that are out of the control of the TTPP Committee and Hearing Panel, which impact the timing of TTPP Committee decision-making.
22. In 2024 the TTPP Committee sought an extension for making decisions on TTPP from the Minister for the Environment. An extension was granted, but this expires on 14 January 2026.
23. Local Body elections will be held on Saturday 11 October 2025. The makeup of the TTPP Committee is likely to change following the elections, and it would be extremely

difficult for new members to understand the current Plan and the recommended changes in time to meet the Minister’s extension deadline.

## Options

Two options for the possible timing of TTPP Committee decision-making are presented below:

**Option 1** – The current TTPP Committee approves and notifies the decisions version of TTPP on or before Friday 10 October 2025.

24. Option 1 would give TAT and the TTPP Committee approximately 2-3 weeks to consider the recommended changes to each chapter and approve Plan notification. This process will be streamlined by the provision of summaries of the recommended changes, and a tracked changes version of TTPP which will clearly show the recommended changes to the current wording of the proposed Plan.
25. The remainder of the time available would be needed to undertake printing and all public notification tasks. Table 1 illustrates possible timing for this option.

**Table 1 Timing for Option 1**

Task	Timeline
Recommendations report received by TTPP Committee and TAT	8-10 September 2025
TAT meetings	2 days during 11-15 Sept
TAT discussions with TTPP Committee members	15 -18 September
Full TTPP Committee and TAT workshop	19 September
Full day decision meetings as required during the week of	22 -26 September
Public notification and printing arrangements made	29 September - 9 October
Public Notification of Decisions version of TTPP	10 October 2025

26. Meeting such a timeline would require participants to make themselves available for large periods over the two weeks 15-26 September.
27. During 15-18 September TTPP Committee members should attend workshops with their TAT planning staff. This way planners can explain the changes ahead of the decisions meeting(s).
28. A full day workshop for all TTPP Committee and TAT members on 19 September, would enable all partners to discuss the changes together ahead of decision making.
29. It is important to note that nationally standard practice is for councils to make decisions on Hearing Panel recommendations during one full day meeting. This is a possibility for TTPP under Option 1, but this option does provide an opportunity for the TTPP Committee to hold decisions meetings over multiple days in the week of 22-26 if required. Staff can arrange full day TTPP Committee meetings on each of these days to ensure the time necessary for decision-making.

**Option 2** – Following the local body elections, the newly constituted TTPP Committee approves and notifies the decisions version of TTPP on or before Wednesday 14 January 2026.

30. Option 2 would give the current TTPP Committee members and TAT additional time to understand the recommendations. Any new TTPP Committee members would need time to become familiar with the current notified TTPP in order to understand the recommendations.
31. If the TTPP Committee choose option 2, staff can arrange additional TTPP Committee meetings from November to January, to ensure the Minister for the Environment’s notification deadline of 14 January 2026 is met. In reality, the decision would need to be made before the Christmas break.

### **Staff Recommendation**

32. Staff recommend Option 1, as current TTPP Committee members are knowledgeable about TTPP and the combined planning process to date, placing them in the best position to make decisions. Earlier decisions will also allow more enabling Plan provisions to take effect sooner.

Jo Armstrong

**Te Tai o Poutini Plan Project Manager**



# 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: 26 June 2025

Subject: **Financial Report to 30 April 2025**

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### SUMMARY

This report includes the statement of financial performance to 30 April 2025.

### RECOMMENDATION

1. That the Committee receive the report

### REPORT

The April statement shows that costs are ahead of those expected, with a reported deficit of \$1,958,965 compared with a budgeted deficit of \$1,166,180. This is due, as previously reported, to consultant/contractor and Hearing Commissioner expenditure being greater than originally anticipated. The resulting unfavourable variance against budget is \$792,785. The main variances are explained below:

1. During April expenditure on Consultants/Contractors was incurred for Variation 2 - Coastal Hazards planner right of reply reporting. There was also final analysis and reporting on changes to the Mineral Extraction topic, including mapping updates to support research requested by the hearings panel. These topics have required more planning input than originally budgeted for.
2. Expenditure on Hearing Commissioner Fees in April was \$143,000. This level of expenditure is likely to increase through to receipt of the final recommendations report now due in September. As previously reported insufficient budget was originally set for

the Hearing Commissioner Fees item, and this is reflected in the reported deficit to date figure.

3. The additional time required by the hearing panel to deliver their recommendations report will also negatively impact the 2026/27 draft budget. This could result in an exceedance of the Hearing Commissioner Fee item of up to \$500,000 in that financial year.
4. The Life of the Project to 30 June 2024 Table 2 has been updated to show total Income and Expenditure to 30 April 2025.

**Table 1****Te Tai o Poutini Plan**

<b>Statement of Financial Performance to 30 April 2025</b>						
	<b>Year to date</b>			<b>Full year</b>		
	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Forecast</b>	<b>Budget</b>	<b>Variance</b>
<b>INCOME</b>						
Targeted Rates	270,147	270,147	-	324,176	324,176	54,029
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
<b>TOTAL INCOME</b>	<b>270,147</b>	<b>270,147</b>	<b>-</b>	<b>324,176</b>	<b>324,176</b>	<b>54,029</b>
<b>EXPENDITURE</b>						
Employee costs	140,230	252,798	112,569	180,000	303,358	163,128
Consultant Planners and Contractors	841,777	562,000	(279,777)	900,000	674,400	(167,377)
Chair and iwi representatives	50,647	55,000	4,353	66,000	66,000	15,353
Governance	1,007	1,167	160	1,400	1,400	393
Poutini Ngai Tahu	45,592	41,667	(3,926)	50,000	50,000	4,408
TTPP Website	4,387	10,000	5,613	12,000	12,000	7,613
Isovist e-plan Platform	7,500	6,667	(833)	8,000	8,000	500
Meals, Travel & Accom	76,839	57,625	(19,214)	100,000	69,150	(7,689)
Workshops & Events	5,658	7,000	1,342	8,400	8,400	2,742
Media Costs	20,870	15,000	(5,870)	23,000	18,000	(2,870)
Legal Advice	66,735	100,000	33,265	120,000	120,000	53,265
Hearings – commissioner fees	912,705	178,333	(734,372)	1,330,000	214,000	(698,705)
Interest Payments	-	115,971	115,971	139,165	139,165	139,165
Overhead costs	55,165	33,099	(22,066)	66,198	66,198	11,033
<b>TOTAL EXPENDITURE</b>	<b>2,229,112</b>	<b>1,436,327</b>	<b>(792,785)</b>	<b>3,004,163</b>	<b>1,750,071</b>	<b>(479,041)</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(1,958,965)</b>	<b>(1,166,180)</b>	<b>(792,785)</b>	<b>(2,679,987)</b>	<b>(1,425,895)</b>	<b>(425,012)</b>

**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	
<b>INCOME</b>									
Targeted Rates	1,244,713	1,000,000	-	482,497	494,868	255,156	400,000	-	3,147,380
General Rates Contributions						150,000	-		150,000
Grants & Subsidies			-			30,000	200,000		230,000
Other Contributions							50,000		50,000
									-
<b>TOTAL INCOME</b>	<b>1,244,713</b>	<b>1,000,000</b>	<b>-</b>	<b>482,497</b>	<b>494,868</b>	<b>435,156</b>	<b>650,000</b>	<b>-</b>	<b>3,577,380</b>
<b>EXPENDITURE</b>									
Employee costs	205,577	283,957	78,380	183,472	279,060	268,762	199,591	67,022	1,343,715
Consultant Planners and Contractors	695,112	730,000	34,888	172,899	420,035	231,931	108,885	-	2,470,640
Chair and iwi representatives	60,000	65,000	5,000	60,000	60,000	54,500	55,000		340,147
Governance	-	1,610	1,610	747	1,949	-	-	-	3,702
Poutini Ngai Tahu	41,371	15,000	(26,371)	42,000	50,000	-	-	-	178,963
TTPP Website	5,354	8,000	2,646	27,560	5,781	-	5,000	-	48,082
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	224,673
Workshops & Events	13,384	15,000	1,616	3,298	3,246	840	14,000	-	40,426
Media Costs	6,494	40,000	33,506	71,088	25,536	5,878	4,950	-	134,816
Legal Advice	100,854	200,000	99,146	27,289	27,343	4,689	907	-	227,816
Hearings – commissioner fees	419,581	500,000	80,419	6,647	-	-	-	-	1,338,934
Interest Payments				40,090					40,090
Overhead costs	150,000	150,000	-	150,000	150,000	150,000	150,000	100,098	905,263
<b>TOTAL EXPENDITURE</b>	<b>1,783,656</b>	<b>2,113,819</b>	<b>330,164</b>	<b>805,930</b>	<b>1,050,055</b>	<b>737,477</b>	<b>557,917</b>	<b>172,492</b>	<b>7,336,638</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(538,943)</b>	<b>(1,113,819)</b>		<b>(323,434)</b>	<b>(555,187)</b>	<b>(302,320)</b>	<b>92,083</b>	<b>(172,492)</b>	<b>(3,759,258)</b>



# Project Manager Update

**1 April 2025 – 31 May 2025**

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

## Accomplishments this Period

- Now that the Code of Conduct has been approved, a new tab has been set up on the TTPP website called Committee Documentation ([Committee Documentation - Te Tai o Poutini Plan | West Coast District Plan](#)). Along with the Code of Conduct it links to the Standing Orders, Deed of Agreement and Order in Council. A tab called Committee Membership was also added with TTPP Committee members names, photos and name of the body they represent.
- The hearings panel have received final planning reports on the Coastal Hazards and Mineral Extraction topics and continue with their deliberations of other Plan topics.
- Final contractor research and technical reviews are due in early June, and this should complete the evidence for all Plan topics.
- All hearing panel Minutes can be found here: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(tppp.nz\)](#)
- Monthly updates on TTPP have been provided for reports to the West Coast Regional Council Resource Management Committee.

## Plans for Next Period

- Ongoing work with the hearing panel
- Arrangements for decision making
- Planning for the appeals process

## 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

Item	Action/Resolution	Responsible	Completion Date
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 behaviour 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

<b>Overall</b>		
Schedule		On track for 14 January 2026
Resources		Future budgets required to cover hearings and appeals
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,

<b>Stage</b>	<b>Target for Completion</b>	<b>Comments</b>
		undertaking plan changes and reviews, or ensuring these are undertaken as required.