



# Project Manager Update

**1 November 2024 – 31 January 2025**

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## Accomplishments this Period

- The Ministry for the Environment has granted your request for an extension for decisions on TTPP to 14 January 2026. We anticipate making the decisions by the end of September, prior to the local government elections.
- Some recommendation reports from the Hearing Panel may be delayed, requiring an extension of the decision-making process. Additional meeting time has been scheduled in September to help mitigate any delays.
- Variation 2 Coastal Hazards was renotified on 21 November 2024, to include the coastal hazard provisions along with the updated mapping. Submissions closed on 19 December 2024 with 55 submissions being received from both new and previous submitters on the topic. This brought the total number of submissions on this topic to 167.
- The Further Submissions period for Variation 2 – Coastal Hazards ran for two weeks from 17-31 January 2025. Five further submissions were received. The reporting officer will complete the s42A report for Variation 2 in mid-February, ahead of the March hearing.
- There was an online hearing on 4 December for Variation 1 Activities on the Surface of Water and Outstanding Matters. No submitters asked to be heard on these topics.
- The Hearing Panel will hear from the Westport Master Planning staff on 17 March. They want to better understand the Master Planning process in light of submissions they have received and heard.
- Remaining hearings include:
  - Reconvening the Rural and Settlement Zones Hearing in Westport on 17 March.
  - Variation 2 – Coastal Hazards 18 -19 March 2025 in Westport and 20 - 21 March in Hokitika. Additional days have been set aside on 24 and 25 March for online hearings if required.
- 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 Minutes have been issued since the last Report:

Minute Number	Topic
53	Renotification of Variation 2
54	Caucusing on Ecosystems and Biodiversity

<b>55</b>	Updated Hearing Timetable for Coastal Hazards March 2025
<b>56</b>	Withdrawal of Original Submission Points
<b>57</b>	Mining and Mineral Extraction Hearing

- All hearing panel Minutes can be found here: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(tppp.nz\)](#)
- A contract variation has been signed for additional planning work. The Mineral Extraction Zone (MINZ) Right of Reply report recommended some far reaching changes such as removing sites from the MINZ zone where lawful establishment of mines and quarries had not been proven. The Hearing panel has asked submitters for further information on such sites, and is open to reconvening the hearing, if necessary, to allow submitters an opportunity to be heard on the proposed changes. The contract variation would cover reporting planner time to assess any further information received, update his Right of Reply, and complete a reconvened hearing if required.
- The contract Variation also covers preparation and attendance costs for a Principal Planner to lead discussions at the full day TTPPC meeting in May.
- An update on TTPP hearings has been provided for a report to the West Coast Regional Council Resource Management Committee.
- Discussions on how to improve TTPP communications have been ongoing. TTPP staff will host a planner workshop for staff from all the member parties on 9 April 2025. Topics for discussion will include consistent implementation of the plan, and development of guidance material for both planners and users. Guidance could include pictorial explanations of the types of development permitted in the plan, to check lists and process diagrams for consents.

### Plans for Next Period

- Preparation and attendance at the Coastal Hazards Hearing in March
- Reconvening Rural and Settlements Zones Hearing 17 March
- First Recommendations Reports received for comment
- Technical Advisory Team meeting
- Prepare for planner workshop on TTPP implementation and guidance requirements
- Ongoing 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

Item	Action/Resolution	Responsible	Completion Date
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
Hearings for Te Tai o Poutini Plan	March 2025	17 March reconvening Rural and Settlement Zones hearing. Coastal Natural Hazard to be heard 18-21 March. Dates to continue hearing online available if required on 24 and 25 March.
Decisions Te Tai o Poutini Plan Appeals/Mediation	September 2025 2026	Indicative time only Indicative time only. Any parts of the Plan not appealed are operative from the end of the Appeal Period.
Environment or High Court Ongoing Decision Making for TTPP	2026 onward 2025 onward	Indicative time only. 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.



**Te Tai o Poutini**  
**PLAN**

*A combined district plan for the West Coast*