



Te Tai o Poutini PLAN

A combined district plan for the West Coast

Te Tai o Poutini Plan Committee Meeting

26 August 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 26 June 2025	Chair
	Matters Arising	Chair
9.10am	Presentation – Legal Options and Process for Decision-Making	Wynn Williams
10.00am	Report – The TTPP Decision-Making Process	Principal Planner
10.30 am	Financial Reports to 31 May 2025 and 30 June 2025	Project Manager
10.50am	Project Manager’s Report	Project Manager
11.00am	Meeting ends	

TTPP Committee Meetings for 2025	Time	Venue
18 September	9am-4pm	WCRC
19 September	9am-4pm	Arahura Marae
22 September	8am-12pm	WCRC
23 September	9am-4pm	GDC
24 September	8am-12pm	GDC
26 September – Alternate if required	9am-11am	WCRC
No October meeting – Local Elections		
19 November	1.30-3.30pm	WCRC
11 December	1.30-3.30pm	WDC



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MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT CLOCKTOWER CHAMBERS, 119 PALMERSTON STREET, WESTPORT AT 9.00 AM ON 26 JUNE 2025

Present

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

In attendance

D. Lew (WCRC), Jo Field (WCRC), J. Armstrong (TTPP Project Manager), Michael McEnaney (GDC), Joanne Soderlund (GDC), Simon Bastion (BDC), Carissa du Plessis (BDC), Lois Easton (Kereru Consultant on behalf of WCRC), Janeen Kydd-Smith (Sage Planning on behalf of WCRC), Dean Chrystal (Chair of the Commissioners Panel), Paul Rogers (Hearing Commissioner), Anton Becker (Hearing Commissioner), Doug Bray (WCRC), Chu Zhao (WCRC).

Welcome

Apologies

Mayor H. Lash (WDC) & Cr A. Cassin (WDC)

Moved (R. Williams / Mayor Cleine)

That the apologies of Mayor Lash & Cr Cassin be accepted.

Carried

Confirm minutes of the previous meeting held on 23 April 2025

Moved (Cr Neylon / Kaiwhakahaere Tumahai)

That the minutes of the meeting held 23 April 2025 be confirmed.

Carried



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Matters arising from previous meetings

None raised

Report – Delay in Delivery of Hearings Panel Recommendations Report

J. Armstrong noted that 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 will impact the time available for TTPP Committee consideration and decision making.

Hearing Panel Chair, Dean Chrystal, explained the complicated integration process they are undertaking. He pointed out that their recommendations are seeking to ensure that the plan is as integrated and robust as possible and would result in fewer appeals at the end. That's why it's taking time.

Cr Cummings asked why the committee cannot see the revision/draft recommendations if Lois can see them.

Dean Chrystal answered that Lois is not revising the commissioners' work, she is just reviewing what the commissioners are doing and pointing out if there are any typographical errors or integration issues to consider.

Paul Rogers added that if they invite others to influence the decision, it will leave the council wide open to a real risk of judicial review. That's why there is no open dialogue between a committee and commissioners when commissioners have been appointed to hear and make recommendations.

Mr Rogers noted that the form of delivery of their decisions will include schedules which clearly detail where those changes lie. The committee will be able to compare the notified provision with a marked-up version of the same part of the plan and easily understand why the commissioners have made those changes.



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Cr Haddock appreciated the effort that the commissioners are putting in, and he understood this is a difficult task for the commissioners. Cr Haddock asked for the hours and time the commissioners spent on this project.

Dean Chrystal answered that all five commissioners are working seven days a week. He added that they are doing their best to get the recommendations to the committee as soon as they can.

Kaiwhakahaere Madgwick was concerned that it's unfair for the committee to cram all decisions into a week, because the committee cannot do anything if the committee does not agree with a recommendation that comes back from the commissioners.

Cr Gibson agreed with Kaiwhakahaere Madgwick.

Cr Cummings pointed out that they need more time to read/understand the recommendations.

Kaiwhakahaere Madgwick noted that Option 2 is not ideal. He suggested giving the committee more time.

J. Armstrong indicated two options: Option 1 – The current TTPP Committee approves and notifies the decisions version of TTPP on or before Friday 10 October 2025. 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.

J. Armstrong explained Table 1- Timing for Option 1 on Page 9. She pointed out that the Committee will have 2 to 3 weeks to read, contemplate and decide on the recommendations.

D. Lew commented on the timeframe pressure. He suggested that if the commissioners provide recommendations earlier, it would relieve the pressure on the committee. He added that the Committee has a quasi-judicial role, which means that for all intent and purpose, the committee is acting like an environment court judge. D. Lew pointed out that any public or informal commentary on preferred outcomes could lead to claims of predetermination, potentially invalidating all or part of the process via judicial review or appeal. He said they have some documentation around what to do if the committee wants any more information.



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Cr Neylon suggested beginning with Option 1 before the election as a trial, with the flexibility to switch to Option 2 if the workload is unmanageable. He noted that there is ample time to brief new members and continue the process after the election.

Cr Haddock agreed with Cr Neylon.

Kaiwhakahaere Madgwick pointed that Option 1 does not give the committee the extra option that was raised by Cr Neylon. He was against it.

Kaiwhakahaere Tumahai was also against Option 1.

Cr Haddock made an amendment to the recommendation on Paragraph 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. If it cannot be decided by the committee by the 10th of October, it will carry on following the local elections and be notified before the 14th of January.

Moved (Cr Haddock / Cr Cummings)

- 1. That the Committee receive the report.*
- 2. The TTPP Committee approve Option 1 and notifies the decisions version of TTPP on or before 10 October 2025. If it cannot be decided by the Committee by the 10th of October, it will carry on following the local elections and be notified before the 14th of January.*

Carried

Financial Report to 30 April 2025

J. Armstrong noted that nothing was unexpected in the report to the 30th of April.

Moved (Kaiwhakahaere Madgwick / Mayor Cleine)

- 1. That the Committee receive the report.*

Carried



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Project Manager's Report

Moved (R. Williams / Mayor Gibson)

1. *That the Committee receive the report.*

Carried

Meeting ended at 10.05am.



MEMORANDUM

Date: 1 August 2025
To: TTPP Committee
From: Lucy de Latour | Kate Dickson

Recommendations of TTPP Hearing Panel – actions of TTPP Committee and potential risks

Introduction

1. With the imminent delivery of the Hearing Panel recommendations report, the TTPP Committee has the important role of making final decisions on the Hearing Panel's recommendations. These recommendations and ultimately the Committee's decision reflect the considerable time and effort that had been poured into the TTPP by the Committee, staff and the community. The Committee can expect the recommendations report to demonstrate how the members of the community and the Committee's views have been heard, tested and distilled into a single document that will ultimately become the Combined District Plan for the West Coast.
2. The purpose of this memorandum is to restate the steps that will need to occur after the Hearing Panel's recommendations are provided to the TTPP Committee, and the options available to the Committee at this time.

Executive summary

3. Following the hearings on the TTPP throughout late 2023 – 2024, the Hearing Panel will provide a recommendation report back to the TTPP Committee. This report makes a recommendation on how submissions on the TTPP should be treated and what that ultimately means in terms of drafting in the TTPP.
4. It is for the TTPP Committee to decide whether to accept or reject the recommendations contained in the report, in accordance with clause 10 of Schedule 1 of the RMA.
5. The TTPP Committee has three options when considering the recommendations of the Panel on the TTPP:
 - (a) accept the recommendations in full;
 - (b) accept the recommendations in part (and reject parts of the recommendations); or
 - (c) reject the recommendations in full.
6. If the Committee decided to reject the recommendations (in full or in part) it cannot simply substitute its own decision in place of the recommendations, as this would be subject to a high risk of successful legal challenge. This is because the Resource Management Act 1991 (**RMA**) and the principles of natural justice require the hearing of submissions on the TTPP to follow an appropriate and fair procedure in light of the particular circumstances.
7. The Committee could reduce the risk of successful challenge if it decides to reject the recommendations of the Panel (in part or in full) by adopting one (or a mixture) of the following options:
 - (a) re-hear the submissions itself on the parts of the TTPP that are rejected;
 - (b) appoint a differently constituted hearing panel to re-hear the submissions on the parts of the TTPP that are rejected;
 - (c) prepare a variation to amend the TTPP; or

- (d) withdraw the relevant part(s) of the TTPP (if those parts are able to be severed from the remainder of the TTPP).
8. If the Committee was to re-hear the submissions (and evidence) on the relevant provisions itself (or appoint a hearing panel to do so), the nature of any hearing would depend on the extent and scope of the recommendations that were rejected. For example, where the relevant provisions comprise a discrete and narrow issue with limited submissions, a fair and appropriate hearing process may be for the Committee to conduct a hearing "on the papers" (reviewing the material previously filed with the Hearing Panel, including recordings of the hearing, and making a new decision) before making a decision. We consider the circumstances in which this procedure would be sufficient to be fair and appropriate are likely to be very limited.
 9. Where the relevant provisions consist of a wider (or complex) issue, with many different variables (for example, a whole chapter or topic of the TTPP), then it may be fair and appropriate to conduct a re-hearing of the relevant submissions (including evidence etc) so that the Committee / hearing panel has the opportunity to ask questions of the relevant persons. We consider that in most instances this will be the appropriate outcome, which does then carry with it additional cost.
 10. Principles of conflict of interest and bias will also be relevant to the Committee when it is making the decisions on recommendations. It is important that Committee members ensure that no actual or perceived bias is present in the decisions, by ensuring a fair-minded lay observer would reasonably believe they are bringing an open and impartial mind in making that decision.
 11. Once the TTPP Committee makes a decision, submitters then have the opportunity to lodge appeals with the Environment Court. Provisions that may be seen as more contentious by the community are often appealed, so what is decided on by the Council (or in this case TTPP Committee) is often not the final version of the TTPP provisions that applies. The provisions will often change through mediation and hearing, with the Environment Court judge deciding what the provisions should say.
 12. The TTPP Committee will have an opportunity to be involved in the appeals process (as the Respondent on every appeal) and will need to determine the best process for managing this involvement and who it will authorise as a delegate to resolve matters on behalf of the Committee at mediations.
 13. Our detailed advice follows.

Detailed advice: Recommendations of TTPP Hearing Panel – actions of TTPP Committee and potential risks

Steps after recommendations are provided to TTPP Committee

1. The TTPP Committee was established by the Local Government Reorganisation Scheme (West Coast Region) Order 2019, and was transferred the plan-making functions of each of the three district councils in the region. The TTPP Committee then delegated the Hearing Panel all functions, powers and duties necessary (including powers conferred by sections 41 and 42 of the RMA) to hear submissions and evidence on the proposed TTPP and make recommendations to the Committee in respect of those submissions.¹
2. The Hearing Panel will provide its recommendations to the TTPP Committee, in response to submissions made on the TTPP. These recommendations will address whether the Hearing Panel considers each submission point on the TTPP should be accepted or rejected, and how the provisions of the TTPP should be worded to achieve the desired outcome.
3. Once the recommendations are provided to the TTPP Committee, the TTPP Committee is charged with making the decisions on the submissions. This is in accordance with clause 10 of Schedule 1 of the RMA.
4. There are three formal requirements of a decision under clause 10:²
 - (a) The submission determination - Each decision must state simply whether the local authority accepts or rejects in whole or in part, each and every submission or group of submissions on a specific provision or matter; and
 - (b) The provision determination - If one or more identified submission(s) is/are accepted in whole or in part, then those decisions should identify clearly, consistently and unambiguously what change is to be made to one or more provision or what provision is to be deleted, or what new provision is to be added; and
 - (c) The reasons - Each decision should contain its reasons in writing.
5. The decision must also include a further evaluation of the TTPP in accordance with section 32AA and the Committee must have particular regard to the further evaluation when making its decision.³
6. These requirements are what the Hearing Panel will address through their recommendation report.
7. The Committee will be making its decision on this report, and until the decision is made, no amendments will be made to TTPP.
8. Decisions are required to be given no later than two years after notifying the proposed plan under clause 5 of Schedule 1. As the TTPP was notified on 14 July 2022, we understand that an extension to this timeframe has been sought from the Minister for the Environment (and granted) until 14 January 2026.⁴
9. Once a decision is made on the TTPP, its provisions will eventually either become operative⁵ or be made operative,⁶ once any appeals have been determined.⁷
10. Given the power to make decisions on the TTPP was not delegated to the Hearing Panel, it is ultimately up to the TTPP Committee to make decisions on the provisions in accordance with

¹ TTPP Committee Meeting Minutes, 21 March 2023.

² *Queenstown Lakes District Council v Marcam Grand Lakes Ltd* EnvC C156/02, at [43].

³ RMA, Schedule 1, Clauses 10(2)(ab) and (4)(aaa).

⁴ In accordance with cl 10A of Schedule 1 of the RMA – see TTPP Committee meeting minutes from 7 August 2024.

⁵ RMA, s 86F.

⁶ RMA, Sch 1, cl 20.

⁷ RMA, Sch 1, cl 14.

clause 10 of Schedule 1 of the RMA. In order to make its decision on the TTPP, the TTPP Committee will need to decide whether to accept or reject each of the Hearing Panel's recommendations on submission points.

11. As part of making its decisions on the TTPP, the Committee may accept and adopt the report and recommendations of the Hearing Panel (including its appendices) as the Committee's decision on the provisions of and submissions on the TTPP in accordance with clauses 10(1), 10(2) and 10(4)(aaa) of Schedule 1 to the RMA.
12. The Committee has three options when considering the recommendations of the Hearing Panel on the TTPP:
 - (a) Accept the recommendations in full;
 - (b) Accept the recommendations in part; or
 - (c) Reject the recommendations in full.
13. We first address the general principles to be applied when considering each of these options, before addressing each option, in turn, below.

General principles to be applied

14. Hearings by a local authority require compliance with the basic criteria for a judicial hearing, including the rules of natural justice and fairness, as well as the requirements of the RMA (including Schedule 1).⁸
15. A hearing of submissions on a proposed plan is mandatory (unless no persons have lodged submissions, or no persons have indicated a wish to be heard).⁹ However, the TTPP Committee has wide discretion as to the nature of the hearing process, provided that the hearing is held in public and the procedure adopted is appropriate and fair in the circumstances, and conducted so as to avoid unnecessary formality.¹⁰ This largely reflects the principles of natural justice in the decision-making process. The powers to regulate the hearing process in this case were delegated to the Hearings Panel.
16. While the requirements of natural justice vary with the power that is exercised and the circumstances, fairness is at the heart of the issue. Those who have a right to be heard must be given an adequate opportunity to express their views and to influence the decision-maker.¹¹ An assessment of whether or not a decision-maker has acted fairly is a quintessential judicial task that is highly influenced by context.¹²
17. A hearing process in which interested parties, and supporting evidence, are heard goes a long way to meeting the requirements of fairness. However, decision-makers must also be alert to ensure that fairness encouraged by procedure is not undermined by what occurs after and the procedure to that point does not necessarily exhaust the requirements of fairness.¹³
18. The requirements of fairness include decisions being free from bias, predetermination or decision-makers having a conflict of interest. The Committee (and its members) must avoid predetermining any decision and approach all decisions with an open mind, even where a disposition to a certain position may legitimately exist. To do otherwise risks giving rise to allegations of conflict, bias or predetermination.

⁸ *Queenstown Lakes District Council v Marcam Grand Lakes Ltd* EnvC C156/02 22 November 2002 at [45].

⁹ RMA, Sch 1, cl 8B.

¹⁰ RMA, s 39.

¹¹ *New Zealand Co-operative Dairy Co Limited v Commerce Commission* [1992] 1 NZLR 601 (HC); *Accountants First Ltd v Commissioner of Inland Revenue* [2014] NZHC 2446, at [55].

¹² *Hawke's Bay and Eastern Fish and Game Councils v Hawke's Bay Regional Council* [2014] NZHC 3191 at [117]-[121].

¹³ *New Zealand Co-operative Dairy Co Limited v Commerce Commission* [1992] 1 NZLR 601 (HC) at [63].

19. The principles of natural justice require impartiality in decision-making in order to uphold public confidence in the administration of justice. Natural justice requires persons not to be 'judges in their own cause' – meaning a decision maker, including one with a delegated authority, should not have a stake in the outcome of the decision.¹⁴
20. When making decisions on the TTPP, the Committee should ensure that no fair-minded lay observer might reasonably apprehend that the decision-maker will not bring an impartial mind to the resolution of the case in the sense that he or she may unfairly regard with favour (or disfavour) the case of a party. Bias (and predetermination) can either be apparent or perceived, so even if there is a risk of a perception of bias this can create legal risk.
21. Breaching the rules of natural justice (including the right to be heard) when making a decision can amount to an error of law.¹⁵ It is necessary to bear these principles in mind when considering each of the options regarding the recommendations.

Accepting the recommendations

22. If the Committee is satisfied with the recommendations, then it can accept the recommendations and adopt the recommendations (and reasoning) of the Hearing Panel as its own decision.
23. Accepting the Hearing Panel's recommendations carries little legal risk. The Hearing Panel is the body that was appointed by the TTPP committee for their expertise and has heard all of the submissions, evidence and legal submissions on each of the matters addressed in its report, so it is appropriately placed (and qualified) to determine the most appropriate planning outcome or content of the TTPP. The Hearing Panel was provided the opportunity to ask questions of the individuals who made submissions before delivering their recommendations.
24. While there are some specific requirements for decisions in clause 10 of Schedule 1 (as outlined above), it is anticipated that the Hearing Panel's recommendations will be provided in a form that does achieve each of these requirements (for example, ensuring that the decision includes the reasons for accepting or rejecting the submission points). Staff and legal counsel can assist with this enquiry as necessary.
25. While there may be some appeals to the Environment Court as a result of the TTPP Committee's decision to accept the recommendations, these appeals would be challenges to the merits of the decision, and not the process adopted. These appeals cannot be avoided, and so it is not a risk of the decision to accept the recommendations itself – this is part of the usual planning process under the RMA.

Rejecting any of the Hearing Panel's recommendations

26. It is open to the Committee to accept some and reject other recommendations of the Hearing Panel. If the Committee decides to reject some recommendations it will need to provide reasons.
27. In our experience, it would be highly unusual for the Committee to reject the recommendations (in part or in full) as the Hearing Panel has heard all submissions and evidence on the TTPP.¹⁶ However, if it does decide to take this action, the Committee will need to decide what to do with the rejected parts of the recommendations / TTPP. The Committee cannot reject the recommendations and substitute them with its own decision, without significant legal risk.

¹⁴ *Nga Puawaitanga (Meremere) Ltd v Waikato District Council* (1998) 4 ELRNZ 480.

¹⁵ *Hawke's Bay and Eastern Fish and Game Councils v Hawke's Bay Regional Council* [2014] NZHC 3191 at [133].

¹⁶ Parts of a hearing panel's recommendation were rejected in relation to the Auckland Unitary Plan, but this was subject to special legislation that explicitly allowed the Council to accept or reject the recommendations. Other planning processes are also subject to similar legislative provisions (which may have implications for the appeal rights available), but there is no such provision in relation to the process that the TTPP is proceeding through.

28. If the Committee was to reject part of the Hearing Panel's recommendations, it could reduce the risk of successful legal challenge by adopting one of the following options:
- (a) Constitute a new hearing panel to rehear submissions and evidence (or for the Committee to hear this directly itself) on the aspects of the TTPP and Panel's recommendations the Committee has rejected;
 - (b) Prepare a variation of the plan as per Schedule 1, clause 16A; or
 - (c) Withdraw the relevant parts(s) of the TTPP (if the parts can be severed from the rest of the TTPP).

Substituting Committee's own decision

29. As set out above, it is not a viable option for the Committee to simply substitute its own decision for any aspect of the Hearing Panel's recommendations that it rejects. Substituting the recommendations with its own decisions risks the hearing procedure being considered inappropriate and unfair. This approach would also prevent those who have a right to be heard from expressing their views, which may be considered to breach the principles of natural justice.
30. Substituting its own decision in place of the Hearing Panel's recommendations would open the Committee up to significant risk of successful legal challenge. To reduce the risk of successful legal challenge, the Committee should only make a decision on submissions after conducting a new hearing so the Committee itself rehears the evidence and submissions on the relevant provisions of the TTPP (option (a) listed above).

Rehearing submissions

31. The ability to rehear submissions or appoint a new hearing panel to do so will depend on the scope and the extent to which the recommendations are rejected. If the rejection is on a matter that is severable from the rest of the Hearing Panel's recommendations, a re-hearing on only those submissions will carry less risk. However, rejecting key objectives and policies which impact multiple other provisions may give rise to greater risk of successful challenge due to the interrelated nature of the recommendations.
32. The nature of any subsequent hearing would need to be determined by the extent and scope of the recommendations rejected, in order to be consistent with the principles of natural justice. What is appropriate and fair turns on the circumstances of the proceedings. For example, if the issue is narrow and discrete, with limited submission points, then the Committee may be able to conduct a hearing "on the papers" (reviewing the material previously filed with the Hearing Panel, including recordings of the hearing, and making a new decision).
33. However, in most circumstances (or for contentious issues), we anticipate that it would be fair and appropriate to conduct a re-hearing of the relevant submissions and evidence, so that the decision-maker has the opportunity to ask any necessary questions. This would also be the case where a number of recommendations are rejected (for example in relation to a whole chapter/topic of the TTPP), rather than in relation to a discrete provision. This then incurs additional cost to the district councils, and comes with further delay associated with additional hearing time.
34. If there is a rehearing of submissions on the TTPP, it is important appropriate measures are taken to reduce the potential risk of allegations associated with predetermination and bias. One way of achieving this would be to appoint a whole new hearing panel.

Notification of variation

35. If the Committee was to reject all or some of the Hearing Panel's recommendations, a variation to the TTPP is possible under Schedule 1, clause 16A.
36. The preparation and notification of a variation would incur costs. A variation must follow the process set out in Schedule 1 of the RMA, including the notification and hearing of submissions – essentially the same process that the TTPP has followed to date. Following

the proper process would also incur timing delays in terms of making the TTPP fully operative (although part of the TTPP may be able to be made operative in advance of the variation progressing to completion).

Withdrawal of part of the TTPP

37. The Committee may have the option of withdrawing the relevant parts of the TTPP where it has rejected the Hearing Panel's recommendations.¹⁷ However, this will depend on the scope of the parts of the recommendations that are rejected. This is because part of a proposed plan can be withdrawn, provided that it does not have the effect of varying any other parts of the plan left behind.
38. If the withdrawal of part of a proposed plan does vary or affect other parts of the proposed plan, then the withdrawal would be classified as a variation, to which Schedule 1 of the RMA applies.¹⁸ The option to withdraw part of the TTPP would be available where for example, the withdrawal consisted of all of the provisions in relation to the management of a discrete activity, including policies, rules, explanations, definitions, appendices (or part thereof).
39. A withdrawal renders all submissions and/or appeals on that part of the Plan non-justiciable.¹⁹ The withdrawal of a proposed plan (or part of it) does not require a hearing,²⁰ but the TTPP Committee would be required to give public notice, including reasons for the withdrawal. Depending on the scope of the withdrawal, withdrawing part of the TTPP may undermine the ability of the Council to give effect to relevant higher order documents, for example the West Coast Regional Policy Statement.

When the Committee makes its decision

40. Once the Committee makes its decision, this must be publicly notified. On and from the date the decision is publicly notified, the plan is amended in accordance with the decision.²¹ At this point. The "decisions version" of the TTPP will be in effect and apply to all applications for resource consent. This replaces the "notified version" which is the version that is currently being applied.
41. If the decision is to not accept the recommendation of the Hearings Panel, we note that the notified version of the TTPP will remain in force (unless all the provisions are withdrawn).
42. When the decision is notified, a copy of the public notice (and clear statement of the period within which an appeal may be lodged) must be served on all submitters.²²
43. Following notification of the decision, a person who made a submission may appeal to the Environment Court. An appeal is required to be lodged within 30 working days of service of the notice of decision of the TTPP Committee.²³
44. If no appeals are received in relation to certain provisions, then rules in the TTPP may be treated as operative (in accordance with section 86F of the RMA), or there may be parts of the TTPP that can then be approved by the Committee and made operative.²⁴ We can provide further advice on these processes once the appeal deadline has passed.
45. We note that from previous experience with planning processes, there are often a number of appeals. This is particularly so for provisions that may be seen as more contentious by the

¹⁷ RMA, Sch 1, cl 8D.

¹⁸ *West Coast Regional Council v Royal Forest & Bird Protection Society of New Zealand* (2006) 12 ELRNZ 269, [2007] NZRMA 32.

¹⁹ *West Coast Regional Council v Royal Forest & Bird Protection Society of New Zealand* (2006) 12 ELRNZ 269, [2007] NZRMA 32 at [31].

²⁰ *West Coast Regional Council v Royal Forest & Bird Protection Society of New Zealand* (2006) 12 ELRNZ 269, [2007] NZRMA 32 at [65].

²¹ RMA, Sch 1, cl 10(5).

²² RMA, Sch 1, cl 11.

²³ RMA, Sch 1, cl 14.

²⁴ RMA, Sch 1, cls 17 and 20.

community, so often what is decided on by the Council (or in this case TTPP Committee) is not the final version of the provisions.

46. Once an appeal is lodged, the matter will be managed by the Environment Court. Most often, the parties would first seek to reach an agreed outcome through mediation, but if that cannot be achieved a hearing before the Environment Court would be necessary. In that instance, it will be the Environment Court judge that has the decision over the appropriate provisions to include within the TTPP.
47. The TTPP Committee will have an opportunity to consider the appeals and to participate in the resolution of appeals through mediation. For practical reasons, the Committee will need to appoint a delegate who has authority to settle the appeals at mediation. This can be determined at a later date. This is the TTPP Committee's opportunity to provide high-level policy guidance by setting its preferred position to be pursued through mediation, which will ultimately be implemented by staff with delegated authority.

Conclusion

48. We trust that our advice assists. Please let us know if you have any further questions, or would like to discuss.

Wynn Williams



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: 26 August 2025

Subject: **Te Tai o Poutini Plan – From Recommendations to Decisions**

SUMMARY

This report provides information for Te Tai o Poutini Plan Committee on the next steps for the Committee in making its decisions on Te Tai o Poutini Plan.

Recommendations Reports from the Commissioners are expected to be available on about 9th September. A series of workshops is planned with the Technical Advisory Team to work through these in order to provide advice to the Committee on the implications of the recommendations.

From mid-September a series of meetings with the Committee are planned to work through the recommendations and make decisions on the Plan.

At this stage it is proposed that once the Committee has made decisions on the Plan, the Decisions Plan will be publicly notified on 10 October.

RECOMMENDATIONS

1. That the Committee receive the report.

Lois Easton

Principal Planner

BACKGROUND

1. Te Tai o Poutini Plan was publicly notified as a Proposed Plan on 14 July 2022.
2. Over the past 20 months submissions have been heard by the independent hearings commissioners with the final hearing – Variation 2, held in March 2025.
3. The commissioners have been working on their recommendation reports for the Committee, and these are expected to be available on or around 9th September.

INFORMATION TO SUPPORT DECISIONS

4. The recommendations reports will follow the structure of the Plan hearings. The 24 expected reports and the content they will cover is shown at Appendix One.
5. Each recommendations report will have the following information:
 - Introductory information including about the hearing and who attended;
 - An outline of the submissions, evidence presented and evaluation by the s42A author;
 - Hearing panel recommendations to the Committee;
 - An appendix showing the recommended tracked changes to the Plan provisions (additions **bold underlined** deletions in ~~strikethrough~~)
6. Alongside the reports a summary report of each topic will be provided by the Te Tai o Poutini Plan staff team, highlighting the key changes recommended and the implications of the changes. These will be relatively high level – focussing on the changes which are likely to be significant in terms of actual implications for development on the West Coast.
7. Alongside this, the Technical Advisory Team members will provide briefing sessions to their relevant Council/Rūnanga representatives so that the Committee are able to focus the meeting discussions on any matters of concern.

OPTIONS FOR DECISION MAKING

8. The Committee has three options when considering the recommendations of the Hearings Panel:
 - Accept the recommendations in full;
 - Accept the recommendations in part (and reject parts of the recommendations); or
 - Reject the recommendations in full.
9. Staff and the Committee's legal counsel recommend option 1 and that the Committee make Decisions in line with the recommendations of the Hearings Panel. This is because these commissioners were appointed by the Committee for this role. They have heard all the submissions and considered all the evidence provided in making their recommendations. This has been undertaken at very significant cost and time to the community.
10. Staff and legal counsel note that appeals on the Plan from some parties are inevitable, and that these are likely to be around the matters of most concern to Committee members. Indeed, individual Councils and Poutini Ngāi Tahu are also able to appeal the Decisions.
11. The TTPP Committee would be the Respondent in every appeal and therefore remains part of the appeals process.
12. Appendix Two of this report contains a decision tree which outlines the process which would need to occur should the committee decide to reject part or all of the recommendations.
13. It is not possible for the Committee to substitute its own decision in place of the recommendations (not having participated in the hearings process), and new hearings would be required.
14. Adoption of the recommendations as Decisions is not the end of the process, but would enable the benefits of TTPP to occur, including:
 - replacing very out-of-date plans;
 - reducing planning complexity (and therefore cost) for resource consent applicants and councils;
 - enabling the significant amount of rezoning that is proposed in TTPP
 - providing a more certain and consistent planning framework for the West Coast.

LEGAL STATUS OF TTPP FOLLOWING DECISIONS

15. TTPP must go through a number of stages before it completely replaces the current plans. These stages and their effects are described below:
 - Notified Plan= the Plan that was publicly notified as a Proposed Plan in June 2022. This is the version of the Plan on which the submissions have been made. The Notified Plan must be considered alongside the current district plans for consenting.
 - Decision Version of the Notified Plan= This is the version of the Notified Plan which identifies TTPP Committee decisions on submissions as tracked changes. The Decision Version of the Notified Plan has Legal Effect.
 - Legal Effect= When an objective, policy or rule has legal effect this means that it must be implemented.
 - Part Operative Plan= parts of the Plan are fully operative (and replace all previous plans on that matter) but parts are still under appeal.
 - Operative Plan= Plan which has been through all RMA phases and all appeals have been settled. An operative plan completely replaces all previous plans.
16. Once the decisions on the Plan are notified (the Decisions Plan), all TTPP objectives, policies and rules will have legal effect.
17. An appeal period of 30 working days is provided for. Anybody who submitted on the Plan is able to appeal, but "whole plan" appeals are not allowed. Appellants must be specific about what part of the Plan they are opposed to, and what relief they seek.
18. Until the appeals period is ended, councils will still have to consider both TTPP and the individual Buller, Grey and Westland District Plans, however the "weight" of the assessment goes onto TTPP. Matters such as rezoning will have legal effect and will be able to be implemented.
19. When the appeals period is ended, staff will produce an annotated version of the Plan which identifies what parts of the Plan have been appealed and what parts are fully operative.

NEXT STEPS

20. Meetings of the TTPP Committee to consider the recommendations reports and make decisions commence on 18 September. These will be fully public meetings so that the decision-making process is transparent to the community.
21. Provided the Committee makes decisions on the Plan by 24th September the Decision Plan would be publicly notified on 10 October.

Appendix One: Expected Recommendation Reports

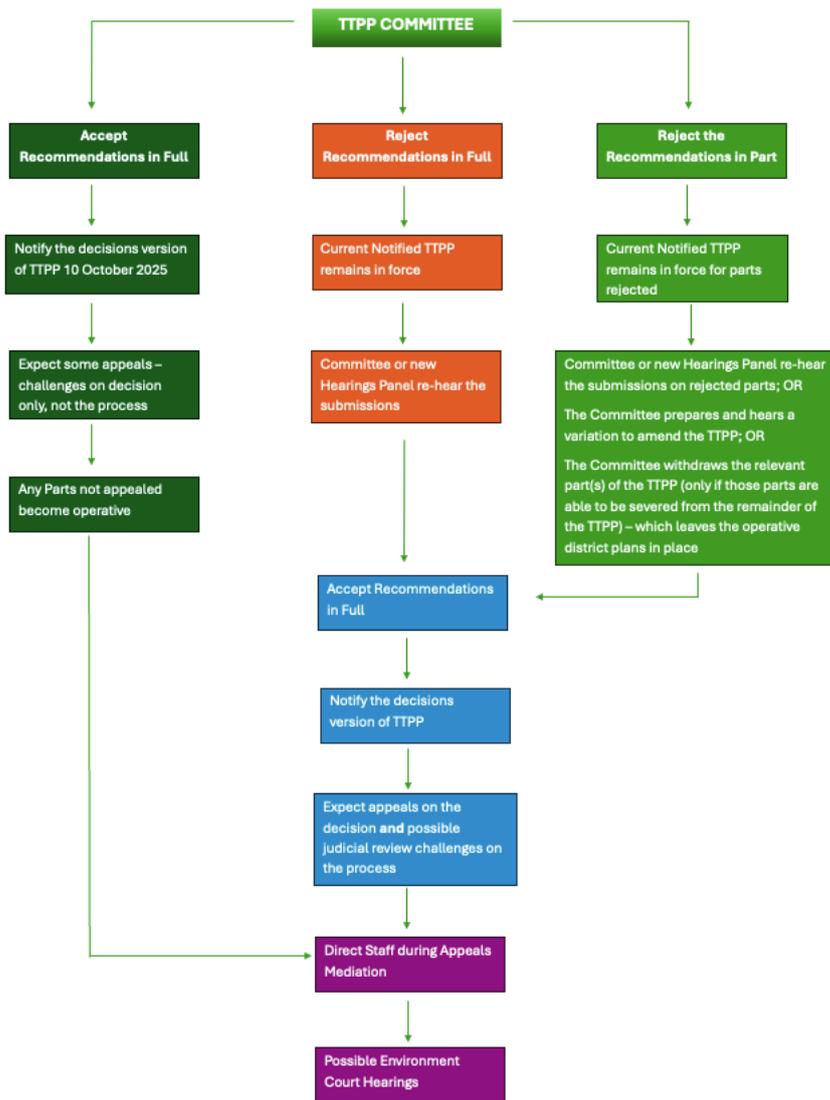
Recommendation Report	Recommendations Content
Introduction and General Provisions	Introduction How the plan works Interpretation: <ul style="list-style-type: none"> • Definitions used across the Plan • Glossary of Māori Terms Tangata whenua chapter Appendix Five Appendix Six
Strategic Direction	Strategic Objectives and Policies
Energy, Infrastructure and Transport	Energy Chapter Infrastructure Chapter Transport Chapter Appendix One: Transport Performance Standards Relevant Definitions
Contaminated Land and Hazardous Substances	Contaminated Land Chapter Hazardous Substances Chapter Relevant Definitions
Natural Hazards	All natural hazard objectives, policies, rules and mapped overlays except where these relate to Coastal Hazards and Variation 2 Relevant Definitions
Coastal Hazards and Variation 2	Coastal Hazard specific Objectives, Policies and Rules Coastal Hazard maps Relevant Definitions
Notable Trees	Notable Trees Chapter Schedule Two Notable Tree maps Relevant Definitions
Historic Heritage	Historic Heritage Chapter Schedule One Appendix Four – Accidental Discovery Protocol Appendix Ten: NZ AA Sites of Māori Origin Historic heritage maps Relevant Definitions
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori Chapter Schedule Three Sites and Areas of Significance to Māori maps

	Relevant Definitions
Ecosystems and Biodiversity	Ecosystems and Biodiversity Chapter Schedule Four SNA Maps Relevant Definitions
Natural Features and Landscapes	Natural Features and Landscapes Chapter Schedule Five Schedule Six Natural Features and Landscapes maps Relevant Definitions
Natural Character and the Margins of Waterbodies	Natural Character and the Margins of Waterbodies Chapter Relevant Definitions
Subdivision	Subdivision Chapter Financial Contributions Chapter Public Access Chapter Relevant Definitions
General District Wide Matters Part 1	Light Chapter Temporary Activities Chapter Earthworks Chapter Relevant Definitions
Signs	Signs Chapter
Noise	Noise Chapter Noise Overlay Maps <ul style="list-style-type: none"> • Airports • Roads • Railway • Rifle Ranges Relevant Definitions
Coastal Environment	Coastal Environment Chapter Schedule Seven Schedule Eight Coastal Environment maps Relevant Definitions
Mineral Extraction	Mineral Extraction Zone Chapter Buller Coalfield Zone Chapter Mineral Extraction Policies and Rules from: <ul style="list-style-type: none"> • Open Space Zone • General Rural Zone • Rural Lifestyle Zone

	<ul style="list-style-type: none"> • Settlement Zone Mineral Extraction Zone and Buller Coalfield Zone maps Schedule Nine Schedule Ten Appendix Seven Relevant Definitions
Open Space Zones	Open Space Zone Chapter Natural Open Space Zone Chapter Sports and Recreation Zone Chapter Open Space and Recreation Zones maps Relevant Definitions
Industrial and Commercial Zones	General Industrial Zone Light Industrial Zone Town Centre Zone Commercial Zone Neighbourhood Centre Zone Mixed Use Zone Appendix Four: Town Centre Design Guidelines Industrial and Commercial Zones maps Relevant Definitions
Residential Zones	General Residential Zone Large Lot Residential Zone Medium Density Residential Zone Appendix Two: Recession Planes Appendix Three: Medium Density Residential Design Guidelines Residential Zone Maps, including <ul style="list-style-type: none"> • Kaiata Park Development Maps • Alma Road Terrace Development Maps
Special Purpose Zones	Airport Zone Future Urban Zone Hospital Zone Māori Purpose Zone Port Zone Stadium Zone Scenic Visitor Zone Appendix Nine Special Purpose Zone Maps Relevant Definitions

Settlement Zone and its Precincts	Settlement Zone Chapter, including <ul style="list-style-type: none"> • Coastal Settlement Precinct • Settlement Centre Precinct • Rural Residential Precinct Kumara Junction Development Area Settlement Zone Maps, including <ul style="list-style-type: none"> • Moana North Subdivision Proposal • Cashmere Bay Subdivision Proposal Relevant Definitions
General Rural and Rural Lifestyle Zones	General Rural Zone, including <ul style="list-style-type: none"> • Community Living Precinct • Highly Productive Land Precinct Rural Lifestyle Zone Rural Zone Maps Appendix Eight Relevant Definitions

Appendix Two: Decision Tree





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 August 2025

Subject: Financial Report to 31 May 2025

SUMMARY

This report includes the statement of financial performance to 31 May 2025.

RECOMMENDATION

1. That the Committee receive the report

REPORT

The May statement shows that costs are ahead of those expected, with a reported deficit of \$2,176,611 compared with a budgeted deficit of \$1,307,071. 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 \$869,541. The main variances are explained below:

1. During May expenditure on Consultants/Contractors was incurred for Variation 2 - Coastal Hazards planner right of reply report writing, and analysis of updated landowner information and reporting on the Mineral Extraction topic. These topics have required more planning input than originally budgeted for.
2. Expenditure on Hearing Commissioner Fees in May totalled \$157,240. This level of expenditure is likely to increase through to receipt of the final recommendations report 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 Life of the Project to 30 June 2024 Table 2 has been updated to show total Income and Expenditure to 31 May 2025.

Table 1**Te Tai o Poutini Plan**

Statement of Financial Performance to 31 May 2025						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	297,161	297,161	-	324,176	324,176	27,015
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	297,161	297,161	-	324,176	324,176	27,015
EXPENDITURE						
Employee costs	149,853	278,078	128,226	180,000	303,358	153,505
Consultant Planners and Contractors	871,715	618,200	(253,515)	900,000	674,400	(197,315)
Chair and iwi representatives	56,147	60,500	4,353	66,000	66,000	9,853
Governance	1,007	1,283	277	1,400	1,400	393
Poutini Ngai Tahu	49,759	45,833	(3,926)	50,000	50,000	241
TTPP Website	4,592	11,000	6,409	12,000	12,000	7,409
Isovist e-plan Platform	7,500	7,333	(167)	8,000	8,000	500
Meals, Travel & Accom	79,276	63,388	(15,888)	100,000	69,150	(10,126)
Workshops & Events	5,674	7,700	2,026	8,400	8,400	2,726
Media Costs	20,970	16,500	(4,470)	23,000	18,000	(2,970)
Legal Advice	96,755	110,000	13,245	120,000	120,000	23,245
Hearings – commissioner fees	1,069,845	196,167	(873,679)	1,330,000	214,000	(855,845)
Interest Payments	-	127,568	127,568	139,165	139,165	139,165
Overhead costs	60,682	60,682	-	66,198	66,198	5,517
TOTAL EXPENDITURE	2,473,772	1,604,232	(869,541)	3,004,163	1,750,071	(723,701)
NET SURPLUS/(DEFICIT)	(2,176,611)	(1,307,071)	(869,541)	(2,679,987)	(1,425,895)	(696,686)

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	-	3,174,395
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	-	3,604,395
EXPENDITURE									
Employee costs	205,577	283,957	78,380	183,472	279,060	268,762	199,591	67,022	1,353,337
Consultant Planners and Contractors	695,112	730,000	34,888	172,899	420,035	231,931	108,885	-	2,500,577
Chair and iwi representatives	60,000	65,000	5,000	60,000	60,000	54,500	55,000		345,647
Governance	-	1,610	1,610	747	1,949	-	-	-	3,702
Poutini Ngai Tahu	41,371	15,000	(26,371)	42,000	50,000	-	-	-	183,130
TTPP Website	5,354	8,000	2,646	27,560	5,781	-	5,000	-	48,287
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	227,110
Workshops & Events	13,384	15,000	1,616	3,298	3,246	840	14,000	-	40,442
Media Costs	6,494	40,000	33,506	71,088	25,536	5,878	4,950	-	134,916
Legal Advice	100,854	200,000	99,146	27,289	27,343	4,689	907	-	257,836
Hearings – commissioner fees	419,581	500,000	80,419	6,647	-	-	-	-	1,496,074
Interest Payments				40,090					40,090
Overhead costs	150,000	150,000	-	150,000	150,000	150,000	150,000	100,098	910,780
TOTAL EXPENDITURE	1,783,656	2,113,819	330,164	805,930	1,050,055	737,477	557,917	172,492	7,581,299
NET SURPLUS/(DEFICIT)	(538,943)	(1,113,819)		(323,434)	(555,187)	(302,320)	92,083	(172,492)	(3,976,904)

* Please note that the total cost to date column also includes the current YTD figuers (1 July - 31 May 2025)



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 August 2025

Subject: Financial Report to 30 June 2025

SUMMARY

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

RECOMMENDATION

1. That the Committee receive the report

REPORT

The June statement shows that costs for the financial year finished ahead of those expected in the budget, with a reported deficit of \$2,507,690 compared with a budgeted deficit of \$1,425,895. This was due, as previously reported, to consultant/contractor and Hearing Commissioner expenditure being greater than originally anticipated. The resulting unfavourable variance against budget is \$1,081,795. The main variances are explained below:

1. Throughout the financial year additional expenditure on Consultants/Contractors was incurred on a number of topics where further information/research was requested by the Hearings Panel. The work was to further investigate issues raised in submissions, to ensure Hearing Panel recommendations are thorough and factual. The large amount of additional work on Variation 2 - Coastal Hazards also required a great deal of unbudgeted consultant planner input, as did ongoing work on the Mineral Extraction topic.

2. Expenditure on Hearing Commissioner Fees in June totalled \$156,197. This level of expenditure is likely to increase through to receipt of the final recommendations report due in September. As previously reported insufficient budget was originally set for the Hearing Commissioner Fees item, and additional hearings on two Variations also significantly increased this expenditure. This is reflected in the reported Hearing Commissioner Fees item deficit for the financial year of \$1,012,042.
3. The only other significant item above budget is for Meals, Travel and Accommodation, with a deficit of \$13,831. This reflects the extended nature of some of the hearings, additional Variation 2 hearings, and travel for Hearing Panel deliberations.
4. A number of positive variances are recorded for the financial year. The most significant being a \$139,784 surplus for Employee Costs and \$18,951 for Legal Advice.
5. The Life of the Project to 30 June 2024 Table 2 shows income and expenditure totals for each financial year of the project to date. The right-hand column has been updated to show total Income and Expenditure for the current financial year to 30 June 2025.

Table 1

Te Tai o Poutini Plan

Statement of Financial Performance to 30 June 2025						
	Year to date			Full year		
	Actual	Budget	Variance	Forecast	Budget	Variance
INCOME						
Targeted Rates	324,176	324,176	-	324,176	324,176	-
General Rates Contributions						
Grants & Subsidies						
Other Contributions						
TOTAL INCOME	324,176	324,176	-	324,176	324,176	-
EXPENDITURE						
Employee costs	163,574	303,358	139,784	180,000	303,358	139,784
Consultant Planners and Contractors	901,333	674,400	(226,933)	900,000	674,400	(226,933)
Chair and iwi representatives	61,669	66,000	4,331	66,000	66,000	4,331
Governance	1,007	1,400	393	1,400	1,400	393
Poutini Ngai Tahu	50,004	50,000	(4)	50,000	50,000	(4)
TTPP Website	4,592	12,000	7,409	12,000	12,000	7,409
Isovist e-plan Platform	7,500	8,000	500	8,000	8,000	500
Meals, Travel & Accom	82,981	69,150	(13,831)	100,000	69,150	(13,831)
Workshops & Events	5,225	8,400	3,175	8,400	8,400	3,175
Media Costs	21,529	18,000	(3,529)	23,000	18,000	(3,529)
Legal Advice	101,049	120,000	18,951	120,000	120,000	18,951
Hearings – commissioner fees	1,226,042	214,000	(1,012,042)	1,330,000	214,000	(1,012,042)
Interest Payments	139,165	139,165	-	139,165	139,165	-
Overhead costs	66,198	66,198	-	66,198	66,198	-
TOTAL EXPENDITURE	2,831,866	1,750,071	(1,081,795)	3,004,163	1,750,071	(1,081,795)
NET SURPLUS/(DEFICIT)	(2,507,690)	(1,425,895)	(1,081,795)	(2,679,987)	(1,425,895)	(1,081,795)

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	-	3,201,410
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	-	3,631,410
EXPENDITURE									
Employee costs	205,577	283,957	78,380	183,472	279,060	268,762	199,591	67,022	1,367,059
Consultant Planners and Contractors	695,112	730,000	34,888	172,899	420,035	231,931	108,885	-	2,530,196
Chair and iwi representatives	60,000	65,000	5,000	60,000	60,000	54,500	55,000		351,169
Governance	-	1,610	1,610	747	1,949	-	-	-	3,702
Poutini Ngai Tahu	41,371	15,000	(26,371)	42,000	50,000	-	-	-	183,375
TTPP Website	5,354	8,000	2,646	27,560	5,781	-	5,000	-	48,287
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	230,815
Workshops & Events	13,384	15,000	1,616	3,298	3,246	840	14,000	-	39,993
Media Costs	6,494	40,000	33,506	71,088	25,536	5,878	4,950	-	135,474
Legal Advice	100,854	200,000	99,146	27,289	27,343	4,689	907	-	262,130
Hearings – commissioner fees	419,581	500,000	80,419	6,647	-	-	-	-	1,652,270
Interest Payments				40,090					179,255
Overhead costs	150,000	150,000	-	150,000	150,000	150,000	150,000	100,098	916,296
TOTAL EXPENDITURE	1,783,656	2,113,819	330,164	805,930	1,050,055	737,477	557,917	172,492	7,939,393
NET SURPLUS/(DEFICIT)	(538,943)	(1,113,819)		(323,434)	(555,187)	(302,320)	92,083	(172,492)	(4,307,983)

* Please note that the total cost to date column also includes the current YTD figures (1 July - 30 June 2025)



Project Manager Update

1 June 2025 – 31 July 2025

Prepared By: Jo Armstrong

Data Prepared: 31 July 2025

Accomplishments this Period

- An on-the-ground assessment of one submitters SNA was undertaken at the request of the owner.
- A final review of the NIWA coastal hazards report was undertaken by Tonkin and Taylor.
- The Mayors and Chair met with MfE officials to discuss the implications of new legislation. Notes were disseminated to the Committee.
- The hearings panel has completed work on 14 topics, has made significant progress on eight topics and three topics are ready for panel deliberations.
- Delivery time for the Hearing Panel’s recommendations report has been updated twice and new times for Technical Advisory Team and TTPP Committee meetings re-set to accommodate the changes.
- All hearing panel Minutes can be found here: [Hearing of Submissions - Te Tai o Poutini Plan | West Coast District Plan \(tpp.nz\)](#)

Plans for Next Period

- Ongoing work with the hearing panel
- Arrangements for decision making
- Planning for notification of the decisions version of TTPP and the subsequent 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 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 the appeals process
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,

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