



**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

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.

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.

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

Project Manager's Report

Moved (R. Williams / Mayor Gibson)

1. *That the Committee receive the report.*

Carried

Meeting ended at 10.05am.

NEXT MEETING



Chairman

August 26, 2025

Date