



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

Present

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

In attendance

D. Lew (WCRC), Jo Field (WCRC), J. Armstrong (TTPP Project Manager), Michael McEnaney (GDC), Joanne Soderlund (GDC), Simon Pickford (BDC), Carissa du Plessis (BDC), Lois Easton (Kereru Consultant on behalf of WCRC), Janeen Kydd-Smith (Sage Planning on behalf of WCRC), Lucy de Latour (Wynn Williams), Kate Dickson (Wynn Williams), Doug Bray (WCRC), Chu Zhao (WCRC).

Welcome

Apologies

Kaiwhakahaere P. Madgwick (Makaawhio), Cr G. Neylon (BDC), & Cr A. Cassin (WDC)

Moved (Mayor Cleine / R. Williams)

That the apologies of Kaiwhakahaere P. Madgwick, Cr Neylon & Cr Cassin be accepted.

Carried

Confirm minutes of the previous meeting held 26 June 2025

Moved (Kaiwhakahaere Tumahai / Cr Cummings)

That the minutes of the meeting held 26 June 2025 be confirmed.

Carried

Matters arising from previous meetings

None raised

Presentation – Legal Options and Process for Decision–Making

Lucy de Latour pointed out three options available to TTPP Committee for making decisions on the recommendations report of the Independent Hearings Panel:

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

For Option 1:

- TTPP has legal effect
- Any outstanding concerns can be resolved through appeals
- Consistent with the earlier decision to appoint a hearings panel of qualified experts to hear evidence on behalf of the Committee
- Cost effective and fastest option

The Procedure is that the committee accepts the recommendations and adopts the recommendations (and reasoning) of the Hearing Panel as its own decision. Committee publicly notifies the decision.

For Option 2:

- Parts of the TTPP will have legal effect
- Any parts that are rejected will revert to the notified version of the TTPP
- Committee cannot substitute its own decision
- Not consistent with earlier decision to appoint Commissioners to hear submissions
- Risk that a decision to reject recommendations will be challenged
- Additional time and cost will be incurred in rehearing submissions and making new decisions

The procedure is that the committee accepts specific recommendations by adopting those recommendations (and reasoning) of the Hearing Panel as its own decision. Committee rejects recommendations by providing reasons (after taking action to reduce risk of rejecting recommendations). Committee then publicly notifies this decision.

For Option 3:

- TTPP will revert to notified version – some provisions have legal effect
- Committee cannot substitute its own decision
- Not consistent with earlier decision to appoint Commissioners to hear submissions
- Risk that a decision to reject recommendations will be challenged
- Significant costs and time delays involved with reducing this risk

The procedure is that the committee rejects recommendations as a whole and provides reasons (after taking action to reduce risk of rejecting recommendations). Committee publicly notifies this decision.

Chair Williams asked about the fourth point of the Option 3 – who would think about challenging or how would that recommendation be challenged.



Lucy de Latour answered that the challenge, if the committee makes that decision, would be a judicial review in the High Court. She added that if the committee takes into account irrelevant considerations in making a decision to reject, it would need very clear and strong reasons to reject.

Lucy de Latour talked about four ways to reduce the risk of legal challenge if report rejected in part or in full:

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

Lucy de Latour noted that the submitters can appeal to the environment court against the council's decision. The environment court will look at the merits of the decision, as well as whether it was the correct decision on the law. The environment court can direct the council(s) to amend the proposed plan to remedy issues.

Cr Haddock asked the cost if there was an appeal by one of the submitters.

Lucy de Latour answered that the environment court won't award costs for appeals on planning documents, but there will be costs involved for the committee in terms of being there as respondent in the room for the mediations and appeal.

Report – The TTPP Decision-Making Process

Lois Easton pointed out that TTPP Committee will get 24 recommendation reports from the commissioners. She will prepare for the committee a summary of each of the 24 recommendation reports. The Technical Advisory Team (TAT) will also get those reports and the track change version of the plan before those reports come to the committee.

Mayor Cleine asked the timing of the upcoming decision-making meetings/workshops.

J. Armstrong noted that TAT workshops will be held on the 11th, 12th and 15th of September, prior to the first Committee meeting on the 18th of September. The Committee meeting will be held from 18 – 24 September. She highlighted that their aim is to make a decision on the 24th, but to keep the 26th as a backup just in case.

Cr Cummings asked whether they would be making decisions each day.

J. Armstrong said that everyone will be asked if they are comfortable with a topic before moving on. She added that Ms Easton will ask if the Committee agrees on these matters, and that some issues will need further conversation on the final day.



Moved (Mayor Lash / Mayor Gibson)

1. *That the Committee receive the report.*

Carried

Financial Report to 31 May 2025 & Financial Report to 30 June 2025

Mayor Cleine asked if the Regional Council has raised a loan for around \$3.9 million to cover the difference between income and expenditure on Page 25.

J. Armstrong responded that they had.

Moved (Kaiwhakahaere Tumahai / Mayor Lash)

1. *That the Committee receive the report*

Carried

R. Williams pointed out that it is very important when budgets are set for next year, that the budget details will be presented to the Committee.

Project Manager's Report

The report was taken as read.

Moved (R. Williams / Mayor Cleine)

1. *That the Committee receive the report.*

Carried

Meeting ended at 10.13am.

Chairman

NEXT MEETING November 19, 2025