



Te Tai o Poutini

PLAN

A combined district plan for the West Coast

Project Manager Update

1 September 2025 – 31 October 2025

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

Accomplishments this Period

- A TTPP Committee meeting was held on four days between 18 and 24 September 2025. Each TTPP topic featured in the Hearings Panel's recommendations report was discussed individually during the meeting. On 24 September 2025 the TTPP Committee adopted the recommendations and reasoning of the Hearings Panel as their own, with two amendments to Policy 1 of the Ecosystems and Indigenous Biodiversity chapter.
- Undertaking all notification requirements including public notice, printing and distributing hard copies of TTPP Decision Plans, updating the online e-plan and maps, sending emails or letters to all submitters and government departments and bodies with an interest in TTPP was achieved by the deadline of 10 October 2025.
- The decisions and notification processes were a huge undertaking for TTPP Principal Planner Consultant Lois Easton and TTPP staff Doug Bray and Chu Zhao. The previous TTPP Committee expressed their gratitude for Ms Easton's input from development of TTPP through to her pivotal role at hearings and during decision-making, and a vote of thanks was expressed for the team's hard work.
- TTPP has a dedicated website at tpp.nz to ensure all information is readily accessible to the public. Keeping the website up to date with current information and documentation has been a major focus this period. The website includes background information about TTPP including foundation documentation, all submissions and hearings reports, technical reports and information sheets, and information about the appeals process currently being run. The landing page contains links to online and pdf versions of the decision plan, the public notice, Committee resolutions and the appeals page. Familiarising yourself with the website, and how to access the different versions of the plan is recommended.
- We have received a letter from Transpower confirming that they accept the TTPP Committee recommendations of 10 October 2025, as they pertain to Transpower designations in TTPP.
- A similar letter from Spark NZ has identified some changes.

Plans for Next Period

- Receipt and analysis of appeals on the TTPP decision version
- Liaison with the Environment Court

Key Issues, Risks & Concerns

Item	Action/Resolution	Responsible	Completion Date
Decision makers can't reach agreement	Workshop issues prior to mediation and Plan changes	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 TTPP Committee 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 away from 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.	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 TTPP Decision version content	Respond to queries by phone, email and public meetings. Update information.	TTPP Committee Project Manager	Ongoing

Status

Overall		
Schedule		Met 10 October 2025 decision notification
Resources		Future budgets required to cover the appeals and Plan amendment processes
Scope		Schedule 1 processes leading to updates to Plan to achieve operative status

Schedule

Stage	Target for Completion	Comments
Appeals/Mediation	2026	Indicative time only. Any parts of TTPP not appealed are operative from the end of the Appeals Period.
Environment or High Court	2026 onward	Indicative time only.
Ongoing Decision Making for TTPP some	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, undertaking plan changes and reviews, or ensuring these are undertaken as required.