



**Te Tai o Poutini**

**PLAN**

*A combined district plan for the West Coast*

# Project Manager Update

**1 November 2025 – 30 November 2025**

Prepared By: **Jo Armstrong**  
Date Prepared: **30 November 2025**

## Accomplishments this Period

- The TTPP Planning team have been busy fielding numerous queries and Local Government Official Information and Meetings Act (LGOIMA) applications during the appeals period.
- The LGOIMAs were primarily focused on attaining information about the planning process and how policy decisions were researched and made.
- Queries to the TTPP info email have included a number of submitters checking their notification obligations for making an appeal. Access to an online tool which enables appellants to identify parties who made further submissions on the appellant's original submission has been made available to submitters.
- We have received an appeal and a submission on issues that the senders have previously tried to submit on, but which were not accepted as they were outside of the submissions period and, in one case not a matter controlled under TTPP.
- A number of emails include requests for changes to be made to the plan with regard to individual properties. These requests are responded to with information about the current zoning and overlays on the property, and an explanation about the Schedule 1 planning process that TTPP is currently following. It is made clear that staff cannot make the requested changes to the Plan, as the Environment Court is now in control of the appeals process. Previous submitters are entitled to make an appeal and links to appeals information are provided to them.
- The dedicated TTPP website at [tpp.nz](http://tpp.nz) is regularly updated to ensure all information is readily accessible to the public. All appeals lodged with the Environment Court and the TTPP Committee are available under the Appeals Received tab.

## Plans for Next Period

- 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

<b>Overall</b>		
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.