



**MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT BULLER DISTRICT COUNCIL  
CLOCKTOWER, PALMERSTON STREET, WESTPORT AT 9.00 AM ON 10 FEBRUARY 2026**

**Present**

R. Williams (Chairman), Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Mayor C. Russell (BDC), Cr A. Cassin (WCRC), Kaiwhakahaere P. Madgwick (Makaawhio), Kaiwhakahaere F. Tumahai (Ngāti Waewae), Cr L. Webb (BDC), Cr A. Gibson (GDC), Cr G. Maitland (WDC), Cr C. Smith (WCRC)

**In attendance**

Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Alice Balme (Wynn Williams), Joanne Soderlund (GDC), Michael McEnaney (GDC), Carissa du Plessis (BDC), Simon Pickford (BDC), Barbara Phillips (WDC), Lois Easton (TTPP Principal Planner), Philippa Lynch (Poutini Environmental), Chu Zhao (WCRC).

**Welcome**

**Apologies**

No apologies

**Conflict of Interest Declaration**

None raised

Circulation of an Interests Register was requested

Confirm minutes of the previous meeting 12 December 2025

**Moved** (Chair Williams / Kaiwhakahaere Madgwick)

*That the minutes of the meeting held 12 December 2025 be confirmed.*

*Carried*

**Matters arising from previous meetings**

None raised

**Analysis of Appeals Received**

L. Easton noted that 36 appeals were received on the plan. She added that the Appeals on the TTPP fall generally into three groups: Appeals in relation to a specific property – either it's zoning or overlay(s) that affect the property; Appeals in relation to relatively narrow matters in specific provisions; and Wide-ranging appeals that cover large parts of the Plan.



**Moved** (Cr Webb / Mayor Russell)

1. *That the Committee receive the report*

*Carried*

### **Verbal update on s274 Parties Joining Appeals**

L. Easton explained that parties can join appeals under s274 of the RMA. She noted that 206 notices of people joining appeals were received, mostly from appellants joining each other's appeals. There are 11 new parties joining appeals under s274, this brings the total number of parties involved to 47.

### **Legal update on Mediation Process**

A. Balme outlined the mediation process, explaining that the first step in any environment court process is a direction from the court that appeals go to mediation. Mediation is a form of alternative dispute resolution under Environment Court procedures and represents a more cost-effective approach than full court hearings. The mediations will be presided over by Environment Court commissioners, with appeals grouped into topics rather than being mediated individually to ensure efficiency and comprehensive discussion. The job of the mediator is to help the parties on the day, to facilitate discussion and bring the collective minds together to reach a resolution. All parties to each appeal will be invited to participate, typically bringing lawyers and expert witnesses. A. Balme also outlined the roles of the TTPP Committee in this process, legal counsel and TTPP Staff.

A. Balme added that mediation is not held as a public session, only the parties to the appeals can attend. There is no record of the discussion, mediation is conducted on a 'without prejudice basis', meaning everything that happens in the room stays in the room.

The Committee raised questions about venue locations, with preference expressed for holding mediations on the West Coast, including at Arahura Marae for matters relating to Sites and Areas of Significance to Māori. A. Balme said staff will discuss this with the Environment Court, but the Environment Court has the final decision on the venue.

### **Report – Appeals Position-Setting Process and Delegated Authority**

J. Armstrong noted that appeals will be broken up into points and grouped into topics for direct discussions or mediation. Ideally simple matters will be dealt with first, so that as many of the appeals as possible can be settled as quickly as practicable. This includes direct discussions with appellants whose appeals might be easily settled ahead of mediation.

J. Armstrong highlighted the principles for TTPP Committee Position Setting on page 14 of the agenda.

A. Balme outlined TTPP Position Setting Process on page 15 and the Appointment of Positions Subcommittee on Page 16 of the agenda.



Kaiwhakahaere Tumahai thought that recommendations 2 (b) and (c) contradict each other, and asked for further clarification:

- b. Appoint all members of the TTPP Committee to the Positions Sub-committee; and
- c. Each Positions Subcommittee shall be made up of at least two members and exclude any members where the Council or Runanga that they represent is a party to an appeal on a relevant topic.

A. Balme explained that in the resolutions, the option recommended is to appoint a position subcommittee, and to appoint all members of the committee to the subcommittee. However, for each subcommittee meeting, any members who are also parties to the appeals being considered will be excluded from the meeting. This is why b and c are set out separately. A. Balme added that the quorum for a subcommittee is just two members.

A. Balme talked about Delegated Authority to Enter Agreements to Resolve Appeals on Page 17 of the agenda.

Kaiwhakahaere Madgwick commented that he is struggling with this proposed delegation because it's basically a loss of West Coast autonomy. Kaiwhakahaere Tumahai agreed with Kaiwhakahaere Madgwick.

Cr Smith commented that it is important that West Coasters are the determinants, he added that it should be ensuring that the West Coast perspective is retained here.

Kaiwhakahaere Madgwick pointed out that he won't be supporting the Recommendation 3 which was for the Project Manager and the Chairman of TTPP to have that delegation.

Kaiwhakahaere Madgwick suggested that the chair of the West Coast Regional Council has the delegation and two or one members of the TTPP committee who are non-conflicted.

D. Lew commented the wording should be 'the delegation is given to any joint committee member that is not conflicted'.

Mayor Russell commented that he is relaxed with the recommendation which he said is straightforward. He supported the recommendation as it reads.

The meeting was adjourned for 10 minutes. Resumed at 11am.

Cr Maitland suggested they maybe adjourn this situation and come back with a bit more information or ideas around approaching it differently.

Kaiwhakahaere Tumahai agreed with Cr Maitland.

Cr Smith asked if they could add the words to the end of Recommendation 3 that 'within the boundaries set by the committee'. Mayor Russell supported this.

GDC supported leaving this item on the table as well for more options and information.



Chair Williams suggested having a special meeting within one week to advance the matter, and perhaps deleting recommendation 3 and approving the others.

Mayor Lash pointed out that they can only accept the first point at this stage.

Motion:

**Moved** (Chair Williams / Cr Smith)

1. *Receive this report.*
2. *Approve Position setting Option 2:*
  - a. *Appoint a Positions Subcommittee to make decisions on the position setting for resolution of any appeals to the Environment Court on the TTPP; and*
  - b. *Appoint all members of the TTPP Committee to the Positions Sub-committee; and*
  - c. *Each Positions Subcommittee shall be made up of at least two members and exclude any members where the Council or Runanga that they represent is a party to an appeal on a relevant topic;*
  - d. *The quorum for the Positions Sub-committee shall be two members; and*
  - e. *The Chair of the Positions Sub-committee shall be the Independent Chair of the TTPP Committee; and*
  - f. *Adopt the Terms of Reference for the Positions Sub-committee attached as Appendix 2.*
3. *Delegate the authority to make decisions to settle any Environment Court appeals on the TTPP to both the TTPP Independent Chair and the TTPP Project Manager (acting severally). The delegator's authority occurs within the boundaries set by the Positions Subcommittee.*
4. *Delegate to the TTPP Project Manager the power to carry out all actions for the general administration and efficient conduct of the TTPP Committee's response to the appeals to the Environment Court on the TTPP.*
5. *Note that now that appeals have been lodged with the Environment Court, the ultimate decision on the process and the outcome of that appeal will be determined by the Court and is not for the TTPP Committee to decide.*

Kaiwhakahaere Madgwick, Mayor Lash, Mayor Gibson, Cr Gibson, Cr Webb, Kaiwhakahaere Tumahai, Cr Maitland, Cr Cassin and Chair Smith voted against the motion.

Motion was lost.

New motion was raised by Cr Cassin – to approve recommendations 1,4 & 5 only:

**Moved** (Cr Cassin / Mayor Gibson)

1. *Receive this report.*
2. *Delegate to the TTPP Project Manager the power to carry out all actions for the general administration and efficient conduct of the TTPP Committee's response to the appeals to the Environment Court on the TTPP.*



3. *Note that now that appeals have been lodged with the Environment Court, the ultimate decision on the process and the outcome of that appeal will be determined by the Court and is not for the TTPP Committee to decide.*

*Carried*

Mayor Russell voted against.

An online extraordinary meeting to discuss options for position setting and delegated authority will be set up next week.

### **Report – Draft 2027 Expenses Budget**

J. Armstrong presented the draft budget for anticipated expenses 1 July 2026 to 30 June 2027 for discussion and approval to present to West Coast Regional Council for funding. She outlined three budget options in Table 2, acknowledging high uncertainty due to the unpredictable nature of mediation and court processes.

J. Armstrong noted that staff recommend Option 2, the mid-range budget of \$1,080,500 be confirmed and approved, on the understanding that WCRC will increase the budget to also cover interest and overhead costs.

Mayor Russell raised concerns about public messaging, noting that the comparative cost-effectiveness had not been well communicated to residents.

Chair Williams suggested writing a press release on this topic following the meeting.

**Moved** (Mayor Russell / Kaiwhakahaere Madgwick)

1. *That the Committee receive the report*
2. *That the Committee acknowledge the uncertainty inherent in setting this budget and confirm and approve the 2027 draft budget expenses as set out in Option 2 totalling \$1,080,500 for presentation to West Coast Regional Council for funding.*

*Carried*

### **Financial Report to 31 December 2025**

J. Armstrong presented the financial statement to 31 December 2025, noting the budget exceeding to date as a result of unanticipated hearings related costs.

Mrs Armstrong pointed out a new column in Table 2 for Current Year-to-Date figures had been added in response to a request at the December TTPP Committee meeting.



**Moved** (Cr Webb / Cr Cassin)

1. *That the Committee receive the report.*

*Carried*

Meeting ended at 11.50 am.

**NEXT MEETING**

Chairman

February 17, 2026

Date