



MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WESTLAND DISTRICT COUNCIL 11 MAY 2026

Present

Mayor T. Gibson (GDC), Mayor H. Lash (WDC), Cr A. Cassin (WCRC), Cr A. Gibson (GDC), Chair C. Smith (WCRC) Cr P. Rutherford (BDC)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Alice Balme (Wynn Williams), Carissa du Plessis (BDC), Lois Easton (TTPP Principal Planner), Doug Bray (WCRC) Gina Hogarth (BDC) Philippa Lynch (PNT), Chu Zhao (WCRC), Simon Bastion (BDC), Joanne Soderlund (GDC), Olivia Anderson (WDC)

Welcome

Mayor Lash welcomed attendees

Apologies

R. Williams (Chairman), Kaiwhakahaere P. Madgwick (Makaawhio), Mayor C. Russell (BDC), Cr L. Webb (BDC), Cr G. Maitland (WDC)

Moved (Mayor Gibson/Cr Gibson)

That the apologies be accepted

Carried

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 10 April 2026

Moved (Cr Rutherford/ Cr Cassin)

That the minutes of the meeting held on 10 April 2026 be confirmed.

Carried

Matters arising from previous meetings

None raised



Plan Change 1 Report

L Easton presented that this issue was first brought to the Committee in December 2025. The plan changes are to fix mistakes that have been found and to address matters causing issues with administration of the plan. Some matters in the plan change have also been appealed and the deferred start to mediation means that the Plan change could be completed ahead of mediation on these matters. The decision on whether the application meets requirements is currently with the Minister for approval under the Plan Stop legislation. If approval arrives during May, the plan change could go to hearing in August.

An addition to the information presented to the Committee in December is the application for re-zoning at 22 Butts Rd, Reefton from General Rural to Residential Zone. Buller District Council has requested this be added to plan change 1 to alleviate a housing shortage there.

A change to the zoning of Road Reserve near Punakaiki has also been added to the plan change.

The matters under appeal are all quite narrow matters on topics such as site coverage, light and noise.

Once approval is received from the Minister staff can commence with formal consultation on Plan Change 1.

Cr. Cassin asked about the risk of the plan change not being completed ahead of the general election period. Ms Easton feels the chances are high that the plan change could be completed in time.

Councillor Cassin queried the level of costs to undertake this plan change. Ms Easton responded that this is quite a tight plan change primarily to save costs and it could be heard by members of TTPP Committee. It is also an omnibus plan change meaning multiple matters are heard together, and this keeps costs down. Direct notification to properties adjacent to the Butts Rd property would be required, but for all other matters, a public notice would suffice. As far as plan changes go, this should be very cost effective, but that relies on whether Committee commissioners are trained and available.

Darryl Lew commented on the matter of budget. He said that West Coast Regional Council (WCRC) are managing the budget to get TTPP to fully operative. The Order in Council (OIC) says that WCRC will continue to administer TTPP on an ongoing basis and this would include rolling reviews. To keep the plan up to date. Some of what he was hearing was about a new budget - not getting the existing TTPP to the operative stage. This will need budget estimates and tracked costs. Under the OIC, financing plan changes that impact just one or two of the district councils would be at the cost of those councils.

A second matter Mr Lew wished to raise was whether TTPP Committee has members who are commissioner trained. Councillor Rutherford confirmed Councillor Webb is Chair trained. Mr Lew felt that at least one more commissioner would be needed to hear plan changes. A final query from Mr Lew was to ascertain whether Butts Rd is subject to natural hazards before re-zoning is considered.

Mayor Lash wanted to ensure everyone had grasped the content of Mr Lews' comments, particularly on district councils paying the costs of plan changes impacting their district only.



Ms Easton Responded to Mr Lew and Mayor Lash saying the plan change includes mostly matters that are mistakes in the plan and she is not expecting many submissions on those. The seven matters in the plan change which have also been appealed are impacting all councils, as they are affecting plan implementation across the West Coast. There are a number of re-zoning matters in the plan change 1 and the Butts Rd matter would be heard at the same time, so at no additional cost.

Councillor Rutherford said that Butts Rd rezoning is not a budgeted item for Buller.

Mr Lew commented that even if there were not a significant numbers of submissions plan, changes still cost in the multiples of \$50,000, so this would need to come back to Regional Council for budgeting as it is not part of the current rating calculation. If TTPP Committee intends to undertake omnibus plan changes with district specific issues bolted on, each council will need to look at how this will be budgeted for.

Mayor Gibson said she had not heard that district councils would be liable for plan changes in their districts. Mayor Lash agreed and asked Mr Lew for a formal written document from WCRC to all district councils giving cost estimates of future plan changes.

Mr Lew explained that costs for TTPP have exceeded the original budget estimate of \$5Million. WCRC had budgeted approximately \$100,000 each year to fund ongoing plan administration post operative plan and this included plan changes, however, all of this has already been swamped by the Schedule 1 process costs.

Chair Smith asked that a Paper on the costing of plan changes be bought back to the next Committee meeting. Mayor Lash agreed and asked Mr Lew to provide this paper.

L. Easton suggested that the Plan Change 1 report only be received at this meeting, pending a further paper at the next TTPP Committee meeting.

Moved (Cr Cassin/ Chair Smith)

- 1. That the Committee receive the report*

Carried

Update on Mediation Processes

Mrs Armstrong presented the monthly update following an extremely busy month. Resolution of appeals has included direct discussions resulting in New Zealand Coal and Carbon withdrawing most of their appeal points. However, other mining companies are still pursuing appeals on these matters. Discussions are ongoing with multiple appellants, and the legal team sought further particulars from appellants through a Court direction. A large number of responses to this have been received.

The legal team is seeking to have one appeal struck out. As the party is defending their right to appeal, this matter is proceeding to a court decision on papers received from the appellant and TTPP.

Mrs Armstrong said that it would be nice to be able to report that mediation was beginning tomorrow, but the Court had determined to defer the mediation start date.

Ms Balme discussed the Forest and Bird application to strike out any district council interests in the TTPP appeals process. The application signaled that mediation should be deferred until the issue was resolved. TTPP made application that no deferment should occur, and Forest and Bird responded that they agreed to this. However, the Court decided to defer TTPP mediation for two months, to enable them to determine the outcome of Forest and Bird application.

At the request of the Grey and Buller district councils the TTPP legal team supplied an affidavit explaining the establishment of the Committee and how it has been working to manage conflicts during position setting.

There will be a Court hearing in Christchurch to determine this matter on 22 May. TTPP involvement should be limited unless the Court requires a representative be present to answer questions raised by the affidavit.

Mayor Lash asked about the costs to the Committee from this matter. Ms Balme said the costs are limited to preparation of the affidavit and legal filings, and that the district councils will incur their own costs to represent their positions.

Members expressed opinions on whether the councils could seek court costs, and Ms Balme advised them to seek advice from their own legal representatives on this matter.

Mr Lew asked that Staff include the costs for TTPP of responding in the report next month.

Ms Balme finished by explaining that the new draft Mediation schedule has not been completely re-arrange and it is mostly unchanged, with topics scheduled during the deferment period being slotted in. This means the schedule is not as well structured as in the original version, but there will be less disruption for all parties.

Moved (Chair Smith/Cr Cassin)

1. *That the Committee receive the report*

Carried

Minor Errors Report

L. Easton explained that this was the fourth minor amendment paper brought to the Committee, as plan users have continued to pick up errors during daily use of TTPP. The report represents a collection of mapping matters with no material effect on the properties impacted. The online maps currently erroneously show hatching where it should not be. GIS consultants have undertaken the work to update the maps, and this is ready to go live on 20 May 2026.



Moved (Cr Rutherford / Chair Smith)

1. *That the Committee receive the report*
2. *That the Committee resolves to approve the correction of minor mapping errors and make changes of minor effect in accordance with Clause 16(2) of Schedule 1 of the RMA, as identified in the table and as shown in Appendix 1 within this report.*

Carried

Financial Report to 28 February 2026

J. Armstrong explained that this is the standard financial reporting format. She pointed out that the change in the mediation schedule means that three or four weeks of mediation will now not occur this financial year. This should result in total costs being less than budgeted for the year. However, those mediation meetings will now occur in the next financial year with the resulting increase of costs also being transferred and directly impacting the 2026/27 budget.

Ms Armstrong noted that the Wynn Williams invoice was not received in time for inclusion in this month's report, meaning that two month's invoices will appear in the next financial statement. Considering the amount of legal activity during this period, the amount will not be insignificant.

Councillor Rutherford asked for confirmation that figures in the financial statement are GST exclusive. Mrs Armstrong so confirmed

Councillor Cassin asked that the costs of deferment be included in the budget report at the June meeting.

Moved (Chair Smith / Cr Rutherford)

1. *That the Committee receive the report.*

Carried

Mayor Lash thanked everyone for their contributions

Meeting ended at 9.46 am.



Te Tai o Poutini
PLAN
A combined district plan for the West Coast

NEXT MEETING

Chairman

June 11, 2026

Date