MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD AT WEST COAST REGIONAL COUNCIL 11 AUGUST 2026

Present

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

In attendance

Alice Balme (TTPP Counsel), Matt Smith (WCRC), Darryl Lew (WCRC), J. Armstrong (TTPP Project Manager), Carissa du Plessis (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), Joanne Soderlund (GDC), Michael McEnaney (GDC), Tracy Fitzgerald (WCRC) Vihan Dalal (Media)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere P. Madgwick (Makaawhio)

Moved (Chair Williams/Chair Smith)

That the apologies be accepted *Carried*

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 11 June 2026

Moved (Cr Cassin/ Chair Smith)

That the minutes of the meeting held on 11 June 2026 are confirmed.

Carried

Matters arising from previous meetings

None raised

Report - Update on Variation 3

D Bray explained the background for Variation 3 to Te Tai o Poutini Plan (TTPP) which is generally intended to make the Plan more workable, including avoiding unnecessary consenting requirements.

Mr Bray described the RMA process involved in the targeted consultation undertaken with affected parties during July and presented the results of the feedback on the 22 proposed amendments to TTPP. Seventeen responses were received, of which ten were in support and six were out of scope of the proposed amendments.

Alice Balme then explained the effects of introducing amendments on topics that are currently under appeal. While the current provisions would fall away in favour of the amendments, in the short term, all appeals would still require resolution. Ms Balme suggested the best outcome would be for mediation on these topics to proceed, as this could resolve issues sooner than the variation process. Direct discussions ahead of mediation meetings are also providing resolution to some issues raised in the proposed Variation 3. Ms Balme clarified that notification of the remaining proposed amendments could still occur before the end of 2026, once issues not resolved through mediation are identified.

Councillor Maitland asked for clarification about the proposed amendments relating to noise.

Moved (Kw. Tumahai/ Cr. Webb)

1. *That the Committee receive the report.*
2. *That the Committee notes that it will continue to be kept informed as Variation 3 progresses.*
3. *That notification of Variation 3 be delayed until mediation on a number of topics which include the proposed amendments are completed.*

Carried

Appeals Mediation and Hearings Process Update

J Armstrong noted that the Positions Subcommittee did not meet in June or July but would be meeting following this Committee meeting.

Mrs Armstrong explained the process being undertaken at appeals mediation meetings. An Environment Court Commissioner chairs the meeting where confidential, without prejudice discussions occur between parties. Discussions may result in agreement by some or all parties, no agreement, or resolution of an appeal when a party withdraws that appeal.

The first mediation began on 30 June 2026. Seven topics were mediated in July, with mediations scheduled for a further eight topics in August.

For each topic a mediation memorandum outlining the results of discussion is produced and signed by all attendees. Any unanimous agreements are recorded in a consents document which is sent to the Environment Court for consideration. If approved, these changes are made to the TTPP, thereby making the affected provisions operative, as they are no longer under appeal.

Moved (Chair Williams / Cr Webb)

4. *That the Committee receive the report.*

Carried

Financial Report to 30 June 2026

J Armstrong noted that this report was for the entire 2026 financial year, 1 July 2025 to 30 June 2026. Mrs Armstrong pointed out that the unfavourable variance against budget for the financial year of $181,468 was due to Hearing Commissioner expenses continuing into the 2026 financial year for longer than anticipated.

Mrs Armstrong also noted that the value of the loan as at 30 June 2026 was $5,480,382, and she explained the budget set for the 2027 financial year at table 3.

Mayor Lash shared her concerns over the cost of TTPP. D Lew responded that the RMA planning process was challenging to budget for, as the costs of hearing submissions and deciding appeals are out of the Committee's control. Mr Lew commented that supporting the mediation process to resolve as many appeals as possible, thereby reducing the need for Environment Court hearings, was the most cost-effective option. Chair Smith agreed that settlement at mediation would result in reduced costs overall.

Following comments from Mayor Lash, Chair Williams requested a further paper on the costs of variations and plan changes, with some estimates of total costs to reach operative plan status.

Moved (Cr Maitland / Mayor Lash)

5. *That the Committee receive the report.*

Carried

Chair Williams thanked everyone for their attendance.

Meeting ended at 9.46 am.