MINUTES OF MEETING OF TE TAI O POUTINI PLAN COMMITTEE HELD ONLINE 15 OCTOBER 2026

Present

Mayor H. Lash (WDC), Cr. A. Gibson (GDC), Chair C. Smith (WCRC) R. Williams (Chairman), Cr. G. Maitland (WDC), Kaiwhakahaere Tumahai (Ngāti Waewae), Cr. P. Rutherford (BDC alternate), Cr. L. Webb (BDC), Cr. A. Cassin (WCRC), Cr. J. O'Connor (GDC alternate)

In attendance

Matt Smith (WCRC), Darryl Lew (WCRC), Jo Armstrong (TTPP Project Manager), Simon Bastion (BDC), Doug Bray (WCRC), Chu Zhao (WCRC), J), Michael McEnaney (GDC), Lois Easton (TTPP), Olivia Anderson (WDC), Alice Balme (Wynn Williams)

Welcome

Chair Williams welcomed attendees

Apologies

Mayor Russell (BDC), Kaiwhakahaere Madgwick (Makaawhio), Mayor Gibson (GDC)

Moved (Chair Williams/Cr. Gibson)

That the apologies be accepted *Carried*

Chair Williams acknowledged the passing of Graeme Neylon to Cr. Webb.
The Chair explained that discussion on the final agenda paper "Implications of 2026 Resource Management Reform" would be undertaken in a public excluded session to maintain legal professional privilege.

Conflict of Interest Declaration

None raised

Confirm minutes of the previous meeting held on 24 September 2026

Moved (Cr. Maitland/ Cr. Cassin)

That the minutes of the meeting held on 24 September 2026 are confirmed.

Carried

Matters arising from previous meetings

None raised.

Report – Variation 3

Ms Easton explained that some matters expected to form part of Variation 3 have been mediated on, and consent orders from the Environment Court are expected which could resolve these matters. She explained that resolving these matters through the current appeals process would be faster than including them in Variation 3. An update will be brought to the next meeting.

Moved (Mayor Lash/Cr. Webb)

1. *That the Committee receive the report.*

Carried

Update – Appeals Mediation and Hearings Process

Mrs Armstrong reported that the Positions Subcommittee met for the last time on 24 September to set positions on the final two topics, Landscapes and Zones.

Ms Balme then explained the mediation processes currently underway including mediation meetings and direct discussions with parties which can result in resolution of appeals points between appellants/parties and TTPP Committee, withdrawal of appeals points by the appellant or unresolved points being set down for hearing or for further direct discussion where parties are amenable.

Mrs Armstrong commented that the majority of appeal points at the last set of mediations have been resolved, and that these changes have been made to the online Plan, reducing time and costs for staff and Plan users.

Ms Balme said that consent orders for Noise and the Introduction and General Provisions topics had just been issued by the Court. Mayor Lash and Councillor Gibson expressed ongoing concerns about rules relating to the rail corridor and wondered if they had missed the opportunity to make some changes now the consent order has been made.

Ms Easton explained that the mediations and resulting consent orders are only for matters raised in appeals, and that TTPP Committee could decide to make changes through the plan change process.

Chair Williams asked that the next update identify topics where the process is concluded, and what steps are being taken after mediation on topics not fully resolved.

Moved (Kw. Tumahai/Chair Smith)

1. *That the Committee receive this item.*

Carried

Report – Current and Projected Costs

Chair Williams welcomed Matt Smith, WCRC General Manager Regulatory and Policy, to the meeting.

Mr Smith reported on the current expenditure for TTPP and explained that projected costs for the mediation process of $220,000 per month are based on the costs incurred for the process over the first two months of the 2027 financial year.

Mr Smith said that the total expenditure through to the end of the hearing of appeals is estimated at $12.12M plus the cost of interest on the loan.

The loan is estimated to reach approximately $7.57M, and the interest on this amount is estimated to cost around $3M over 15 years. The total expenditure and interest is estimated to be approximately $15.12 million.

Chair Williams thanked Mr Smith for an excellent report.

Cr. Gibson said that costs had snowballed and had become unaffordable. Chair Williams responded that this was the first estimate of forecast costs received in eight years and he did not know where the urban myth of a $5 million had arisen. He said that TTPP Committee had approved every budget, financial report and expenditure request over that time, and felt that costs had been extremely carefully controlled. Chair Williams concluded that the costs are entirely the outcome of the planning process.

Cr. Maitland suggested the benefits of this expenditure were minimal, but Cr Rutherford said that no one should be surprised as required processes like TTPP all come with this level of cost.

Chair Smith understood the comments of Cr.s Maitland and Gibson, but concurred with Cr. Rutherford and Chair Williams, saying this is a legal obligation, and the process must be followed through to its conclusion. He acknowledged that it is extremely difficult to accurately estimate costs in these processes.

Mayor Lash thought everyone was right, Committee members are concerned about the cost implications, but you can't turn the clock back, and must find the path forward to mitigate costs.

Cr Cassin agreed it was unfortunate that an unfounded budget had been reported in the media, and that it is hard to measure the cost/benefit against a required process which has a legal imperative.

Kw. Tumahai remembered that the $5M arose from a discussion about applying for additional funding from Development West Coast. This was never set as a total budget for the project. Kw. Tumahai thanked Mr Smith for the report and said the explanation about loan interest was useful and gave him some comfort. He felt the best thing for TTPP Committee to do now is to lobby parliament to be abe to transfer TTPP into the new planning regime.

Chair Smith agreed, saying they must advocate and be diligent to maximise the ability and capacity to move TTPP, and to benefit from all the work done to date.

Mr Lew said that every council has similar concerns and he sympathises with the costs needing to be borne by a small community. The root issue is the process that must be followed.

Cr. Maitland agreed about the cost disparity for a small ratepayer base and suggested seeking Central Government funding support.

Chair Williams concluded the discussion by saying this is the creation of an asset on which a loan could be funded over the lifetime of the Plan.

Moved (Chair Williams/Kw. Tumahai)

1. *That the Committee receive the report.*
2. *That the Committee note the projected total TTPP expenditure of $12.12 million and projected loan funding of approximately $7.57 million.*
3. *That the Committee note the estimated additional financing cost of approximately $3 million over a 15-year repayment period, resulting in an estimated total cost of approximately $15.12 million.*

Carried

Financial Report to 31 August 2026

Chair Williams recommended the report be taken as read if there were no questions. None were received.

Moved (Cr. Webb/Cr. O'Connor)

1. *That the Committee receive the report.*

Carried

Notice of Motion to Exclude the Public

A motion to exclude the public was presented

Moved (Chair Williams/Kw. Tumahai)

That the public is excluded from discussion on the Technical Update – Implications of 2026 Resource Management Reform, to enable the TTPP Committee to receive and consider confidential legal advice which may result in the disclosure of information where withholding the information is necessary to maintain legal professional privilege.

Carried

The meeting returned to a public forum at 2.40pm

Moved (Chair Smith/Cr. Rutherford)

1. *That the Committee receive the report – Implications of 2026 Resource Management Reform*

Carried

Chair Williams thanked everyone for their attendance.
Meeting ended at 2.41pm.