

**I give notice that
a Turangi/Tongariro Community Board Meeting will be held on:**

Date:	Wednesday, 1 July 2020
Time:	2.00pm
Location:	Boardroom Turangi Service Centre Town Centre, Turangi

AGENDA

MEMBERSHIP

Chairperson Miss Amanda Maclaren
Deputy Chairperson Mr Robert Severne

Members Mr Ian Ashmore
Mr Clint Green
Mrs Donna Searancke
Cr Tangonui Kingi
Cr John Mack
1 x Vacancy

Quorum 4

Gareth Green
Chief Executive Officer

Order Of Business

1	Apologies	
2	Conflicts of Interest	
3	Confirmation of Minutes	
3.1	Turangi/Tongariro Community Board Meeting - 3 June 2020	3
4	Reports	
4.1	Current Action Points	4
4.2	Urban HQ proposal	5
4.3	116 Taupahi Road - Request to Purchase Road Reserve	9
4.4	Extraordinary Vacancy on Turangi/Tongariro Community Board (Tongariro Subdivision).....	13
4.5	Update on Turangi Projects and Operations	16
4.6	Members' Reports	17
5	Confidential Business	
	Nil	

3.1 TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 3 JUNE 2020

Author: Raeleen Rihari, Democratic Services Support Officer

Authorised by: Tina Jakes, Head of Democracy, Governance and Venues

RECOMMENDATION(S)

That the minutes of the Turangi/Tongariro Community Board meeting held on Wednesday 3 June 2020 be confirmed as a true and correct record.

ATTACHMENTS

1. Turangi/Tongariro Community Board Meeting Minutes - 3 June 2020 [📄](#)

4.1 CURRENT ACTION POINTS

Author: John Ridd, Head of Economic Development and Business Transformation

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

This item is to provide an update to members on those items requiring follow up from previous meetings of the Board.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the action points update.

ATTACHMENTS

1. Current TTCB Action Sheet (A2643293) [⇒](#)

4.2 URBAN HQ PROPOSAL

Author: John Ridd, Head of Economic Development and Business Transformation

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

The purpose of this report is to provide advice and process around the Urban HQ proposal presented at a previous Turangi Tongariro Board Meeting.

EXECUTIVE SUMMARY

At its meeting last month, the Turangi/Tongariro Community Board ("the Board") was presented with a commercial proposal from Comack Properties Ltd dubbed Urban HQ. The company are proposing to set up a container development for start-up businesses. The proposed site is a public carpark which currently has status as legal road located at the south-end of the Turangi Town Centre.

This report outlines the careful consideration the Board should make when deciding whether or not to recommend a licence to occupy for the development; the legal requirements; iwi and business engagement.

RECOMMENDATION(S)

That THE TURANGI/TONGARIRO COMMUNITY BOARD:

1. supports in principle the proposal, and
2. requires direct communication with affected parties including key stakeholders and wider communication with the community prior to making a recommendation to Council.

BACKGROUND

The proposal has not been presented previously.

The Board was recently presented with a commercial proposal from Comack Properties Ltd for a container development for start-up businesses entitled Urban HQ. The company is proposing to establish the development on a public carpark (which has status as legal road) to the south-end of Turangi Town Centre

DISCUSSION

The attached proposal (refer Attachment 1) outlines for the Board's consideration for the development. The Board should consider the following issues:

- the desire to recommend a licence be granted for an area of legal road currently used as a public carpark for the purpose of the proposal and for a period of 3x3x3 years;
- the potential impact on the current town centre with the competition of additional supply of commercial space at a relatively low comparable cost, be it focussed on business start-up;
- the desire to develop the relationship with Ngati Tūrangitukua as part of the decision-making process;
- that the Board does not have delegation to make a decision but can make a recommendation to Council on this proposal.

The land

The proposed location is highlighted on the following image although the exact location within that space would be determined at a later date should the Board consider progressing an agreement.



The area of land in question is designated legal road and as such, short of stopping the road (which is possible but can be a difficult process), there are restrictions on its use which are highlighted within the legal section of this report. In summary, leasing of legal road is not permitted. Accordingly, some other form of permission such as a Licence to Occupy would be required to enable the activity to establish at the proposed location. Any licence would need to contain appropriate termination provisions of reasonably short duration in the event the land was required for any public work or other reason.

Impact on the town centre

The effect on the town centre businesses has to be considered as part of this proposal. The issues with the town centre have been well documented over the years and this proposal does address that matter. It is clear that the focus is business start-up under short-term tenancy arrangements which could then traverse into the town centre at the end of their agreement in Urban HQ.

Engagement with Ngāti Tūrangitukua

There are currently no legal requirements for Council to engage Ngati Turangitukua except if Council was to stop the road, invoking an offer back to the original owners.

The Board are aware that Council is developing a statutory relationship agreement with Ngati Tūrangitukua of which the terms of agreement are scheduled to be finalised by January 2021. The agreement will see more involvement from Ngāti Tūrangitukua in Council’s decision-making processes. As Ngāti Turangitukua holds mana whenua for the proposed location, officers strongly encourage the Board to consider their views.

Comack Properties Ltd have also committed to a conversation with Ngāti Tūrangitukua on the proposal as part of a commitment to working with the wider community.

Based on this information it is considered that there are two options

OPTIONS

Analysis of Options

Option 1 – recommend to council a licence to occupy an area of road reserve yet to be determined

Advantages	Disadvantages
<ul style="list-style-type: none"> • The Board provides support to local investment for the betterment of the business community • There is minor revenue received by Council • Competition may encourage investment in the town centre 	<ul style="list-style-type: none"> • There could be impacts on the current town centre in terms of competition for tenants thus further eroding confidence in the town centre as a suitable option for businesses

Option 2 – do not recommend a licence to occupy

Advantages	Disadvantages
<ul style="list-style-type: none"> • The town centre will not experience further erosion of confidence due to reduced competition 	<ul style="list-style-type: none"> • The loss of a high quality development opportunity and business draw-card to Turangi

Analysis Conclusion:

The issues are the challenges of licensing the use of road reserves and the impact on the current town centre. On consideration it is apparent a high quality and significant investment in business start-up can only be beneficial to Turangi. There may be an impact on the current town centre but sometimes competition can have unexpected benefits.

CONSIDERATIONS

Alignment with Council's Vision

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: World Class; Authentic; Vibrant; Quality; Resilient and Value.

Financial Considerations

The financial impact of the proposal is estimated to be \$zero and obtaining a valuation for the purpose of setting a licence fee is appropriate.

Legal Considerations

Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social / economic are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

- A licence to occupy should give the operator security of tenure given the significant investment required in establishing the activity.
- The public carpark (legal road) is still required for road, both now and in the future based on future demand projections.
- Any licence to occupy will require a six-month termination clause as part of a longer licence to occupy term.
- It is recommended that a term of three years plus three plus three years with a six-month termination term will still strike the appropriate balance between ensuring the Council can reoccupy the area for a public work or for any other reason when required, and the developer's need for sufficient security having regard to the anticipated investment.

Authorisations as follows are required for the proposal:

- ✓ Resource Consent ✓ Building Consent Environmental Health
 Liquor Licencing ✓ Licence to occupy

Authorisations are required from external parties.

Policy Implications

The proposal has been evaluated against the following plans:

- ✓ Long Term Plan 2018-2028 Annual Plan Waikato Regional Plan
✓ Taupo District Plan Bylaws Relevant Management Plan(s)

The key aspects for consideration with regards to this proposal are as follows:

There are no known policy implications.

Māori Engagement

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their

rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report. Council is currently negotiating a co-governance agreement with Ngati Turangitukua and as such officers have met with the Ngāti Turangitukua Charitable Trust and discussed the proposal.

Risks

The risks associated with this proposal are as follows:

- Potential impact of the proposed development on the current town centre businesses
- Ensuring Council's commitment to the partnership with Ngati Turangitukua is maintained by ensuring the correct conversations are had.

SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that the proposal under consideration is of low importance. The Board should note that this proposal may be seen as being in direct competition for business in the town centre and specifically the mall area. To this end, officers advise that the views of neighbouring commercial activities and the wider community are sought in relation to this proposal.

ENGAGEMENT

Taking into consideration the above assessment the issue will not be significant within the town and its surrounds. It is the officers opinion that this does not require public consultation but certainly it is imperative if a recommendation to proceed is made, the developer addresses engagement with the community.

COMMUNICATION/MEDIA

Direct communication with affected parties including key stakeholders and wider communication with the community prior to making a recommendation to Council is advised.

CONCLUSION

This report outlines the careful considerations the Board should make when determining their support or otherwise of the development. The considerations include legal requirements, iwi and business engagement.

ATTACHMENTS

1. Turangi Business Precinct Proposal from Comack Properties Ltd (A2704636) [⇒](#)
2. Turangi Business Precinct Initial Concept Plan (A2696808) [⇒](#)

4.3 116 TAUPAHI ROAD - REQUEST TO PURCHASE ROAD RESERVE

Author: Denis Lewis, Infrastructure Manager
Authorised by: Kevin Strongman, Head of Operations

PURPOSE

This report seeks approval to proceed with the process to stop the area of road reserve (some 320m²) adjacent to 116 Taupahi Road and offer for sale to the owner of 116 Taupahi Road.

EXECUTIVE SUMMARY

The owner of 116 Taupahi Road, Fernwood Investments Limited, has approached Council officers expressing an interest in acquiring the area of unformed road in front of the property at 116 Taupahi Road.

Mr Clint Nel, a director and shareholder of Fernwood Investments Limited, has acknowledged in writing agreement to pay all costs.

The preferred option is to approve the request to proceed with the road stopping and sale of the road frontage at 116 Taupahi Road to Fernwood Investments Limited because

- there was previous intention to close the western side of Taupahi Road in the mid 1960's following realignment of the highway west to its current location, with some sections of road closed and amalgamated with adjoining land parcels.
- the land is not required for the purpose of road.
- Council will gain some revenue from the proceeds of the sale

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board recommends to Council that approval is given to proceed with the process to stop the area of road reserve (some 320m²) adjacent to 116 Taupahi Road and offer for sale to the owner of 116 Taupahi Road.

BACKGROUND

The proposal has not been presented previously.

The owner of 116 Taupahi Road, Fernwood Investments Limited, has approached Council officers expressing an interest in acquiring the area (some 320m²) of unformed road in front of the property at 116 Taupahi Road.

Council officers have advised Mr Clint Nel, who is a director and shareholder of Fernwood Investments Limited representing the owners, that the area of land (see attached aerial) is not required for road. He has also been advised of the process required to be followed to dispose of road, the costs involved, and that a Council decision would be required to undertake that disposal.

Mr Nel has confirmed in writing that the company has accepted the costs associated with the process and approval is now sought to proceed.

DISCUSSION

The road land is currently vested in Taupō District Council as public road (see attached aerial) which shows the segment of the road at 40m wide with narrower portions north and south of this segment of the road at approximately 28m wide. Research was undertaken of Council files to understand how the varying widths had come about. The only reference found related to the road stopping is discussed below.

Taupahi Road was the state highway prior to the re alignment of the highway to the west of Taupahi Road to its current alignment. It would appear that in the mid 1960's the predecessor of New Zealand Transport Agency (NZTA) commenced a process to reduce the width of Taupahi Road by amalgamation of the western side of Taupahi Road, with adjoining land titles. A memo from the then Property & Land Information Officer to

the Manager Turangi discusses the results of her research on the matter at that time (refer attached TDC memo 17/01/03). It would also seem that the closing actions were only completed on some of those sections; 116 Taupahi Road was amongst a number that were not. We were unable to find any further documentation that identified any further attempts to complete the transfer.

Currently Council does not have the funding or resourcing to contemplate completing this action for those remaining areas on Taupahi Road.

Due to the alignment of the road and prior transfers of road land, it is considered unlikely that the road land in question would be required for road in the future.

For the company to acquire the road land Council would need to stop it as road and it could then be amalgamated with the company's title to the property.

There are two ways by which the road land can be added to the company's property title:

- The Public Works Act 1981 ("PWA") process, which relies on the approval of the Minister for Land Information (the Minister) and
- The Local Government Act 1974 ("LGA"), which does not rely on the Minister's approval but requires public consultation.

In this instance, the PWA process is recommended as this is considered suitable where the road stopping is not contentious and does not require public notification.

A company (The Property Group) that has undertaken such matters on Council's behalf previously has been approached to provide an estimate of associated costs to undertake the process including a valuation and survey along with meeting any costs Council incurs in this regard.

Those estimate of costs did not include;

- The price of the land itself.
- The landowners own legal costs.
- Council's administration and legal costs.

This estimate has been forwarded to Mr Nel along with advice on the process. Mr Nel has acknowledged in writing agreement to pay these costs.

Approval is now sought to proceed with the process.

Based on this information it is considered that there are two options approve the request or decline the request to proceed with the road stopping and sale of the road frontage at 116 Taupahi Road.

OPTIONS

Analysis of Options

Option 1. Approve the request to proceed with the road stopping and sale of the road frontage at 116 Taupahi Road

Advantages	Disadvantages
<ul style="list-style-type: none"> • Revenue gained from sale of land • Liability for costs associated with maintaining the land removed 	<ul style="list-style-type: none"> • Reduction in land area that public has access to

Option 2. Decline the request to proceed with the road stopping and sale of the road frontage at 116 Taupahi Road

Advantages	Disadvantages
<ul style="list-style-type: none"> • Retain ownership of land 	<ul style="list-style-type: none"> • Loss of revenue

Analysis Conclusion:

There was previous intention to close the western side of Taupahi Road in the mid 1960's following realignment of the highway west to its current location with some sections of road closed and amalgamated with adjoining land parcels.

The land is not required for the purpose of road.

The preferred option is to approve the request to proceed with the road stopping and sale of the road frontage at 116 Taupahi Road to Fernwood Investments Limited.

CONSIDERATIONS**Alignment with Council's Vision**

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: Authentic; Quality; Resilient and Value.

Financial Considerations

There is no cost to Council. All costs associated with the transaction would be at the landowners cost.

Legal Considerations**Local Government Act 2002**

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that economic is of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows,

The Public Works Act 1981 ("PWA") process. This process relies on the approval of the Minister for Land Information (the Minister).

Policy Implications

There are no known policy implications.

Māori Engagement

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

Risks

There are no known risks

SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;

- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016), and are of the opinion that

ENGAGEMENT

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to Council making a decision.

COMMUNICATION/MEDIA

No communication/media required.

CONCLUSION

It would appear that there was intent at some earlier stage to complete the narrowing of Taupahi Road so this request is in keeping with that original intent.

The road land is unlikely to be used as road in the future.

Council does not incur any costs in this transaction and will receive some revenue.

ATTACHMENTS

1. 116 Taupahi Road Aerial Plan [⇒](#)
2. TDC Memo 2003 Road Reserve [⇒](#)

4.4 EXTRAORDINARY VACANCY ON TURANGI/TONGARIRO COMMUNITY BOARD (TONGARIRO SUBDIVISION)

Author: Tina Jakes, Head of Democracy, Governance and Venues

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

To determine the next steps in the process for filling the extraordinary vacancy on the Turangi/Tongariro Community Board ('the Board').

EXECUTIVE SUMMARY

An extraordinary vacancy has arisen as a result of the resignation of Mr Wally van der Aa from the Turangi/Tongariro Community Board.

Section 117 of the Local Electoral Act 2001 (LEA) sets out the process to be followed on receipt of notice of an extraordinary vacancy. A by-election was held prior to Christmas 2019 but no nominations were received by the closing date of December 23, 2019.

The Board may now either request Council to hold a further by-election or appoint a suitably qualified person to fill the vacancy. The Board has previously indicated the preference to appoint to the extraordinary vacancy.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board pursuant to section 117A of the Local Electoral Act 2001, appoints _____, being a suitably qualified person in the Turangi/-Tongariro community, to fill the vacancy on the Tongariro subdivision of the Turangi/Tongariro Community Board for the remainder of the 2019-2022 triennium.

AND

Notes that the criteria by which _____ was selected for appointment were as follows:

-
-

BACKGROUND

The proposal has not been presented previously.

On October 29, 2019 Turangi/Tongariro Community Board member Mr Wally van der Aa resigned from the Board. Mr van der Aa's resignation took effect immediately and resulted in the creation of an extraordinary vacancy.

As the vacancy occurred more than 12 months before the next triennial general election (on October 8, 2022), section 117(1) of the Local Electoral Act 2001 [LEA] applied and a by-election process was followed prior to Christmas 2019.

Notice of the by-election was advertised in the Taupō Times on November 22, 2019 and the Taupō Turangi Weekender on November 28, 2019, with nominations closing on December 23, 2019. No nomination had been received by the closing date therefore, the extraordinary vacancy still exists and must be filled.

This can be done by way of a further by-election, or the Board may determine by resolution that the vacancy will be filled by the Board appointing a person named in the resolution who is qualified to be elected as a member (Section 117A of the [LEA]).

DISCUSSION

Section 117A provides that the "community board may (instead of having the local authority conduct a further election (...)) determine by resolution that the vacancy will be filled by the appointment by the (...) community board of a person named in the resolution who is qualified to be elected as a member". There is no requirement that the Board must appoint the next highest polling, or any candidate from a previous election.

Although it is open to the Board to request another by-election, this is not recommended due to cost and the fact that the legislation provides an alternative mechanism to appoint following an unsuccessful by-election.

If the Board decides to appoint a member at this meeting, it will need to specify the criteria by which that person was selected for appointment.

Public notice of the resolution appointing a new member and of the criteria or process utilised must be given.

Applicants do not need to be a resident or ratepayer of the Turangi/Tongariro Ward however, they must meet the following criteria which is set out in legislation:

- Over eighteen years of age.
- A New Zealand citizen.
- Enrolled on the electoral role.

Proposed timeline for making an appointment

1 July 2020	Resolution made to appoint under section 118 (1) of the LEA.
10 July 2020	Public notice providing the resolution of the appointment, and the process / criteria utilised by which the person named in the resolution was selected for appointment.
5 August 2020	Appointment confirmed, and new appointed member sworn in at the August 2020 Board meeting.

Based on this information it is considered that there are two options.

OPTIONS

Analysis of Options

Option 1 – Fill the vacancy by election

Advantages	Disadvantages
<ul style="list-style-type: none"> • Is seen as a more democratic process than filling the vacancy by appointment 	<ul style="list-style-type: none"> • Cost of running another election process • If still no nominations, increases the time that the community is not fully represented

Option 2 – Fill the vacancy by appointment at this meeting

Advantages	Disadvantages
<ul style="list-style-type: none"> • No further costs incurred • Community would be fully represented sooner 	<ul style="list-style-type: none"> • Might be viewed by some as less democratic than an election

It is recommended that the Board selects either Option 2 to fill the vacancy.

CONSIDERATIONS

Alignment with Council's Vision

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: Value.

Financial Considerations

If the Board decides to recommend to Council that another by-election be held (Option 1), the financial impact of the by-election is estimated to be up to \$16,000 (plus GST). This is made up of \$14,000 (estimate provided by the Electoral Officer if the election is contested), plus \$2,000 contingency including public notices and postage costs. If the election is not contested (i.e. only one candidate stands and is elected unopposed), the cost would be \$2,500 plus public notice costs.

If the Board agrees to appoint at the meeting (Option 2), there will be costs associated with advertising of approximately \$200.

Legal Considerations

The Local Electoral act sets out the requirements for dealing with extraordinary vacancies.

Public notice of the resolution and the process or criteria utilised by which the person named in the resolution was selected for appointment must be given [s118(1)]. The Board must then confirm the appointment within 30 days of that public notice (i.e. before / on August 14, 2020).

Policy Implications

There are no known policy implications.

Māori Engagement

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti o Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti o Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

Risks

There are no known risks.

SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long-Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2019) and are of the opinion that the proposal under consideration is of low importance.

ENGAGEMENT

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to the Board making a decision.

COMMUNICATION/MEDIA

Media release(s) will be produced as appropriate. Public notification is required in accordance with the Local Electoral Act 2001.

CONCLUSION

It is recommended that the Turangi/Tongariro Community Board resolves to fill the vacancy arising from the resignation of Mr Wally van da Aa on October 29, 2019 by appointment as set out in the Local Electoral Act 2001.

ATTACHMENTS

Nil

4.5 UPDATE ON TURANGI PROJECTS AND OPERATIONS

Author: Andy Hema, Customer Relations Manager - Turangi

Authorised by: Lisa Nairne, Head of Communications and Customer Relations

PURPOSE

This item is for the Customer Relations Manager – Turangi to provide a progress update on the status of Turangi capex projects and operations (refer Attachment 1).

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the update on Turangi Projects and Operations as at July 1, 2020.

ATTACHMENTS

1. Turangi Projects and Operations Report [↔](#)

4.6 MEMBERS' REPORTS

Author: Tina Jakes, Head of Democracy, Governance and Venues

Authorised by: Gareth Green, Chief Executive Officer

PURPOSE

This item permits members to provide feedback on any items of interest arising from meetings/conferences/seminars they have attended over the past month, and for the Board to approve either prior or retrospectively member attendance at conferences and professional development opportunities.

Members' may also provide any updates on the Turangi/Tongariro Community Board Community Plan or feedback from their respective community appointments.

No debate and/or resolution is permitted on any of the reports.

RECOMMENDATION(S)

That the Turangi/Tongariro Community Board receives the members' reports.

ATTACHMENTS

Nil