

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING  
HELD ONLINE VIA 'ZOOM' AND LIVESTREAMED TO WWW.TAUPŌ.GOV.TZ  
ON TUESDAY, 5 APRIL 2022 AT 10.00AM**

**PRESENT:** Cr John Williamson (in the Chair), Mayor David Trewavas, Cr John Boddy (until 12.14pm), Cr Kathy Guy, Cr Kylie Leonard, Cr Anna Park, Cr Kevin Taylor, Miss Janice Wall, Cr Yvonne Westerman

**IN ATTENDANCE:** Chief Executive, Project Manager Policy, Executive Assistant, Legal Risk and Governance Manager, Parks Operation Manager, Policy Manager, Senior Committee Advisor, Programme Manager, Landscape Architect, Project Manager PMO, Environmental Services Manager, Stakeholder Specialist, General Manager Operations and Delivery, District Parks Manager, Governance Quality Manager  
Senior Consultant, Ms Alison Rawley, Xyst Limited

**MEDIA AND PUBLIC:** 13 Members of the public

*Notes:* (i) *Cr John Williamson opened the meeting and Miss Janice Wall recited an opening karakia.*  
(ii) *Cr John Boddy left the meeting at 12.14pm. He was not present for resolution TRARC202204/06.*

**1 APOLOGIES**

**TRARC202204/01 RESOLUTION**

Moved: Cr Anna Park  
Seconded: Mayor David Trewavas

That the apology received from Cr Christine Rankin be accepted.

**CARRIED**

**2 CONFLICTS OF INTEREST**

Cr Kevin Taylor declared a conflict of interest in relation to agenda item 4.2 – Proposed Tree Removal, 1 Shepherd Road, Taupō. He did not participate in discussion and he abstained from voting on that item.

**3 CONFIRMATION OF MINUTES**

**3.1 ORDINARY TAUPŌ RESERVES & ROADING COMMITTEE MEETING - 8 FEBRUARY 2022**

**TRARC202204/02 RESOLUTION**

Moved: Cr John Boddy  
Seconded: Cr Kathy Guy

That the minutes of the Taupō Reserves & Roding Committee meeting held on Tuesday 8 February 2022 be confirmed as a true and correct record.

**CARRIED**

## 4 POLICY AND DECISION MAKING

### 4.1 TO RECEIVE AND HEAR SUBMISSIONS ON TAPUAEHARURU BAY LAKESHORE RESERVES MANAGEMENT PLAN (HOLE IN ONE SITE) CONSULTATION

Ms Alison Rawley addressed the members noting that 178 submissions on the Tapuaeharuru Bay Lakeshore Reserves Management Plan had been received as well as 2 late submissions being submission 179 Christine Cheyne and submission 180 Michael and Joy Mongillo.

She outlined the process and noted that submitter 174 (Mr Grant Donaldson) had withdrawn from speaking.

The Chair advised that the hearing would reconvene on 3 May 2022 for deliberations.

#### Hearing of Submissions

The following submitters spoke to their submissions and answered questions, with the key points as noted below:

#### #160 - Mr Rory Scott (on behalf of the Taupō Business Chamber)

- In support of the application, an exciting and great opportunity for Taupō.

In response to questions from members Mr Scott advised that:

- The Chambers view on environmental impacts of lakefront development is they would like to see a manifesto around the importance of managing the Lake and any impacts and would expect to see guidelines that a Lake Front Management Plan will be put in place.
- From a Chamber perspective we encourage expansion to the town and district to encourage growth.
- This provides an opportunity to engage in economic development with the right space and right idea.

#### #129 - Mr Brian and Mrs Shirley Gowdy, Taupō Residents

- Against the submission and would like to see a reconsideration to the proposed location.

In response to questions from members Mr and Mrs Gowdy advised that they felt the location they suggested for relocation was better suited as it did not interfere with views across the lake due to the park and Lions Train behind it.

#### # 172 - John Chrystall, Taupō Resident

- Main concern is creating a dangerous precedent along the main waterway of the Lake.
- No desire to see any buildings along the lakefront which will impede views.
- Worried if one development goes ahead it would open a door for others to do the same.
- Stressed the word Precedent in this presentation.

#### # 161 – Mr Rodney Hutchinson, Taupō Resident

- In support of Stage 1, tidies up an established and well used facility.
- Has concerns over Stage 2 (location), would like to see Stage 2 moved away from Stage 1.
- Raised Health & Safety issues along with concerns around traffic management, increased traffic and degradation of the lake front.

In response to a question from a member Mr Hutchinson advised that he had no comment regarding being in favour of recreating facilities already in the area in reference to Stage 2 as he felt that was a different matter altogether.

#### # 163 – Mr Torban Landl, Taupō Resident and Owner of 2 Mile Bay Sailing Centre

- Landl family in support of the proposal. They feel it will create opportunity for employment and contractors.
- Understand the challenges Taupō Moana Group Holdings will face but feel it would be a great opportunity for Taupō as a destination.

In response to a question from a member Mr Landl advised that he did not have concerns for the environmental element involved in the proposal as Council would audit facilities to ensure the environment was taken care of and any responsible owner is going to take care of the site as much as possible.

**#159 – Ms Mowenna Harding, Taupō Resident**

- Not in support of proposal in its current state.
- Suggested considering a compromise.
- Stressed the importance of protecting views across the lake and is concerned about the precedent that will be set.
- Current proposal poses Health and Safety issues with golf balls and pedestrians moving around that area.
- Suggested something could be built below road level to ensure views are not compromised.

**#169 – Mr Alby Shaw, Taupō Resident**

- Extremely disturbed and opposed to the proposal.
- Taupō views are priceless, the proposal to block the view is vandalism.
- View belongs to all who live here and all who visit our town, building in this location would be creating a dangerous precedent.

**# 176 - Mr John Rameka, representing Waipahihi Marae**

**Documents tabled from Waipahihi Marae (A3112528)**

- Strong tribal ties to development area.
- There has been a lack of tribal consultation with Hapu in regards to the area tagged within the proposal.
- Consultation with Hapu should be first consideration as a sign of respect prior to public consultation.
- Requested Taupō Moana Group Holdings (Tūwharetoa Māori Trust Board) make an effort to engage with Hapu and Iwi.
- Reserved the right to comment until they had the opportunity to korero at Waipahihi Marae.

**Ms Penny Rewiti, Taupō Resident - Representing Waipahihi Marae**

- Familiar with the landscape and the changes Taupō Moana Group Holdings wish to make.
- Asked for clarification on Stage 1, is it the wish of Taupō Moana Holdings Group to apply for a liquor licence?
- Called for a full cultural impact assesment to be carried out for the whole of the Tapuaeharuru Reserve and the Waipahihi C75 Reserve.

In response to Ms Rewiti's question regarding Liquor Licencing at the venue Ms Alison Rawley responded:

- Taupō Moana Holdings Group have not made their intentions clear in regards to the requirement of a Liquor Licence and therefore the application has been left open ended as their intention is unknown at this stage.
- There would need to be an application made down the track for a Liquor Licence.

**Mr Nigel Baker, Representing Waipahihi Marae**

- In support of the submission from Waipahihi Marae.
- If there is to be a change of status to the foreshore reserve it should be transferred back to former owners in the first instance.

**# 158 – Mr Nilin Patel Owner Acacia View Motel (Mr Scott Devonport, Consultant) representing Mr Nilin Patel**

- When the motel was purchased in 2012 there was a clear understanding that no permanent structures could be built in front of the motel.
- In support of tourism development within the Taupō District and Hole in One but not permanent structures on the foreshore.
- Uninterrupted views are what bring tourists to Taupō.
- Concerns with traffic and parking.

- Concerned about the precedent this submission creates by privatising lakefront land.
- Concerns that liquor licensing would create antisocial behaviour in this location.
- Not completely against proposal, if it could be relocated or build below road level so as not to impede views.

#### **Mr Rakei Taiaroa –Taupō Moana Group Holdings (Applicant)**

- Moving forward see possibilities to talk to Council to make ourselves more available.
- The proposal started with a discussion around the bus which is a bit old and scraggly and providing our staff with shelter.
- Create a deck for spectators to keep walkway free.
- No intention to look for alcohol licensing.
- Looking to connect with people (14<sup>th</sup> Feb reached out to Waipahihi Family)
- Taupō Moana Group Holdings is set up to invest in tourism, their weighting is not on profit, majority of weighting is on tourism and training for young people.
- Drive is to reinvest in the town while we have the capability and opportunity.

In response to a question from a member about the possible relocation of the Hole in One site, Mr Taiaroa explained the current site is optimal and is a safe place for the ball collectors to access the water for retrieval. The suggested lake front area closer to the Yacht Club is a cultural space and not a desirable space for the Hole in One activity.

Ms Penny Reweti asked Mr Taiaroa if Taupō Moana Group Holdings would attend a Hapu consultation hui at Waipahihi Marae. Mr Taiaroa responded that it would be Taupō Moana Group Holding's pleasure to come to the Marae and discuss this proposal and future proposals.

#### **TRARC202204/03 RESOLUTION**

Moved: Cr John Boddy

Seconded: Cr Kathy Guy

That the Taupō Reserves & Roothing Committee receives the written and oral submissions (including 2 late submissions being (Submission 179 Christine Cheyne and Submission 180 Michael and Joy Mongillo) [attachment 1]

**CARRIED**

*The meeting adjourned at this point (11.32am) and reconvened at 11.45am.*

#### **4.2 PROPOSED TREE REMOVAL, 1 SHEPHERD ROAD, TAUPŌ**

In response to members' questions the Parks Operations Manager and District Parks Manager made the following points:

- The location of the trees is not seen as a berm in a residential street therefore the Tree and Vegetation Policy clause 1.6 which allows one tree per property on the berm is not relevant in this case.
- The District Parks Manager advised that an assessment on that section has taken place and some trees were removed and topped. Work had been done to maintain the area. The trees in question do not take well to trimming and do not actually hinder the residents' views. The trees that are obscuring the view are palms and those are located on private property.
- The trees are not at their maximum height now and are expected to grow another 1-1.5 metres before they reach maturity.

**TRARC202204/04 RESOLUTION**

Moved: Cr Anna Park

Seconded: Cr Kathy Guy

That the Taupō Reserves & Roding Committee declines the request to top or remove the 4 Coppersheen trees (*Leptospermum* 'Copper Sheen') on the berm at 1 Shepherd Road, Taupō.

**CARRIED**

Notes: (i) Cr John Boddy requested his dissent to resolution TRARC202204/02 above be recorded.  
(ii) Cr Kevin Taylor abstained from voting on resolution TRARC202204/04 above.

**4.3 PROPOSED TREE REMOVAL, ROBINSON TERRACE RESERVE**

In response to members questions the Parks Operation Manager made the following points:

- An Advisory plant is a plant considered to be an environmental pest but their size is such they cannot be targeted by Council, the advice to land owners is to remove when possible.
- Tree and Vegetation Policy clause 3.2 allows for the removal of advisory plants with a replacement programme.
- The replacement Kowhai trees can be planted as soon as the subject tree has been removed.

**TRARC202204/05 RESOLUTION**

Moved: Cr John Boddy

Seconded: Cr Kathy Guy

That the Taupō Reserves & Roding Committee agrees that the Silver Birch Tree [*Betula pendula*] on Robinson Terrace Reserve, adjoining 24 Kauhurangi Drive be removed and replaced with 2 Kowhai [*Sophora tetraptera*].

**CARRIED**

**4.4 TOWN CENTRE TAUPŌ CONCESSION SPACE DESIGN GUIDELINES**

In response to members' questions the Programme Delivery Manager and members of staff responded with the following points:

- Overhead verandas will provide 2.5mtr clear space for pedestrians to have clearway.
- All stakeholders will undertake a larger footprint than is currently allocated, therefore essentially a new lease contract will be created and liquor licences will be revised at the same time.
- The Alcohol Licencing Officer has been advised of these changes to come and therefore Council hopes to make the new licencing process as quick and as easy as possible for the concession space holders.
- Dixie Browns will be required to remove current awnings and existing outdoor furniture out the required 2.5mtrs.

*Cr John Boddy left the meeting at this point (12.14pm).*

- Concession space holders can continue to use their current outdoor furniture and umbrellas until a time when they are in a position to change these to align with the preferred design guidelines.

**TRARC202204/06 RESOLUTION**

Moved: Cr Kevin Taylor

Seconded: Cr Kathy Guy

That the Taupō Reserves & Roothing Committee accepts the design guidelines presented by the Taupō Town Centre Project Team and Steering Group.

**CARRIED**

**5 CONFIDENTIAL BUSINESS**

Nil

**The meeting adjourned at 12.19pm with a Karakia from Miss Janice Wall and reconvened at 1.00pm on Tuesday 3 May 2022.**

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING  
RECONVENED IN THE COUNCIL CHAMBER, 107 TE HEUHEU STREET, TAUPŌ  
ON TUESDAY, 3 MAY 2022 AT 1.00PM**

**PRESENT:** Cr John Williamson (in the Chair via 'Zoom'), Mayor David Trewavas, Cr John Boddy, Cr Kathy Guy, Cr Kylie Leonard, Cr Anna Park, Cr Kevin Taylor, Miss Janice Wall, Cr Yvonne Westerman

**IN ATTENDANCE:** Chief Executive, General Manager Planning & Strategy, Communications Advisor, Project Manager (Policy), Policy Manager, Governance Quality Manager, Executive Assistant

Ms Alison Rawley, Xyst Limited

**MEDIA AND PUBLIC:** Mr Rakei Taiaroa –Taupō Moana Group Holdings (Applicant) (until 1.12pm)

**TRARC202204/037 RESOLUTION**

Moved: Cr John Williamson

Seconded: Cr Kathy Guy

That the apology received from Cr Christine Rankin be accepted.

**CARRIED**

With the leave of the Chairperson, Mr Rakei Taiaroa gave an update on on the hui that took place with the Waipahihi Marae and tabled a letter received from the Ngati Hinerau & Ngati Hineure Hapu outlining their support for the Tuwharetoa Māori Trust Board (A3126481). The following points were noted:

Mr Rakei Taiaroa advised that it was a successful and positive meeting. Taupō Moana Holdings Limited had extended an offer for Waipahihi Marae Trustees an opportunity to provide catering services if the application was successful.

It was good to hear comments from submitters although he would have liked to have heard a few more positive comments. As a result of the submission hearings the designers have come up with a new design with a less cluttered look in the hopes of a more satisfactory outcome for the community. At this stage the Taupō Moana Group Holdings are happy to proceed with Stage 1 only.

Taupō Moana Group Holdings would appreciate their substantial investment taken into account and a garnered lease period moving forward would be appreciated.

In response to a members question Mr Rakei Taiaroa advised that it is a desire to look at Stage 2 down the line but at this stage they would be concentrating on Stage 1 only. The new designs were a result of the submission hearing and would not be anything more than what the pictures present.

*Mr Rakei Tairaroa left the meeting at this point (1.12pm)*

Ms Alison Rawley, Xyst Limited gave an overview of the report.

The Policy Manager reminded members that the submissions are information gathering, not a referendum, it is a process to ensure they are well informed before making any decisions. In response to a question from a member he advised there could be a review of the entire Reserve Management Plan but this was not recommended as that would take years and Council was considering consolidating Reserve Management Plans in the future. He pointed out that there are differentiating factors for the Hole in One which separated this operation from other lake front operations such as the Coffee Cart and Gelato Caravan.

In response to questions Ms Alison Rawley advised that there was currently a Licence to Occupy (giving the occupant the right to undertake an activity on the land, they cannot build any structure on the site) in place but it had been recommended that Taupō Moana Group Holdings applied for a Lease to allow for a building to be erected and security of tenure for a long term to ensure return on investment.

### **Deliberations on the review of the Tapuaeharuru Bay Lakeshore Reserves Management Plan**

Members considered the proposed amendments to the Tapuaeharuru Reserve Management Plan in light of Taupō Moana's updated application. Some members requested more information, in particular a legal opinion on the precedent effect of changing the Reserve Management Plan and the Hole in One operation from a licence to occupy to a lease to enable permanent structures; and more certainty around final designs for the upgrade.

It was agreed that if the Reserves Management Plan was amended, the allowance for a toilet should be included in the resolution.

### **TRARC202204/08 RESOLUTION**

Moved: Mayor David Trewavas

Seconded: Cr John Williamson

1. That the Committee agrees to all of the minor technical amendments and the changes that permit the following additional activities:
  - A lightweight open sided roof structure over the tees to provide for all-weather use
  - A minimal kiosk/ticket office for sales associated with the golf activity and non-alcoholic refreshments but without an indoor dining area which may incorporate a single toilet cubicle.
  - Construction of an open viewing area to enable spectators and customers to safely wait without affecting passing cycle and pedestrian traffic.
  - Stabilisation of the bank and foreshore.

AND

2. The Committee approves the changes to the Tapuaeharuru Bay Lakeshore Reserves Management Plan that are detailed in the strike through / underline version attached to the Supplementary Agenda as Attachment 2.

**CARRIED**

Note: *When the above motion was put, on a show of hands,*

*His Worship the Mayor, David Trewavas and Cr Anna Park, Miss Janice Wall and Cr John Williamson voted in favour of the motion;*

*Crs John Boddy, Kathy Guy, Kevin Taylor and Yvonne Westerman voted against the motion; and*

*Cr Kylie Leonard abstained from voting.*

*Cr John Williamson used his casting vote in favour and declared the motion carried.*

The meeting closed at 2.02 pm with a karakia from Cr Anna Park.

The minutes of this meeting were confirmed at the Ordinary Taupō Reserves and Roding Committee Meeting held on 7 June 2022.

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CHAIRPERSON