

**I give notice that
an Ordinary Meeting of Council will be held on:**

Date:	Tuesday, 29 August 2023
Time:	1.00pm
Location:	Council Chamber 107 te Heuheu Street Taupō

AGENDA

MEMBERSHIP

Chairperson Mayor David Trewavas
Deputy Chairperson Cr Kevin Taylor

Members

- Cr Duncan Campbell
- Cr Karam Fletcher
- Cr Sandra Greenslade
- Cr Kylie Leonard
- Cr Danny Loughlin
- Cr Anna Park
- Cr Christine Rankin
- Cr Rachel Shepherd
- Cr Kirsty Trueman
- Cr Yvonne Westerman
- Cr John Williamson

Quorum 7

Julie Gardyne
Chief Executive Officer

Order Of Business

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2	Whakapāha Apologies	
3	Ngā Whakapānga Tukituki Conflicts of Interest	
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4.1 ORDINARY COUNCIL MEETING - 25 JULY 2023

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the public and confidential portions of the minutes of the Council meeting held on Tuesday 25 July 2023 be confirmed as true and correct records.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 25 July 2023
2. Confidential Council Meeting Minutes - 25 July 2023

5.1 LONG-TERM PLAN UPDATE & PROPOSED NEW COUNCIL ACTIVITY GROUPINGS

Author: Louise Chick, Programme Manager
Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

The purpose of this report is to:

- i) update Council on the development of its Long-term Plan 2024-34; and
- ii) to present to Council proposed groupings of council activities for its consideration and adoption.

NGĀ KŌRERORERO | DISCUSSION

LTP Timelines & Progress Update

Council's next Long-term Plan must be adopted by 30 June 2024. Key milestones in the delivery of the Long-term Plan 2024-34 are summarised in Table 1 below. These milestones are indicative and may change.

Table 1: Summary of key milestones for the development of TDC's Long-term Plan 2024-34

First draft of the Activity Area Plans completed	30 June 2023	Complete
Strategic Direction - new vision and community outcomes established	20 July 2023	Complete
Draft list of capital projects and associated costs	31 July 2023	Complete
Early community engagement on strategic focus areas and emerging projects	4 Sept 2023	Underway
Key funding and financial policies updated	31 Oct 2023	Underway
Council approves draft Consultation Document , ready for review by Audit NZ	12 Dec 2023	Pending
Audit NZ review and approve the Consultation Document ready for publication	28 Feb 2024	Pending
Long-term Plan hearing and deliberations	31 May 2024	Pending
Council adopt Long-term Plan	30 June 2024	Pending

Activity Area Plans have been completed for each activity that TDC delivers, and these outline the current status of each part of the council business, the challenges faced by that activity, and sets out the long-term future direction for each of these activities.

TDC's Elected Members with support from its Executive and Policy teams have developed its **Strategic Direction** and in doing have developed a proposed new vision and set of community outcomes which are expected to be formally adopted later in 2023.

Taupo District Council's proposed vision for the district is:

**We will be a district of connected communities
 who thrive and embrace opportunities.**

This vision is accompanied by a proposed set of core community outcomes to underpin decision-making:

- Tangata whenua are acknowledged and respected

- Vibrant places and connected communities
- Resilient communities working in partnership
- Innovative, thriving economy
- Flourishing Environment

The above community outcome statements are further described within Attachment 1.

Early **engagement** with the community is underway and TDC is seeking feedback from the community on what it considers to be important for this long-term plan by encouraging community members to come and talk to us at various open days and submit their feedback via a 5 minute survey. The survey runs from 18 August until 4 September and can be accessed here: <https://taupo.govt.nz/LTP>.

Emerging 2024-34 Long-term Plan Themes

As Taupō District Council managers have developed Activity Area Plans for their part of the council they have identified key areas that Council will consider investing in. These are summarised in Attachment 2.

At the time of writing this report all capital projects were being evaluated against a number of criteria including i) their contribution towards the community outcomes described in this report, ii) what the Council understands the community priorities to be (i.e. the extent to which the investment or project is likely to be supported by the community); iii) the extent to which the project helps: mitigate operational, environmental, legal/compliance risks; enhance our economy; or to contribute towards an enhanced system, asset & project performance. The results of this evaluation will be discussed with Council at a workshop on 31 August.

Groups of Activities

Council delivers a range of activities on behalf of the community. The activities we undertake are grouped into key services that are included in the Long-term Plan (LTP) and reported on in Council's Annual Report.

As part of the development of the Long-Term Plan councils are encouraged to review the activities they deliver on behalf of their communities and ensure that these reflect councils key strategic priorities. Staff has reviewed the council's activity groups and, in this report, recommends some changes so that they better reflect emerging focus areas, e.g. council's involvement in facilitating affordable housing.

How are Activity Groups used?

The Local Government Act 2002 requires councils to report and disclose key information at group of activity level. For example, every activity group must have a Financial Impact Statement within the LTP. The legislation requires that the Long-term Plan sets out how each group of activities is made up.

Will Water, Wastewater, and Stormwater Activities be included given three waters reform?

Council is still required to include Water, Wastewater, and Stormwater activities within its LTP for up to and including the first two years. At the time of writing the establishment date for the Waikato Waters Services Entity Service Area had yet to be determined. Therefore, staff recommends that three waters activities be included in Taupō District Council's LTP until the last possible Establishment Date (1 July 2026).

What to consider when developing Activity Groups

When developing Activity Groups, the Taituarā guidance encourages councils to:

- Ensure activity groups reflect our strategic direction and the services we choose to undertake to deliver that strategic direction. i.e. there should be alignment between strategic direction as articulated in our Community Outcomes, and the services we deliver, and our groups of activities.
- Consider the number of activity groups – too many and the LTP becomes unmanageably long and cumbersome. Too few, and it is difficult for our communities to get transparency regarding what Council does.

Proposed Modification to TDC's Activity Groups

In light of TDC's emerging focus on facilitating provision of affordable homes for our community, the General Manager of Organisational Performance initiated a review of TDC's Activity Groups so that the importance of this new service area can be highlighted. The proposed new Activity Groups resulting from this review are summarised in Table 1 below.

Bold activity groups are those for which changes are proposed.

Table 1 – Comparison between TDC’s current Activity Groups and that proposed for the 2024-34 LTP

Current Activity Group	Proposed Activity Group	Proposed Activities within Group
Community Facilities	Community Facilities	Community Buildings; Heritage, Culture & Public Art; Venues; Parks and Reserves; Public conveniences; Cemeteries; Support Services.
Community Services	Community Leadership	Community Engagement & Development; Leadership; Governance & Advocacy; Project Delivery & Support; Investments; Airport; Support Services.
Democracy & Planning	Planning and Regulatory	Building consents; resource consents; regulatory compliance; emergency management.
Investments	Strategic Property	Property; Housing for the Elderly.
Economic Development	District Development	District Development & Events; Customer Services.
Solid waste	Waste and Environmental Management	Solid Waste Collection; Solid Waste Disposal, Waste Management & Minimisation, Litter Control.
Stormwater	Stormwater	Stormwater
Transport	Transport	Transport
Wastewater	Wastewater	Wastewater
Water	Water	Water

WHAKAKAPINGA | CONCLUSION

Staff proposes minor changes to how TDC groups its activities to better reflect our current organisational priorities.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council agrees to use the Activity Groups, listed in the following table, for its 2024-34 Long-term Plan.

Activity Group	Activities within Group
Community Facilities	Community Buildings; Heritage, Culture & Public Art; Venues; Parks and Reserves; Public conveniences; Cemeteries; Support Services.
Community Leadership	Community Engagement & Development; Leadership; Governance & Advocacy; Project Delivery & Support; Investments; Airport; Support Services.
Planning and Regulatory	Building consents; resource consents; regulatory compliance; emergency management.
Strategic Property	Property; Housing for the Elderly.
District Development	District Development & Events; Customer Services.
Waste and Environmental Management	Solid Waste Collection; Solid Waste Disposal, Waste Management & Minimisation, Litter Control.
Stormwater	Stormwater
Transport	Transport
Wastewater	Wastewater
Water	Water

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Community Outcomes
2. Summary of emerging themes for the 2024-34 LTP

5.2 ENDORSEMENT OF THE FIRST TRANCHE OF THE SIGNIFICANT ASSUMPTIONS PROPOSED FOR THE LONG-TERM PLAN 2024-34

Author: Philip Caruana, Senior Policy Advisor

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

This report seeks Council's endorsement of the first tranche of the significant assumptions supporting the Long-term Plan 2024-34 (LTP). This tranche covers assumptions in relation to macroeconomic factors, central government legislative reforms, environmental changes, infrastructural factors, and population projections and demographic trends.

A second tranche of significant assumptions related to financial matters will be developed over the coming months as the required financial information is made available. We expect to seek endorsement from elected members on this second tranche of significant assumptions in the third quarter of this year, with final assumptions to be approved with the LTP prior to consultation.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

The Local Government Act 2022 (the LGA) requires local authorities to report the significant assumptions supporting their long-term plans. By reporting these assumptions and consulting on them as part of the Long-term Plan 2024-34 consultation process, we inform our ratepayers of key areas of uncertainty and risk in our long-term planning.

Preparing and communicating significant assumptions ensures staff apply a consistent basis for planning across the different parts of the business e.g. using the same population projections for infrastructural investments and revenue forecasting.

Taituarā – Local Government Professionals Aotearoa best practice guidelines recommend elected members endorse these assumptions as early as possible in the process. This paper seeks endorsement of the first tranche of significant assumptions relevant to the Long-term Plan 2024-34.

Due to the dynamic environment at present, particularly with detailed information still to be released by the National Transition Unit (NTU) in relation to the Affordable Waters Reform, and the uncertainty present with the upcoming Central Government elections, some of the assumptions may need to change during the LTP process. A final version of assumptions used will be adopted prior to the LTP consultation.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council endorses the first tranche of significant assumptions supporting the Long-term Plan 2024-34 as proposed in Attachment 1.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been presented to Council at a workshop on 01 August 2023.

The Local Government Act 2002 (the LGA) (Part 1, Schedule 10) requires Council's Long-term Plan to identify:

- (a) significant forecasting assumptions and risks underlying the financial estimates;
- (b) key assumptions regarding the life cycle of significant assets and how these will be funded in the future; and
- (c) where there is a high level of uncertainty in forecasting assumptions.

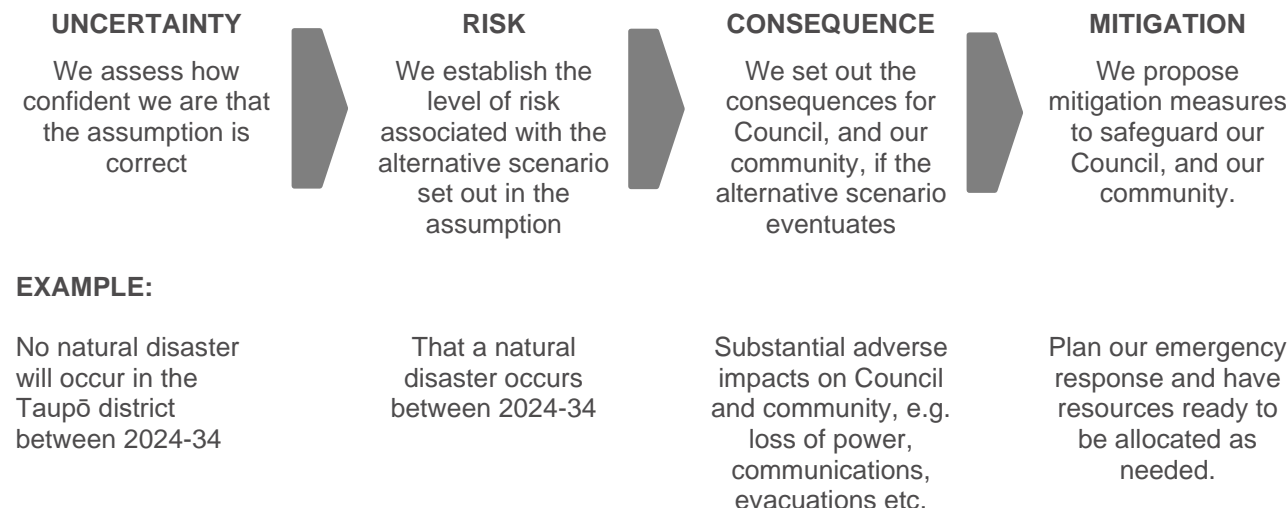
An assumption is considered "significant" if it has a material impact on Council's revenue, operating expenditure, assets, future operational expenditure (Opex) and capital expenditure (Capex) or service levels.

Taupō District Council's significant assumptions are presented in Attachment 1 and were developed with subject matter experts in various parts of the business and reviewed by an external consultant. The significant assumptions must be included in the Long-term Plan 2024-34 Consultation Document and must be adopted prior to issue of the Consultation Document.

NGĀ KŌRERORERO | DISCUSSION

To ensure the requirements of the LGA, staff have set out the uncertainty, risks and consequences of each significant assumption, and have proposed mitigation measures should they eventuate. This approach is set out in Figure 1.

Figure 1



Audit NZ will assess the quality of the significant assumptions and report on these as part of the audit of the Consultation Document.

NGĀ KŌWHIRINGA | OPTIONS

Based on this information it is considered that there are 2 options:

- (1) endorse the first tranche of the proposed significant assumptions as set out in Attachment 1.
- (2) not endorse the proposed significant assumptions.

Council staff have developed these significant assumptions together with subject matter experts in the relevant parts of the business and have been reviewed by an external consultant. The recommendations made by the external consultant were incorporated in these assumptions.

It is recommended that Council endorses this first tranche of the proposed significant assumptions to enable a smooth continuation of the long-term planning process and de-risk some of the planning aspects of this process.

Analysis Conclusion:

Our preferred option is option 1, that Council endorses the first tranche of significant assumptions supporting the Long-term Plan 2024-34 as proposed in Attachment 1.

NGĀ HĪRAUNGA | CONSIDERATIONS

Whakahāngai ki tā te Kaunihera wawata | Alignment with Council’s Vision

Council’s proposed new vision is ‘to be a district of connected communities who thrive and embrace opportunities’. This proposed vision was endorsed by elected members in a workshop held earlier in 2023 and it is expected to be formally adopted later in 2023.

This vision is accompanied by a proposed set of core community outcomes to underpin decision-making, the following of which are relevant to this particular proposal:

- Tangata whenua are acknowledged and respected
- Vibrant places and connected communities

- Resilient communities working in partnership
- Innovative, thriving economy
- Flourishing Environment

Ngā Aronga Pūtea | Financial Considerations

The financial implications associated with the proposed significant assumptions have been considered by Finance staff and feedback incorporated. Further financial assumptions will be included in tranche 2 of the significant assumptions to be brought to elected members in the third quarter of this year.

Ngā Aronga Ture | 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 and economic aspects are of relevance to this particular matter.

The proposed significant assumptions have been developed in accordance with the legislative requirements under the LGA.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

The policy implications of the proposed significant assumptions have been addressed by the relevant business unit within Council.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori, and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

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.

This first tranche of significant assumptions will be subject to further engagement with iwi and hapū along with the wider community as part of the Long-term Plan 2024-34 consultation process.

Ngā Tūraru | Risks

The significant assumptions appended with this report form a key part of the Long-term Plan 2024-34 Consultation Document and are a requirement under the LGA. If Council chooses not to endorse the proposed significant assumptions, it would delay the long-term planning processes dependant on these assumptions currently being conducted by various parts of the business.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be considered when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is significant.

TE KŌRERO TAHI | ENGAGEMENT

The proposed significant assumptions will be included in the Long-Term Plan 2024-34 Consultation Document and consultation with the community on this document will take place later on in the Long-term Plan process.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Communication will be carried out as part of wider consultation with the community on this issue.

Communication on the adopted significant assumptions will take place in conjunction with Long-term Plan 2024-34 Consultation Document. The adopted significant assumptions will be made available on Council's website.

WHAKAKAPINGA | CONCLUSION

Council staff have developed the first tranche of significant assumptions proposed in Attachment 1 together with subject matter experts within Council. These assumptions have been reviewed by an external consultant and their recommendations are incorporated in them.

For these reasons it is recommended that Council adopt the proposed significant assumptions set out in the attachment accompanying this report.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. First tranche of proposed significant assumptions for the Long-term Plan 2024-34

5.3 FUNDING REQUEST TO ENABLE COMPLETION OF THE TAUPŌ TOWN CENTRE TRANSFORMATION (TTCT) PROJECT

Author: Fraser Scott, Landscape Architect

Authorised by: Andrew Moraes, General Manager Operations and Delivery

TE PŪTAKE | PURPOSE

This report seeks funding from Council for the construction and installation of overhead lighting on lower Tongariro Street/Roberts Street [originally planned as part of the Taupō Town Centre Transformation (TTCT) project] as well as additional minor works to improve traffic flow through the Central Business District (CBD), arising from an independent review.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

The TTCT has been ongoing since 2021 and has seen the installation of various components that have transformed the experience of Taupō's CBD.

The proposed lighting feature will consist of seven decorative poles (5.3m high by .5m in diameter) with tensioned wires strung between them. Lighting will be a key part of this feature, with both the poles and the wires to have lights integrated into them. This feature will play a key role in adding to the excitement of this area and help enable activation of this space, but an additional and very important benefit of the lighting is to increase the safety of this area for the public to enjoy. The installation of the overhead lighting is also about meeting retailers' expectations, that after all the disruption caused by the TTCT project, an overhead feature would be installed. That feature has been communicated to the businesses as being of such a standard and quality that it will help offset some of the sacrifices the businesses have all made to enable this project to be constructed. In addition, the community have the expectation that the overhead features are being installed to help to slow traffic speeds along Roberts Street.

Outside of the TTCT project, an independent review of resultant traffic flows was carried out by Gray Matter. Out of the number of interventions recommended in the report, a selection is proposed to be implemented now, namely the removal of the judder bars in Te Heuheu St and an upgrade to the gantry signage at the entranceways to Taupō's CBD. This request is being made now to ensure that these items can be installed prior to this Christmas period.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves a budget increase for the 2023/24 Taupō Town Centre Transformation (TTCT) Capital Expenditure Project Budget of Five Hundred and Fifty Four Thousand Dollars (\$554,000) for the purpose of completing the remaining items for the TTCT project which will be loan funded.

TE WHAKAMAHIKI | BACKGROUND

In August 2020 following Council's successful bid to secure \$20.6 million in shovel ready funding for the TTCT, Council appointed a project steering group.

The project team took the opportunity during the annual plan sessions held in early 2022 for the 2022/23 annual plan to present a revised cost estimate of the full scope of the TTCT project. The result of this session was that additional funding of \$4.4 million was added to the \$20.6 million project budget from central government.

This budget was approved and has allowed Council to install such features as the Atea space, the decorative sitting walls, the lookout features, the fence as well the many other design details throughout the project. These features play a key role in reinforcing Taupō's unique sense of character, place, and to help tell the local mana whenua story. In the months leading up to the opening of the lakefront there was uncertainty about what could be completed within the existing budget and timeframes. To ensure we were ready for opening the team deferred the overhead lighting. At our last TTCT steering group meeting at the end of May 2023, the Project Manager presented an update to Steering Group members explaining that the

forecast spend to complete all scope of the lakefront would put the TTCT project over budget. The largest component of the remaining budget was the overhead lighting. The Steering Group wanted to see the completion of the overhead lighting as this was key to enhancing the experience for that area, and required for safety. A decision was made at the meeting that the Steering Group would support a request to Council for unbudgeted expenditure to complete the lighting. The Project Team have been working through a more detailed design and seeking quotes to help provide more cost certainty before bringing this paper to Council.

In terms of community engagement on the overhead feature, as part of the TTCT process Council undertook an intensive process of working with the local businesses in the lower Tongariro Street and Roberts Street area. This process was intensive and fast due to the timelines of the project driven by contractual deadlines with Government. At the outset of this process Council shared concept plans and continued to do this at various stages throughout the design development. The inclusion of an overhead light feature has been on all concept plans from the start of the process and has had overwhelming support from the retailers. Like the above process Council also shared the overhead feature with mana whenua representatives throughout the design stage. This feature was always well received and supported.

All community engagement discussions were had within the context of the Taupō Urban and Commercial Structure Plan (CISP). This Council planning document has informed all CBD changes since its adoption in 2011. This document was the result of an exhaustive and extensive consultation process carried out by Council. One of the key goals of CISP is to create vibrant interesting spaces. The overhead lighting feature is seen as being one of the features that will greatly increase the vibrancy and interest of this space.

Separately to the completion of the TTCT project, an independent review was conducted by Gray Matter to identify opportunities for improvements to assist traffic flow through town. Whilst some of the items recommended are able to be completed within existing budgets, other items fall outside of current budgets. It is advantageous and appropriate for these items to be considered by Council and if approved, be installed before the summer season commences. Hence these minor items are added into this paper.

SUMMARY OF ITEMS

Judder bar removal and replacement with level surfacing	\$ 77,000.00
Gantry wording changed	\$ 62,000.00
Taniko overhead feature installation	\$ 415,000.00
Total (GST exclusive)	\$ 554,000.00

NGĀ KŌRERORERO | DISCUSSION

As part of the project design and goal setting process, it was identified that Council needed to create points of interest and wonder. The purpose of these in public space design is to create places that are specific to our local character, reflect our cultural identity, and provide experiences that remain in the memory of visitors and locals alike. Items such as the Atea space, the overhead feature, and the generous shared pathway pedestrian prioritised space were identified as key outputs, and when combined, add up to create a transformed CBD experience.

The design of the Taniko feature has been refined with the guidance of mana whenua artist representative Kingi Pitiroi. The project team have worked closely throughout the TTCT project with mana whenua artists to ensure where possible our designs reflect the unique qualities of the Taupō district, and this approach is undertaken to celebrate and give visible and tangible outcomes for mana whenua while creating a closer connection with our landscape.

The refined overhead feature design is now ready to be constructed and installed.

One of the key goals of the TTCT was to prioritise pedestrian enjoyment of the Roberts Street Tapuaeharuru space over vehicle use. To support this goal extensive changes have been made to speed limits, intersection prioritisation and the installation of controlled intersections and roundabouts. These changes have all

combined to offer a more pedestrian friendly environment in Roberts Street and Tongariro Street while at the same time offering drivers an efficient route around the CBD. The remaining judder bars in Te Heuheu Street form a barrier to this system working as well as it could. Judder bars are used by designers to slow or discourage drivers from using a street. In this situation we want to encourage people to use this road over Roberts or Tūwharetoa Street. There is good evidence that shows judder bars are not great at slowing the average speed of drivers down as driver behaviour means there is a tendency to speed up to make up for the “lost time” the judder bar caused. They also create an unpleasant experience for drivers and passengers. In Te Heuheu Street’s case many drivers avoid this street altogether because of the judder bars. The creation of a judder bar free Te Heuheu Street will mean that this street is seen as an attractive smooth option for getting from Tongariro Street to Ruapehu Street.

The Gray Matter report identified that the wording ‘Southern Suburbs’ may be insufficient to clearly indicate to non-local drivers that Spa Road is the correct choice to avoid the town centre and head toward Tūrangi. Hence, alternative wording to the sign is proposed. Options include ‘South / Tūrangi’ and ‘Southern Suburbs / Tūrangi’. Upon approval of this paper, staff will work with contractors to determine the final wording of the sign. This change is therefore intended to reduce the vehicles in the CBD.

The removal of the judder bars on Te Heuheu Street were identified in the Gray Matter report as an opportunity to create a ‘final’ exit opportunity for heavier vehicles and/or towing vehicles that have ended up on Tongariro Street having missed Tamamutu Street. The current design of the judder bars is such that they may cause sharp jerks to heavy vehicles – both negatively affecting the driver experience and increasing noise for pedestrians in the area. Removing the judder bars is intended to provide an additional opportunity to divert vehicular traffic away from Roberts Street.

Council is currently still engaged with the TTCT lead contractor. This means there are time and cost efficiencies to completing this work under the current contract, rather than going back out to the market.

To minimise disruption to local businesses and the public, where possible works will be done out of business operating hours.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Install all outstanding items (judder bar removal, Gantry upgrade, install of the overhead lighting feature).

Advantages	Disadvantages
<ul style="list-style-type: none"> • The installation of the overhead feature further reinforces our commitment to this space. • The overhead feature will help to create a vibrant exciting space for future events and activities. • The overhead feature gives this area a point of difference and interest compared to other small towns. • The overhead feature installation ensures we meet the expectations of mana whenua representatives. • The overhead lighting addresses current safety concerns that have been apparent over the last few months. • The overhead feature addresses community expectations that the overhead will help slow traffic. • The removal of the judder bars will help encourage people to use Te Heuheu Street instead of Roberts Street. • The wording change on the gantry will 	<ul style="list-style-type: none"> • Requires additional funding. • Minor disruption to businesses and the public while works are undertaken.

further encourage drivers to choose Spa Rd and Tītiraupenga over Tongariro Street.	
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Option 2. Install the overhead feature only.

Advantages	Disadvantages
<ul style="list-style-type: none"> Less costly. No disruption to road users or businesses on Te Heuheu Street. 	<ul style="list-style-type: none"> Drivers may continue to choose Roberts Street over Spa Road and Te Heuheu Street. Reduces the opportunity for encouraging drivers to choose Spa Road and Tītiraupenga Street over Tongariro Street.

Option 3. Do nothing.

Advantages	Disadvantages
<ul style="list-style-type: none"> No additional financial cost to Council. No disruption to the businesses or public. 	<ul style="list-style-type: none"> No ability to add to the vibrancy of lower Tongariro and Roberts Streets. Does not address the lower Tongariro/Roberts Street safety issues with lighting. An opportunity to enhance the experience for that area would be lost, and safety improvements not implemented. Drivers will continue to see Roberts Street as a better alternative to Te Heuheu Street. Reduces the opportunity for encouraging drivers to choose Spa Road and Tītiraupenga Street over Tongariro Street.

Analysis Conclusion:

Option 1 is the recommended approach. This approach avoids the negative outcomes of not installing these features, while improving the safety, vibrancy and sense of place of these areas for the community.

NGĀ HĪRAUNGA | CONSIDERATIONS

Whakahāngai ki tā te Kaunihera wawata | Alignment with Council’s Vision

Council’s vision is ‘to be the most prosperous and liveable district in the North Island’. 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; Charming; Vibrant; Quality; Resilient and Value.

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be \$554,000 GST exclusive.

Long-term Plan/Annual Plan

The expenditure outlined is currently unbudgeted. It is requested that unbudgeted expenditure is approved, it is proposed that funding be established by loan.

Ngā Aronga Ture | 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 the social / economic and cultural well-being of our community 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:

All required consents have been applied for and granted.

Authorisations as follows are required for the proposal:

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

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

- Long Term Plan 2021-2031 Annual Plan Waikato Regional Plan
 Taupō District Plan Bylaws Relevant Management Plan(s)

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

The proposed works are consistent with the objectives and direction set out in the Council's Taupō Urban Commercial and Industrial Structure Plan 2011. The structure plan gives guidance for the installation and creation of features that will increase the CBD's vibrancy and character.

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori, and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

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.

The project team have worked closely throughout the TTCT project with mana whenua artists (Delany Brown and Kingi Pitiroi) to ensure where possible our designs reflect the unique qualities of the Taupō district. Officers have also meet with the Tūwharetoa Māori Trust Board (TMTB) to keep them up to date with plans and progress of the project.

Ngā Tūraru | Risks

The risks are mostly related to not installing, reducing the scope or delaying the installation of the items, these risks are:

- Limited/no ability to add to the vibrancy of the lower Tongariro and Roberts Street area.
- Doesn't address the lower Tongariro Street safety issues with lighting.
- Fails to meet the expectations of mana whenua, retailers and the wider community.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the Significance and Engagement Policy (2022), and are of the opinion that the proposal under consideration is of a low degree of significance.

TE KŌRERO TAHI | 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.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Direct communication has been/will be carried out with affected parties/key stakeholders and wider communication will be carried out with the community.

WHAKAKAPINGA | CONCLUSION

Since 2020 Council has worked towards achieving the goals and outcomes of the TTCT project. To fully realise the vision of the TTCT project, there are now a handful of items left to be installed. Installing these items will further contribute to the overall vibrancy and sense of place Council set out to achieve. These items will also address safety concerns and ensure Council meets the expectations of mana whenua, retailers and the wider community.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Taniko lighting journey
2. Safety changes as per the Gray Matter report

5.4 RECLASSIFICATION OF LAND AS RECREATION RESERVE, RANGATIRA DRIVE, MANGAKINO

Author: Toni Maulder, Property Advisor

Authorised by: Philip King, Executive Manager Housing & Property Investment

TE PŪTAKE | PURPOSE

To approve the classification of land as Recreation Reserve at Rangatira Drive, Mangakino.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

By Resolution dated 30 August 2022 (TDC202208/05) Council approved a proposed exchange of land at Rangatira Drive, Mangakino. The exchange involves Council acquiring 173 square metres of land (subject to survey) from Mango Developments Limited to resolve an existing playground encroachment and allow for access and maintenance of the playground, and vesting a Service Lane Reserve in Mango Developments Limited in exchange. An exchange agreement with Mango Developments Limited was reached on 22 March 2023. That agreement sets out the process to complete the exchange including classification of the land acquired by Council under the Reserves Act 1977.

The preferred option is for Council to carry out the classification of the land to be acquired to enable it to be amalgamated and administered with Council's existing adjoining Recreation Reserve.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Resolves to classify as a Recreation Reserve the land to be acquired from Mango Developments Limited being 173 square metres (subject to survey) and defined as Section 1 on draft Survey Office Plan 585922; and
2. Directs officers to proceed with the classification.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been before Council at a prior meeting on 30 August 2022, refer item number (TDC202208/05) and the following resolutions were made, that Council:

1. adopts the Mangakino Pouakani Representative Group's recommendation to proceed with the swap of the Service Lane Reserve at Rangatira Drive, Mangakino (being Lot 2 DPS 7898) for a three-metre strip of Mango Developments Limited land that adjoins the existing skatepark and public space, subject to the statutory process for disposal of Reserves.
2. approves the revocation of the Reserve status of the property being Lot 2 DPS 7898.
3. directs officers to negotiate, as a condition of the land exchange agreement with Mango Developments Limited, to require Mango Developments Limited to obtain, prior to construction, Council's written approval to the nature, design and materials of the fence to be erected along the common boundary of the land owned by Mango Developments Limited and the reserve vested in Council, in consideration for which Council will cover up to 50% of the fencing costs and not require the usual fencing covenant in terms of section 6(2) of the Fencing Act 1978.

Officers have been working with Mango Developments Limited to progress the exchange of land in accordance with the Reserves Act 1977 and Public Works Act 1981.

- The land to be acquired has been defined by survey on draft Survey Office Plan (SO) 585922.
- An exchange agreement with Mango Developments Limited has been signed by both parties (including the conditions under item 3 above).
- Public notice and Iwi engagement has been completed.

The next actions are:

- Council resolves to classify Section 1 SO 585922 as a Recreation Reserve, being the purpose of this Council Paper.
- The parties complete settlement.
- Legalisation is completed including the revocation of the reserve status of the Service Lane Reserve and amalgamation of Section 1 SO 585922 with Council's adjoining Recreation Reserve.
- Transfer of the Service Lane Reserve to Mango Developments Limited is completed.

NGĀ KŌRERORERO | DISCUSSION

On the aerial image below:

Yellow shading – Service Lane Reserve to be sold by Council to Mango Developments

Blue shading – Mango Development's existing land

Pink shading – Council's existing Recreation Reserve

Orange outline – area to be acquired by Council from Mango developments for Recreation Reserve.



By an agreement dated 22 March 2023, Council has agreed with Mango Developments Limited to complete the exchange of land illustrated above. As part of the legalisation process set out in that agreement, clause

2.3 of the agreement states that "...Council may classify the Proposed Reserve Land [Section 1 SO 585922] as Recreation Reserve under [section 16 of the Reserves Act 1977]."

In accordance with the requirements of the Reserves Act 1977, the proposed exchange of land was publicly notified in the Taupō Times on 23 June 2023 with a one-month submission period. No submissions were received.

It is considered that there are two options.

NGĀ KŌWHIRINGA | OPTIONS

Option 1. Do nothing, i.e. do not classify Section 1 SO 585922, which means the land will be held by Council as a generic reserve.

Advantages	Disadvantages
<ul style="list-style-type: none"> None. There are no cost savings by not classifying the land because the exchange agreement with Mango Developments provides that Mango Developments will cover Council's costs associated with this matter. 	<ul style="list-style-type: none"> The land cannot be amalgamated with the adjoining Recreation Reserve because reserves must have the same purpose to be amalgamated. Council's powers that apply for recreation reserves under the Reserves Act 1977 will not apply to Section 1 SO 585922.

Option 2. Resolve to classify Section 1 SO 585922 as a recreation reserve.

Advantages	Disadvantages
<ul style="list-style-type: none"> Complies with the specified purpose for which Council is acquiring Section 1 SO 585922 as stated in the agreement with Mango Developments, the public notice of the land exchange, and the engagement with Raukawa Settlement Trust. Enables the land to be amalgamated with the adjoining Recreation Reserve, and seamlessly administered as a recreation reserve under the Reserves Act 1977. 	<ul style="list-style-type: none"> None.

Analysis Conclusion:

Option 2 is the preferred option to enable Section 1 SO 585922 to be amalgamated and administered with Council's existing adjoining Recreation Reserve.

NGĀ HĪRAUNGA | CONSIDERATIONS

Whakahāngai ki tā te Kaunihera wawata | Alignment with Council's Vision

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

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be nil.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for under Property – Land Development.

Ngā Aronga Ture | 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 and 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:

Reserves Act 1977

The playground that encroaches over Section 1 SO 585922 is on land held by Council as a Recreation Reserve subject to the Reserves Act 1977. The Reserves Act gives Council specific powers to administer reserves that are classified for recreation. Therefore, to enable amalgamation of Section 1 SO 585922 with the adjoining reserve and enable seamless administration of the reserve, Section 1 must have the same classification, i.e. recreation.

Classification is done under section 16 of the Reserves Act 1977, which requires a Council resolution.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori, and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

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 wrote to Raukawa Settlement Trust to seek a meeting to discuss the proposed exchange of land. Raukawa Settlement Trust acknowledged receipt of the letter but did not seek a meeting or provide any comment on the proposal. A copy of the public notice published in the Taupō Times was then provided to Raukawa Settlement Trust as a courtesy with a further request for feedback. Raukawa Settlement Trust has elected not to engage with Council on this matter.

Engagement with Wairarapa Moana ki Pouakani Incorporation was carried out by Mango Developments. Wairarapa Moana ki Pouakani Incorporation owned land adjoining the Service Lane Reserve to the west, being Lot 5 DP 563013 (Lot 5). In 2022 Mango Developments acquired Lot 5 from Wairarapa Moana ki Pouakani Incorporation to incorporate it into Mango Development's proposed development. Therefore, Wairarapa Moana ki Pouakani Incorporation is no longer an adjoining owner of the Service Lane Reserve and is aware of the proposed development of the land including the Service Lane Reserve by Mango Developments.

Ngā Tūraru | Risks

There are no known risks.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is of a low degree of significance.

TE KŌRERO TAHI | 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.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Communication has been carried out as part of wider consultation with the community on this issue. As part of the process for exchanging land for reserves, the Reserves Act 1977 requires public notice with a one month submission period. The public notice was published in the Taupō Times on 23 June 2023. No submissions were received.

WHAKAKAPINGA | CONCLUSION

Option 2, being the classification of the land to be acquired by Council is preferred as it will enable Council to amalgamate the land with Council's adjoining recreation reserve and therefore seamlessly administer the reserve in accordance with Council's powers under the Reserves Act 1977.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.5 OTUMUHEKE ROAD STOPPING

Author: Toni Maulder, Property Advisor

Authorised by: Philip King, Executive Manager Housing & Property Investment

TE PŪTAKE | PURPOSE

To consider and approve the basis upon which an unformed road should be stopped, and whether part of the unformed road land is transferred to Patuiwi Reserve Trust.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council has previously resolved to proceed with five land transactions between Taupō District Council (TDC) and Contact Energy Ltd (Contact). One of those land transactions involves stopping an unformed roadway which Council administers.

Part of the unformed roadway bisects Contact's land and part bisects, and provides legal access to, the Māori Freehold land owned by Patuiwi Reserve Trust (Patuiwi).

To stop the Unformed Roadway, an application to the Minister for Land Information needs to be made.

Council has received advice that an application should be made to stop the entire unformed roadway rather than just part of it.

To stop the entire unformed roadway, alternative legal access to Patuiwi's Land needs to be provided. Contact and Patuiwi are currently negotiating an Agreement to Grant Easement. A condition of the Agreement is that Patuiwi and Council agree on terms and conditions for the transfer of that part of the road that bisects their land.

Council needs to determine two matters:

- whether the application should be to stop the unformed roadway in part or full.
- if it wishes to return part of the unformed road to Patuiwi, and if so, the method by which it is returned.

The Chief Executive requires delegated authority to sign the Agreement for Stopping and Selling of Road Area and the Application to the Māori Land Court for vesting orders pursuant to s134 Te Ture Whenua Māori Act 1993 to vest the Subject Land in Patuiwi.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Approves an application to the Minister for Land Information pursuant to s342 of the Local Government Act 1974 to stop the entire Unformed Roadway as shown on Draft SO Plan 589700.
2. Approves the return of the Subject Land to Patuiwi and this is achieved by selling the Subject Land to Patuiwi for \$1 including GST.
3. Authorises the Chief Executive to sign the Agreement for Stopping and Selling of Road Area
4. Authorises the Chief Executive to sign an application to the Māori Land Court for vesting orders pursuant to s134 Te Ture Whenua Māori Act 1993.

TE WHAKAMAHUKI | BACKGROUND

The proposal relates to a land transaction approved by Council 29 March 2022 (Objective Reference A3106189). One of these land transactions related to Otumuheke Block and the proposed stopping of an Unformed Roadway, shown on the Map below in blue.

Part of the Unformed Roadway bisects Contact's land comprised in Record of Title 412828. In a Memorandum of Understanding (MOU) between Council and Contact, Council agreed to stop that part of the Unformed Roadway and sell it to Contact. In order to stop the Unformed Roadway, an application to the Minister for Land Information would need to be made pursuant to s342 of the Local Government Act 1974.

Council has received advice that an application should be made to stop the entire Unformed Roadway rather than just part of it.



NGĀ KŌRERORERO | DISCUSSION

The Unformed Roadway has been surveyed in SO Plan 589700, see attachments. It provides legal access to:

- Land owned by the Department of Conservation (DOC);
- Land owned by the Patuiwi;
- Council's Centennial high lift pump station which is partially located on, and adjoins, the Unformed Roadway.

Council and Contact have entered an MOU that provides, among other things, that:

- Council has agreed to stop part of the Unformed Roadway and sell that part of it identified as Sections 2, 4 and 6 on SO Plan 589700 to Contact.
- The parties will work together to provide alternative legal access to DOC's Land, Patuiwi's Land and Council's Pump Station.
- Contact will pay all legal and other costs involved in this transaction.

Unformed Roadway History

The Unformed Roadway was originally a Crown grant road, having been gazetted in 1885. Details are attached to the report. It is understood that the Unformed Roadway was originally acquired by the Crown for the purpose of constructing a road to Huka Falls. The current TDC road controlling authority has no interest in these legal road parcels, as they are not formed and not likely to ever be formed.

The total area of the Unformed Roadway is 6.5470Ha.

Road Stopping Process

The appropriate mechanism for stopping the Unformed Roadway is via section 342 of the Local Government Act 1974. As the Unformed Roadway is zoned rural under the Taupō District Plan, an application must be made to the Minister for Land Information. As part of the application, evidence must be provided that adequate legal and practicable access to the land adjoining or having legal access to the road proposed to be stopped remains or is provided.

The Unformed Roadway could be stopped as a whole, or it could be stopped in part. Council has received advice from the Property Group that the roadway should be stopped as a whole, given that the balance of

the Unformed Road will unlikely ever become a formed road. Further, the application to the Minister is unlikely to be successful if the request is to stop the road in part.

Council's Transport team has confirmed that it has no issue with the proposal to stop the Unformed Roadway in full as there is no Council adjoining connection to it.

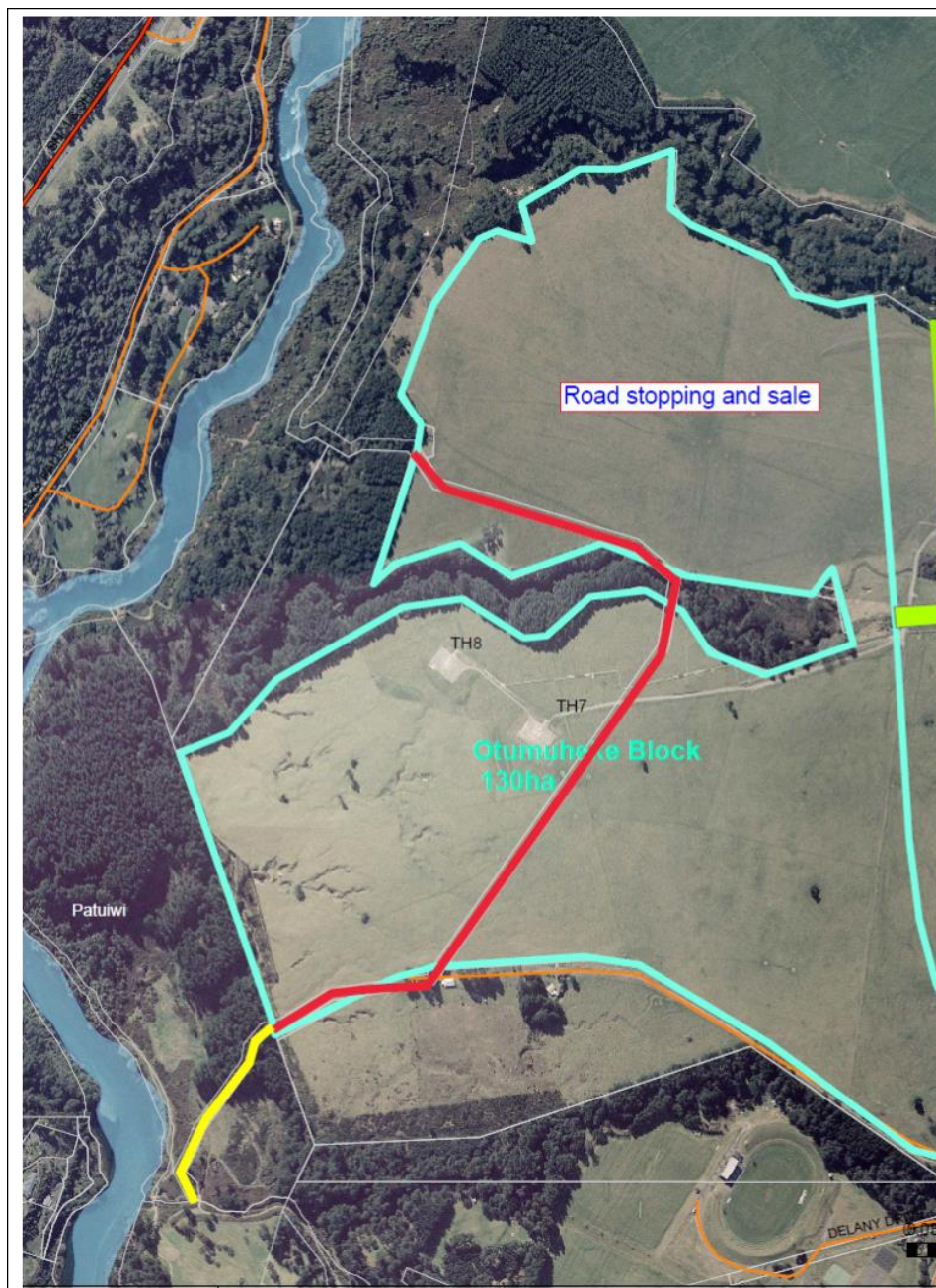
Before an application is made to the Minister, Council must include evidence that adequate legal and practicable access to land adjoining or having legal access to the road proposed to be stopped is provided.

As the Unformed Roadway currently provides legal access to DOC's Land, Patuiwi's Land and Council's Pump Station. Contact has agreed to:

- 1) grant Council alternative legal access to Council's Pump Station by way of a registered right of way easement over Contact's Land. The location and terms of that right of way have been proposed by Contact and agreed to by Council.
- 2) grant DOC alternative legal access to DOC's Land by way of a registered right of way easement over Contact's Land. The location and terms of that right of way have been proposed by Contact and agreed to by DOC.
- 3) provide Patuiwi with alternative legal access to Patuiwi's Land by way of a registered right of way easement over Contact's Land.

Patuiwi Section of the Unformed Road

The Unformed Road bisects, and provides legal access to, the Māori Freehold land owned by Patuiwi. comprised in Record of Title SA24/204. This part of the Unformed Roadway is described as Section 1 on SO Plan 589700 (Subject Land), shown in yellow below.



Contact has offered to grant Patuiwi a registered right of way easement over Contact’s Land. Patuiwi has signed the Agreement accepting the alternative legal access however, the Agreement is conditional on Council transferring the Subject Land to Patuwai on terms and conditions satisfactory to both parties, by 31 December 2023.

The Subject Land was originally acquired by the Crown from Patuiwi’s original beneficial owners by way of Gazette in 1885 as Crown grant road. Section 41 of the Public Works Act 1981 (PWA) applies to the Subject Land as immediately prior to the Crown taking it for road, it was Māori Freehold Land or General Land owned by Māori, beneficially owned by more than 4 persons and not vested in any trustee(s).

Therefore, to sell the Subject Land Council has the option of either complying with section 40 of the PWA or applying to the Māori Land Court pursuant to section 134 of Te Ture Whenua Māori Act 1993.

Section 40 of the PWA provides that where land is no longer required for the Public Work it was acquired for, or any other public work or exchange, then Council should endeavour to sell the land back to the person from whom it was acquired or to the successor at either:

- The current market value of the land as determined by a valuation carried out by a registered valuer; or
- Any lesser price if Council determines it reasonable to do so.

Patuiwi is an Ahu Whenua trust which has been appointed by the Māori Land Court to manage Patuiwi's Land for the beneficial owners. The number of beneficial owners has grown over time since the acquisition from 6 to 2604. A Trust does not fall strictly within the PWA's definition of a successor and further, given the passage of time since the Crown acquired the Subject Land, the current beneficial owners will not be the immediate beneficiaries under either Wills or intestacy of the original 6 beneficial owners. Therefore, section 40 of the PWA is not considered to be the appropriate provision to apply in this situation.

Section 134 of Te Ture Whenua Māori Act 1993 (TTWMA) gives the Māori Land Court jurisdiction to make a vesting order converting certain land to Māori Freehold land, particularly where land taken for public works is being returned to Māori.

Accordingly, it is proposed that Council:

- Sell the Subject Land to Patuiwi in exchange for consideration of either Market Value OR \$1 including GST (if any), receipt of which will be taken as given; and
- make an application to the Māori Land Court pursuant to s134 TTWMA seeking a vesting order converting the Subject Land to Māori Freehold Land.

Summary

In summary, Council needs to determine if it wishes to stop the Unformed Road in full and return the Patuiwi part of the road to iwi, and if so, the method by which the land is returned.

NGĀ KŌWHIRINGA | OPTIONS

Based on this information it is considered that there are 4 options available to Council:

1. Stop the entire Unformed Roadway and sell the Subject Land to Patuiwi at a purchase price based upon current market value, and apply to the Māori Land Court to have the Subject Land vested in Patuiwi as Māori Freehold Land pursuant to s134 TTWA;
2. Stop the entire Unformed Roadway and sell Subject Land to Patuiwi at a purchase price of \$1 including GST (if any) and apply to the Māori Land Court to have the Subject Land vested in Patuiwi as Māori Freehold Land pursuant to s134 TTWA
3. Only stop that part of the Unformed Roadway which bisects Contact's Land;
4. Retain the status quo and not do anything.

Analysis of Options

Option 1 – Stop the entire Unformed Roadway and sell the Subject Land to Patuiwi at a purchase price based upon current market value and make application pursuant to s134 TTWMA.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council would not have to go through the process of applying to stop the balance of the Unformed Roadway in future and at its own cost. • The Minister is likely to look more favourably upon the application to stop the Unformed Roadway if the entire Unformed Roadway is to be stopped. • Council could potentially use the balance of the Unformed Roadway for other purposes once it is stopped. • Council receives market value for the Subject Land. 	<ul style="list-style-type: none"> • Council does not retain the Unformed Roadway as unformed road just in case it is required in future for roading purposes, and an adjacent Council connection is established. • Council does not currently hold a valuation for the Subject Land. • Patuiwi may decide that a purchase price at market value is not an acceptable term for their purchase of the Subject Land and therefore cancel the Agreement. This will leave Patuiwi without alternative legal access to Patuiwi's Land and therefore Patuiwi may use this as a basis for objecting to the application to stop of the Unformed Road or the Minister may not approve the application as a result. • If the road stopping does not go ahead or is delayed, Council's sale of Contact's Portion of the Unformed Road for \$96,000 excluding GST (if any) may be prevented or delayed. • If Patuiwi cannot afford or is not willing to pay market value then Council may be left with having to maintain the Subject Land which Council shall no longer have legal access to and no real purpose for. • Council may not be seen to be actively protecting rangatiratanga over Māori ancestral lands.

Option 2 – Stop the entire Unformed Roadway and sell the Subject Land to Patuiwi at a purchase price of \$1 including GST (if any) and make application pursuant to s134 TTWMA.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council would not have to go through the process of applying to stop the balance of the Unformed Roadway in future and at its own cost. • The Minister is likely to look more favourably upon the application to stop the Unformed Roadway if the entire Unformed Roadway is to be stopped. • Council could potentially use the balance of the Unformed Roadway for other purposes once it is stopped. • No need to incur the cost of obtaining a valuation for the Subject Land. • Patuiwi are likely to decide that a purchase price of \$1 including GST (if any) is an acceptable term for their purchase of the Subject Land and 	<ul style="list-style-type: none"> • Council does not retain the Unformed Roadway as unformed road just in case it is required in future for roading purposes, and an adjacent Council connection is established. • Council does not receive current market value for the Subject Land.

<p>confirm the Agreement as unconditional.</p> <ul style="list-style-type: none"> • Patuiwi receive alternative legal access to Patuiwi’s Land. • Patuiwi are unlikely to object to the proposed road stopping of the Unformed Road and it is more likely that Council will be able to sell Contact’s Portion of the Unformed Road for \$96,000 excluding GST (if any). • Council disposes of the Subject Land which it would otherwise not have legal access to and no real purpose for. • Council is seen to be actively protecting rangatiratanga over Māori ancestral lands. 	
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Option 3 – Stop Contact Part of the Unformed Roadway

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council retains the balance of the Unformed Roadway in case it is required in future for roading purposes, and an adjacent Council connection is established. 	<ul style="list-style-type: none"> • Council would retain and have to maintain an unformed roadway which does not have an adjoining Council connection. • The Minister is less likely to approve an application to stop the Unformed Roadway if that application is to only stop a part. • If Council wished to stop the balance of the Unformed Road in future, it would have to go to the expense of going through the LGA application process at its own cost, whereas Contact Energy are funding this LGA application process.

Option 4 – Retain the status quo and do nothing

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council could potentially form the road comprising the Unformed Roadway in future if a Council adjoining connection was established. 	<ul style="list-style-type: none"> • If the Unformed Roadway is not stopped in full or in part, Council’s sale of part of the Unformed Roadway to Contact will be unable to proceed. • Council will retain an unformed roadway which it has no plans to use as roadway in the future as there is no Council adjoining connection. • If Council wished to stop the Unformed Road in future, it would have to go to the expense of going through the LGA application process at its own cost, whereas Contact Energy are funding this LGA application process.

Analysis Conclusion:

It is considered that Option 2 is preferred as the Minister will be more likely to approve the application and Council will not have to go to the expense of stopping the balance of the Unformed Road in future. It will also allow the sale of Contact’s Portion of the Unformed Road to proceed generating revenue for Council (provided the application is successful). This option also allows Council to dispose of idle lands, provide opportunities for local hapū and ensure Council is seen to be actively protecting rangatiratanga over Māori ancestral lands.

NGĀ HĪRAUNGA | CONSIDERATIONS

Whakahāngai ki tā te Kaunihera wawata | Alignment with Council's Vision

Council's vision is 'to be the most prosperous and liveable district in the North Island'. 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.

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be minimal.

Ngā Aronga Ture | 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 and cultural 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 is as follows: Local Government Act 1974.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga. These principles are of relevance here as it involves returning land to Patuiwi, which was originally held by tangata whenua, subsequently acquired by the Crown and which is no longer required by the Crown for the purpose for which it was acquired.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

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 and acknowledges further that Contact are leading this consultation, with Council's support as appropriate on the alternative legal access to Patuiwi's land and returning part of the Unformed Roadway to Patuiwi.

Ngā Tūraru | Risks

There is a risk that the Minister will not approve Council's application to stop the Unformed Roadway irrespective of whether that application is to stop the Unformed Roadway in part or as a whole. However, it is thought that if the application is to stop the Unformed Roadway as a whole, the Minister will be more inclined to grant the application.

There is a further risk that making the application to stop the Unformed Roadway, either in part or as a whole, will trigger resumption of the Unformed Roadway by the Crown for nil consideration pursuant to s323 Local Government Act 1974. However, the risk that the Crown would exercise this right is thought to be low given that the Unformed Roadway currently provides access to Patuiwi's Land being Māori Freehold Land. Where Contact has agreed to provide Patuiwi with alternative legal access to Patuiwi's Land in the Agreement to Grant Easement, that agreement is conditional upon Contact receiving Contact's Portion of the Unformed Road.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the Significance and Engagement Policy (2022), and are of the opinion that it is of low significance

TE KŌRERO TAHI | 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.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication / media required.

Any communication that is required following the stopping of the Unformed Roadway will be undertaken in conjunction with Contact.

WHAKAKAPINGA | CONCLUSION

The stopping of the Unformed Roadway in full will provide positive benefits for the district including enhancing Council's relationship with, and commercial opportunities for, both Contact and tangata whenua. There will also be a flow on financial return for Council following sale of part of the Unformed Roadway to Contact.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. SO Plan 3630
2. SO Plan 58810
3. Draft SO Plan 589700
4. Easement Instrument for Right of Way in Council's favour over Contact's Land
5. Agreement to Grant Easement Between Patuiwi and Contact
6. Agreement to Grant Easement Between Patuiwi and Contact

5.6 ADOPTION OF THE HOUSING STRATEGY

Author: Erin OCallaghan, Team Leader Policy

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

The purpose of this report is to update Councillors on the feedback received on the draft Taupō District Council Housing Strategy and to make recommendations to the Council regarding its adoption.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

- The draft Housing Strategy was released for public feedback between 19 June and 17 July 2023.
- There was a variety of responses from throughout the district. The overarching feedback received from respondents was supportive of the Strategy.
- This report summarises the themes of the feedback received, responds to the feedback, and makes recommendations.
- The overall recommendation is that the Council adopts the Strategy with no changes.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Receives the feedback on the draft Housing Strategy;
2. directs officers to amend the draft Housing Strategy to reflect any Council changes made today; and
3. Adopts the Housing Strategy subject to final design and minor editorial changes prior to publication.

TE WHAKAMAHIKI | BACKGROUND

The Long-term Plan 2021-31 (LTP) identified a range of strategic priorities that Council would focus on for the first three years of the LTP. One of those priorities was delivering better outcomes to address housing issues including affordable, pensioner and papakāinga housing. The development of this strategy was initiated as a result.

The purpose of this strategy is to identify the key housing issues and opportunities, clarify Council's role in housing, and provide a strategic housing framework for Council.

The process of developing the strategy has involved widespread engagement with agencies, organisations, iwi, and hapū with an interest in housing. Information was also drawn from the 2019 Taupō Housing Review and Recommendations report by Business and Economic Research Limited (BERL).

The draft strategy has four high level principles to guide and inform Council when thinking about issues and solutions for housing:

- We will show leadership through partnerships and advocacy.
- We will honour Te Tiriti o Waitangi.
- We will focus on local based solutions.
- We will make evidence-based decisions.

Four high-level goals provide a focus for working toward better outcomes:

- More availability and choice of housing.

- Homes are warm, healthy, and sustainable.
- Our homes meet the diverse needs of our communities.
- Our housing contributes to connected and integrated communities.

To achieve these goals, five focus areas were identified:

1. Facilitating affordable housing (to rent and own).
2. Enabling the development of Māori land & papakāinga.
3. Housing for the elderly.
4. Facilitating social housing development.
5. Encouraging and enabling healthy & sustainable homes.

The housing strategy includes a set of draft actions the Council intends to take in the short and medium term and provides a foundation for developing longer term solutions. Some actions will require further policy work or public consultation for delivery.

The draft strategy was released for public feedback between 19 June and 17 July 2023. We asked the community whether they agreed with the four goals and the five focus areas of the draft strategy. Consultation was publicised through print and digital channels, including Facebook, YouTube and Instagram.

Respondents were invited to provide feedback through Council's website, email and written forms were also accepted. We received 40 feedback forms, these are provided in the attachments.

Three videos were produced to support engagement, these were focused on housing for the elderly, facilitating affordable housing and a general draft Housing Strategy video. The videos were shared on Council's social media channels and had 6,100 views with a further 370 views on YouTube.

Conversation stations (drop-in engagement sessions) were held in Tūrangi, Mangakino, Kinloch and Taupō. These provided an opportunity for the community to engage with staff about the strategy and ask questions. Not all of those who attended the drop-in sessions provided a written response, but their feedback is noted in this report.

The engagement team hand delivered letters to all of Council's housing for the elderly tenants. This letter explained the process we were undertaking and how they could give their feedback. Some Mangakino tenants attended the library drop-in sessions. Their feedback is captured below.

Overall, through feedback there has been overwhelming support for the draft Housing Strategy, the goals and the focus areas. The following discussion provides a summary of the feedback, with recommendations from officers.

A complete copy of all written feedback is also attached.

NGĀ KŌRERORERO | DISCUSSION

Drop in Session Comments

In Taupō we had drop-in sessions at Countdown South and the library. While we did not have a large number engage with us at the supermarket, we did find the library provided a great opportunity to engage with people. Feedback was mixed with some people concerned we were going to build social housing at a scale similar to Rotorua, while others supported Council taking a more active role in housing. There were also many questions about the East Urban Lands (EUL) development, which was consulted on through the Annual Plan.

Staff attended a monthly Taupō Council of Social Services (TCOSS) meeting where the following organisations were represented:

- Work & Income
- ACC
- In Touch Counselling

- REAP
- Arc Counselling
- Journey Together
- Health Care NZ
- He Kahui Tangata
- Toi Ohomai
- Tūwharetoa Health
- Taupō Family Centre
- Te Whariki Aroha
- Independent Living Choices
- First Credit Union.

The first TCOSS meeting drew a lot of interest and as a result council staff from policy, resource consents and environmental health, and Councillors Shepherd, Rankin and Westerman were invited to a further meeting. Additional organisations represented at this meeting included:

- Central Kids Kindergarten
- Te Whakaoroa Io Maemae
- Salvation Army
- Te Whare Oranga Wairua
- Te Korowai Roopu Tautoko
- Te Hapori Ora
- Tūwharetoa Settlement Trust
- Te Whatu Ora Lakes

At these meetings concerns were raised about emergency housing standards and compliance. Some of these concerns have been actioned by the environmental health team. A follow-up meeting with the building team has been arranged. There was a question about infrastructure provision and maintenance and concerns about protecting the lake. Staff from the Resource Consents team explained about asset management planning and acknowledged the importance of keeping waste out of the lake. Lastly, people wanted to know how Council would play a greater advocacy role in the social housing space. We explained that we would continue to work closely with support agencies and be their advocate when dealing with central government agencies.

At the Tūrangi market day drop-in a dozen forms were collected by people who wanted to make a submission. Lots of questions were asked and feedback was positive. One comment was made about making sure that infrastructure is capable of dealing with any new housing. Staff were told of a positive story about a family who owned two houses in Tūrangi, one of which they have offered to a family who were in emergency housing.

There were three drop-in sessions held in Mangakino, two at the library and one at the district services and citizen club. Overall, around 35 people engaged with staff at these sessions. One of the attendees commented that Council is doing an excellent job looking after elderly housing tenants and that we should not change this service, this person has also made a written submission. Many of the attendees were interested to hear about future plans for council-owned units.

At the Kinloch drop-in session we had 12 attendees, with Matt Andrews from the Kinloch Representative Group also in attendance. Attendees were under the impression this meeting was about the Seven Oaks development so this became the focus of this meeting. Other matters raised were issues around growth and development, toilets, and commercial development opportunities in Kinloch.

Hui with Hapū and Iwi

There has been ongoing engagement with hapū and iwi since 2022. During this recent feedback period staff met with:

- Ngāti Tūrangitukua,

- Te Arawa River Iwi Trust (TARIT)
- Tūwharetoa Settlement Trust (TST)
- Tūwharetoa Māori Trust Board
- Pouakani Marae Trust

Feedback from these hui was positive and there was full support for the draft Housing Strategy. The Marae Trust asked that we ensure Mangakino elderly housing units are rented to Mangakino residents in the first instance. TST were supportive of our focus areas, which align with their own housing strategy.

Staff and elected members also met with Te Kotahitanga o Ngāti Tūwharetoa Trust (TKNT). They have engaged the services of Hapū Housing Solutions to develop a housing strategy. They were also supportive of the work we have done and said that our focus areas align with their draft housing strategy.

Staff will continue to engage with iwi and hapū across the district as part of the District Plan papakāinga changes and proposed Māori purpose zone. We will also honour our partnership agreements, and our Memorandum of Understanding with TST, by continuing to work together in the housing space.

Public Forums

On 20 July 2023 we provided a further opportunity for the public to give verbal feedback to elected members at the Council Chambers. Five speakers were heard, four of these speakers also provided written feedback:

- Ross Baker
- Florence Karaitiana
- Aksel Bech (Waikato Housing Initiative)
- Ian Chamberlain

Mr Baker expressed his desire to provide co-housing in Tūrangi. Resource consents staff are liaising with Mr Baker about his proposal.

Mrs Karaitiana spoke of her whānau's history with Taupō. She stated that it is time for Tangata Whenua to be at the forefront of housing by being more involved with strategy development and by being at the table with decisions, through to housing development, tenancy and monitoring.

Mr Bech explained the role of the Waikato Housing Initiative (WHI) and the work they are doing in the housing space. He was supportive of the strategy and said many of the elements align well with WHI workstreams. He spoke about tools that Council could use for affordable housing, such as inclusionary zoning and the Waikato Community Lands Trust. Staff will continue to engage with WHI and work collaboratively to make the most of regional learnings and experiences.

Mr Chamberlain is a board member of the New Zealand Certified Builders Association and a director of a carpentry and joinery company. He spoke about the need for a mix of housing in developments, including smaller dwellings that weren't currently supplied by the market, and social housing. He said there was currently no incentive for developers to provide these homes and this is why Council intervention is needed. He spoke about the need to put high-residential homes and townhouses near parks and main bus routes. He also explained about the importance of building to passive housing standards.

Two representatives from Te Korowai Roopu Tautoko spoke to Council, Karla Kirikau and Savannah Martin. They explained the service they provide in the emergency housing space and gave an impassioned speech about some of the difficulties tenants, families, and support agencies face. Elected members agreed to be their advocates by supporting them with conversations with central government agencies. Councillor Shepherd has since met with Te Korowai Roopu Tautoko to ask how Council can be of assistance.

On 25 July 2023 Darren Toy from Kāinga Ora and Ereena Hill and Mike Bryant from the Ministry of Social Development (MSD) gave an update on housing matters in the Taupō district. Kāinga Ora explained their role on the housing continuum and gave an update on numbers and location of public housing being built in the district. MSD gave an update on emergency housing numbers, employment statistics and MSD led initiatives. Both agencies agreed to work more closely with Council and local service providers to ensure the housing needs of our community are met.

Online Feedback

The following is a summary of the feedback received online. 40 responses were received. A full bundle of this feedback is included in the attachments as well as a summary of the responses and staff response to this feedback.

Goals

We asked, “Are these the right goals for housing?”.

38 people responded to this question. 23 supported the goals, six were neutral, two provided comment only, seven people were not supportive. Key themes in the feedback have been summarised in the left-hand column of the table below and advice to Councillors is provided in the right-hand column.

FEEDBACK THEMES	COMMENT AND RECOMMENDATIONS
<p>In support:</p> <ul style="list-style-type: none"> • Collaborative relationship between Councils, Developers, and Kāinga Ora needed • Housing gives people a sense of security and belonging • Healthy communities 	<p>We agree with comments about building healthy communities and giving people a sense of security and belonging.</p> <p>We also agree that much of this work will require collaboration with other agencies and organisations who work in the housing space.</p> <p>Recommendation: No changes to the Strategy are recommended</p>
<p>Council should not be involved in housing:</p> <ul style="list-style-type: none"> • Look after key services only. • Housing is for private developers. • Do not risk public money. • How will this be funded? • Waste of ratepayers money. • Who is doing the planning? 	<p>Comment:</p> <p>There has been clear direction in the LTP that the community would like Council to take a stronger role in responding to the housing crisis. Council is able to carry out this role in multiple ways, such as:</p> <ul style="list-style-type: none"> • Regulator/service provider through consenting and provision of infrastructure. • Facilitation through advocacy to central government and connecting potential providers together. • Enabler through current asset ownership (EUL) • A housing provider, as Council current owns a small number of older person housing units. <p>The strategy clarifies Council’s role in addressing housing issues. The strategy also recognises housing complexities and interrelationships, acknowledging that while we play a significant role in planning for housing, we cannot fix housing issues alone.</p> <p>This strategy will provide a foundation from which we can grow productive relationships with others in the housing space including iwi and hapū, central government, the private sector, community housing providers and the community.</p> <p>The strategy does not commit Council to spending additional ratepayer money on housing. We will continue to provide those housing roles outlined above and any decisions about funding of additional projects will be made through the Long-term Plan.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Infrastructure & growth matters:</p> <ul style="list-style-type: none"> • How are you planning for growth? • Limit expansion of development • Large sections and green space reason people live in Taupō District. • Wastewater issues hindering development • Include LTP funding for non- 	<p>Comment</p> <p>The Council is required to give effect to the National Policy Statement (NPS) - Urban Development, which requires us to plan well for growth and ensure well-functioning urban environments that meet the changing needs of our diverse communities. This means enabling the right social infrastructure and ensuring communities are developed in a way that encourages connections between people, places, and nature. It also means that continuing to enable supply through both intensification and thoughtful expansion in areas with appropriate infrastructure and transport connections is essential.</p> <p>We do this is through spatial planning. Spatial plans take a long-term approach to planning for growth and enable strategic investment in infrastructure for future growth areas. Council plans on carrying out a spatial planning exercise in 2024, which will include looking at future</p>

<p>specific infrastructure on EUL.</p>	<p>growth and development across the district.</p> <p>The infrastructure (roads, footpath, waterpipes etc) within a subdivision is funded by the developer/subdivider. The subdivider must also make development contributions for their share of the infrastructure already constructed for the town, in particular the capacity built into the networks, or that which must be built to serve the subdivider’s land.</p> <p>Taupō District Council has a project underway to investigate and provide a wastewater solution to enable further growth on the North side of the of the Waikato River. Council is working with key stakeholders to advance this project.</p> <p>Any future decisions about funding of infrastructure and development must be made through the Long-term Plan and Annual Plan processes. It is not considered necessary to include non-specific funding to support this strategy as development contributions should fund future growth and development.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Holiday homes and short-term accommodation, and undeveloped residential land exacerbating the issue:</p> <ul style="list-style-type: none"> • Empty holiday homes affecting shortage of properties. • Short-term rental properties taking long-term rentable properties out of market. • Charge a tourist rate. • Incentivise holiday homes. • Empty residential land in Tūrangi should be developed. 	<p>Comment</p> <p>The Taupō district is a fantastic visitor destination with about 17% of our residential houses being holiday homes. That percentage changes across the district with some areas like Kuratau or Motuoapa having a higher percentage. Those holiday homes bring rates to our district which contribute to paying the overall costs for the services we enjoy. They are also a really important part of our accommodation offering. Without them there wouldn’t be enough places for visitors to stay at peak times.</p> <p>The owners of those properties have invested or inherited them over time, and it is ultimately their choice whether they wish to hold them as a holiday home, leave them vacant or rent them out for a period of time.</p> <p>Council is conscious that the Government’s policy settings around aspects like interest deductibility and tenancy rules have a much more significant impact on the decisions that the property owners make compared to anything Council could do.</p> <p>With that said, one of actions in the strategy is:</p> <ul style="list-style-type: none"> • investigate peer to peer accommodation provision across the district to better understand any impacts on housing and long-term rental supply, and options to manage any negative impacts. <p>In May 2023 elected members had a workshop about issues and options related to short-term accommodation. Staff continue to actively work on this matter, including identifying a sound basis for capturing all properties used for this form of accommodation and any policy options that could be used by Council if required.</p> <p>Another action in the strategy includes:</p> <ul style="list-style-type: none"> • identify large vacant land parcels in the residential zone in Tūrangi and work with landowners to facilitate positive housing outcomes. <p>Recommendation: No changes to the Strategy are recommended.</p>

FOCUS AREA 1 - FACILITATING AFFORDABLE HOUSING (TO RENT AND OWN)

We asked, “Is this the right focus area for our district?”

37 people responded. 23 were in support of this goal, nine people were neutral and nine people did not agree. Some comments provided in the feedback relate to the general matters that have been addressed in the above table and are not repeated below.

FEEDBACK THEMES	COMMENTS AND RECOMMENDATIONS
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<p>Affordable housing</p> <ul style="list-style-type: none"> • Not a Council matter: role of central government. • Government should refrain from interfering in the housing situations of individuals who cannot afford their own home. 	<p>Comment</p> <p>Through the Long-term Plan 2021-31 the community asked Council to play a larger role in housing and look at options to address issues including access to affordable housing.</p> <p>A lack of access to affordable housing, to rent and to own, was identified as one of the core issues with the current housing crisis. This issue is having very real impacts on our community, with many families struggling to buy their own home, while others are struggling to find suitable rental accommodation and are facing difficult choices about meeting their rent and meeting their essential needs. This is why affordable housing is a focus area of the strategy.</p> <p>While it is recognised that central government has a role in affordable housing through their Kiwibuild programme, this form of housing has largely been left to the market to provide. What has been found through our research is that the provision of affordable housing in Taupō has been insufficient to meet local demand.</p> <p>Taupō District Council is also in a unique position as the owner of the largest block of residential zoned land in Taupō township. Our ownership of the EUL block makes it possible to facilitate the provision of affordable housing at scale, something not many Councils are able to do.</p> <p>In addition, as pointed out by the Waikato Housing Initiative, the Future for Local Government Panel’s final report also concludes that councils should be more active (and accountable) for affordable housing going forward.</p> <p>We believe Council can play a role in facilitating access to affordable homes. We have looked at all options available to Council including regulatory tools like rates and the district plan and non-regulatory tools such as partnerships and collaboration. The actions under this focus area reflect this option analysis.</p> <p>We do not believe affordable housing should be removed as a focus area in the strategy.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>How do you keep houses affordable?</p> <ul style="list-style-type: none"> • Recommend perpetual affordability covenants or other tags on title to ensure houses are not on-sold to others at market price. • Keep it forever affordable. 	<p>At this stage Council is not proposing to build houses. A partnership or joint venture with a suitably qualified and experienced development company remains an option for Council on the East Urban Lands. Decision makers involved in any affordable housing development will need to assess appropriate criteria for purchase and sale of homes. How or if these homes will be kept in the affordable price range will be part of that assessment.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Requires high-density housing</p> <ul style="list-style-type: none"> • Increase housing density in key transport corridors. • Concentration of housing to reduce the cost of the underlying land, and to enable housings to be affordable. • Development of higher density housing and supportive infrastructure is the solution. • Needs to stipulate a mix of housing densities and typologies. Have high-density 	<p>Comment</p> <p>As part of the District Plan review process, Council will identify those areas suitable for housing intensification. Having different housing density options will allow a mix of housing typologies to be built, which in turn provides more housing choice and price-points in the market.</p> <p>The East Urban Lands masterplan consent provides for several housing typologies with mixed density options.</p> <p>We agree that we need to create sustainable communities which are well-serviced (including public transport), walkable, and include greenspace.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>

next to parks.	
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FOCUS AREA 2 - ENABLING THE DEVELOPMENT OF MĀORI LAND & PAPA KĀINGA

We asked, “Is this the right focus area for our district?”.

35 people responded to this question. 22 were in support, seven people were neutral and seven people did not support this being a focus area for Council.

FEEDBACK THEMES	COMMENTS AND RECOMMENDATIONS
<ul style="list-style-type: none"> Do not separate planning by race/ethnicity. Council too focused on co-governance. Iwi should develop land under the same rules as all developers. 	<p>Multiply-owned Māori land is fundamentally different to general land. It cannot be sold and there are strict limits on how long it can be leased. There are often many owners with an interest, sometimes hundreds, which can make development for housing challenging. Accessing capital for housing development can also be difficult from traditional banking sources. These unique characteristics mean that Council should apply different approaches to the development of Māori land to enable Māori to live on their ancestral land.</p> <p>As stated in our Long-term Plan, Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. This requires both parties to treat and work with each other in good faith and show good will to reflect the partnership relationship. We acknowledge these responsibilities are distinct from the Crown’s Treaty obligations and lie within a Taupō District Council context.</p> <p>In addition to the above, when Council is exercising functions and powers under the Resource Management Act 1991 (RMA) it is required to recognise and provide for seven matters of national importance set out in section 6. This includes section 6(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.</p> <p>Section 8 of the RMA requires that all persons exercising functions and powers under the Resource Management Act take into account the principles of the Treaty of Waitangi.</p> <p>Lastly, the Local Government Act 2002 (LGA 2002) requires the Council to adopt policies for the remission and/or postponement of rates on Māori Freehold Land (section 102(4) (f)). In developing this policy, the Council must consider the matters set out in Schedule 11 of the LGA 2002. This includes the recognition that there are particular cultural, historical and legal factors that distinguish Māori Freehold Land from General Land.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<ul style="list-style-type: none"> Bank lending problems with collectively owned land Council should work with the banks 	<p>We recognise that land ownership structure and lack of capital have prevented development in some circumstances. Unfortunately, this is not an issue that can be resolved by Council. Council will continue to work with iwi and hapū on ways we can assist with the development of Māori land through regulatory advice and district plan provisions.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<ul style="list-style-type: none"> Current regulations are restrictive. Rural zoning has prevented development in Rangatira E and Paenoa Te Akau 	<p>Council is in the process of updating the papakāinga provisions to ensure this can occur as easily as possible within the Rural environment. Investigation is also underway looking at how papakāinga might be enabled within residential areas under the District Plan.</p> <p>Officers understand that zoning may be seen as a barrier to development of land, along with ownership structure and lack of capital. Council is proactively working with the owners of Rangatira E and Paenoa Te Akau to establish a process for developing this land. Section</p>

	<p>3e of the District Plan identifies Rangatira E, Paenoa Te Akau and the Huka Falls Road peninsula as future growth areas. However, in order to realise this zoning, planning needs to occur to establish how the land can be appropriately developed and serviced.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<ul style="list-style-type: none"> • Have a zero-development levy. • Fast-track consents. 	<p>Council has a Policy on the Remission and Postponement of Rates on Māori Freehold Land, as required by the Local Government Act 2002. This policy will be reviewed later this year in conjunction with the Long-term Plan development.</p> <p>If central government introduce fast-track consenting legislation for Māori land, our resource consents team would provide regulatory advice. At this stage, it is not identified as a tool to assist with development of Māori land.</p> <p>Council will continue to work with iwi and hapū on ways we can assist with planning and regulatory advice.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>

Focus Area 3: Housing for the Elderly

We asked, “Is this the right focus area for our District?”.

37 people responded to this question. 24 were in support, two people provided comment only, four people were neutral and seven people did not support this being a focus area for council.

FEEDBACK THEMES	COMMENTS AND RECOMMENDATIONS
<p>Supporting feedback:</p> <ul style="list-style-type: none"> • There will not be enough housing for the elderly in the next decade. • Retirement villages are too expensive and LTO (licence to occupy) contracts are unfair. 	<p>Affordable housing for older people is a key area of concern in our district - need is increasing, and supply is very limited. Our growing waitlist for housing indicates that there are limited options for affordable rentals for small one or two person households.</p> <p>We agree that, as the population ages, the demand for this type of housing will increase progressively over the next 20 years and Council will need to investigate options for meeting that need.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Not a function of Council</p> <ul style="list-style-type: none"> • Best directed to Kāinga Ora. 	<p>Taupō District Council started providing elderly community housing over 50 years ago. There has been continued community expectation that these units will be retained as affordable housing for elderly in our community.</p> <p>We also recognise that Council alone can't meet all the housing needs across our community, and the lead agencies for social housing remain the Government and Community Housing Providers (CHP). Council will investigate all options to ensure this form of affordable housing continues to be provided in our district, including opportunities to work with a CHP.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<ul style="list-style-type: none"> • Elderly people should be supported by their own family. • Elderly population had ample opportunities to acquire homes during periods when housing was more affordable; • Encourage individual responsibility 	<p>The elderly is one of society's most vulnerable groups. There is a growing proportion of the aging population who have been lifelong or long-term renters and do not have the capital to facilitate entry into a village environment. At the same time, the market does not provide opportunities for this group of people to downsize (whether as homeowners or renters) into appropriately designed and located smaller properties. In many situations, families can also not afford to support them.</p> <p>With a large and growing waiting list, we consider it necessary for there to be affordable units to support those elderly who do not have the means to live in a retirement village or qualify for social housing. Council will investigate all options to ensure this form of affordable housing</p>

	<p>continues to be provided in our district, including opportunities to work with a CHP.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<ul style="list-style-type: none"> • Prefer to help young families into housing. • We need more younger people. 	<p>We agree that there are economic and social benefits with providing affordable housing to young families and younger people and this is why we have made affordable housing a focus area of the strategy. Focus Area 1 outlines how Council wants to facilitate the delivery of more types of affordable housing across the district.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Expand the scope of the Housing for the Elderly to include;</p> <ul style="list-style-type: none"> • Support for others providing housing for elderly and Kaumatua. • Streamline building and resource processes and fees for this housing type. • Maintaining a database of funders or housing providers for this type of housing and have this information available to other entities. • Make changes to the District Plan to provide specifically for housing associated with marae. 	<p>We recognise that Council alone cannot meet all the housing needs across our community. Focus Area 4 includes an action for Council to develop a collaborative relationship with the Ministry of Housing and Urban Development and Kāinga Ora, iwi, hapū, and community housing providers with a focus on better understanding and addressing the housing challenges facing the Taupō District.</p> <p>We understand that regulatory processes can be difficult to navigate. Council has a dedicated development adviser who can provide advice for consent processes.</p> <p>There are existing databases of funders. Our Funding and Partnerships team is currently working on options to share this information by topic (such as housing). We agree that this information would be useful for others and will look to include this on our website.</p> <p>Council is in the process of updating the papakāinga provisions to ensure this can occur as easily as possible within the Rural and Residential environments. We are also currently looking at the potential for a Māori Purpose zone that could facilitate housing around marae.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>

Focus Area 4: Facilitating Social Housing Development

We asked, "Is this the right focus area for our District?"

34 people responded to this question. 26 were in support, two people were neutral and six people did not support this being a focus area for Council.

FEEDBACK THEMES	COMMENTS AND RECOMMENDATIONS
<p>Needs a collaborative approach.</p> <ul style="list-style-type: none"> • More people working together achieves better outcomes 	<p>Focus Area 4 includes an action for Council to develop a collaborative relationship with the Ministry of Housing and Urban Development and Kāinga Ora, iwi, hapū, and community housing providers with a focus on better understanding and addressing the housing challenges facing the Taupō District.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Not Council's role:</p> <ul style="list-style-type: none"> • Rate payers shouldn't pay • "Stick to your knitting". 	<p>This focus area involves partnerships and advocacy, recognising that the lead agencies for social housing remain the Government and Community Housing Providers.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>The presence of social housing has been associated with an increase in crime</p> <ul style="list-style-type: none"> • Social housing massive mistake for the area • Phase out social housing and attract more affluent residents to the town 	<p>Council will continue to advocate to Kāinga Ora and Ministry of Social Development that they provide wrap around support services to those people living in emergency and social housing.</p> <p>We do not agree that there should be no social housing. The number of applicants on the Housing Register in the Taupō region increased by 850% in the last five years. Demand for social housing continues to outpace supply.</p> <p>As explained by MSD at their presentation to elected members on 25 July, it is the 5% of tenants who give this form of housing a bad</p>

	<p>reputation and this is what is picked up on by the media. The majority of social housing tenants do not participate in criminal behaviour.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>
<p>Have social housing in every suburb:</p> <ul style="list-style-type: none"> • Spread out through the villages • Ensure the right mix of social housing 	<p>We agree that we don't want to concentrate social housing in one neighbourhood. We will encourage a "pepper-pot" approach where this housing is dispersed and indistinguishable from the market housing in that neighbourhood. This way our communities are integrated, and everyone feels welcome irrespective of their age, ethnicity, social status, or wealth.</p> <p>Recommendation: No changes to the Strategy are recommended.</p>

Focus Area 5: Encouraging and enabling Healthy and Sustainable Homes

We asked, "Is this the right focus area for our District?".

34 people responded to this question. 24 were in support, five people were neutral and five people did not support this being a focus area for Council.

FEEDBACK THEMES	COMMENTS AND RECOMMENDATIONS
<p>Support Council doing more:</p> <ul style="list-style-type: none"> • Cold and damp housing is a problem for many homes in the district. 	<p>We agree that there are many homes in the Taupō District, particularly rental properties, that do not meet healthy homes standards. Dampness and mould have a detrimental effect on the health and wellbeing of our communities, especially affecting children and elderly.</p> <p>Recommendation:</p> <p>No changes to the Strategy are recommended.</p>
<p>Not a Council function</p> <ul style="list-style-type: none"> • Already being delivered by other Government agencies and the private sector • Not sure how local Council could achieve the existing homes meeting this focus area • Landlords should be held accountable. • Personal responsibility 	<p>Actions under this focus area include collaboration with our partners to see where we can complement existing activities, and education in the community. We are not proposing to duplicate work being done by others. We do see a gap where there is no central portal with healthy homes information for Taupō. The Council's Environmental Health team can also play a role in providing advice to homeowners and occupiers.</p> <p>Recommendation:</p> <p>No changes to the Strategy are recommended.</p>

Overall recommendation

In response to the key themes raised by respondents, no changes are recommended to the Strategy. The key matters raised by respondents at drop-in sessions and through feedback forms are considered to be within the ambit of the Strategy's actions. Further consideration of the matters raised in submissions can occur when implementing the Strategy.

NGĀ KŌWHIRINGA | OPTIONS

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

1. Do not adopt the draft Housing Strategy.
2. Amend the draft Housing Strategy, before adopting.
3. Adopt the draft Housing Strategy.

Analysis of Options

Option 1. Do not adopt the Housing Strategy (Status quo)

Advantages	Disadvantages
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<ul style="list-style-type: none"> There are no advantages identified for this option 	<ul style="list-style-type: none"> No strategic direction to address housing issues. Lack of clarity about the role of Council and the outcomes we seek for housing. Does not deliver on LTP 2021/31 commitment to take a larger role in housing.
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Option 2 - Amend the draft Housing Strategy, before adopting

Advantages	Disadvantages
<ul style="list-style-type: none"> Provides the opportunity for further refinements to the Strategy, and provides Council the opportunity for additional input prior to adoption. 	<ul style="list-style-type: none"> Delays progress on implementing the Strategy to address housing issues. Delays LTP 2024 business planning.

Option 3 Adopt the Housing Strategy

Advantages	Disadvantages
<ul style="list-style-type: none"> responds to the LTP which states council will play a larger role in the housing space responds to an issue (housing) which is regularly expressed as a tangible problem for residents and has been noted in the Long-term Plan and Destination Management Plan demonstrates bold leadership and sends a message to our communities, partners and central government the direction in housing being sought by Taupō District Council. 	<ul style="list-style-type: none"> possible raised expectation about Council investment that can only be decided through a Long-term Plan process.

Analysis Conclusion:

This report recommends Option 3 for addressing the matter as there is clear support for the Strategy as drafted. The Strategy, coupled with other identified work occurring across Council, addresses the themes and issues identified in the feedback received.

NGĀ HĪRAUNGA | CONSIDERATIONS

Whakahāngai ki tā te Kaunihera wawata | Alignment with Council’s Vision

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

Ngā Aronga Pūtea | Financial Considerations

There are no additional resources required for this financial year with work expected to be undertaken within existing budgets. Decisions about specific projects to deliver the medium and long-term actions outlined in this strategy will need to be made through Long-term Plan and subsequent annual plan processes.

Ngā Aronga Ture | 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 / and cultural 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:

- Council currently has no express legislative requirements to develop a housing strategy.

- The Resource Management Act 1991 will be considered for any review or proposed changes to the District Plan.
- The Local Government Act 2002 will be considered for any actions that require financial considerations or service delivery changes, as part of Annual Plan and Long-term Plan processes.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

- ✓ Long Term Plan 2021-2031 Annual Plan ✓ Waikato Regional Plan
✓ Taupō District Plan Bylaws Relevant Management Plan(s)

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

Council resolved to include operational funding for addressing housing in the Long-term Plan 2021-31 TDC202105/14 Resolution.

The recommended option is consistent with the policies set out in the Taupō District Plan and Waikato Regional Plan.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include but are not limited to the protection of Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Māori and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the ahi kaa / resident iwi of our district. Engagement may not always be required by law, however meaningful engagement with Māori allows Council to demonstrate good faith and our commitment to working together as partners across our district.

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.

Since 2022, staff have engaged with Raukawa, Tūwharetoa Settlement Trust (TST), Te Kotahitanga o Ngāti Tūwharetoa Trust, TARIT, Ngāti Tahu-Whaoa, Tauhara/Hikuwai Hapū collective.

In 2022 Council signed a Memorandum of Understanding (MoU) with TST. This MoU refers to how Council and TST will have a working relationship, share information and support the respective aspirations of both parties regarding the TST Kāinga Strategy and Council's draft Housing Strategy.

In May 2023 emails were sent to all hapū across the district notifying them of the draft strategy and asking them if they wished to meet. The following requested hui with staff, Ngāti Tūrangitukua, TARIT, Tūwharetoa Settlement Trust, Tūwharetoa Māori Trust Board, and Pouakani Marae Trust. Staff and elected members also held a hui with Te Kotahitanga o Ngāti Tūwharetoa Trust.

Ngā Tūraru | Risks

There are no known risks.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is of a high degree of significance. Housing is a matter of interest to many across the communities of the district and the development and future implementation of the strategy is of significance.

This proposal implements a commitment Council has already made through the Long-term plan 2021 taking into account feedback from the community.

The focus of the strategy is Council's own work programmes, rather than a collaborative strategy with multiple delivery partners. Any financial investment, significant projects, changes to the District Plan, or change to delivery of a service will be subject to their own decisions and consultation as required.

TE KŌRERO TAHI | ENGAGEMENT

The persons who are affected by or interested in this matter are the community, iwi and hapū, and local housing stakeholders. The Strategy has been informed by many conversations with internal and external stakeholders and builds on previous work on housing. Recent engagement has occurred across the district with feedback provided in this report.

Decisions about specific projects to implement the strategy, such as affordable housing collaboration, will need to be made through Annual Plan and Long-term Plan processes.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

A communications plan has been prepared in consultation with the communications team.

WHAKAKAPINGA | CONCLUSION

Officers recommend that Council adopts the attached draft housing strategy as there is clear support for the Strategy from the community and it meets the Council's 2021 Long-term Plan commitment. The Strategy, coupled with other identified work occurring across Council, addresses the themes and issues identified in the feedback received.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Draft Housing Strategy Engagement & Feedback Report (under separate cover 1) [⇒](#)
2. Summary of Consult 24 Feedback to draft Housing Strategy (under separate cover 1) [⇒](#)
3. Full Bundle of Consult 24 Feedback to Draft Housing Strategy (under separate cover 1) [⇒](#)
4. Draft Housing Strategy (under separate cover 1) [⇒](#)
5. Draft Housing Strategy Supporting Information (under separate cover 1) [⇒](#)

5.7 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - JULY 2023

Author: Julie Gardyne, Chief Executive Officer

Authorised by: Julie Gardyne, Chief Executive Officer

TE PŪTAKE | PURPOSE

This report provides Council with an overview of the performance of the organisation.

(Please note there is no financial report due to the Finance team working on finalising the result for Annual Reporting purposes.)

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council notes the information contained in the Performance Report for the month of July 2023.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Performance Report July 23

5.8 MEMBERS' PORTFOLIO UPDATES

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal, Risk and Governance Manager

TE PŪTAKE | PURPOSE

This item permits members to provide any updates relating to their portfolios and report any emerging community issues.

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

NGĀ KŌRERORERO | DISCUSSION

Elected members will provide updates as follows:

Portfolio Organisation(s)	Portfolio Lead	Event or meeting attended	Issues / Outcomes
Economic & Business Enterprise Great Lake Taupō Trust	Cr Christine Rankin		
Sport & Recreation Rural Travel Fund Taupō Sports Advisory Council Bike Taupō Incorporated	Cr Rachel Shepherd		
Youth and Technology Taupō Youth Awards	Cr Karam Fletcher		
Age & Disability Access Taupō	Cr Kirsty Trueman		
Arts & Culture Creative Taupō Friends of the Lake Taupō Museum Art Gallery	Cr John Williamson		
Environment & Climate Change Greening Taupō Steering Group Waipahihi Botanical Society	Cr Danny Loughlin		
Mangakino Oji Fibre Solutions Forum Tirohanga Hall – Connecting our Community	Cr Kirsty Trueman		
Community Safety	Cr Kevin Taylor		
Emergency Management Strategic relationships including ethnic communities, sister and friendship cities	Cr Anna Park		
Community services Waiora House Trust	Cr Yvonne Westerman		
Food Production/Primary Industries	Cr Kylie Leonard		
Other Acacia Bay Residents Association	Cr Yvonne Westerman		
Any other member updates	Cr Duncan Campbell Cr Sandra Greenslade Mayor David Trewavas		

WHAKAKAPINGA | CONCLUSION

Members' reports will be presented at the meeting for receipt.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the portfolio updates from members.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.9 COUNCIL ENGAGEMENTS, APPOINTMENTS AND TRAINING/CONFERENCE OPPORTUNITIES - SEPTEMBER 2023

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal, Risk and Governance Manager

ENGAGEMENTS

ENGAGEMENT	DAY	DATE	TIME
Rangitāiki River Forum (Tōtara room, Whakatāne District Council, Ground floor, Commerce Street, Whakatāne)	Friday	1	10.30am-2pm
Mangakino – Pouakani Representative Group meeting (Mangakino Community Hub, Civic Centre, Rangatira Drive, Mangakino, 3421)	Tuesday	5	10am-11.30am
Closed Performance Monitoring Group meeting (Council Chamber)	Tuesday	5	2pm – 3pm
Tūrangi Co-Governance Committee meeting (Tūrangi Customer and Visitor Centre, 1 Ngawaka Place, Tūrangi)	Wednesday	6	9.30am-11.30am
Te Kōpu ā Kānapanapa (Council Chamber)	Thursday	7	10.30am-1.30pm
Workshop: Freshwater policy review with the Waikato Regional Council (Council Chamber)	Thursday	7	2pm-2.30pm
Waikato Civil Defence Emergency Management Group meeting (Waikato Regional Council, 160 Ward Street, Hamilton)	Monday	11	10am-1pm
Taupō Airport Authority Committee meeting (Conference room, Taupō Airport, ANZAC Memorial Drive, Taupō)	Monday	11	10am-11am
Workshop: Long-term Plan 2024-34 (Council Chamber)	Tuesday	12	10.15am-12.15pm
Workshop: Project Quantum (Council Chamber)	Tuesday	12	12.15pm-1pm
Workshop: Housing and Property (Council Chamber)	Tuesday	12	1.30pm-3.30pm
Risk & Assurance Committee meeting (Council Chamber)	Wednesday	13	9am-12pm
Ad Hoc Committee Meeting: Hearing of submissions and deliberations on the Freedom Camping, Cemeteries, and Alcohol Control Bylaws	Thursday	14	10.15am-11.45am
Lake Taupō Protection Project Joint Committee meeting	Friday	15	10am-1pm
Tongariro Representative Group meeting (Tūrangi Customer and Visitor Centre, 1 Ngawaka Place, Tūrangi)	Wednesday	20	2pm-3.30pm
Workshop: Long-term Plan 2024-34 (Council Chamber)	Thursday	21	10am-11am
Public forum (Council Chamber)	Tuesday	26	12.30pm-1pm
Council meeting (Council Chamber)	Tuesday	26	1pm-3pm

APPOINTMENTS

No new requests for appointments have been received.

TRAINING AND CONFERENCE OPPORTUNITIES

No new requests for training and conference attendance have been received.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the information relating to engagements, appointments and training/conference opportunities for September 2023.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil