

**I give notice that  
an Ordinary Meeting of Taupō Reserves and Roding Committee will be  
held on:**

<b>Date:</b>	<b>Tuesday, 3 December 2024</b>
<b>Time:</b>	<b>1.30pm</b>
<b>Location:</b>	<b>Council Chamber 107 te Heuheu Street Taupō</b>

# **AGENDA**

## **MEMBERSHIP**

**Chairperson** Cr John Williamson  
**Deputy Chairperson** Cr Yvonne Westerman

**Members**  
Cr Duncan Campbell  
Cr Kylie Leonard  
Cr Anna Park  
Mr Te Moananui Rameka  
Cr Christine Rankin  
Cr Rachel Shepherd  
Cr Kevin Taylor  
Mayor David Trewavas

**Quorum** 5

**Julie Gardyne  
Chief Executive**

## Order Of Business

- 1 **Karakia**
- 2 **Whakapāha | Apologies**
- 3 **Ngā Whakapānga Tukituki | Conflicts of Interest**
- 4 **Whakamanatanga O Ngā Meneti | Confirmation of Minutes**
  - 4.1 Ordinary Taupō Reserves and Roothing Committee Meeting - 5 November 2024 .....3
- 5 **Ngā Kaupapa Here Me Ngā Whakataunga | Policy and Decision Making**
  - 5.1 Deliberation report - submissions recieved regarding new leases to Taupō Golf Course and Taupō Bridge Club .....4
- 6 **Ngā Kōrero Tūmataiti | Confidential Business**

Nil

**4.1 ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING - 5 NOVEMBER 2024**

**Author:** Karen Watts, Senior Committee Advisor

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

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the minutes of the Taupō Reserves and Roding Committee meeting held on Tuesday 5 November 2024 be approved and adopted as a true and correct record.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Taupō Reserves and Roding Committee Meeting Minutes - 5 November 2024

**5.1 DELIBERATION REPORT - SUBMISSIONS RECEIVED REGARDING NEW LEASES TO TAUPŌ GOLF COURSE AND TAUPŌ BRIDGE CLUB**

**Author:** Billie Vi, Parks Advisor - Planning and Operations

**Authorised by:** Greg Hadley, Parks and Reserves Manager

**TE PŪTAKE | PURPOSE**

The purpose of this report is to present the submissions received from public consultation following the 21 May 2024 Taupō Reserves and Roding Committee meeting.

**WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY**

The Committee resolved, in principle, to surrender the current lease to Taupō Golf Course Incorporated (**Golf Club**) and grant two (2) new leases to the Golf Club, and Taupō Bridge Club Incorporated (**Bridge Club**).

Following the resolution, public consultation commenced 27 September 2024 to 27 October 2024. The public notice was printed in the Taupō and Tūrangi Herald, with submissions accepted via Council's website submissions page and via email at [tdcleasereview@taupo.govt.nz](mailto:tdcleasereview@taupo.govt.nz).

37 submissions were received from this public consultation, and there was only 1 request to be heard.

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

The Taupō Reserves and Roding Committee:

1. Formally accepts and acknowledges all submissions received as a result of the public notice issued on 27 September 2024;
2. Agrees to Surrender the existing lease to Taupō Golf Course Incorporated; and grants a new ground Lease to Taupō Golf Course Incorporated in accordance with section 54(1)(c) of the Reserves Act 1977 for a term of 33 years;
3. Grants a new ground Lease to Taupō Bridge Club Incorporated in accordance with section 54(1)(c) of the Reserves Act 1977 for a term of 33 years;
4. Delegates to the Chief Executive authority to negotiate and agree on the final terms and conditions of each lease in 3. and 4. above and to arrange signing of each as a deed;
5. Approves the exercise of the Minister's consent (under sub-delegation from Council, as delegate of the Minister of Conservation) to the granting of a new ground Lease to Taupō Golf Club Incorporated over part of the land in Record of Title SA12A/860; and
6. Approves the exercise of the Minister's consent (under sub-delegation from Council, as delegate of the Minister of Conservation) to the granting of a new ground Lease to Taupō Bridge Club Incorporated over part of the land in Record of Title SA12A/860.

**TE WHAKAMAHUKI | BACKGROUND**

On 21 May 2024, the Committee resolved to surrender the existing ground lease to the Golf Club and grant two new leases to the Golf Club and Bridge Club, subject to the outcome of public consultation.

In 2023 the Golf Club approached council officers with plans to develop its facilities and courses. The Golf Club require a longer lease term to meet its lender's criteria for funding of these development aspirations. The current lease period is 33 years, which commenced on 1 January 2002 and would conclude on 31 December 2034. The remaining 10-year term is insufficient for the Golf Club's lending abilities. The Golf Club has requested to surrender its current lease and to be granted a new 33-year lease, commencing 2024 and ending in 2057.

Although the existing sublease to the Bridge Club is not affected by any surrender of the Golf Club lease, it is proper that the position of the Bridge Club be dealt with at the same time.

## NGĀ KŌRERORERO | DISCUSSION

### Administration of reserve

The land is classified as recreation reserve under section 17 of the Reserves Act 1977 (**the Act**). The purpose of this classification is to provide areas of recreation and sporting for the welfare and enjoyment of the public.

Recreation reserves are administered, managed, and controlled by council in accordance with section 40 of the Act, to ensure the reserve continues to be utilised for the enjoyment, development, maintenance, protection and preservation of this recreation classification.

Because of this, council are permitted to grant leases over recreation reserves. Because of the activities conducted by the Golf Club and Bridge Club, it is appropriate for the individual leases to be granted under section 54(1)(c) of the Act. This section allows council to grant leases over recreation reserve for the purpose of any outdoor sport, games, or other recreational activities.

The recreation reserve in question does not have a reserve management plan in place. Therefore, under section 41 council are obliged to publicly consult on any lease application.

### Submission form

Following the resolution, public consultation commenced 27 September 2024 to 27 October 2024. The public notice was printed in the Taupō and Tūrangi Herald, with submissions accepted via Council’s website submissions page and via email at [tdcleasereview@taupo.govt.nz](mailto:tdcleasereview@taupo.govt.nz).

Submissions received via council’s website were directed to a submission form that asked:

1. Would you like to present your submission in person at the hearing?
2. Do you support the new lease for the Taupō Golf Club and Taupō Bridge Club?
3. Tell us what you think.

During the consultation period, council officers received 37 submissions.

### Summary of submissions received

Zero submissions opposed the recommendation by the Committee.

37 submissions supported the recommendation by the Committee.

Council received 1 request from submitter number 8, Paul Suckbarally to present their submission to this hearing.

Full submissions are attached to this report.

## NGĀ KŌWHIRINGA | OPTIONS

### Analysis of Options

#### **Option 1. Decline to surrender the lease to Taupō Golf Course Incorporated and decline to grant two (2) new leases to Taupō Golf Course Incorporated and Taupō Bridge Club Incorporated.**

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• No further actions required.</li> </ul>	<ul style="list-style-type: none"> <li>• The Golf Club may not obtain finance for its development plans.</li> <li>• The arrangement with the Bridge Club remains unclear due to a misunderstanding of the sublease.</li> <li>• Taupō community and the wider district lose valuable recreational assets.</li> </ul>

#### **Option 2. Agree to surrender the existing lease to Taupō Golf Course Incorporated and grant two new leases to Taupō Golf Course Incorporated and Taupō Bridge Club Incorporated for a term of 33 years.**

Advantages	Disadvantages

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Opportunity to update the format and content of the Golf Club lease, to ensure terms and conditions are appropriate for the management of the reserve over the next 33 years.</li> <li>• Opportunity to review and update lease provisions relating to the permitted use of the Golf Club’s facilities and clubroom.</li> <li>• Correct previous inaccuracies in the plans attached to the current lease that do not reflect the areas of the reserve occupied by each Club.</li> <li>• Opportunity to lease directly to the Bridge Club on updated terms and lease area plan.</li> <li>• Taupō community and wider district retain valuable recreational assets.</li> </ul>	<ul style="list-style-type: none"> <li>• None foreseen.</li> </ul>

Analysis Conclusion:

Based on an analysis of options, option 2 is preferred.

**NGĀ HĪRAUNGA | CONSIDERATIONS**

**Ngā Aronga Pūtea | Financial Considerations**

There are no significant cost implications to council in granting the new leases, and as the lease is currently under negotiation it is not known at this stage what the revenue will be.

**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 well-being are of relevance to this 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 Council is authorised to grant leases under section 54(1)(c) of the Reserves Act 1977, subject to compliance with the Act.

**Ngā Hīraunga Kaupapa Here | Policy Implications**

Recreation and Sport Strategy

Principle 16

Council will provide reserve land for sports and recreation clubs to lease at a fair cost where we are not making a profit.

**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 iwi, and hapū of our district.

**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 and the matter has already been out for public consultation, officers are of the opinion that no further engagement is required.

**WHAKAKAPINGA | CONCLUSION**

For the above reasons, it is recommended that the Committee resolve to agree to surrender the Taupō Golf Course Incorporated lease and grant two (2) new leases to the Taupō Golf Course Incorporated and Taupō Bridge Club Incorporated.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Public Notice in Taupō & Tūrangi Herald
2. Full bundle report of submissions received