

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE EXTRAORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, 107 TE HEUHEU STREET, TAUPŌ  
ON TUESDAY, 23 APRIL 2024 AT 2.00PM**

**PRESENT:** Mayor David Trewavas (in the Chair), Cr Duncan Campbell, Cr Karam Fletcher (via MS Teams), Cr Sandra Greenslade, Cr Kylie Leonard, Cr Danny Loughlin (from 2.02pm), Cr Anna Park, Cr Christine Rankin, Cr Rachel Shepherd, Cr Kevin Taylor, Cr Yvonne Westerman, Cr John Williamson

**IN ATTENDANCE:** Chief Executive (J Gardyne), General Manager People and Community Partnerships (L O'Brien), General Manager Strategy and Environment (W Zander), Acting General Manager Operations and Delivery (T Hale), Legal and Governance Manager (N McAdie), Executive Manager to the Mayor (J Later), Finance Manager (J Paenga), Policy Manager (N Carroll), Communications Manager (L McMichael), Environmental Services Manager (J Sparks), Community Engagement and Development Manager (H Tattle), Infrastructure Manager (R Stokes), Environmental Impact Manager (B Aitken), Acting Manager Housing and Property Investment (C Haskell), Resource Consents Manager (H Williams), Development Manager (R Leblanc), Corporate Solicitor (F Bramwell), Senior Solicitor (K Hollman), Senior Policy Advisor (E O'Callaghan), Senior Policy Advisor (K Goode), Policy Advisor (A Wilson), Policy Advisor (C Pilkington), Senior Project Manager Project Management Office (P Bradshaw), Contracts Engineer (P Zareie), Waste Minimisation Officer (S Hanson), Commercial Manager (P Handcock), Programme Manager (J Walton), Communications Advisor (C Harrison), Executive Assistant (M Bennett), Executive Assistant (M Niva), Governance Quality Manager (S James)

**MEDIA AND PUBLIC:** Four members of the public

**1 KARAKIA**

Cr Anna Park recited the Taupō District Council opening karakia.

**2 WHAKAPĀHA | APOLOGIES**

**TDC202404/10 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr John Williamson

That the apologies received from Crs Danny Loughlin (for lateness) and Kirsty Trueman (for absence) be accepted.

**CARRIED**

Note: All members present at the Council meeting voted in favour of resolution TDC202404/10 above.

### 3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Prior to consideration of agenda item 4.2 (East Urban Lands Development Partner and Long-term Plan Options), Cr Danny Loughlin noted his interest in the same building (Te Whare Hono ō Tūwharetoa) of one of the EUL consortium parties. Cr Loughlin abstained from voting on the item.

### 4 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING

#### 4.1 KERBSIDE RUBBISH AND RECYCLING OPTIONS FOR INCLUSION IN THE LONG-TERM PLAN CONSULTATION DOCUMENT

*Cr Danny Loughlin entered the meeting at this point (2.02pm).*

The Acting General Manager Operations and Delivery highlighted some key figures: 40% of current waste to landfill could be diverted at the kerbside; on average 27% of the contents of all rubbish bags collected at the kerbside consisted of organic material; and diverting up to 1,000 tonnes of food scraps from landfill would significantly reduce methane emissions and therefore Council's Emissions Trading Scheme costs.

In answer to questions, the Environmental Impact Manager advised that:

- It was impossible to have a service which exactly suited the needs of everybody in the district. The team would work with communities to find solutions to issues wherever possible, for example in small holiday areas and for people with medical issues requiring assistance to manage wheelie bins.
- Wheelie bins would support recycling – there was currently no limit on the amount of waste people could leave at the gate. It would take time for people to get used to using the bins. The bin set would be similar to bins already in use elsewhere in New Zealand.
- Food waste could either be converted to ecogas, or sent to MyNoke earthworm farms.

Members discussed the options for kerbside rubbish and recycling collection, to be included in the draft Long-term Plan 2024/34 consultation document. It was hoped that more information would be available prior to final adoption of the Long-term Plan 2024/34, including financial impacts of central government's waste levy contribution.

Members decided to proceed with Option 1 – rates-funded wheelie bins as Council's preferred option for kerbside rubbish and recycling collection in the consultation document for the draft Long-term Plan 2024/34 consultation.

#### TDC202404/11 RESOLUTION

Moved: Cr John Williamson

Seconded: Cr Danny Loughlin

1. That in the Long-term Plan 2024-34 consultation document, Council includes the following options for the issue, 'kerbside rubbish and recycling collection':
  - a. Option 1 – rates-funded wheelie bins.
  - b. Option 2 – 'pay-as-you-throw' bag collection.
2. That Council identifies Option 1 – rates funded wheelie bins, as its preferred option for the issue 'kerbside rubbish and recycling collection' in the Long-term Plan 2024-34 consultation document.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202404/11 above.*

#### 4.2 EAST URBAN LANDS (EUL) DEVELOPMENT PARTNER & LONG-TERM PLAN OPTIONS

The General Manager Organisation Performance explained that the East Urban Lands (EUL) project was at a point where Council decisions were required, including the option for Stage 1B and Stage 2 to be consulted on as part of the Long-term Plan 2024/34. She confirmed that the proposals would have no impact on rates.

In answer to a question, the Acting Manager Housing and Property Investment advised that the development would include some smaller section sizes, with two-storied houses, some without garaging or ensuites but still of a great quality. The General Manager Organisation Performance added that design elements would be key to providing a new, different product unavailable in the current market.

Members decided to proceed with the proposals. The following points were noted:

- The proposals were consistent with Council's Housing Strategy.
- The proposed developer had a community focus; the project was not purely profit-based.
- Very few councils were in a position to be able to use land and therefore control outcomes favourable to the community.
- Past good decision-making of the Council was acknowledged.
- The development was a positive step forward and would provide much-needed homes for people, including those wishing to move to the Taupō district.

### **TDC202404/12 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Cr Rachel Shepherd

That Council:

1. **Approves** proceeding with an agreement for the sale of Stage 1 & 2 of Council's East Urban Lands, to Council's preferred development partner (a consortium incorporating Penny Homes Limited, Tūwharetoa Settlement Trust, and Classic Builders) in order to deliver quality homes at a lower market price to the community within the key commercial terms disclosed, with Stages 1B & 2 subject to Council's 2024-34 Long-term Plan decision-making process; and
2. **Delegates** authority to the Chief Executive to undertake the necessary legal agreements to finalise the sale and key commercial terms, as disclosed; and
3. **Approves** the preferred option for the 2024-34 Long-term Plan consultation as Option 1, for Council to proceed with its preferred development partner for Stage 1B, and Stage 2 of the EUL Housing Project and continue to develop the East Urban Lands in a financially prudent manner which does not put pressure on rates increases and limits pressure on Council's debt.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202404/12 above, with the exception of Cr Danny Loughlin who abstained from voting.*

### **5 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS**

Nil

**The meeting closed at 2.45pm.**

**The minutes of this meeting were confirmed at the Council meeting held on 28 May 2024.**

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**CHAIRPERSON**