

**I give notice that  
a Mangakino-Pouakani Representative Group Meeting will be held on:**

<b>Date:</b>	<b>Tuesday, 2 July 2024</b>
<b>Time:</b>	<b>10.00am</b>
<b>Location:</b>	<b>Mangakino Sports Hub Wairenga Road Mangakino 3421</b>

# **AGENDA**

## **MEMBERSHIP**

<b>Chairperson</b>	Cr Kirsty Trueman
<b>Deputy Chairperson</b>	Cr Yvonne Westerman
<b>Members</b>	Ms Charlene Campbell Mr Whitu Karauna Cr Anna Park Mr Mark Seymour Ms Sapphire Tanirau Mayor David Trewavas
<b>Quorum</b>	4

**Julie Gardyne  
Chief Executive**

## Order Of Business

<b>1</b>	<b>Karakia</b>	
<b>2</b>	<b>Whakapāha   Apologies</b>	
<b>3</b>	<b>Ngā Whakapānga Tukituki   Conflicts of Interest</b>	
<b>4</b>	<b>Whakamanatanga O Ngā Meneti   Confirmation of Minutes</b>	
4.1	Mangakino-Pouakani Representative Group Meeting - 23 April 2024 .....	3
<b>5</b>	<b>Ngā Ripoata   Reports</b>	
5.1	Public Forum .....	4
5.2	Update from Mangakino Police .....	5
5.3	Te Awhina Hall - Mangakino Recreation Reserve, new lease .....	6
5.4	Long-term Plan 2024-34 .....	11
5.5	Mangakino Pouakani Snapshot .....	12
5.6	Members' Reports .....	14
<b>6</b>	<b>Ngā Kōrero Tūmataiti   Confidential Business</b>	
	Nil	

**4.1 MANGAKINO-POUAKANI REPRESENTATIVE GROUP MEETING - 23 APRIL 2024**

**Author:** Dana Periam, Committee Advisor

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

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the minutes of the Mangakino-Pouakani Representative Group meeting held on Tuesday 23 April 2024 be approved and adopted as a true and correct record.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Mangakino-Pouakani Representative Group Meeting Minutes - 23 April 2024

**5.1 PUBLIC FORUM**

**Author:** David Rameka, Iwi and Co-Governance Manager

**Authorised by:** Warrick Zander, General Manager Strategy and Environment

**TE PŪTAKE | PURPOSE**

To receive comments from members of the public on matters specified on this agenda or, if time permits, on other Committee matters.

**NGĀ KŌRERORERO | DISCUSSION**

Standing Orders provide for a period of up to 30 minutes to be made available at the start of meetings for members of the public to bring matters to the attention of the Mangakino-Pouakani Representative Group. Any issue, idea or matter raised in public forum must fall within the Group's terms of reference.

Speakers can speak for up to 5 minutes. Where the number of speakers presenting in the public forum exceeds 6 in total, the chairperson has discretion to restrict the speaking time permitted for all presenters. Members of the public wishing to address the Group during public forum should register at least one clear day before the meeting by emailing [publicforum@taupo.govt.nz](mailto:publicforum@taupo.govt.nz).

No debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda. Items not on the agenda may only be discussed if the matter is minor in nature and the procedures set out in Standing Order 9.13 are followed. A meeting may deal with (i.e. make a resolution in respect of) an item of business not on the agenda only if the procedures set out in Standing Order 9.12 are followed.

The relevant extracts from Standing Orders are **attached**.

**WHAKAKAPINGA | CONCLUSION**

It is recommended that the Mangakino-Pouakani Representative Group receives comments from members of the public.

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the Mangakino-Pouakani Representative Group receives comments from members of the public.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Extracts from Standing Orders 2022-2025

**5.2 UPDATE FROM MANGAKINO POLICE**

**Author:** David Rameka, Iwi and Co-Governance Manager

**Authorised by:** Warrick Zander, General Manager Strategy and Environment

**TE PŪTAKE | PURPOSE**

Te Awa Anderson from Mangakino Police will be present to give an update to the committee.

**WHAKAKAPINGA | CONCLUSION**

It is recommended that the information is received.

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the Mangakino-Pouakani Representative Group receives the update from Mangakino Police.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

Nil

**5.3 TE AWHINA HALL - MANGAKINO RECREATION RESERVE, NEW LEASE**

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

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

**TE PŪTAKE | PURPOSE**

To consider a proposal to lease to the Trustees of Pouakani Marae part of Mangakino Recreation Reserve, on Lake Road, for the restoration of Te Awhina Hall.

**WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY**

Te Awhina Hall (“Hall”) is owned by the Trustees of Pouakani Marae (**Trustees**). The Trustees wish to restore the Hall to a safe condition for use, and for that purpose the Trustees wish to lease part of the Mangakino Recreation Reserve (“Reserve”) as shown on the plan **attached**.

Two options are proposed:

1. Not grant a lease and require the Hall be disposed of.
2. Grant a 5-year lease to the Trustees for the purpose of restoring the Hall to a safe and useable condition.

Option 2 is the preferred option.

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the Mangakino-Pouakani Representative Group:

1. Resolves to grant a 5-year peppercorn lease, pursuant to section 54(1)(a) of the Reserves Act 1977, to the Trustees of Pouakani Marae of that part of Lot 58 DPS 12690 in Title 282179 (Mangakino Recreation Reserve) outlined on the plan attached, being the location and surrounds of Te Awhina Hall (formerly the Mangakino Bowling Clubrooms), for the purpose of restoring the Hall for future use that aligns with the purposes of the Reserve and the (then applicable) Reserve Management Plan;
2. Directs Council officers to negotiate a lease with the Trustees, as contemplated in 1 above; and
3. Authorises the Chief Executive and Mayor, on behalf of Taupō District Council, to sign the lease as contemplated in 1 above.

**TE WHAKAMAHUKI | BACKGROUND**

The proposal has been before the Mangakino-Pouakani Representative Group at a prior meeting on 17 October 2017. No resolution was reached.

Te Awhina Hall is on Lake Road within Lot 58 DPS 126990. Lot 58 is part of the Reserve, which is vested in Council as the administering body under the Reserves Act (“Act”). The Mangakino and Whakamaru Reserve Management Plan 2000 (**RMP**) specifically permits existing buildings and contemplates leasing of parts of the Reserve in accordance with section 54 of the Act.

Te Awhina Hall is one of the oldest buildings in Mangakino. Originally constructed on Rangiora Street, it was a place for the community to gather for activities and functions including kapa haka and waiata practice. When the hall was relocated to its current address on Lake Road, ownership transferred from Pouakani Marae to the Mangakino Bowling Club.

In 2007 Sports and Leisure Mangakino (SLAM) took ownership of the hall and entered a ground lease with Council for the reserve. During this time, Pouakani Marae’s wharenuī was burnt down and Te Awhina Hall was utilised as a temporary marae until their wharenuī was rebuilt. This was an agreement between the Marae and SLAM. Events like Tangihana were held within the hall, and in turn it holds spiritual significance / tupapaku to Pouakani Marae. Upon completion of the Marae’s wharenuī in 2012, the hall became tupapaku for Pouakani Marae.

By 2014, SLAM ceased operations and ended its ground lease with Council. Following this, confusion of the hall’s ownership resulted in delayed decisions about granting a lease to the Trustees of the Marae. Recently

in 2022 it was acknowledged by Council that ownership sits with Pouakani Marae. This acknowledgment puts the ownership debate stated in the original 2017 agenda to rest and allows the committee to focus on deciding whether to grant a ground lease to the Trustees.

### NGĀ KŌRERORERO | DISCUSSION

Te Awhina hall was built around 1956 and is one of the oldest buildings in Mangakino. It is located now on land immediately adjacent to Pouakani Marae.

The Hall is in disrepair and needs work to bring it up to the necessary standard for safe occupation. The Trustees wish to restore the Hall, and to complete such work in-situ rather than relocate the Hall.

Given the immediate concern is restoration of the Hall, it is sensible that any lease granted now be only short-term for such (restoration) purposes. But this is on the basis that Council officers will later return to the Group with a recommendation on the future use of the Hall.

There is no suggestion that Council will be asked to contribute directly to the restoration costs. However, it is proposed that the lease be granted for a nominal (\$1.00) rent, being effectively an indirect financial contribution of Council to the project.

The RMP requires all leases to comply with the "Leases for Recreation and Community Service Areas" rent policy. Since the 1990s, the rent policy applying to Mangakino provides for an annual rent of \$10.00 plus GST per lease.

Based on this information, two options are proposed.

### NGĀ KŌWHIRINGA | OPTIONS

The two options are:

1. Not grant a lease and require the Hall be disposed of.
2. Grant a 5-year lease to the Trustees at a nominal rent for the purpose of restoring the Hall to a safe and useable condition.

#### Option 1 – Not grant a lease and require the Hall be disposed of.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• No lease is required.</li> <li>• Enables Council to pursue an alternative use of the Reserve in priority to the restoration of the Hall.</li> <li>• Provides an opportunity for Council to develop other public recreational activities or a commercial campground within the Reserve, as contemplated in the RMP.</li> </ul>	<ul style="list-style-type: none"> <li>• The Trustees need to identify a suitable alternative site and incur the cost of relocation of the Hall and reinstatement of the Reserve.</li> <li>• The Hall would have to be returned to the Reserve if, having been restored elsewhere, it is desired for use in conjunction with a future recreational activity within the Reserve.</li> </ul>

#### Option 2 – Grant a 5-year lease to the Trustees at a nominal rent for the purpose of restoring the Hall to a safe and useable condition.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Restoration can proceed immediately without the Trustees having to relocate the Hall or reinstate the Reserve.</li> <li>• The Hall, once restored, is a useful asset of</li> </ul>	<ul style="list-style-type: none"> <li>• The opportunity to pursue those other recreational activities contemplated in the RMP is lost in respect of that area accommodating the Hall.</li> </ul>

potential benefit for the future use of the Reserve.	
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Analysis Conclusion:

On an analysis of the options, the preferred choice is option 2: grant a 5-year lease to the Trustees of Pouakani Marae, at a nominal rent, for the purpose of restoring the Hall to a safe and usable condition.

## **NGĀ HĪRAUNGA | CONSIDERATIONS**

### **Ngā Aronga Pūtea | Financial Considerations**

Option 2 will incur some cost in terms of staff time to prepare the lease and the rental will 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 social and cultural outcomes 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:

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.

The proposal has been evaluated against relevant legislation and key things to note are:

#### Reserves Act 1977

1. The Mangakino-Pouakani Representative Group under delegation from Council, is empowered to grant leases under Section 54 (1).
2. Section 54(1)(a) permits a lease of any part of a recreation reserve that has been set apart for facilities for public recreation or employment, and the lease may require the lessee to construct or develop such facilities.
3. Any lease granted under Section 54(1)(a) requires prior ministerial consent and public unless the exceptions in Section 54(1A) and (2A) apply.
4. In this case, Section 54(1A) and (2A) apply: the reserve is vested in Council as administering body, and the proposed lease is contemplated by an in conformity with a current approved reserves management plan.

#### Building Act 2004

The Trustees, in undertaking the restoration work, will be responsible to obtain at its cost any building consent required, and this will be a condition of any lease granted.



## Ngā Hiraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the Mangakino and Whakamaru Reserve Management Plan 2000 and key things to note are:

1. The RMP facilitates the appropriate and sustainable development, management, and use of (among others) the Mangakino Recreation Reserve. It observes a need to restrict the number of new buildings to those associated with recreation activities (eg: clubroom, utility room, tearoom/kiosk).
2. The RMP specifically permits existing buildings (Policy B, p44).
3. The RMP contemplates leasing in accordance with section 54 of the Act, for a maximum initial term of 14 years with rights of renewal at Council's discretion (Policy L, p56).
4. The Hall is within part of the Reserve proposed in 2000 for a bowling club and camping sites (Concept Plan A, p75).

## 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 Pouakani Marae Trustees represent the Wairarapa Moana hapū, ngā hau e whā whānau living in the Mangakino community. Council officers have collaborated with the Trustees in relation to this agenda item, and it is considered no further engagement with Māori is required.

## Ngā Tūraru | Risks

Risks associated with the preferred option are:

1. The Hall is restored on in part or not at all and becomes a risk to the public using the Reserve.
2. The Hall is restored and then in fact used for a purpose inconsistent with the purposes of the Reserve.

Option 2 legitimises the continued presence of the Hall on the Reserve only in the short-term, and strictly on the basis that use of the Hall beyond 2029 must align with the purposes of the Reserve and the provisions of the (then applicable) reserve management plan.

## 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 the Members resolving on the matter.

**TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA**

Direct communication has been/will be carried out with affected parties/key stakeholders but no wider communication is considered necessary.

**WHAKAKAPINGA | CONCLUSION**

For the above reasons, it is recommended that the Mangakino-Pouakani Representative Group grant a 5-year lease to the Trustees of Pouakani Marae for the purpose of restoring Te Awhina Hall to a safe and useable condition.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Map of Proposed Lease Area

**5.4 LONG-TERM PLAN 2024-34**

**Author:** David Rameka, Iwi and Co-Governance Manager

**Authorised by:** Warrick Zander, General Manager Strategy and Environment

**TE PŪTAKE | PURPOSE**

To take the opportunity to make a submission on Taupō District Council's draft Long-term Plan 2024-34.

**NGĀ KŌRERORERO | DISCUSSION**

Council staff will be in attendance to support the Mangakino-Pouakani Representative Group to make a submission on the Council's draft Long-term Plan 2024-34 using the template attached to this report.

**WHAKAKAPINGA | CONCLUSION**

It is recommended that a submission is made.

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the Mangakino-Pouakani Representative Group:

1. makes a submission on Taupō District Council's draft Long-term Plan 2024-34; and
2. delegates authority to \_\_\_\_\_ (representative group member's name to be entered) to sign this on behalf of the Mangakino-Pouakani Representative Group and present to Council at the hearings and deliberations.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

1. Mangakino-Pouakani Representative Group - LTP24-34 submission form template

## 5.5 MANGAKINO POUAKANI SNAPSHOT

**Author:** David Rameka, Iwi and Co-Governance Manager

**Authorised by:** Warrick Zander, General Manager Strategy and Environment

### TE PŪTAKE | PURPOSE

This report provides the Mangakino Pouakani Representative Group with an overview on what is happening and coming up in the rohe.

### NGĀ KŌRERORERO | DISCUSSION

#### Community Engagement and Development

The Community Engagement Advisor – Northern District will give a brief overview of work underway in the community including an update on Long-term Plan community engagement.

#### Actions

Subject	Task	Comments
Mangakino Lakefront Development		This has been included in the Long-term Plan project list to be considered. Submissions can be made to the Long-term Plan up until 4.30pm on Friday 5 July 2024.
Pouakani Totara tree	Requested this be added to the action sheet for oversight.	Tui Te Maari, leader of the Friends of Pouakani, is now working in Australia but visits Mangakino every few weeks. Tui requested some additional mowing by Taupō District Council which has been carried out. Regular inspections have resulted in very little litter to pick up.
Basketball court project		The basketball court has been completed. Trees will be planted in corten steel drums, and a drinking fountain will be installed.
Te Awhina Hall	Provide ongoing updates in relation to the status of Te Awhina Hall.	This will be considered by the committee in an item on this agenda.
Rural Intersection Lights		This has been included in the Long-term Plan project list to be considered. If it proceeds, the first step would be investigation of which intersections would take priority.  Submissions can be made to the Long-term Plan up until 4.30pm on Friday 5 July 2024.
Mangakino Bus Shelters	Discussion around proposed bus shelter locations.	A new bus shelter has been installed in the town centre, located within the roading reserve, and the community are very appreciative for this new addition to the town centre.  We have decided not to install the second bus shelter following consultation with the residents, students using the school bus and the bus driver/operator as it was identified the kids would not use the shelter.

### WHAKAKAPINGA | CONCLUSION

It is recommended that the Mangakino/Pouakani Representative Group notes the information contained in the Mangakino Pouakani Snapshot report.

### NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Mangakino-Pouakani Representative Group notes the information contained in the Mangakino Pouakani snapshot report.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

Nil

**5.6 MEMBERS' REPORTS**

**Author:** Dana Periam, Committee Advisor

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

**TE PŪTAKE | PURPOSE**

This item permits members to provide feedback on any items of interest arising from meetings they have attended.

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

**WHAKAKAPINGA | CONCLUSION**

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

**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That the Mangakino-Pouakani Representative Group receives the reports from members.

**NGĀ TĀPIRIHANGA | ATTACHMENTS**

Nil