

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

Date:	Tuesday, 29 October 2024
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**

Order Of Business

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4.1 ORDINARY COUNCIL MEETING - 24 SEPTEMBER 2024

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Council meeting held on Tuesday 24 September 2024 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 24 September 2024 [⇒](#)

4.2 ORDINARY COUNCIL MEETING - 30 SEPTEMBER 2024

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Council meeting held on Monday 30 September 2024 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 30 September 2024 [⇒](#)

5.1 LAKE TERRACE/ MAUNGANAMU DRIVE NEW ROUNDABOUT - LINKAGE TO PUKENAMU ROAD

Author: Roger Stokes, Infrastructure Manager

Authorised by: Tony Hale, General Manager Community Infrastructure and Services

TE PŪTAKE | PURPOSE

The developer of the 700-lot (approx) Ngā Roto development is required by their resource consent to construct, at its expense, a new roundabout on Lake Terrace at the intersection with Maunganamu Drive. The consent anticipates that this new roundabout will incorporate a connection to Pukenuamu Drive, the access roadway to the Lakeside Terraces development. This direct link to Lake Terrace will fulfil the intention of the Environment Court decision in 2005 that granted the resource consent for the Lakeside Terraces development.

A number of the residents of Lakeside Terraces have requested that Council reconsider this connection.

The purpose of this item is for Council to confirm that the new roundabout will connect to Pukenuamu Road, to hear residents' concerns and to consider options for addressing these should the connection be confirmed.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

A new roundabout is being built by the Ngā Roto developer in 2025 on Lake Terrace at the intersection with Maunganamu Drive. The resource consent requires Ngā Roto to construct a fourth leg of the roundabout onto Pukenuamu Road, the access road to the Lakeside Terraces development completed in 2007. A funding contribution was provided for this connection by the Lakeside Terraces developer, with the shortfall to be covered by Ngā Roto.

Ahead of the proposed changes, engagement was undertaken with Lakeside Terraces residents where the majority of owners asked Council officers to reconsider adding the connection to Pukenuamu Road, instead asking for the existing connection to Wharewaka Road to remain and a three-legged roundabout be installed instead.

A survey was undertaken by Council to understand the reasons why some residents objected to the connection and what measures might be available to Council to allay or mitigate these objections if the direct connection was to proceed. Of the 65 surveyed; 50 responses were received disagreeing with the connection, three supported the connection, two indicated that they were indifferent, and 10 did not reply to the survey. More information is available in the **attached** Community Engagement Feedback Summary report.

A technical review of the safety and economic benefits of the connection has been undertaken and this indicates safety, economic and environmental benefits are realised for the direct connection as originally planned. Having a one-off opportunity to have this construction done at no direct cost to the community brings some urgency to the decision. To close and restore to grass the southern 250m of Pukenuamu Road would cost the community an estimated \$150,000 (+GST) which is budgeted in year two of the approved Long-term Plan 2024-34.

The economic analysis indicates that the direct connection offers permanent benefits of over \$81,000 (+GST) each year (\$3.25M over 40yrs in 2024 dollars) plus corridor maintenance costs.

The assessment of the submissions and the technical analysis indicates that there is a pathway to realise the technical and opportunity benefits of the direct connection, while improving the amenity of the subdivision entranceway and preventing adverse traffic effects on the Lakeside Terraces community.

Legal advice has concluded that a decision by the Council not to apply the funds to create a new access to Lakeside Terraces would likely be susceptible to legal challenge as being unreasonable and/or unlawful (and the obligation to create a new roading access to Lakeside Terraces in the future would remain).

Officers' recommendation is that the direct connection be made, and that Council agrees to work with the Lakeside Terraces community to create an entrance that reflects the high amenity standard of the development.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Confirms Option 1, the direct connection of Pukenamu Road to the new roundabout to be built at the Lake Terrace/ Maunganamu Drive intersection.
2. Works with the Lakeside Terraces community to facilitate amenity enhancements to the entrance of the development; and
3. Installs public signage advising that direct lake access is not available from Pukenamu Road.

TE WHAKAMAHUKI | BACKGROUND

A workshop was held on 10 October 2024 for Council staff to explain the history and engineering concepts behind the proposal to connect Pukenamu Road to the new roundabout on Lake Terrace. A number of questions were submitted in writing by residents ahead of this workshop. While some questions were answered during the workshop, written officer responses to the questions have been emailed out at the same time as the release of this agenda report.

Context

The Lakeside Terraces development resource consent, comprising of 65 residential lots, was lodged with the Council in 2003 and approved by Council in 2004 after a publicly notified consenting process. In the Council's first instance decision, the hearing commissioners recorded the following:

We think it obvious that the most suitable means of access to the subdivision would be from SH1 [Lake Terrace]. That option would not disrupt the present traffic patterns in either Chad Street or Wharewaka Rd. This option, however, is not available since Transit NZ, for reasons of safety and the protection of the State Highway corridor refuses to give its permission for such an entrance. That is understandable. It is nevertheless the best option, and while it's currently unavailable, it will become so when the East Taupō Arterial by-pass is built and the State Highway shifted to that alignment. At that time we believe the link should be made to what will then be a local road, and that in the interim, the solution for which we opt [connection to Wharewaka Rd] is to be regarded as somewhat temporary.

The Council's decision was appealed to the Environment Court which upheld the Council's decision to grant consent in an interim decision and issued a final decision in September 2005 with a set of detailed conditions.

Those conditions included the following:

Prior to the issue of titles the consent holders shall pay to the Taupo District Council a financial contribution sufficient for the development of an access from the present State Highway 1 in general accordance with the plan marked "Indicative State Highway 1/Lakeside Terraces Intersection" contained in Appendix 4 of the March 2004 application, which shall be developed by Taupo District Council when the State Highway reverts to a local road, or when the authority controlling the present State Highway 1 gives its consent to such access.

In accordance with the Court's decision, a payment of \$133,511.11 + GST was made by the developer to the Council for the direct connection, which sum has been held in reserve since that time, accruing interest. As at 31 October 2024, the sum will be \$226,369.58 (inclusive of accrued interest) which increases by the OCR rate of interest each month.

The Lakeside Terraces development was completed in 2007, creating Pukenamu Road and the two private laneways of Kuiwai Drive and Kurapoto Lane. The subsequent 2006 notified Ngā Roto resource consent for the development of approximately 700 houses on the east side of Lake Terrace addressed the Lakeside Terraces entrance approval with a proposal to site their own Maunganamu Drive access to match the proposed Pukenamu Drive connection.

The Ngā Roto consent conditions required them to form the roundabout with a connection to Pukenamu Rd at their cost once the average daily traffic on Maunganamu Drive had reached 2000 vehicles. This threshold was triggered in March 2024.

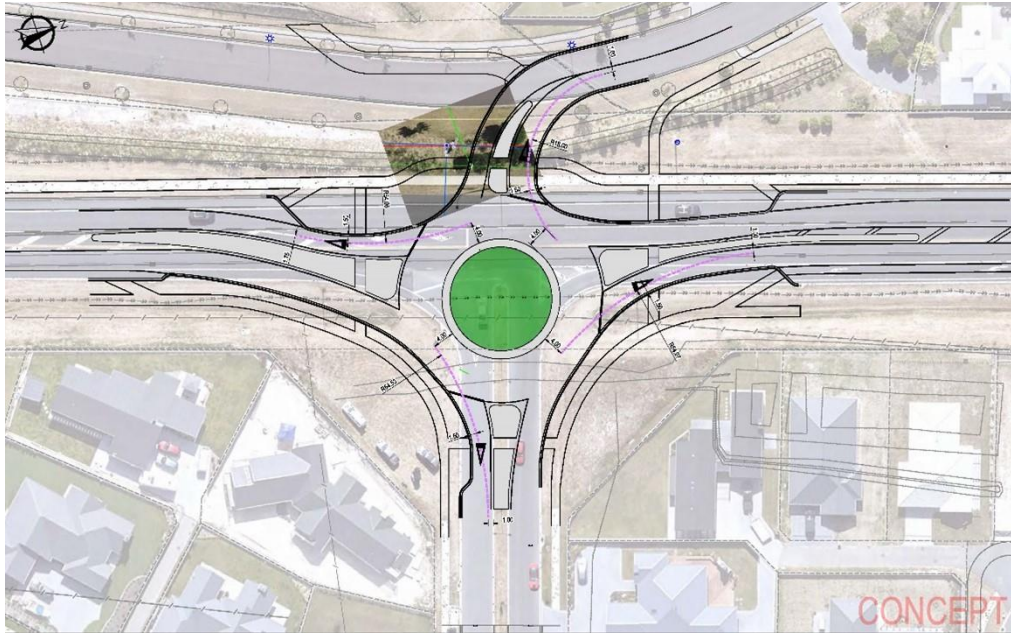


Image 1 – Engineering concept of a new 4-leg roundabout with a direct connection to Pukenamu Drive.

Council engineers and planners supported the consent conditions and the traffic solutions proposed as the best long-term option for the roading network. The existing consents give the Ngā Roto developer approval to undertake the work without the need for any further resource consents.

When Pukenamu Road was formed, provision was made in the geometry of the road to allow for the new connection, with the house lots set back from the intersection point to ensure amenity effects were minimal.

Lake Terrace has since become a Council asset after the uplifting of State Highway 1 status in 2015. The speed limits have recently been reduced to 50km/hr on Lake Terrace.

The roundabout construction is expected to be undertaken over autumn and winter 2025.

There is a Council deed in place with the Ngā Roto developer that requires the Council to provide the funds held by the Council from the developer of Lakeside Terraces for the direct connection to Lake Terrace, after they have completed the roundabout. The Council is not providing any ratepayer funding towards the actual roundabout construction or linkage.

The expectation of Council transportation staff has been to close the soon-to-be surplus 250m southern end of Pukenamu Road and remove the paved surface and kerb and return the area to grassed open space. To this end, a total of \$150,000 (+GST) of funding has been budgeted under the operating expenditure and capital expenditure categories of the 2024-2034 Long-term Plan (LTP).

The current proposal is to retain the concrete footpath and lighting as this will provide a safe route with higher amenity through the park, as the alternative footpath along Lake Terrace does not currently have street lighting and adjoins a busy arterial roadway.

Retaining the path up to just above the northern end of the roundabout will provide a safe northward link for any Summerset Village residents without having to cross at the roundabout itself.

The intersection shown in Image 2 below would be closed, with the kerb and footpath being extended across where Pukenamu Road used to be. Removal of this intersection eliminates a vehicle/vehicle and vehicle/pedestrian movement conflict point.



Image 2 - Section of 250m of Pukenuamu Road and intersection proposed for closure – view from the South.



Image 3 -section of 250m of Pukenuamu Road proposed for closure – view from the North where the new roundabout connection is proposed.

The design of the roundabout is subject to a Council review and safety audit. During construction, the Lakeside Terraces residents would have their access provided for. If any short-term vehicle access closures were necessary, they would be directly advised in advance.

Engagement with affected residents

In early 2024, Council undertook initial engagement with the community to learn what aspirations they had for the part of Pukenuamu Road that was to be closed following installation of the new roundabout. It was considered that the planned four-leg roundabout had already been determined by the resource consents.

A well-attended community meeting was held on-site at Pukenuamu Road on 7 March 2024. This was a challenging process for Council staff as strongly worded opposition to the connection was expressed by a significant group of Lakeside Terraces residents. They asked that Council review the requirement to link

Pukenamu Road to the new Lake Terrace/Maunganamu Drive roundabout. Due to the strength of feeling expressed, Council staff agreed to delay the process and allow the matter to be considered.

After staff deliberation, it was decided that a public survey, workshop and referral to the full Council meeting would be appropriate, to give the residents an opportunity to present their views and preferences. The purpose of this second round of engagement was to support residents to have their say on connecting Pukenamu Rd to Lake Terrace via the planned roundabout. Residents were surveyed to understand the reasons why they objected to, or supported the connection and what measures might be available to allay or mitigate concerns if the direct connection was to proceed.

Maunganamu Drive owners were not included in this survey as they would still be gaining roundabout access onto Lake Terrace in accordance with the consent conditions of the operative Ngā Roto resource consent.

The feedback gathered showed that a clear majority of residents did not want access to Lakeside Terraces to be provided via Lake Terrace and strongly preferred to keep Pukenamu Road connecting to Wharewaka Road. A total of 85% of Lakeside Terraces owners responded to the survey and of these, 90% of the residents' submissions indicated that they preferred the current road access arrangements via Wharewaka Road, and they provided their reasons. The full Community Engagement report summary is **attached** to this item.

Also **attached** is a technical analysis and safety review of the intersection options by Corridor Solutions, a professional traffic engineering company who are familiar with the Taupō transport context. Their report contains concept images of the two roundabout options.



Image 4 – Parallel section of Pukenamu Rd alongside Lake Terrace proposed for closure.

NGĀ KŌRERORERO | DISCUSSION

It is recommended to read the attached engagement and engineering reports as the themes of these comprehensive reports will only be addressed in summary in this discussion.

This report writer was the original Council development engineer for both the Lakeside Terraces and Ngā Roto resource consents and is familiar with the consent process and provided input to them. All road intersections discussed here (Pukenamu Road/Wharewaka Road, Wharewaka Road/Lake Terrace and Maunganamu Drive/Lake Terrace) were designed and constructed under the approval of the writer. Pukenamu Road and the Lakeside Terraces plans were approved and the construction works inspected by the writer.

After various appeals of the Council's initial Lakeside Terraces resource consent decision, the Environment Court in its subsequent decision approved the major earthworks alongside Secombe Park to allow Pukenamu Road to connect to Wharewaka Road. Large cuts and fills were done to the land to provide adequate gradients and space for the underpass/stormwater channel to go under the new road.

This writer was keen to undertake this review to see if the original Pukenamu Road connection plans remain the best infrastructure option, and what the community's concerns may be. Then if the 4-legged roundabout was to be constructed as anticipated, how these concerns could be addressed to retain or enhance the high amenity enjoyed by the residents and get the best outcome for all parties.

The main points are addressed in summary below.

The Engineering Case

The original consents for the connection are based on several engineering, safety, maintenance and economic factors.

- **Economic Value.** The long-term economic value to the community, Council and the environment of having a 1.2km shorter return northward trip for users is identified in the technical report as over \$81,000 per annum based on New Zealand Transport Agency (NZTA) guidelines, or \$3.25M over 40 years based on off-peak traffic counts with a conservative allowance of 80% of trips being northward. The time-cost category only allowed for single-occupant vehicles, so this is also a conservative allowance. The life of the corridor is effectively unlimited, so these cost savings would continue indefinitely for future generations. It is noted that this figure does not include Council's annual costs of maintaining the roadway or its soakage-based stormwater systems.
- **Safety.** The new roundabout for Maunganamu Drive/Lake Terrace is a significant overall safety improvement. It assists pedestrians to cross Lake Terrace from both directions by offering pedestrian refuges on the roundabout splitter islands. The effect of connecting Pukenamu Road directly to the roundabout is more safety-neutral due to the lower number of vehicles travelling from Pukenamu Road.

The residents' submissions identify a more indirect boat access for Lakeside Terraces to the Secombe Park boat ramp as an issue. Observations indicate that on an annual basis, boat trailer movements would make up only a fraction of 1% of the total Pukenamu Road vehicle movements, so do not materially impact the traffic safety assessment.

Removing Pukenamu Road from the Wharewaka Road/Lake Terrace 'Give Way' intersection would permanently remove about 10-15% of the traffic load from it. The Pukenamu Rd/Wharewaka Rd 'Give Way' intersection would be deleted, removing any spacing issues with it being close to Lake Terrace

All emergency services can access the development more directly.

It should be noted that with the proposed Government Speed Limit Setting regulations, Lake Terrace will likely be increased in speed, perhaps to around 70km/hr.

- **Avoids duplication of public roadway.** Pukenamu Road is nearly 18 years old, and the surface is showing signs of weathering and shallow cracking and is approaching the need for surface maintenance works. It forms a duplicate route for users travelling in either north or south and so removing it at a one-off cost makes long-term sense.
- **Returns the roadway to public open space.** If Pukenamu Road is closed, the intention is to remove the surplus area of seal, kerb and stormwater system and return it to grassed open space. The footpath and footpath lighting will remain. This returns the space to the community for future use in conjunction with the adjoining Secombe Park reserve or in time to restore the native vegetation. There is a cost to Council for this remediation work and ongoing maintenance of the reserve. Council officers have met on site with the owner of the undeveloped property at 1A Pukenamu Road. It was agreed that formed and sealed access would be retained along the

frontage of the site and the land along the frontage would remain as a legal road in the ownership of the Council.

- **Reduces stormwater runoff.** Pukenuamu Road collects the water in sumps with Enviropod filter bags and disposes of it to a series of drilled stormwater soakholes. The kerbs need sweeping regularly, the Enviropod filters need to be cleaned and the bags replaced, and the soakholes can eventually be expected to lose performance. These costs have not been included in the economic analysis. If the area is returned to grass or vegetation, these duplicated systems can be removed.
- **A one-off opportunity for the community and Council to connect without road construction costs.** The Ngā Roto developer is required to install the connection to Pukenuamu Road at no cost to the ratepayers. This opportunity is a one-off. To do it in the future as a stand-alone project would cost the Council hundreds of thousands of dollars. If the Ngā Roto developer does not connect to Pukenuamu Road, they do not get provided the Lakeside Terraces contribution held in reserve by Council.

Using these funds for another purpose would likely expose the Council to litigation risk given those funds are held by the Council specifically for a connection from Pukenuamu Road to Lake Terrace pursuant to the Council's obligation arising from the Lakeside Terraces resource consent granted by the Environment Court. In any event, the Council cannot simply return the funds to the developer because Lakeside Terraces Limited has since been removed from the Companies Office register.

- **Amenity Improvements.** The area of road along the section to be closed is not attractive, with poor growth by the street trees in the compacted soils. The steep cuts into the land by the Lakeside Terraces developer 18 years ago to get the fill for the gully crossing have left bare compacted pumice banks to this day. In many cases, weed species are the only ones able to survive with sun exposure and drying winds. With a new entrance at the roundabout, there is plenty of space for the local community to form a high-quality entrance feature, potentially with entrance walls and a nameplate within the road space. There is an opportunity for the community to voluntarily complete this work as long as any non-standard structures are maintained by the community.

Anecdotally, the 250m stretch of roadway has been the subject of anti-social behaviour including tire burn-outs and one car itself being fully burnt-out, permanently damaging the pavement.



Image 5 – the poor state of Pukenuamu Road batters, showing 17 years of tree growth, bare banks and weed growth.

- **Restoring the Lake view from Lake Terrace.** A lesser matter has been comments from other long-time Wharewaka residents and locals that they miss the expansive lake view that used to be available before 2007 from Lake Terrace across Secombe Park. Because of the parallel Pukenuamu Road, NZTA required a bund to be formed along Lake Terrace to block the viewshaft towards the Lake to prevent any on-coming headlight confusion. With the road closed, this reason would no longer exist and the bunds could be removed, the soil spread-out down below to promote grass growth and the vistas restored. The toetoe, tussock and flax bushes can look unkempt with significant grass and weed growth. This bund could be removed irrespective of the roundabout connection, although no funds have been specifically allocated for it.



Image 6 – the planted ‘headlight bund’ along Lake Terrace which would no longer be required.

- **Consistent with the Resource Consents decisions.** As noted in more detail below in the *Legal Considerations* section, the original Environment Court (Lakeside Terraces) and the Commissioners’ (Ngā Roto) decisions were based around a Pukenuamu Road connection direct to Lake Terrace.
- **LIMs.** A quick file review by the writer of a random sample of LIMs issued for properties in Lakeside Terraces development area showed that all of them (up to the current day) included copies of the original subdivision consent conditions, including the wording of the decisions by the Environment Court and the requirement for the developer to pre-fund the connection to Lake Terrace. LIMs for residents in the Ngā Roto subdivision include copies of the Ngā Roto consents.

Consultation matters

Please refer to the attached comprehensive Community Engagement Report, which details all submissions received.

Concerns have been raised throughout the consultation process about perceived negative impacts of the direct connection. For the purposes of this discussion the key themes are:

- **Loss of amenity due to increased traffic entering the subdivision:** This concern comes from several aspects. 1) Direct access with a 4-leg roundabout would encourage sightseers. 2) The public may think that direct lake access is available. 3) Boat users may confuse it with the boat ramp access.
- **Loss of a feeling of exclusivity when entering:** It was submitted that making the entrance road shorter and directly off Lake Terrace would reduce the feel of the development. This is covered to some extent above in the *Amenity Improvements* section of *The Engineering Case*. It

is agreed by the writer that there is considerable potential for improving the amenity of the proposed entrance. If the 4-leg roundabout was implemented, there remains plenty of space for planting and a feature entrance if the residents wish to create something more in keeping with their aspirations. As long as visibility and infrastructure needs are met, Council will support the residents to do something to create a special character here and add the Lakeside Terraces name, if they so wish.

- **Cost:** Some submitters see this as a waste of money, although in some cases, they have misunderstood that Council is not paying for the roading work. Many submit that Council’s removal of the existing road is a waste of funds.
- **Access to the boat ramp:** Accessing the boat ramp would not be much longer in distance (about 100m each way) but would require boat trailers to be taken via Lake Terrace to Wharewaka Road. It is agreed that this is not as convenient and requires a bit more care than the current route. The traffic report has not identified any specific risks in using the roundabout or the Lake Terrace/Wharewaka Road entrance - as will all other public users accessing the 3 Mile Bay boat ramp.
- **Extra noise for houses close by due to the roundabout:** The roundabout is going ahead as part of the Ngā Roto consent. It is accepted that this may have an effect on the traffic noise levels at times, though with the roundabout slowing passing traffic, the speeds will be lower to provide some noise offset. This general effect will likely be similar whether there are 3 or 4 legs given the traffic volumes passing through will be identical.
- **Loss of property values:** Submitters are concerned that the above factors may decrease their property values.

Legal Position

In light of opposition to the proposed connection to Lake Terrace, the Council has obtained legal advice from James Winchester, an experienced barrister specialising in resource management and local government matters. A copy of the advice is **attached**. The key conclusion is that a decision by the Council not to apply the funds to create a new access to Lakeside Terraces would likely be susceptible to legal challenge as being unreasonable and/or unlawful (and the obligation to create a new roading access to Lakeside Terraces in the future would remain).

Discussion summary

After reviewing the submission feedback and reasons, the consent history, the technical reports, discussions with stakeholders. further site inspections and legal advice, it is the opinion of officers that a direct connection via a 4-legged roundabout is the best long-term option for the community and Council.

This is a one-off opportunity to have the roundabout connection built at no direct cost to Council, other than the estimated \$150k cost of returning the closed section of road to public open space as an addition to Secombe Park.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Based on this information it is considered that there are two options to be considered by Council.

Note the status quo (no roundabout at Maunganamu Drive) is not considered a reasonably practicable option as the roundabout requirement is an integral part of the operative Ngā Roto resource consent conditions – refer in particular Condition 7 of RM060488L which requires the consent holder to construct a roundabout at the intersection of the main subdivision access road and Lake Terrace, with the roundabout final construction plans, specifications and work programme to be submitted to the Council for approval prior to work commencing.

Option 1

Connect Pukenamu Road to a new 4-legged Lake Terrace roundabout.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Reduces overall travel time and distances for 	<ul style="list-style-type: none"> • Negative reaction from the majority of Lakeside

<p>residents.</p> <ul style="list-style-type: none"> • Generates large long-term cost savings spread between the residents, the environment (emissions costs) and Council. Using NZTA costs, this is estimated to be about \$81,300 per year or \$3.25M over 40 years in 2024 values. • Reduces the length of road to maintain along with the stormwater and general maintenance costs not included in the economic assessment. • A one-off opportunity to have a roundabout connection paid for by a developer. • Reduces traffic through the Wharewaka Road/Lake Terrace 'Give Way' Intersection and allows closure of the Pukenamu/Wharewaka Road. • It returns the closed section of roadway to the community for future use as open space or for environment restoration through planting. • It reduces the potential for the current anti-social behaviour on Pukenamu Road. • Reduced pavement stormwater to be treated and disposed of. • Consistent with the Environment Court Lakeside Terraces consent decision and what some community members may have expected and noted in their LIMs. • Mitigates the risk of legal challenge if the funds weren't applied to create a new roading access to Lakeside Terraces. 	<p>Terraces residents who have indicated this is not their preference.</p> <ul style="list-style-type: none"> • Incurs one-off closure costs to council estimated to be around \$150,000 (+GST) in year two of the Long-term Plan 2024-34. • Trips from Lakeside Terraces to Three Mile Bay boat ramp will not be so easy. • Longer construction time, meaning further traffic delays on Lake Terrace and more road cones for a longer period.
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Option 2

Construct a 3-legged Lake Terrace Roundabout without a connection to Pukenamu Road

Advantages	Disadvantages
<ul style="list-style-type: none"> • Saves short-term closure costs to council estimated to be around \$150,000 (+GST) in year two of the Long-term Plan 2024-34. • Would satisfy the majority of Lakeside Terraces residents who indicated this is their preference. • Shorter construction time. • Boat trailer trips from Lakeside Terraces lots to Three Mile Bay boat ramp avoid the use of Lake Terrace 	<ul style="list-style-type: none"> • It leaves the southern 250m of Pukenamu Road as a permanent pavement duplication, preventing some of this space from being used in the future as open space or for environment restoration through planting. • Overall travel time and distances for users do not reduce as originally planned during the resource consent processes. • Does not permit the large long-term cost savings to be realised. Using NZTA rates this is estimated to be a continuing cost of about \$81,300 per year or \$3.25M over 40 years, spread between the residents, the environment (emissions costs) and Council. • Does not reduce the length of road to maintain along with the stormwater and general maintenance costs not included in the economic assessment. • Loses the one-off opportunity to have a

	<p>roundabout connection paid for by a developer.</p> <ul style="list-style-type: none"> • Does not reduce traffic through the Wharewaka Road/Lake Terrace 'Give Way' Intersection or allow closure of the Pukenuamu/Wharewaka Road 'Give Way' intersection. • Excess pavement stormwater continues to be treated and disposed of. • Anti-social behaviour on the 250m section of roadway may continue. • Inconsistent with the 2005 Environment Court Lakeside Terraces consent decision and what some community members have expected. • Exposes the Council to legal challenge. • It would not relieve the Council of its obligation to create a new roading access to Lakeside Terrace at some time in the future.
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Analysis Conclusion:

Option 1 is recommended.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact to Council of the proposal is estimated to be expenditure of \$150,000 (+GST) in the 2025-26 financial year. This covers removal of the sealed surface, kerbs and re-constructing Wharewaka Road and footpath to remove the Pukenuamu/Wharewaka Road intersection. Costs to mow the new reserve area are considered close to neutral as the land is currently in the mowing schedule. In time, the area could be planted out in native vegetation. Offsetting this expenditure in the long term are the savings on maintaining and renewing the roadway, plus significant community and environmental costs over future decades. There are also savings in street sweeping, sump cleaning, maintenance of the sump Enviropods and stormwater soakholes not included in the Corridor Solutions economic assessment.

Long-term Plan

The \$150,000 (+GST) expenditure outlined is currently budgeted for in financial year 2025-26 in the LTP.

Funds held in the Roading Equity Reserve

As at the end of October 2024, the Council will be holding \$226,369.58 including accrued interest in its Roading Equity Reserve for application to the connection to Lakeside Terraces. This sum has increased from the original \$133,511.11 + GST received from the developer of Lakeside Terraces in 2007 and continues to increase by the OCR rate of interest each month.

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 (LGA). 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 environmental factors 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:

Resource Management Act and Subdivision resource consents.

The Lakeside Terraces subdivision consent received its section 224(c) RMA completion certificate in 2007. All obligations of the developer are complete and discharged. Council now manages the land and infrastructure under its normal LGA management responsibilities as a Road Controlling Authority.

The Ngā Roto subdivision resource consent is still in effect and uncompleted. Ngā Roto have the obligation to build a roundabout intersection for Maunganamu Drive onto Lake Terrace at their expense. There is also a Deed of Arrangement between the developer of Ngā Roto and the Council which provides that when the roundabout is constructed that provides access to Lakeside Terraces, the Council will pay the funds held from the Lakeside Terraces consent to the Ngā Roto developer and otherwise the roundabout will be constructed at no cost to the Council.

Summary - no known resource consent limitations.

Authorisations are not required from external parties.

Ngā Hiraunga 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 iwi, and hapū of our district.

In line with these obligations and commitments we've made:

- An assessment that as the roundabout and the connections are fully within existing public roadway and the original resource consents were both publicly notified, all required consultations were completed by the developers and the consents were granted and remain valid. No new works are being proposed beyond that already authorised by the consents.
- Furthermore, reduction of sealed areas, reduced stormwater runoff, restoration of the vegetated surfaces and returning the surplus land to public open space are understood to be consistent with Te Mana o te Wai values.

Ngā Tūraru | Risks

There is a risk of legal challenge if the Council were to decide not to apply the funds held to create a new roading access to Lakeside Terraces from Lake Terrace. This is based on legal advice received by the Council that has concluded:

1. The relevant consent condition from the Lakeside Terrace consent issued by the Environment Court, while unusual, was clear in its intent that in the longer term, roading access would be required from Lake Terrace and that it would be the Council's responsibility to provide it. The condition was agreed by the Council and the consent holder, and consciously approved by the Environment Court.
2. The Council would be entitled to achieve the new Lakeside Terraces roading access as part of its administration of a resource consent relating to the more recent Ngā Roto subdivision to the east of Lake Terrace, and indeed has made specific provision for this outcome in a Deed of Arrangement with the consent holder and developer of Ngā Roto.
3. In the circumstances, it would be reasonable for the Council to satisfy its obligation by approving a 4-legged roundabout which addresses the requirements of both the Ngā Roto and Lakeside Terraces consents at the same time. A decision by the Council not to apply the funds to creation of new roading access to Lakeside Terraces (and perhaps use the funds elsewhere) would likely be susceptible to legal challenge as being unreasonable and/or unlawful.
4. In addition, a decision to not apply the funds at this time would not relieve the Council of its obligation to create a new roading access to Lakeside Terraces at some time in the future.

While the Council does not incur any financial risk for the construction of the roundabout or linkage to Pukenamu Drive, there is a risk that the proposed Pukenamu Road closure may come in higher than the external engineer's estimate and the \$150,000 (+GST) budget allowance for the closure and grassing of the closed road.

There are normal construction risks, and as the works are within public road space, traffic management is critical. It has been agreed with the Ngā Roto developer that the roundabout will be constructed over autumn/winter 2025 when traffic flows are at their seasonal lows. However, we might expect to see an increase in negative feedback from residents using the road during construction given almost two years of road works in this area disrupting trips.

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

The original operative resource consents were publicly notified.

Further engagement with the owners of the 65 Lakeside Terraces properties has been undertaken as detailed in the **attached** Community Engagement Feedback Summary report.

Ahead of the proposed changes, engagement was undertaken with Lakeside Terraces residents where the majority of owners asked Council officers to reconsider adding a connection to Pukenamu Road, instead asking for the existing connection to Wharewaka Road to remain and a three-legged roundabout be installed instead. A survey was undertaken by Council to understand their preferences, their issues and the reasons for them. Of the 65 surveyed, 50 responses disagreed with the connection, three supported the connection, two indicated that they were indifferent, and 10 did not reply to the survey.

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

The preferred option (Option 1 - Connect Pukenamu Road to a new 4-legged Lake Terrace roundabout) would remove a roadway duplication between Lake Terrace and southern Pukenamu Drive, saving operating, maintenance, renewal, travel time and environmental costs amounting to several million dollars over the indefinite lifespan of the roadway.

The roundabout itself and the connection to Pukenamu Drive would be built at no cost to Council and is a one-off opportunity for this connection to be made. Council has already budgeted expenditure of \$150,000 (+GST) in the 2025-26 year to remove the closed seal and kerbing area and return it to grass.

The Council would be discharging its obligation to apply the funds that it holds from the developer of Lakeside Terraces to create a new roading access point to Lake Terrace, and so mitigate the risk of legal challenge were the Council to decide not to proceed with the connection.

It is acknowledged that the preferred option goes against the strong wishes of those residents in the Lakeside Terraces subdivision who are opposed to the direct connection.

However, many of the amenity impacts identified by residents opposed to the connection can potentially be mitigated by signage or landscaping enhancements making the entrance a feature. Amenity landscape entrance improvements have not been budgeted for by Council, but Council could allow the residents to create an agreed entrance feature (such as an entrance wall and name) within the road area if they so wish.

Accordingly, Council officers recommend that Option 1, to connect Pukenamu Road is adopted, with support provided to the residents of Lakeside Terraces to form an entranceway feature in keeping with residents' aspirations. In addition, warning signage could be erected to address the concern regarding the inadvertent entry of vehicles seeking Lake access.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Community Engagement Feedback Summary Report [↗](#)
2. Technical Review of Roundabout [↗](#)
3. Legal advice - Lakeside Terraces Roading Access - 18 October 2024 [↗](#)

5.2 NOTICE OF MOTION - AMEND CLAUSE 27 OF TAUPŌ DISTRICT COUNCIL STANDING ORDERS 2022-2025

Author: Julie Gardyne, Chief Executive

Authorised by: David Trewavas, Mayor

TE PŪTAKE | PURPOSE

Councillor Danny Loughlin has given notice, in accordance with Standing Order 27, that he intends to move at this meeting (29 October 2024) the following motion:

That Council amends clause 27 of Taupō District Council's Standing Orders | Ngā Tikanga Whakahaere Hui 2022-2025 as follows:

- *insert the words “and a seconder” after the word “mover” in the first line of the first paragraph of clause 27.1;*
- *insert the words “and seconder” after the word “mover” in the last line of the first paragraph of clause 27.1; and*
- *insert the words “will direct the chief executive to refuse to accept any notice of motion which is not signed by both the mover and a seconder, and” after the word “chairperson” in the first line of clause 27.2.*

NGĀ KŌRERORERO | DISCUSSION

The Notice of Motion is attached.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Notice of Motion will be moved at the meeting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Notice of Motion [⇒](#)

5.3 NOTICE OF MOTION - EVENT SUMMARY

Author: Julie Gardyne, Chief Executive

Authorised by: David Trewavas, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell has given notice, in accordance with Standing Order 27, that he intends to move at this meeting (29 October 2024) the following motion:

That Council directs Elected Members to provide minimum 250 word written summaries suitable for publication, within two weeks of attending any ratepayer funded conference, course or event.

NGĀ KŌRERORERO | DISCUSSION

The Notice of Motion is attached.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Notice of Motion will be moved at the meeting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Notice of Motion - Event Summary [⇒](#)

5.4 NOTICE OF MOTION - DELEGATIONS

Author: Julie Gardyne, Chief Executive

Authorised by: David Trewavas, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell has given notice, in accordance with Standing Order 27, that he intends to move at this meeting (29 October 2024) the following motion:

That Council officers will review the current Delegations of Elected Members, referring specifically to the Local Government Act including Sections 76 to 78 which relate to the requirement to take community views into consideration during any decision making process. A staff paper with recommendations is to be presented to Elected Members no later than February 2025.

NGĀ KŌRERORERO | DISCUSSION

The Notice of Motion is attached.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Notice of Motion will be moved at the meeting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Notice of Motion - Delegations [↗](#)

5.5 DISTRIBUTION AND LIMITS OF COMMUNITY FUNDING

Author: Bryre Forlong, Senior Funding and Partnerships Advisor

Authorised by: Hadley Tattle, Community Engagement and Development Manager

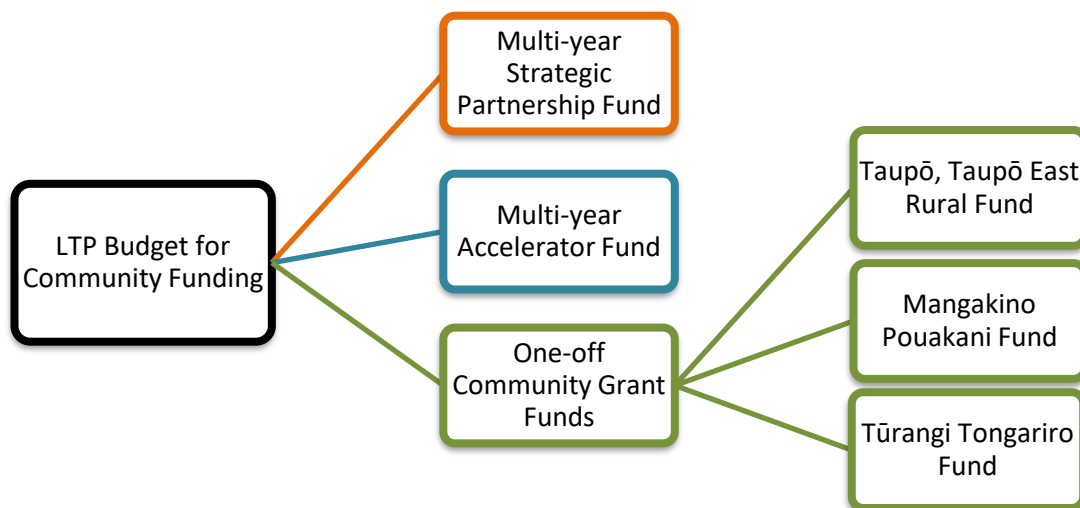
TE PŪTAKE | PURPOSE

- To decide on the distribution of the Long-term Plan 2024-34 (LTP) community funding across Council’s community funds.
- To set the maximum number of strategic partnership fund recipients and accelerator fund recipients Council will enter into agreements with for the 2024 – 2027 period.
- To set limits on the maximum dollar amount to be granted to recipients for Council’s community funds.
- To determine the types of support to be sought through the Strategic Partnership Fund that align to identified priorities.

NGĀ KŌRERORERO | DISCUSSION

On 1 August 2024, following consultation with the community, Council adopted a new Community Funding Policy (the policy) and Community Funding Eligibility and Assessment Framework (the framework). These documents guide Council’s approach to providing funds for communities, outline the purpose of funds, who and what is eligible to receive funding, and how Council will consider and prioritise requests for funding.

The types of community funds Council now provide are:



Officers then held a workshop with councillors on 5 September 2024. The purpose of this workshop was to seek guidance on how the overall budget for community funding could be split across the community funds, and to outline the maximum amounts that could be allocated to a recipient under each fund. Gaining clarity on these topics ensures the distribution of funds occurs in a fair and transparent manner and supports Council to manage expectations of communities when looking to Council as a funding source. At the workshop, officers also sought guidance on the types of support Council would like to seek through its strategic partnership fund.

Following the workshop, the LTP has been adopted, and the overall budget for community funding has been confirmed. Officers recommend that the distribution and limits of funds occurs in line with the below table:

Table 1 – Distribution of Community Funds

	Distribution of budget	Maximum no. of agreements	Maximum amount to be allocated per application
Strategic Partnership Fund	Up to \$300k	5	Up to \$60k

	Distribution of budget	Maximum no. of agreements	Maximum amount to be allocated per application
Accelerator Fund	Up to \$160k	Up to 8	Up to \$20k
Community Grant Funds *	Overall: Minimum of \$240k Taupō, Taupō East Rural Fund: Minimum of \$120k Mangakino – Pouakāni Fund: minimum of \$40k Tūrangi Tongariro Fund: minimum of \$80k	N/A	Up to \$5k

Officers also recommend the types of support to be sought through the Strategic Partnership Fund align to the priorities listed in the below table:

Table 2 – Priorities for the Strategic Partnership Fund

Council Priority	Council will seek support to...
Sport, recreation and reserves planning	<ul style="list-style-type: none"> - Plan for the future of our district’s sport and recreational facilities, reserves, and parks. - Support recreation and sports organisations to collaborate and to be sustainable.
Arts, culture and ngā toi and cultural well – being	<ul style="list-style-type: none"> - Plan for the future of our district’s cultural art facilities, venues, and opportunities for communities. - Support the development and capability of resilient arts, culture and ngā toi communities across the district.
Climate risk and environmental well – being	<ul style="list-style-type: none"> - Protect our district’s natural ecosystems. - Connect people to and educating them about nature. - Plant trees and undertake native revegetation programmes.
Community well – being	<ul style="list-style-type: none"> - Provide social service networking opportunities. - Facilitate opportunities that build capability and capacity for community organisations. - Support social service community organisations to collaborate.
Sustainable transport choices	<ul style="list-style-type: none"> - Support Taupō to be the most cycle friendly place in New Zealand. - Educate and encourage people, including rangatahi, to use sustainable transport options. - Maintain cycling tracks across the district to provide economic opportunities for the district.

The below timeline provides an overview of timing for community funding through until the end of 2025.

- November 2024 – Call for applications for Strategic Partnership fund and Accelerator fund.
- December – January 2025 – Officers assess applications against the framework and prepare recommendations for decision makers.
- February 2025 – Council decides on the allocation of funding for the Strategic Partnership and Accelerator funds.
- March 2025 – Call for applications for the community grant funds. This would normally occur twice per year, in March and September, however due to late adoption of the LTP it is only possible for applications in this fund to be accepted once in the 2024 – 25 financial year.
- From April 2025 – committees of Council allocate Community Grant funds.
- July 2025 – Partnership fund and Accelerator fund recipients provide a progress report to Council.
- September 2025 – Council calls for applications for its Community Grant funds (round one of two in 2025/26 year).

WHAKAKAPINGA | CONCLUSION

Following adoption of the LTP, the budget for community funding has been confirmed for the next three years. \$700,000 per annum has been budget for the community funding programme.

Officers recommend that the distribution of funding, number of agreements Council enters into, and limits across funds align to Table 1, as listed above.

Officers also recommend the types of support to be sought through the Strategic Partnership Fund align to the priorities listed in Table 2, as listed above.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

- confirms it will distribute the Long-term Plan 2024-34 budget for community funding across the different funds, the maximum number of agreements it will enter into and the maximum amount to be allocated to an applicant under each fund, as per the following table:

	Distribution of budget	Maximum no. of agreements	Maximum amount to be allocated per application
Strategic Partnership Fund	Up to \$300k	5	Up to \$60k
Accelerator Fund	Up to \$160k	Up to 8	Up to \$20k
Community Grant Funds *	Overall: Minimum of \$240k Taupō, Taupō East Rural Fund: Minimum of \$120k Mangakino - Pouakāni Fund: minimum of \$40k Tūrangi Tongariro Fund: minimum of \$80k	N/A	Up to \$5k

- confirms the types of support to be sought through the Strategic Partnership Fund, that align to the priorities, as per the following table:

Council Priority	Council will seek support to...
Sport, recreation and reserves planning.	<ul style="list-style-type: none"> Plan for the future of our district’s sport and recreational facilities, reserves, and parks. Support recreation and sports organisations to collaborate and to be sustainable.
Arts, culture, ngā toi and cultural well-being.	<ul style="list-style-type: none"> Plan for the future of our district’s cultural art facilities, venues, and opportunities for communities. Support the development and capability of resilient arts, culture and ngā toi communities across the district.
Climate risk and environmental wellbeing.	<ul style="list-style-type: none"> Protect our district’s natural ecosystems. Connect people to and educating them about nature. Plant trees and undertake native revegetation programmes.
Community wellbeing.	<ul style="list-style-type: none"> Provide social service networking opportunities. Facilitate opportunities that build capability and capacity for community organisations. Support social service community organisations to collaborate.
Sustainable transport choices.	<ul style="list-style-type: none"> Support Taupō to be the most cycle friendly place in New Zealand. Educate and encourage people, including rangatahi,

	to use sustainable transport options. - Maintain cycling tracks across the district to provide economic opportunities for the district.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Community Funding Policy 2024 [⇒](#)
2. Community Funding Eligibility and Assessment Framework 2024 [⇒](#)

5.6 APPROVAL OF THE FUTURE DEVELOPMENT STRATEGY FOR CONSULTATION

Author: Tanya Wood, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

To approve the Future Development Strategy (FDS) for consultation.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council is required to update its existing growth strategy, Taupō District (TD2050) which was adopted in 2018. An updated strategy has been prepared to align with the introduction of the National Policy Statement for Urban Development and changes to the Waikato Regional Policy Statement. This strategy has been named the 'Future Development Strategy' to align with the terminology in the National Policy Statement Urban Development.

The draft Future Development Strategy identifies how much growth is anticipated in the district over the 35 years until 2060, and where the growth should be accommodated.

This paper seeks approval from Council to go out for consultation.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves the Future Development Strategy 2023-2060 for consultation.

TE WHAKAMAHIKI | BACKGROUND

The proposal has been presented to Council at workshops on 18 June 2024 and 1 October 2024.

A copy of the Draft Future Development Strategy can be viewed at: [Taupō District Future Development Strategy \(arcgis.com\)](https://arcgis.com). This document has been created in StoryMaps, an interactive mapping product. Officers believe that by creating the document in StoryMaps, it will lead to a much more interactive and engaging experience for readers. There are a number of live maps within the document, and users will be able to interact with the maps a lot more than if the document was a static PDF document.

StoryMaps is mobile friendly and able to be viewed and interacted with on a mobile device.

A 'print preview' version of this document has been attached to this report as Appendix 1 to ensure that we have an accurate record of the document that was adopted for consultation. Unfortunately, due to the interactive nature of the document, these are not always easily 'print previewed' and formatting is sometimes not perfect.

What is a Future Development Strategy?

The Future Development Strategy is an update of our existing growth management strategy Taupō District 2050 (TD2050) which was adopted in 2018. Since 2018, the introduction of the National Policy Statement for Urban Development and changes to the Waikato Regional Policy Statement require Council to update its growth strategy.

This strategy has been named the Taupō Future Development Strategy to align with the direction in the National Policy Statement Urban Development.

What is required under the National Policy Statement Urban Development and the Waikato Regional Policy Statement?

Tier 1 and 2 local authorities are required to meet the FDS requirements set under the National Policy Statement Urban Development. As Taupō District Council is a 'Tier 3' authority, there is flexibility in what

Council can choose to include in the FDS. However, the Waikato Regional Policy Statement specifically outlines what Tier 3 authorities within the region must include in their growth strategies. This includes:

1. How Council will provide sufficient development capacity to meet expected demand for housing and for business land over the short term (0 to 3 years), medium term (3-10 years), and long term (11 – 30 years)
2. The values and aspirations of hapū and iwi for urban development
3. The location and extent of urban settlements meeting the definition of a tier 3 urban environment
4. The location, land use types, staging, density and trigger requirements of future urban growth areas
5. Identification of any areas within urban environments where greater heights and density of urban form are to be enabled
6. The type, scale and staging of infrastructure required to support or service development capacity, including three waters infrastructure, along with the general location of the corridors and other sites required to provide it
7. The multi-modal transport links and infrastructure required to service urban development and urban environments, both within an area of new development and connecting to neighbouring areas and existing transport infrastructure, in a way that provides good accessibility between housing, jobs, community services, natural spaces and open spaces.

The Taupō Future Development Strategy will look at the growth for the district over 35 years. It identifies how many additional homes and whether land for business is likely to be needed and if we have enough land to accommodate this. The strategy has an 'implementation plan' that identifies a number of actions that Council intends to undertake to ensure that the district's growth is able to be catered for.

The National Policy Statement for Urban Development gives the direction that the FDS should be reviewed every three years.

NGĀ KŌRERORERO | DISCUSSION

How much growth can we expect?

Population projections show that we can expect an additional 25,500 people to call Taupō District home by 2060. It is estimated that we will need another 12,400 homes to accommodate this growth. The Future Development Strategy identifies our residential, retail, commercial and industrial growth needs and the constraints we face to meet anticipated growth.

It is important to note that population projections are only a projection. Growth may occur faster or slower than what has been predicted. Growth occurring faster than planned will adversely impact house prices. Growth occurring slower than anticipated may result in infrastructure being constructed before it is needed, which imposes costs on the community. Officers are annually monitoring and assessing the situation, and this will be a key consideration when we review the FDS every three years.

The table on the next page shows the additional population, households and new builds that are anticipated until 2060. The base figures are:

- Population at 2023 – 42,000
- Households at 2023 – 23,800
- New builds is a cumulative figure so the base figure is zero.



The FDS identifies that while there are enough growth areas to cater for residential growth, additional residential growth areas will be needed beyond 2060. In addition, it is expected that in 20 years there will likely be a shortage of industrial land. Identifying growth areas requires comprehensive assessments. The FDS identifies that this type of assessment is needed to determine future residential and industrial growth areas and will be undertaken in 2025 so that it can inform the development of the next asset management plans and long-term plan.

Consultation

The intention is that the FDS would be consulted on for a six-week period from early November to late December 2024. The consultation period will be run separate to, but at the same time as the consultation on a number of draft residential district plan changes. We are running consultation on these documents at the same time because there are some clear linkages between the two. The draft FDS gives direction on aspects to be considered through the review of the residential chapter.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1 – approve the draft Future Development Strategy for consultation.

Advantages	Disadvantages
<ul style="list-style-type: none"> Will allow members of our community to have a say on how and where the district should grow until 2060. Will be meeting the requirements of the Waikato Regional Policy Statement, which requires Council to prepare an updated growth strategy. 	<ul style="list-style-type: none"> Undertaking a consultation process requires resourcing to analyse submissions and hold hearings.

Option 2 – approve the draft Future Development Strategy for consultation, with amendments.

Advantages	Disadvantages
<ul style="list-style-type: none"> Unknown, will depend on the amendments. 	<ul style="list-style-type: none"> May require a delay in going out for consultation

Option 3 – do not approve the Future Development Strategy for consultation and continue with TD2050 as the district’s growth strategy.

Advantages	Disadvantages
<ul style="list-style-type: none"> Does not require a consultation period, which requires resourcing for analysing submissions and the holding of hearings. 	<ul style="list-style-type: none"> Will not be meeting the requirements of the Waikato Regional Policy Statement, which requires Council to prepare an updated growth strategy. Council’s advocacy position in regional planning discussions may not be as strong if it does not have an adopted Future Development Strategy. This could affect advocacy on regional transport planning as well as regional scale spatial planning.

Analysis Conclusion:

Option 1 is considered the preferred option, as it will allow the community to have a say on how the district will grow over the next 35 years.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

Long-term Plan/Annual Plan

The development of the FDS is being funded through existing budgets.

Once the final FDS has been adopted, this will confirm the district’s growth areas between now and 2060, including when and where infrastructure will be needed.

The FDS will inform future development of asset management plans and long-term plans.

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, environmental and cultural well-beings 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:

The National Policy Statement for Urban Development which sets out how local government must manage growth. It directs that if Council chooses to have a Future Development Strategy, the aspects that should be included with the strategy.

The Waikato Regional Policy Statement directs Council to have a growth management strategy and directs what must be included within the strategy.

The Local Government Act which sets out the requirements for undertaking a special consultative procedure.

There are no authorisations required for the proposal.

Ngā Hīraunga Kaupapa Here | Policy Implications

The FDS has been drafted to help ensure that Council is meeting its requirements under the National Policy Statement for Urban Development and the Waikato Regional Policy Statement.

Once the FDS has been through consultation and hearings, the final adopted document will give direction that will inform the development of spatial plans, plan changes to the District Plan, asset management plans and the long-term 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 iwi, and hapū of our district.

In line with these obligations and commitments we have made, we:

- Prepared an Iwi Engagement Plan.
- Emailed Iwi Partners to advise them of the development of the FDS and met with Iwi Partners who desired a meeting. The feedback from these Iwi Partners was included in the Draft document.
- Attended Tūwharetoa hapū cluster meetings.
- Met with some Māori landowners.
- Incorporated feedback received from Iwi and hapū through the Long-term Plan process into the document.

The draft FDS has a section 'Working together with iwi' which outlines the importance of working together with iwi and what feedback we have received.

Iwi partners will be notified of the consultation period.

Ngā Tūraru | Risks

The biggest risk with preparing a growth strategy is that the population projections are only projections. The actual growth experience may be higher or lower than anticipated. If growth occurs faster than anticipated, we will not have enough residential growth areas. In addition, the population projections indicate that we will not have enough industrial land beyond 20 years. This risk will be mitigated by reviewing the FDS every three years, or sooner than required.

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 significant.

TE KŌRERO TAHI | ENGAGEMENT

Extensive pre-engagement has been undertaken during the development of the FDS. In addition to the engagement with Iwi and hapū, officers have engaged with:

- Local developers, builders, architects and planning consultants
- Government organisations including the New Zealand Transport Agency, Ministry of Education and Kainga Ora.
- Waikato Regional Council

This feedback has been incorporated into the draft FDS.

The next step will be a special consultative procedure under the Local Government Act 2002. It is anticipated that the consultation period will occur from early November until mid-December. Hearings and deliberations are likely to be held in February.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

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

Communications for the draft FDS will be focused on targeted local based digi-advertising.

WHAKAKAPINGA | CONCLUSION

Going out for consultation on the draft Future Development Strategy will allow the community the opportunity to have their say on how the district should grow over the period until 2060.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Draft Future Development Strategy (under separate cover 1) [⇒](#)

5.7 FINAL CONSIDERATION OF PLAN CHANGE 38 (STRATEGIC DIRECTIONS)

Author: Mikayla Parnwell, Policy Advisor - RM

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

To seek final approval from Council on Plan Change 38 (Strategic Directions) under clause 17 of the First Schedule of the Resource Management Act 1991.

NGĀ KŌRERORERO | DISCUSSION

Council approved the decisions on Plan Change 38 on 28 May 2024. The decision was then notified and was followed by a 30-day appeal period. The appeal period closed on 29 July 2024, and the singular appeal to the plan change has been withdrawn. This means that the Council can now give final approval and following notification, the plan change can then become operative.

The Strategic Directions Chapter replaces the existing Chapter 2: Significant Resource Management Issues of the District Plan. The new chapter contains high level objectives and policies to address key strategic matters for the district and inform lower order district plan objectives and policies, and also to guide decision making at the resource consent stage. The strategic objectives set the direction for the Taupō District Plan and help to implement the Council's community outcomes. They are indicative of the matters which are important to the Taupō District community and reflect the intended outcomes to be achieved through the implementation of the Taupō District Plan.

Federated Farmers of New Zealand were the only appellant on the Plan Change. Through their appeal they sought a new objective focusing on the importance of the rural environment, and a new policy acknowledging the effect infrastructure has on existing land uses. Following a discussion with Federated Farmers, they are now comfortable that these matters are either already addressed within the Strategic Directions (under Urban Form and Development) or within the Rural Chapter.

All Plan Change material can be viewed at www.taupo.govt.nz/districtplanchanges.

The remaining two plan changes (General Rural/Rural Lifestyle and Industrial Rezoning) both received appeals. These appeals are currently being addressed.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Council gives final approval of Plan Change 38 and instructs officers to notify this. Following approval, the date that the plan change will become operative will be publicly notified. Notification will occur at least five working days prior to the plan change becoming operative.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Gives final approval of Plan Change 38 (Strategic Directions) under clause 17 of the First Schedule of the Resource Management Act 1991. This shall be effected by affixing the Taupō District Council seal to the Plan Changes; and
2. Pursuant to clause 20 of Schedule 1 to the Resource Management Act 1991, directs officers to publicly notify the date on which the Plan Change will become operative.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.8 APPOINTMENT OF COMMISSIONER AND DELEGATION OF DECISION MAKING FOR PROPOSED LAND USE AND SUBDIVISION CONSENT (RM240209 AND RM240090)

Author: Heather Williams, Resource Consents Manager

Authorised by: Jessica Sparks, Environmental Services Manager

TE PŪTAKE | PURPOSE

To seek approval for a commissioner to hear, consider and decide on a limited notified resource consent application for subdivision at 11 Monowai Drive, Atiamuri.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Taupō District Council recently limited notified a resource consent application at 11 Monowai Drive, Atiamuri for four new lots to be able to be developed for residential purposes and three lots to be amalgamated into adjoining properties. The application received nine submissions: eight in opposition and one in support. Seven submitters wish to be heard and therefore a hearing is required. Commissioners who hold the *Making Good Decisions* Accreditation can sit on Resource Management Act 1991 (RMA) Hearings.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That, pursuant to s34A of the Resource Management Act 1991, Council delegates the hearing, consideration and decision-making functions and powers for a resource consent for subdivision of 11 Monowai Drive, Atiamuri to one Independent Commissioner with Chairperson accreditation, Mr Bill Wasley

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

NGĀ KŌRERORERO | DISCUSSION

Taupō District Council recently limited notified a resource consent application (RM240209 and RM240090) for four new lots to be developed for residential purposes and three lots to be amalgamated with existing residential lots. Consent is required as a non-complying subdivision and a controlled activity under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011.

The property is zoned General Rural Environment (under the Proposed District Plan), and it is proposed to subdivide with standards for development more in keeping with the Residential Environment standards and therefore will not meet the standards for:

- Maximum building coverage
- Minimum building setbacks
- Maximum density of Primary Residential Units

Under the RMA, Limited Notified Resource Consents may be heard by either councillors or independent commissioners with accreditation in the *Making Good Decisions (RMA)* programme. As currently no councillors are accredited with the chairperson qualification, they cannot make the decision on their own. Where a hearing is required, it is considered that one commissioner or a panel of commissioners (usually no more than three) are required. In this instance an independent commissioner with the Chairperson accreditation is required to Chair.

In the submissions received, some submitters requested the decision making is delegated to hearings commissioners who are **not** members of the local authority. Under Section 100A, submitters or the applicant can request that the decision making is delegated to one or more hearings commissioners who are **not** members of the local authority.

Councillors Yvonne Westerman and Kevin Taylor hold the *Making Good Decisions* accreditation (but not the Chairperson requirements).

It is considered in this instance that the delegations therefore should be made to an independent qualified Chairperson. Mr Bill Wasley is a qualified and experienced hearings commissioner who is familiar with the Taupō District and is experienced with the planning matters expressed in this application. Mr Wasley is also experienced to be able to sit, hear and decide on this application alone.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The costs incurred in the process, including paying for the hearing are all the responsibility of the applicant to pay and are on charged onto them.

Ngā Aronga Ture | Legal Considerations

The proposal is a matter for consideration under the Resource Management Act only.

Resource Consent Building Consent Environmental Health

Liquor Licencing Licence to occupy

Authorisations are not required from external parties.

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.

The proposal was limited notified to a select number of properties in the immediate area only. In terms of decision- making, delegation to Commissioners is required and it is considered there are no specific matters that require engagement of a specifically qualified commissioner and that the matters can be considered by a Hearings Commissioner with general planning expertise.

Council's processing planner has been discussing this proposal with iwi partners- Raukawa and Ngāti Tahu Ngāti Whaoa over the past couple of years while it has been developed. The proposal has reduced in scale over that time and as now presented, was limited notified only to property owners/ occupiers in the immediate area.

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

No communication/media required.

WHAKAKAPINGA | CONCLUSION

It is recommended that an Independent Commissioner with the Chairperson qualification - Mr Bill Wasley - be appointed to hear, consider and decide alone.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.9 HEALTH AND SAFETY UPDATE

Author: Tasha Lastinger, Health and Safety Manager

Authorised by: Louise Chick, Business Excellence Manager

TE PŪTAKE | PURPOSE

To provide the Council a brief update on health, safety and wellbeing matters for the period of 1 March 2024 – 30 September 2024.

NGĀ KŌRERORERO | DISCUSSION

Council's new Health and Safety Manager commenced in late July following a period of limited resourcing.

Health, Safety and Wellbeing Strategy Implementation

Work continues to deliver Council's Health, Safety & Wellbeing Strategy, which is comprised of four key elements:

- Leadership
- Safe Systems
- Engagement
- Improvement

This reporting period focussed on enhancing Safe Systems and Engagement.

Safe Systems

Focus over the last few months has been on the development of a Critical Risk Standard, which is a key component of Council's Health and Safety Management System (HSMS). Critical Risks to safety are those that have the potential to injure our workers (employees, contractors, volunteers) seriously or fatally.

The Critical Risk Standard defines a framework for the systematic identification, assessment, control, and monitoring of critical risks. This framework will also include development of a system to verify risk controls to enable Council to attain the necessary assurance that risks are being managed so far as is reasonably practicable.

Engagement

Worker engagement has been a key focus since the last update to Council.

A new structure for health and safety engagement is being implemented which will involve the following:

- **NEW - Health and Safety Governance Group** (quarterly meetings) – attended by all Executive team and two nominated Health and Safety Representatives.
- **Health and Safety Representative Committee** (meet every two months, instead of quarterly) – enhance the desirability of becoming a H&S Committee Representative by allowing further development and training opportunities (e.g. two H&S Committee representatives given the opportunity to attend conferences; offer short-term secondments into the health and safety function in the Business Excellence Team). It is also proposed to recognise commitment to H&S Committee business through the annual staff awards.
- **NEW – Enterprise Leadership Team (ELT) (tier 3 managers) led health and safety meetings** (quarterly meetings) – These will have each ELT member meet with Health and Safety Representatives from their part of the business to understand key health and safety challenges and messages to be escalated to Health and Safety Committee meetings.

The intention of this new structure is to strengthen health and safety engagement and leadership throughout the organisation. Outputs from the above engagement structure will enable better reporting to Council on worker engagement and key issues raised by Health and Safety Representatives.

More detailed reporting on the delivery of the Health, Safety and Wellbeing Strategy and recommendations from the independent KPMG Health and Safety Review was provided to the Risk and Assurance Committee in August 2024.

Induction and Incident Metrics

Council Online Health & Safety Induction

The updated Health and Safety induction training has successfully been rolled out with less than four percent of new staff waiting to complete the micro-learning. Systems are being developed to ensure all TDC staff receive refresher training every 2 years.

Aggression Incidents

There have been 15 reported aggressive behaviours in the last seven-month period. This is an increase from the previous reporting period. Most of these have been reported by AC Baths staff.

Aggressive behaviour is a critical risk for TDC and will be a focus as part of the critical risk programme.

Pools and fitness centre staff in Taupō and Tūrangi have recently received training sessions on “*how to have difficult conversations*” (four trainings delivered by People and Culture). Delivery of appropriate training to teams affected by aggressive behaviour will continue to be a priority in the next reporting period. The training will also emphasise the importance of reporting these incidents.

WHAKAKAPINGA | CONCLUSION

TDC continues to progress work on its Health, Safety and Wellbeing Strategy and implementing key recommendations from the external review of its health and safety systems undertaken by KPMG.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the health and safety update for the period of 1 March 2024 to 30 September 2024.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.10 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - SEPTEMBER 2024

Author: Julie Gardyne, Chief Executive

Authorised by: Julie Gardyne, Chief Executive

TE PŪTAKE | PURPOSE

This report provides Council with an overview of the performance of the organisation including updates from the Executive team, and a Significant Projects report. The financial report was not available at the time of agenda production and will be circulated prior to the meeting.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council notes the information contained in the Performance Report for the month of September 2024.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Performance Report September 2024 [⇒](#)
2. Significant Project Update September 2024 [⇒](#)

5.11 COUNCIL ENGAGEMENTS NOVEMBER 2024, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

ENGAGEMENTS

ENGAGEMENT	DAY	DATE	TIME
Taupō Reserves and Roding Committee meeting (Council Chamber)	Tuesday	5	1pm – 2.30pm
Tūrangi Co-Governance Committee workshop (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	6	9.30am-10.30am
Tūrangi Co-Governance Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	6	10.30am-12.30pm
Workshop – Local Water Done Well (Council Chamber)	Thursday	7	10am-11am
Kinloch Representative Group meeting (Kinloch Community Hall, Mata Place, Kinloch)	Thursday	7	5.30pm–7pm
Rangitāiki River Forum (Mataatua Room, Bay of Plenty Regional Council, 5 Quay Street, Whakatāne)	Friday	15	10.30am-3pm
Emergency Management Committee meeting (Council Chamber)	Monday	18	11am-12.30pm
Taupō East Rural Representative Group meeting (Wairakei Primary School Hall, Kauri Drive, Wairakei, Taupō)	Thursday	21	5.30pm–7pm
Citizenship ceremony (East Wing, Great Lake Centre)	Monday	25	10am-11am
Taupō Airport Authority Committee meeting (Conference room, Taupō Airport, ANZAC Memorial Drive, Taupō)	Monday	25	10.30am-12pm
Public forum (Council Chamber)	Tuesday	26	12.30pm-1pm
Council meeting (Council Chamber)	Tuesday	26	1pm-3pm
Motutere Recreation Reserve Management Committee meeting – hearing and deliberation of the new RMP (Council Chamber)	Wednesday	27	10am-6pm
Closed Performance Monitoring Group meeting (Council Chamber)	Thursday	28	10.15am-11.15am
Motutere Recreation Reserve Management Committee meeting – hearing and deliberation of the new RMP (Council Chamber) *continued from Wednesday if required*	Thursday	28	12.30pm-5.30pm

APPOINTMENTS

Following the adoption of the Long-term Plan 2024-34 and in order to provide transparency, a new process will be followed whereby elected members will be appointed to steering groups via this agenda item.

The following project has had a project steering group stood up for Governance over the project:

- Water Reform
 - This steering group will meet monthly from October 2024 until at least September 2025 when the Water Services Delivery Plan is due to be submitted to the government. It is proposed that Crs Karam Fletcher, Anna Park, Kevin Taylor and John Williamson be appointed to this steering group.

TRAINING AND CONFERENCE OPPORTUNITIES

In accordance with the Expenses Policy 2022-2025, this is a request to approve, either prior or retrospectively, Elected Member attendance at training and/or conferences:

The following requests to attend training and conference opportunities have been received:

- Mayor David Trewavas: Air New Zealand Parliamentary Reception taking place on 19 November 2024 in Wellington with the costs of travel and accommodation to be paid by Council.
- Deputy Mayor Cr Kevin Taylor: Local Government New Zealand Combined Sector meeting on 21 November and Rural and Provincial meeting on 22 November, in Wellington, with the costs of travel and accommodation to be paid by Council.
- Cr Duncan Campbell: Local Government New Zealand Combined Sector meeting on 21 November in Wellington, with the costs of travel and accommodation to be paid by Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Receives the information relating to engagements for November 2024.
2. Approves / declines the appointment of Crs Karam Fletcher, Anna Park, Kevin Taylor and John Williamson to the Water Reform project steering group.
3. Approves / declines the attendance of Mayor David Trewavas at the Air New Zealand Parliamentary Reception taking place on 19 November 2024 in Wellington with the costs of travel and accommodation to be paid by Council.
4. Approves / declines the attendance of Deputy Mayor Cr Kevin Taylor at the Local Government New Zealand Combined Sector meeting on 21 November and Rural and Provincial meeting on 22 November, in Wellington, with the costs of travel and accommodation to be paid by Council.
5. Approves / declines the attendance of Cr Duncan Campbell at the Local Government New Zealand Combined Sector meeting on 21 November in Wellington, with the costs of travel and accommodation to be paid by Council.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

RESOLUTION TO EXCLUDE THE PUBLIC

I move that the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Plain English reason for passing this resolution in relation to each matter
<p>Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 24 September 2024</p>	<p>Section 48(1)(d) - the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Council to deliberate in private on its decision or recommendation where a right of appeal lies to any court or tribunal against the final decision of the Council in these proceedings</p>	<p>Section 48(1)(d)- the exclusion of the public from the whole or the relevant part of the proceedings of the meeting is necessary to enable the Council to deliberate in private on its decision or recommendation where a right of appeal lies to any court or tribunal against the final decision of the Council in these proceedings</p>	<p>Council needs to deal with this item with the public excluded because there is a right of appeal to the Environment Court in relation to the Council's decision.</p>
<p>Agenda Item No: 6.2 204 Crown Road - Authority To Sell Industrial Subdivision Lots</p>	<p>Section 7(2)(h) - the withholding of the information is necessary to enable [the Council] to carry out, without prejudice or disadvantage, commercial activities Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7</p>	<p>It is necessary to consider this item with the public excluded to ensure that Council's negotiating position is protected. The resolutions, excluding price thresholds, will be released from confidence in due course.</p>

I also move that *[name of person or persons]* be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of *[specify]*. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because *[specify]*.