

# **ATTACHMENTS**

## **Ordinary Taupō Reserves and Roding Committee Meeting**

**18 March 2025**

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**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING  
HELD AT THE COUNCIL CHAMBER, 107 TE HEUHEU STREET, TAUPŌ  
ON TUESDAY, 3 DECEMBER 2024 AT 1.30PM**

**PRESENT:** Cr John Williamson (in the Chair), Cr Duncan Campbell, Cr Anna Park (via MS Teams), Cr Christine Rankin, Cr Kevin Taylor, Cr Yvonne Westerman

**IN ATTENDANCE:** General Manager Strategy and Environment (W Zander), Communications Manager (L McMichael), Events and Venues Manager (S Giles), Parks and Reserves Manager (G Hadley), Parks Advisor – Planning and Operations (B Vi), Policy Advisor (H Wood), Governance Quality Manager (S James)

**MEDIA AND PUBLIC:** Taupō Golf Club President, Mr Craig Orr

**1 KARAKIA**

The meeting was opened by all present reciting Taupō District Council's karakia.

**2 WHAKAPĀHA | APOLOGIES**

**TRARC202412/01 RESOLUTION**

Moved: Cr John Williamson

Seconded: Cr Kevin Taylor

That the apologies received from Cr Kylie Leonard, Mr Te Moananui Rameka, Cr Rachel Shepherd and His Worship the Mayor, David Trewavas be accepted.

**CARRIED**

*Note: All members present at the Taupō Reserves and Roothing Committee meeting voted in favour of resolution TRARC202412/01 above.*

**3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST**

The following declarations were made in relation to the Taupō Golf Club (agenda item 5.1):

- Cr John Williamson declared that he had purchased a Taupō Golf Club membership since the new lease process had commenced.
- Cr Yvonne Westerman declared that her property company provided sponsorship for both the Taupō Golf Club and the Taupō Bridge Club.
- Cr Christine Rankin declared that the organisation of which she was chief executive, the Lake Taupō Hospice, was at times a recipient of games of golf at the Taupō Golf Club.

**4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES****4.1 ORDINARY TAUPŌ RESERVES AND ROADING COMMITTEE MEETING - 5 NOVEMBER 2024**

In answer to a question, the Parks Advisor – Planning and Operations advised that public consultation on the proposal to grant a licence to occupy for gardening to the Waipāhīhī Community Gardens Trust Incorporated was still underway.

**TRARC202412/02 RESOLUTION**

Moved: Cr Yvonne Westerman

Seconded: Cr Christine Rankin

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

**CARRIED**

*Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202412/02 above.*

**5 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING****5.1 DELIBERATION REPORT - SUBMISSIONS RECEIVED REGARDING NEW LEASES TO TAUPŌ GOLF COURSE AND TAUPŌ BRIDGE CLUB**

The Parks and Reserves Manager and the Parks Advisor – Planning and Operations addressed the Committee, confirming that public consultation had been completed, with 37 submissions received. The submitter who had asked to be heard in support of their submission had subsequently advised that they were unable to attend the meeting.

Committee Chairperson Cr John Williamson acknowledged the Taupō Golf Club President, Mr Craig Orr, who was in attendance. At the invitation of the Chairperson, Mr Orr addressed the Committee and thanked Council for considering the Golf Club's request. He explained that the Golf Club had continued to develop its facilities and courses for the benefit of the Taupō community, with only a small number of things delayed pending the outcome of the current process.

Cr Duncan Campbell asked Mr Orr if the Taupō Golf Club could hold golf days for Taupō District Council staff. The Chamberlain Park Public Golf Course had done this for Auckland Council staff in the past. Other committee members were incredulous at Cr Campbell's suggestion and pointed out that it was entirely inappropriate, particularly in light of the fact that the Committee was just about to consider the request to grant a new lease to the Taupō Golf Course Incorporated.

Members decided to formally accept and acknowledge all submissions and proceed with the grant of new ground leases to both the Taupō Golf Course Incorporated and the Taupō Bridge Club Incorporated. They agreed that this was a good example of Council partnering with organisations for the benefit of the wider community.

**TRARC202412/03 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Cr Kevin Taylor

The Taupō Reserves and Roding Committee:

1. Formally accepts and acknowledges all submissions received as a result of the public notice issued on 27 September 2024;
2. Agrees to Surrender the existing lease to Taupō Golf Course Incorporated; and grants a new ground Lease to Taupō Golf Course Incorporated in accordance with section 54(1)(c) of the Reserves Act 1977 for a term of 33 years;

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

**CARRIED**

*Note: All members present at the Taupō Reserves and Roothing Committee meeting voted in favour of resolution TRARC202412/03 above.*

**6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS**

Nil

**The meeting closed at 1.44pm with everyone present reciting Taupō District Council's closing karakia.**

**The minutes of this meeting were confirmed at the ordinary Taupō Reserves and Roothing Committee meeting held on 18 March 2025.**

.....  
**CHAIRPERSON**

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE EXTRAORDINARY TAUPŌ RESERVES AND RODING COMMITTEE MEETING  
HELD AT WAIORA HOUSE, 100 KAIMANAWA STREET, TAUPŌ  
ON TUESDAY, 18 FEBRUARY 2025 AT 2.00PM**

**PRESENT:** Cr John Williamson (in the Chair), Cr Duncan Campbell, Cr Kylie Leonard, Cr Anna Park, Cr Rachel Shepherd, Cr Kevin Taylor, Cr Yvonne Westerman

**IN ATTENDANCE:** Cr Sandra Greenslade  
Chief Executive (J Gardyne), General Manager Strategy and Environment (W Zander), General Manager Community Infrastructure and Services (T Hale), Acting General Manager People and Community Partnerships (H Tattle), Executive Manager to the Mayor (J Later), Policy Manager (N Carroll), Property and Development Manager (C Haskell), Asset Manager Transportation (C Sharland), Asset Engineer Transport (A Dahal), Parks and Reserves Manager (G Hadley), Resource Consents Manager (H Williams), Programme Manager (J Walton), Senior Solicitor (K Hollman), Policy Advisor (H Wood), Digital Content Creator (C Hollinger), Governance Quality Manager (S James)

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

**1 KARAKIA**

**2 WHAKAPĀHA | APOLOGIES**

**TRARC202502/01 RESOLUTION**

Moved: Cr John Williamson

Seconded: Cr Anna Park

That the apologies received from His Worship the Mayor, David Trewavas, Mr Te Moananui Rameka and Cr Christine Rankin be accepted.

**CARRIED**

*Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202502/01 above.*

**3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST**

Nil

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

**4.1 LICENCE TO OCCUPY ROAD FOR 67 HOROMĀTANGI STREET EXTERIOR BUILDING SIGNAGE**

The Property and Development Manager explained that a licence to occupy had been requested for exterior signage in the garden area in front of Te Whare Hono o Tūwharetoa Limited Partnership's new building at 67 Horomātangi Street, Taupō.

In answer to a question, the Asset Manager Transportation advised that this was the first request of its kind and so could set a precedent.

Members expressed concerns about the sign potentially detracting from the look of the new building. The Property and Development Manager provided an image of the sign which was shown on the screen in the meeting room (A3720351). He advised that the pattern reflected the significance of the building and would include Council's logo and the building's logo. He reassured members that the sign would be in keeping with the building and it would look good.

The Property and Development Manager continued to answer questions and the following points were noted:

- The sign would be the main sign for the building. It was not appropriate to attach a sign to the building itself for various reasons, including cultural significance and seismic risks. Nor was it appropriate to install signage on the roof, because that area contained solar panels, the HVAC system and a parapet wall.
- Vandalism was not expected to be an issue, because the sign would be constructed of laser-cut steel with sheeting over the outside. Anti-graffiti coatings may also be used.

The Chief Executive added that it was necessary to have a sign, because the public needed to be able to find the Council. Council would not be responsible for the sign.

#### **TRARC202502/02 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr Anna Park

That the Taupō Reserves and Roding Committee:

1. grants Te Whare Hono o Tūwharetoa Limited Partnership a licence to occupy the road reserve being the garden area in front of the Civic Administration Building, 67 Horomātangi Street, Taupō for the purpose of advertising the name of the building, and tenants, including Taupō District Council.
2. authorises the Chief Executive and the Mayor to sign the relevant Deed recording the licence arrangement.

**CARRIED**

*Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202502/02 above.*

#### **4.2 STEAMING BEAN - REQUEST FOR LICENCE TO OCCUPY LAKEFRONT RESERVE**

The Parks and Reserves Manager explained that the current Steaming Bean owners were retiring and selling the business to family members trading as The Steaming Bean Limited. All family members were present at the meeting.

With the leave of the Chairperson, one of the new owners of The Steaming Bean Limited addressed the Committee. She explained that the business had been operating for 12 years and in that time had become an icon for Taupō. Regardless of the weather, the coffee cart had been a reliable source of caffeine for the community. She had been working there since 2018 and her partner since 2013. They had been managing the business together since 2020. They took pride in maintaining clean workspaces and clearing rubbish from the area surrounding the cart, because they wanted to serve as a good destination for Taupō.

In answer to a question, the General Manager Strategy and Environment advised that the proposed timeframe for expiry of the new licence to occupy would align with Council's work programme which included development of a concessions policy and reserve management plan for the area.

The General Manager Strategy and Environment noted that the Reserves Advisor – Planning and Operations had emailed an updated aerial map of the licence area, indicating the seating area to the left of the coffee cart, to members earlier that day (A3720383). The map would be included in the new licence to occupy if granted.

**TRARC202502/03 RESOLUTION**

Moved: Cr Kevin Taylor  
Seconded: Cr Rachel Shepherd

That the Taupō Reserves and Roding Committee:

1. Surrenders the current licence to occupy for The Steaming Bean 2013 Limited;

and

2. Grants a new licence to occupy in accordance with section 54(1)(d) of the Reserves Act 1977 to The Steaming Bean Limited for the remainder of the current licence period from 25 February 2025 to 30 April 2028, noting that the licence area includes the seating area as depicted on the updated aerial map emailed to members prior to and tabled at the meeting (A3720383).

**CARRIED**

*Note: All members present at the Taupō Reserves and Roding Committee meeting voted in favour of resolution TRARC202502/03 above.*

**5 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS**

Nil

**The meeting closed at 2.20pm.**

**The minutes of this meeting were confirmed at the Taupō Reserves and Roding Committee Meeting held on 18 March 2025.**

.....  
**CHAIRPERSON**



**PUBLIC NOTICE**  
*HE PĀNUI*

**PROPOSED NEW LEASES**

**TAUPŌ BMX** – proposed lease of part of Crown Park Recreation Reserve – 115 Taharepa Road  
Pursuant to Part IIIB of the Conservation Act 1987, Taupō District Council has resolved to grant a new lease to Taupō BMX Club Incorporated for a term of 15 years, subject to the obligation to publicly notify, by the way of this notice, its intention to grant such lease, and subject to obtaining ministerial approval.

**TAUPŌ AFC** – proposed lease of part of Crown Park Recreation Reserve – 115 Taharepa Road  
Pursuant to Part IIIB of the Conservation Act 1987, Taupō District Council has resolved to grant a new lease to Taupō Association Football Club Incorporated for a term of 15 years, with a right of renewal of 15 years, subject to the obligation to publicly notify, by the way of this notice, its intention to grant such lease, and subject to obtaining ministerial approval.

**TAUPŌ BIKE CLUB** – proposed lease of part Spa Thermal Park Recreation Reserve – 30 County Avenue  
Pursuant to section 54 of the Reserves Act 1977, Taupō District Council has resolved to grant a new lease to Taupō Bike Club Incorporated for a term of 10 years, subject to the obligation to publicly notify, by the way of this notice, its intention to grant such lease, and subject to obtaining ministerial approval.

**OPAWA RANGITOTO** – proposed lease of Hatepe Recreation Reserve – 100 Arapera Road  
Pursuant to section 54 of the Reserves Act 1977, Taupō District Council has resolved to grant a new lease to Opawa Rangitoto 2C Incorporation for a term of 33 years, subject to the obligation to publicly notify, by the way of this notice, its intention to grant such lease, and subject to obtaining ministerial approval.

**PROPOSED NEW LICENCE**

**WAIPĀHĪHĪ COMMUNITY GARDEN** – proposed licence of part of Waipāhīhī Reserve – 79 Grace Crescent  
Pursuant to section 74 of the Reserves Act 1977, Taupō District Council has resolved to grant a licence to occupy to Waipāhīhī Community Garden Trust Incorporated for a term of five years with a right of renewal for a further five years, subject to the obligation to publicly notify, by the way of this notice, its intention to grant such licence, and subject to obtaining ministerial approval.

**The public is invited to make a submission on the above leases and licence no later than 5pm on Saturday 14 December 2024.**

Submissions can be made at [www.taupo.govt.nz/haveyoursay](http://www.taupo.govt.nz/haveyoursay); or by email to [haveyoursay@taupo.govt.nz](mailto:haveyoursay@taupo.govt.nz). Please include the lease title in the subject line.

Please indicate if you wish to be heard in relation to your submission.

Please note: All submissions on these proposals will be made publicly available on our website but your contact details will be withheld.

**Julie Gardyne CHIEF EXECUTIVE**



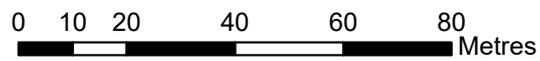
**GREAT LAKE TAUPŌ**  
Taupō District Council

[taupo.govt.nz](http://taupo.govt.nz)

# Map



The information displayed has been taken from Taupo District Council's GIS databases and maps. It is made available in good faith, but its accuracy or completeness is not guaranteed. Position of property boundaries are INDICATIVE only and must not be used for legal purposes. Cadastral information sourced from Land Information New Zealand. Crown Copyright Reserved. This map is not to be reproduced without permission of TDC. © Copyright Reserved Taupo District Council.





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

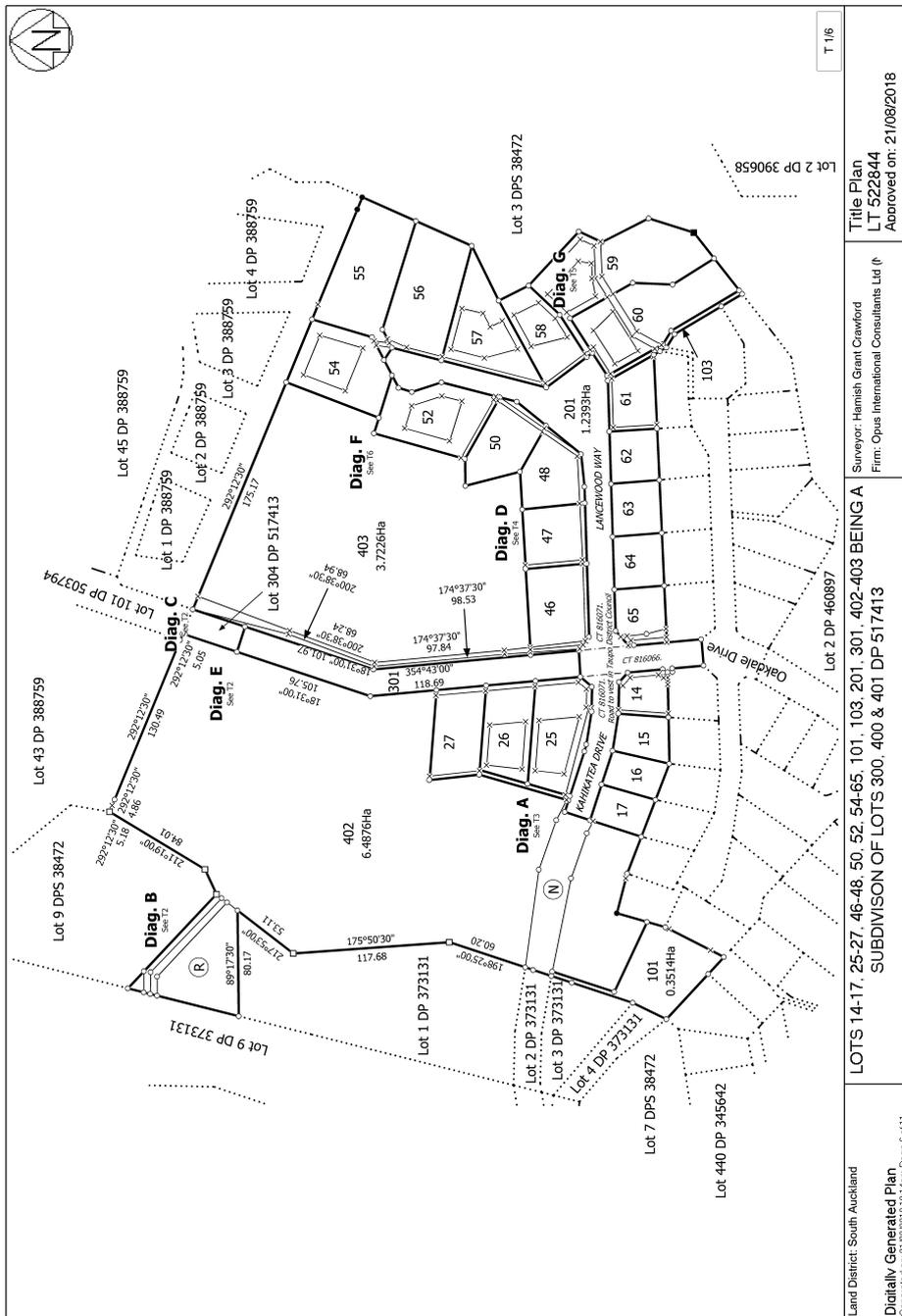
**Identifier** **830375**  
**Land Registration District** **South Auckland**  
**Date Issued** 04 October 2018

**Prior References**  
816066

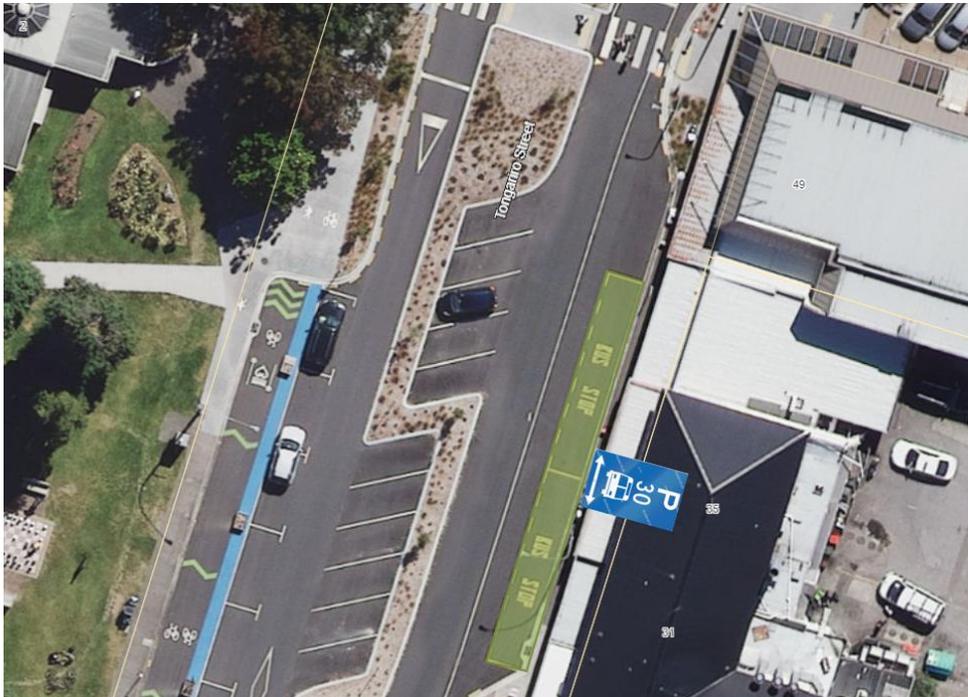
**Estate** Fee Simple  
**Area** 5211 square metres more or less  
**Legal Description** Lot 301 Deposited Plan 522844  
**Purpose** Local purpose reserve (roading)  
**Registered Owners**  
Taupo District Council

**Interests**  
Subject to the Reserves Act 1977

Identifier **830375**



1. Tongariro Bus Stop



2. 77 Titiraupenga Street



**3. Wily Terrace**



**4. 67 Horomatangi Street**

