

ATTACHMENTS

Ordinary Council Meeting

27 May 2025

Table of Contents

4.1	Ordinary Council Meeting - 29 April 2025	
	Attachment 1 Council Meeting Minutes - 29 April 2025.....	3
5.1	Adoption of the Dangerous, Affected, and Insanitary Buildings Policy	
	Attachment 1 Dangerous, Affected and Insanitary Buildings Policy	12
5.2	Consideration of a Freedom of Expression Policy	
	Attachment 1 Freedom of Expression Policy	19
5.3	2025 Bylaw Reviews: Trade Waste and Water Supply	
	Attachment 1 Final Draft Water Supply Bylaw	21
	Attachment 2 Bylaws Submissions Report	31
	Attachment 3 Trade Waste Bylaw 2016	35
5.6	Taupō District Council Performance Report - April 2025	
	Attachment 1 Performance Report - April 2025	38
	Attachment 2 Portfolio Update - April 2025	49
	Attachment 3 Finance Report - April 2025.....	51

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 29 APRIL 2025 AT 1.00PM**

PRESENT: Mayor David Trewavas (in the Chair), Cr Duncan Campbell, Cr Karam Fletcher (from 1.06pm via MS Teams), Cr Sandra Greenslade, Cr Kylie Leonard, Cr Danny Loughlin, Cr Christine Rankin, Cr Rachel Shepherd, Cr Kevin Taylor, Cr Yvonne Westerman, Cr John Williamson

IN ATTENDANCE: Chief Executive (J Gardyne), General Manager Organisation Performance (S Matthews), General Manager Community Infrastructure and Services (T Hale), General Manager People and Community Partnerships (H Tattle), General Manager Strategy and Environment (W Zander), Legal and Governance Manager (N McAdie), Finance Manager (J Paenga), Environmental Services Manager (J Sparks), Communications Manager (L McMichael), Project Management Office Manager (P Fletcher), Three Waters Manager (S Lealand), Infrastructure Manager (R Stokes), Team Leader Corporate Planning (A Smith), Programme Manager (J Walton), Senior Policy Advisor (K Goode), Senior Policy Advisor (P Caruana), Policy Advisor (A Wilson), Parks Advisor Planning and Operations (B Vi), Asset Manager Transportation (C Sharland), Asset Engineer Transportation (A Dahal), Road Safety Coordinator (S Wraight), Digital Content Creator (C Hollinger), Governance Quality Manager (S James), Senior Project Manager (E May via MS Teams), Digital Communications Specialist (D Petry via MS Teams), Learning and Development Business Partner (S Ingham via MS Teams), Environmental Impact Manager (B Aitken), Corporate Solicitor (F Bramwell via MS Teams), Legal and Governance Coordinator (M Cammell), Business Support Officers (W Jones via MS Teams) Senior Committee Advisor (K Watts)

MEDIA AND PUBLIC: Chris Marshall, Taupō and Tūrangi News
5 members of the public

Note: Cr Karam Fletcher was noted as an apology but joined the meeting on MS Teams from 1.06pm. He was not present for resolution TDC202504/01.

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TDC202504/01 RESOLUTION

Moved: Cr Danny Loughlin
Seconded: Cr Rachel Shepherd

That the apologies received from Cr Karam Fletcher and Cr Kirsty Trueman be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/01 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Nil

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY COUNCIL MEETING - 25 MARCH 2025

TDC202504/02 RESOLUTION

Moved: Cr Rachel Shepherd

Seconded: Cr Danny Loughlin

That the minutes of the Council meeting held on Tuesday 25 March 2025 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/02 above.

5 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING

5.1 LOCAL WATER DONE WELL APPROVAL OF OPTIONS FOR CONSULTATION

The General Manager Community Infrastructure and Services thanked everyone for all of the work that went into the report. He reiterated that there was a lot of content which is why multiple workshops had been held over the previous 12 months, and presentations from the Department of Internal Affairs and Waikato Water. The biggest challenge had been in the financial space and ensuring that information presented compared the same things. The decision on the Water Services Delivery Model would not come before Council until June, following a 4 week consultation period.

The Programme Manager added that the recommended option from Council officers was an inhouse business unit because it was the lowest risk and gave options for the future.

Cr Karam Fletcher entered the meeting via MS Teams at this point (1.06pm).

In answer to questions, the following was clarified:

- The other Waikato councils had been meeting with Taupō District Council and were aware of Taupō District Council's proposed preferred option.
- If Council joined Waikato Water as a limited shareholder to procure shared services, it would provide the opportunity of accessing shared services.
- Any of the Water Services Delivery Models chosen would have more scrutiny due to two regulators: Taumata Arowai and the Commerce Commission. These regulators would audit how Council was performing.
- Operating costs from a water services perspective were difficult to compare across councils due to the geographical areas and infrastructure needs being different.
- The Local Government (Water Services Preliminary Arrangements) Act 2024 required councils to consult with a preferred option and the status quo. Council had gone further than this to provide a full and complete picture which is why there were more options.
- Information would be provided on Council's website in the most succinct way possible.
- The Community Engagement team would be at markets and other community events to answer questions that members of the public had.

TDC202504/03 RESOLUTION

Moved: Cr Danny Loughlin

Seconded: Cr John Williamson

That Council

1. Approves for public consultation under the Local Government (Water Services Preliminary Arrangements) Act the following options for water services delivery in Taupō District into the future

- a. Option 1 – Enhanced Inhouse Business Unit . Under this option

- Council continues to deliver water services, own all assets, and make all decisions.
- Position is reviewed in two years.
- Council joins Waikato Water as a limited shareholder to procure shared services, and only if the benefits of this shareholding outweigh any costs

AND

- b. Option 2 –Multi Council Controlled Water Organisation – Waikato Water. Under this option

- Taupō partners with other Waikato councils to form a multi-council controlled water organisation
- New entity would deliver all water and wastewater services
- Taupō District Council is a shareholder
- An independent, professional board governs the CCO
- Assets and debt would be transferred to the new entity
- Stormwater assets remain with Taupō District Council, with Waikato Water contracted to deliver stormwater services

AND

- c. Option 3 – Single Council Controlled Water Organisation – Taupō Water. Under this option

- A sole Taupō District Council Controlled organisation would be established to deliver water services
- Taupō District Council would be the sole shareholder and appoint an independent, professional board to govern the CCO

2. Approves for consultation the preferred option as Option 1 – Enhanced Inhouse Business Unit.
3. Approves for consultation a specific question around joining Waikato Water as a limited shareholder only, for the purposes of procuring shared services, and only if the benefits of this shareholding outweigh any costs.
4. Approves the consultation documentation to be included as supporting information for the public consultation (attached).

CARRIED

Note: All members present at the Council meeting except for Cr Duncan Campbell voted in favour of resolution TDC202504/03 above. Cr Duncan Campbell abstained from voting on resolution TDC202504/03.

5.2 ANNUAL PLAN 2025/2026

The Senior Policy Advisor highlighted that budgets and work programmes had been reviewed and a lot of effort had gone into reducing the impact on ratepayers. Unfortunately costs had risen due to essential business cost increases and new costs for Local Water Done Well. Trade-offs were outlined in the report and

presented at a workshop in March 2025 for discussion..

While members did not want to put the rates up, they acknowledged the work that had gone into keeping the increase generally in line with the Long-term Plan 2024-34.

TDC202504/04 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Yvonne Westerman

That Council directs officers to prepare the 2025/26 Annual Plan in accordance with Option 1, being the identified project and budget trade-offs to achieve an 8.4% average rate increase.

CARRIED

Note: All members present at the Council meeting except for Cr Duncan Campbell voted in favour of resolution TDC202504/04 above. Cr Duncan Campbell voted against resolution TDC202504/04.

5.3 ADOPTION OF ANIMAL MANAGEMENT FEES AND CHARGES 2025/26

The Policy Advisor summarised the fee increases and the key points from the report.

In response to questions, he clarified the following:

- Regular bite size annual increases to fees were recommended to keep up with inflation and not require a large increase that seemed to come out of the blue.
- A pet therapy dog was assessed by the compliance team and applications were supported with a letter from the applicants' General Practitioner.
- More than 2 dogs in an urban area was discouraged.
- There was provision in the Dog Control Act 1996 for dealing with dog incidents.

One member was concerned with the proposed increases given the cost of living challenges being faced by the community.

TDC202504/05 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Christine Rankin

That Council adopts the 2025/26 Animal Management Fees and Charges as per the attached schedule.

CARRIED

Note: All members present at the Council meeting except for Cr Kylie Leonard voted in favour of resolution TDC202504/05 above. Cr Kylie Leonard voted against resolution TDC202504/05.

5.4 APPROVAL OF SUBMISSION ON WAIKATO REGIONAL COUNCIL'S ANNUAL PLAN 2025/26

The Senior Policy Advisor summarised the report.

Members asked that the language be made firmer regarding Council's disagreement with the rating approach and charging for serviced urban areas and un-serviced rural areas. The planning for transport was very Hamilton centric and no other area in the region was adequately serviced.

TDC202504/06 RESOLUTION

Moved: Cr Yvonne Westerman

Seconded: Cr Christine Rankin

That Council approves a draft submission on the Waikato Regional Council's Annual Plan 2025/26, amended to express Taupō District Council's dissatisfaction with the current bus services in the rural areas of the district and between the Taupō District's communities with the Mayor and Deputy Mayor to approve the final submission.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/06 above.

5.5 APPROVAL FOR LOCKY DOCK LOCATION

The Asset Engineer Transportation summarised the report and reiterated that this would usually go to the Taupō Reserves and Roothing Committee but had been brought to Council due to timing so that the provider (Big Street Bikers) did not incur more costs.

In answer to questions, the following was clarified:

- Big Street Bikers would install at least five locky docks before they educated the public on how to use them. Some education had been provided by Taupō District Council staff on how to use the locky dock.
- The cost for Council to install a locky dock was approximately \$5,000.
- The proposed location of Pak n Save was due to community feedback.
- Council officers approved any advertising before it was displayed on digital boards.
- The Licence to Occupy would be based on the contract with Big Street Bikers which was for 10 years.

TDC202504/07 RESOLUTION

Moved: Cr John Williamson

Seconded: Cr Kevin Taylor

That Council approves one five-bicycle media-funded Locky Dock Station to be installed on Ruapehu Street outside PAK'nSAVE.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/07 above.

5.6 CLASSIFICATION OF RESERVES UNDER SECTION 16 OF THE RESERVES ACT 1977

The Parks Advisor Planning and Operations introduced herself and explained that this formal process was to classify the recreation reserves in Kinloch and following the resolution, would go through the New Zealand Gazette.

The following was clarified:

Ordinary Council Meeting Minutes

29 April 2025

- A process would be put in place for identifying other reserves in the district that might require classification.
- Full engagement was not required because the use of the reserve was not being changed.

TDC202504/08 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Danny Loughlin

Pursuant to section 16(2A) of the Reserves Act 1977 and to a delegation from the Minister of Conservation, Taupō District Council classifies the reserve land described in the schedule as recreation reserve subject to the Reserves Act 1977.

Schedule:

0.8990 Ha	Lot 75 DP 350035
6.1660 Ha	Lot 101 DP 518527
1.6232 Ha	Lot 138 DP 365349
3.3132 Ha	Lot 100 DP 509968
2.6090 Ha	Lot 101 DP 509968

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/08 above.

5.7 PROPOSED CHANGES TO KERBSIDE COLLECTION DAYS

The Environmental Impact Manager highlighted that the collection area had not been updated for over 20 years and there had been a lot of growth in the Kinloch and Acacia Bay areas. If Council decided not to proceed with changing the collection day, there would be additional costs incurred. The communications to the affected parties would be thorough. He clarified that this was being brought to Council because the Solid Waste Bylaw required a resolution.

TDC202504/09 RESOLUTION

Moved: Cr Rachel Shepherd

Seconded: Cr Kylie Leonard

That Council authorises the proposed changes to the kerbside collection days from Monday to Friday for affected streets in Nukuhau, commencing 1 July 2025:

1. Numbers 1-110 Acacia Bay Road
2. Herapeka Street
3. Takawai Place
4. St. Pat's Grove
5. Watene Lane
6. Carpentras Way
7. Vaucluse Drive
8. Luberon Way
9. Kaihua Road
10. Humphrey Street
11. Olive Ave
12. Ngaio place
13. Kaiuru Street
14. Manunui Street
15. Woodward Street
16. Arama Street
17. Maratuna Place
18. Rihi Place
19. Mohi Place
20. Sinton Row
21. Ventoux Way

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/09 above.

5.8 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - MARCH 2025

The Chief Executive acknowledged that the Performance Report mentioned the large items covered in the Council agenda being Local Water Done Well and the Annual Plan 2025/26.

The Project Management Office Manager highlighted that erosion control had previously been listed as one but was now split into two projects. The Taupō Wastewater Southern Trunk Main and Whangamata Road

Ordinary Council Meeting Minutes

29 April 2025

Improvements projects had been completed and would not appear on the report going forward.

She corrected the life budget of the 204 Crown Road subdivision earthworks and Civil project and explained that it should have been a life budget of \$6.8m but had been written as \$10.4m.

In answer to questions, the following was clarified:

- The Digital Transformation project had not previously been listed and was a programme of work rather than a project. It was reported at the Risk and Assurance Committee meetings.
- Large transport projects such as Link Road would be added into the report from the following month.

The Finance Manager confirmed that costs were tracking well.

TDC202504/10 RESOLUTION

Moved: Cr Rachel Shepherd

Seconded: Cr Yvonne Westerman

That Council notes the information contained in the Performance Report for the month of March 2025.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/10 above.

5.9 COUNCIL ENGAGEMENTS MAY 2025, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

The Senior Committee Advisor confirmed that attendance for Cr Westerman at the Local Government New Zealand All-of-local-government meeting and mileage costs were the only expenses because she would drive down and stay with friends.

TDC202504/11 RESOLUTION

Moved: Cr Danny Loughlin

Seconded: Cr John Williamson

That Council:

1. Receives the information relating to engagements for May 2025.
2. Approves the attendance of Cr Yvonne Westerman at the Local Government New Zealand All-of-local-government meeting on Thursday 1 May in Wellington with mileage costs and attendance costs to be paid by Council.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/11 above.

Ordinary Council Meeting Minutes

29 April 2025

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS**TDC202504/12 RESOLUTION**

Moved: Cr Sandra Greenslade

Seconded: Cr Rachel Shepherd

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 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
Agenda Item No: 6.1 Tag Developments Mediation ENV-2025- AKL-000054 A & B Scott V Taupō District Council	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	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	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.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202504/12 above.

The meeting closed at 2.47pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 27 May 2025.

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CHAIRPERSON

First adopted:	2006
Next review date:	2030
Document number:	
Sponsor/Group:	Strategy and Environment

DANGEROUS, AFFECTED AND INSANITARY BUILDINGS POLICY

Purpose

- To set out Council's approach to identifying and managing dangerous, affected and insanitary buildings. As required under Section 131 of the Building Act 2004. The policy details:
 - The approach that the Council will take in performing its functions under the Act.
 - Council's priorities in performing those functions.
 - How the policy will apply to heritage buildings.
- To ensure that the community can expect to be in safe and sanitary conditions when in a building within the Taupo District.

Definitions

- Any words, phrases or expressions in this policy which have meanings assigned to them by the Building Act 2004 shall have the meanings as are respectively assigned in the act and corresponding supplementary legislation, unless inconsistent with the context that such words occur.

Act	The Building Act 2004
Dangerous Building	Under Section 121 of the Act a building is dangerous if,- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause- (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or (ii) damage to other property; or (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely.
Insanitary Building	Under Section 123 of the Act a building is insanitary if the building— (a) is offensive or likely to be injurious to health because— (i) of how it is situated or constructed; or (ii) it is in a state of disrepair; or (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or (c) does not have a supply of potable water that is adequate for its intended use; or (d) does not have sanitary facilities that are adequate for its intended use.
Affected Building	Under Section 121A of the Act a building is affected if the building— if it is adjacent to, adjoining, or nearby—

	<p>(a) a dangerous building as defined in section 121; or</p> <p>(b) a dangerous dam within the meaning of section 153.</p>
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DANGEROUS AND AFFECTED BUILDINGS

Overall Approach

4. The Taupo District is experiencing growth which places considerable pressure on the availability of affordable privately owned and rental accommodation. This has resulted in instances of garages, basements and sleep outs being illegally converted into minor household units or sheds and garages being constructed without consents for use as residential accommodation. Lacking any consent, these are often not undertaken in accordance with the building code. This may cause problems in terms of the danger posed for people living in these spaces by inappropriate construction methods or materials. Such dangers may include inadequate fire protection or danger of collapse.
5. The help deter people from undertaking inappropriate building works, Council provides information to the public to educate them on the need to discuss their development plans with Council and to obtain building consent where necessary.

Identifying Dangerous or Affected Buildings

6. The Council may:
 - Respond to and investigate all building complaints received from building users, members of the public or a government agency with a right to inspect a building.
 - Identify from these investigations any buildings that are dangerous or affected;
 - Inform the owner and occupier of the building to take action to reduce or remove the danger, as is required by Sections 124 and 125 of the Act;
 - Liaise with Fire and Emergency New Zealand when Council deems it is appropriate, in accordance with Section 121 (2) of the Act:

Assessment Criteria

7. The Council will assess dangerous and affected buildings in accordance with Sections 121 and 121A. Council will assess any failed building elements in accordance with the performance requirements of the relevant building code clauses.

Taking Action

8. Should action be considered necessary, in accordance with Sections 124 and 125 of the Act the Council may:
 - Advise and liaise with the owner(s) of buildings;
 - May request a written report on the building; Fire and Emergency New Zealand
 - If found to be dangerous:
 - Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger;
 - Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land
 - If found to be affected
 - Issue a notice under 124(2)(d) restricting entry to the building if the safety risk posed by a nearby dangerous building is significant.

- Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with
 - If urgent building work is required to make the building safe and a building consent cannot practicably be obtained in advance because the building work has to be carried out urgently for the purpose of saving or protecting life or health or preventing serious damage to property then the owner must apply for a certificate of acceptance if building work has been carried out urgently (see clauses 23-25 below).
 - Where the danger is the result of non-consented building work the owner will formally be requested to provide an explanation as to how the work occurred and who carried it out and under whose instructions and may need to apply for a Certificate of Acceptance in accordance with Section 97 of the Act.
 - Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.
9. If the building is considered immediately dangerous Council may:
- Take actions to reduce or remove that danger (this may include prohibiting persons using or occupying the building or by making an application to the District Court for an order authorising the territorial authority to carry out building work if any building work required under a notice issued by the territorial authority under s124(2)(c). Before the territorial authority applies to the District Court the territorial authority must give the owner of the building not less than 10 days' written notice of its intention to do so in accordance with Section 126(2).
 - Take action to recover costs from the owner(s) if the Council must undertake works to remove the danger.
 - The owner(s) will also be informed that the amount recoverable by Taupo District Council will become a charge on the land on which the building is situated.
10. All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment for a determination under Section 177 of the Act.

Priorities

11. The Council will allocate priority to buildings that have been determined to be immediately dangerous. Immediate action will be required in these situations to remove the danger, such as prohibiting any person occupying or using the building. Buildings that are determined to be dangerous, but not immediately dangerous, will be subject to the minimum timeframes for reduction or removal of the danger (not less than 10 days) as set out in s124(1) (c) of the Act.

INSANITARY BUILDINGS

Overall approach

12. The un-consented conversion of garages, basements and sleep outs into minor household units inappropriate building methods and materials may result in insanitary conditions where there is a reasonable likelihood of a person becoming ill as a result of the condition of the building.
13. The Council is actively involved in educating the public on the need to discuss their development plans with Council and to obtain building consent where Council deems that is necessary prior to any works commencing. This is particularly important to avoid creating insanitary conditions that could be injurious to the health of occupants, particularly children and the elderly. This is exemplified by conversions of buildings into minor household units or other such smaller dwellings where safety risks are likely to arise from a change in use. Council has a policy of initiating enforcement action under the relevant statutes when dealing with insanitary buildings as a strong message to the public that Council places paramount importance on safety of residents. This stance also creates a strong message of deterrence for those property owners who do not seek Council's advice prior to undertaking building works.

Identifying insanitary buildings

14. The Council will:

- Respond to and investigate all building complaints received from building users, members of the public or a government agency with a right to inspect a building.
- Identify from these investigations any buildings that may be considered to be insanitary and were considered necessary inspect the building;
- Inform the owner(s) of the building to take action to prevent the building from remaining insanitary;
- Liaise with the Medical Officer of Health when required to assess whether the occupants may be neglected or infirm.

Assessment criteria

15. The Council will assess insanitary buildings in accordance with Section 123 of the Act and established caselaw as well as the building code. The Council will:

- Investigate as to whether the building is occupied;
- The use to which the building is put;
- Whether the insanitary conditions pose a reasonable probability of danger to the health of any occupants;

16. Considerations as to insanitary assessment where a building is occupied may include:

- Adequate sanitary facilities for the use;
- Disposal of foul water and wastewater;
- Adequate drinking water;
- Separation of use for kitchen and other sanitary facilities;
- Likelihood of moisture penetration;
- Construction materials;
- Defects in roof and walls;
- Records of any notifiable or infectious diseases occurring.
- Room sizes, overcrowding and laundering facilities.

Council will assess the failed building elements in accordance with the performance requirements of the building code clauses.

Taking Action

17. The Council will:

- Advise and liaise with the owner(s) of the buildings identified as being insanitary;
- Where the building is found to be insanitary:
 - Attach written notice to the building requiring work to be carried out on the building, with a time stated on the notice that is not less than 10 working days, to prevent the building from remaining insanitary.
 - Give copies of the notice to the building owner(s), occupier, and every person who has an interest in the land, or is claiming an interest in the land.

- Where the insanitary conditions are the result of non-consented work the owner(s) will be formally requested to provide an explanation as to how the work occurred and who carried it out and may need to apply for a Certificate of Acceptance in accordance with Section 97 of the Act.
 - Contact the owner(s) at the end of the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.
 - If urgent building work is required to make the building safe and a building consent cannot practicably be obtained in advance because the building work must be carried out urgently. for the purpose of saving or protecting life or health or preventing serious damage to property then the owner must apply for a certificate of acceptance if building work has been carried out urgently.
 - Determine if enforcement action should be pursued under the Act if the requirements of the notice are not met within a reasonable period of time. If it is considered that immediate action is required to fix insanitary conditions the Council will:
 - Cause any action to be taken to fix those insanitary conditions; or by making an application to the District Court for an order authorising the territorial authority to carry out building work if any building work required under a notice issued by the territorial authority under Section 124(2)(c) of the Act including to reduce or remove the danger. Before the territorial authority applies to the District Court the territorial authority must give the owner of the building not less than 10 days' written notice of its intention to do so in accordance with Section 126(2).
 - Take action to recover costs from the owner(s) if the Council must undertake works to remove the insanitary conditions.
 - The owner(s) will also be informed that the amount recoverable by the Council will become a charge on the land on which the building is situated.
18. All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment for a determination under Section 177 of the Act.

Priorities

19. The Council will allocate priority to buildings where it has been determined that immediate action is necessary to fix insanitary conditions. Immediate action will be required in those situations to fix those insanitary conditions such as prohibiting occupation of the property, putting up a hoarding or fence and taking prosecution action where necessary.
20. Buildings that are determined to be insanitary, but not requiring immediate action to fix those insanitary conditions, will be subject to the minimum timeframes to prevent the building from remaining insanitary (not less than 10 days) as set out in Section 124(1)(c) of the Act.

HERITAGE BUILDINGS

21. No special dispensation will be afforded to heritage buildings under this policy. As per Section 125(2) (f) of the Act a copy of any notice issued under Section 124 of the Act will be sent to Heritage New Zealand where a heritage building has been identified as a dangerous or insanitary building.

SECTION 40: WHERE WORKS ARE NOT URGENT OR IMMEDIATELY NEEDED THEN A BUILDING CONSENT IS REQUIRED

22. In accordance with Section 125(1)(e) Council will provide a notice to the individuals identified by section 125(2) which states that a building consent is required for non-urgent works to a dangerous or insanitary building.

SECTION 41: BUILDING CONSENT NOT REQUIRED IN CERTAIN CASES.

23. Where a building is assessed as being immediately insanitary or dangerous the Council may not require building consent to be obtained for any building work required to fix the conditions immediately in accordance with Section 41(1)(c) and (cb).
24. Prior to any action being undertaken building owners must discuss any works with the Council.
25. In cases where no consent has been required for urgent works building owners will still be required to get a certificate of acceptance for the completed works in accordance with Sections 42 and 96.

ECONOMIC IMPACT

26. The works required to undertaken to resolve any buildings dangerous or insanitary status will have an economic impact on those responsible for the building. Additionally, a building that is unable to be occupied will also have an impact on the local economy particularly if it is of a commercial or industrial nature.

RECORD KEEPING

27. Any buildings identified as being dangerous will have a requisition placed on the property file for the property on which the building is situated until the danger is remedied
28. In addition, the following information will be placed on the Land Information Memorandum (LIM):
- Notice issued that building is dangerous
 - Copy of letter to owner, occupier and any other person that the that the building is dangerous.
29. Copy of the notice given under section 124(2)(C) that identifies the work to be carried out on the building and the timeframe given to reduce or remove the danger
30. Any buildings identified as being insanitary will have its details recorded on the property file for the property on which the building is situated until the insanitary condition has been confirmed as being removed.
31. In addition, the following information will be placed in the property file:
- Notice that the building is insanitary.
 - Copy of letter to owner, occupier, and any other person that the building is insanitary;
 - Copy of the notice given under s124(1) of the Act that identifies the work to be carried out on the building and the timeframe given to fix those insanitary conditions; Any report as to the completed works and how the situation was rectified.

Access to information

32. Information concerning dangerous or insanitary buildings will be contained on the relevant property or LIM file. In granting access to information concerning insanitary buildings Taupo District Council will conform to the requirements of the Local Government Official Information and Meetings Act 1987 and the Local Government Act 2002.

Appendix 1: Review and Amendment Record

Review/Amendment	Year
Amendment	2025

First adopted:	XXXX
Next review date:	XXXXXX
Document number:	XXXXXXX
Sponsor/Group:	XXXXXXX



FREEDOM OF EXPRESSION POLICY 2025

Purpose

(1) The purpose of this Policy is to:

- affirm the right individuals have to freedom of expression under the [New Zealand Bill of Rights Act 1990](#)
- set out the legal framework and principles relevant to the exercise of freedom of expression in Council decision-making.

Interpretation

- (2) Any reference to a repealed enactment should be read as a reference to its replacement.
- (3) This Policy is to be read in conjunction with Taupō District Council's other policies or guidelines, including Standing Orders and the Code of Conduct for Elected Members.

Application

- (4) This Policy applies to Taupō District Council staff and Elected Members.

Legal Framework

Freedom of Expression

- (5) The right to freedom of expression is enshrined in [Section 14](#) of the Bill of Rights Act. This section states that "Everyone has the right to freedom of expression, including the freedom to seek, receive, and impart information and opinions of any kind in any form".
- (6) [Section 5](#) of that Act provides for justified limitations on rights which states "Subject to section 4 the rights and freedoms contained in this Bill of Rights may be subject only to such reasonable limits prescribed by law as can be demonstrably justified in a free and democratic society". [Section 4](#) clarifies that the Act does not automatically override other inconsistent law.

Council's Freedom of Expression Statement

Statement and Principles

- (7) Democratic and civil rights are essential to a thriving democracy. Freedom of expression is important as it allows ideas to be tested, assumptions to be challenged, and truths to emerge through open dialogue. In a democratic society, individuals must be free to explore, question, and debate without fear of censorship or suppression.
- (8) The exercise of the right to freedom of expression may include exposure to controversial ideas, speakers who contest current approaches, or engaging in debate about controversial issues.
- (9) The right to freedom of expression is not an absolute or unlimited right. It does not impose upon anyone an obligation to listen. While there must always be a presumption in favour of free expression, the right may sometimes justifiably be limited.
- (10) While individuals are free to challenge and contest views, they must not obstruct others' right to express them. Debate ideally will be conducted in good faith, with respect for the range of identities and beliefs in the community.
- (11) Council may limit expression that violates the law or disrupts its essential functions, and may regulate the time, place, and manner of expression to ensure orderly dialogue. Placing reasonable and demonstrably justified limits on freedom of expression is consistent [Section 5](#) of the Bill of Rights Act 1990.

Objections

(12) Objections in relation to the application of this policy will be managed by the Chief Executive and referred to the Mayor if appropriate.

(13) Objections will be acknowledged within 10 working days of being received by Council.

Related Documents

[Policies - Taupō District Council](#)

[Governance documents - Taupō District Council](#)

[Submissions 101: A guide to giving feedback - Taupō District Council](#)

[Facebook page guidelines](#)

Council adopted this policy statement on XX XXXX 2025, through resolution TDCXXXXXXX

First adopted:	1 July 2015
Next review date:	1 June 2035
Document number:	XXXXXX
Sponsor/Group:	Strategy and Environment



WATER SUPPLY BYLAW 2015

(Amended 2025)

Purpose

- The purpose of this Bylaw is to:
 - detail the responsibilities of both Taupō District Council and consumers with respect to the public water supply
 - detail mechanisms for the recovery of costs of supplying drinking water; to prevent wastage of water
 - to provide mechanisms for water demand management; to protect public health and the security of the public water supply
 - to detail breaches and offences.
- This Bylaw is made under section 146 of the Local Government Act 2002
- This Bylaw should be read in conjunction with other relevant statutory Acts, Taupō District Council Information Pack for connecting to a Council water main, Regulations, Codes and Standards relating to the supply and use of water.
- This Bylaw does not apply to the taking of water from hydrants and other access points in the water supply system by the fire service, which is regulated by the Fire and Emergency New Zealand Act 2017

Commencement

- The Bylaw will come into force throughout the district on 1 June 2025.

Interpretation

- Any reference to a repealed enactment should be read as a reference to its replacement.
In this bylaw, unless inconsistent with the context, or where otherwise expressly provided:

Term	Definition
Approved	Approved in writing by Taupō District Council, either by resolution of the Council or by any officer of the Council.
Backflow	The unplanned reversal of flow of water or mixtures of water and contaminants into the water supply system.
Controller	The person who is the National Controller or a Group Controller in accordance with the Civil Defence Emergency Management Act 2002.
Council	Taupō District Council or any officer authorised to exercise the authority of the Council.
Customer	A person who uses or has obtained the right to use or direct the manner of use of, water supplied by Taupō District Council.
Emergency	As defined in Part 1 section 4 Civil Defence Emergency Management Act 2002 including a situation that is the result of a failure of or disruption to a lifeline utility, such as a water supply.

Explanatory Notes	<p>This bylaw contains explanatory notes, which are not part of the bylaw. The Council may add, amend or delete explanatory notes at any time without amending the bylaw.</p> <p><i>Explanatory note: Explanatory notes are used for a number of reasons, including to explain the intent of a clause in less formal language, to include additional helpful information, or because the information may be subject to change and need to be updated before the bylaw itself has to be updated.</i></p>
Extraordinary use fees and charges	<p>The list of items, terms, and prices for services associated with the supply of water as adopted by the Council in accordance with the LGA 2002 and the Local Government (Rating) Act 2002.</p> <p>See councils rating policy and fees and charges schedules for more information</p>
Fire Service	In respect of this Bylaw, means Fire and Emergency New Zealand, including approved volunteer members of Community Fire Teams.
Level of service	The measurable performance standards on which the Council undertakes to supply water to its customers.
On demand supply	A supply which is available on demand directly from the point of supply subject to the agreed level of service.
Ordinary use	See 15 for definition.
Person	A natural person, corporation sole or a body of persons whether corporate or otherwise
Point of supply	The point on the water pipe leading from the water main to the premises, which marks the boundary of responsibility between the customer and the Council, irrespective of property boundaries.
Premises	<p>Premises include the following:</p> <ul style="list-style-type: none"> a. A property or allotment which is held under a separate certificate of title or for which a separate certificate of title may be issued and in respect to which a building consent has been or may be issued; or b. A building or part of a building that has been defined as an individual unit by a cross-lease, unit title or company lease and for which a certificate of title is available; or c. Land held in public ownership (e.g. reserve) for a particular purpose
Public notice	As defined in the Local Government Act 2002.
Restricted flow supply	A type of water supply connection where a small flow is supplied through a flow controlling or limiting device, and storage is provided by the customer to cater for the customer's demand fluctuations and firefighting flow requirements.
Restrictor	A flow controlling device fitted to the service pipe to limit the flow rate of water to a customer's premises.
Roading authority	A territorial authority or New Zealand Transport Agency
Service pipe	The section of water pipe between a water main and the point of supply.
Service valve (Toby)	The valve at the customer end of the service pipe.
Storage tank	Any tank having a free water surface.
Supply pipe	The section of pipe between the point of supply and the customer's premises through which water is conveyed to the premises.
Water supply system	All those components of the network between the point of abstraction from the natural environment and the point of supply. This includes but is not limited to: wells, infiltration galleries, intake structures, open raw water storage ponds/lakes, falling mains, treatment plants, treated water reservoirs, trunk mains, service mains, rider mains, pump stations and pumps, valves, hydrants, scour lines, service pipes, boundary assemblies, meters, backflow prevention devices, tobies, pipework, restrictors, chamber and electronic instrument devices.
Water unit	The basis of measurement as determined by Council.
Working day	As defined in section 5(1) of the Local Government Act 2002.

Protection of Water Supply

7. No person to connect to, or interfere with a water supply system

- (1) No person may, without the Council's approval, make any connection to, damage, tamper or otherwise directly or indirectly interfere with, any part of the water supply system.

Conditions of Supply

8. Application for Supply

- (1) To be able to connect to the Council water supply (including any connection for fire protection purposes) an application for a supply of water must on the prescribed form and must include all the information requested. The application must be accompanied by the relevant fees
- (2) Following receipt of any application the Council may:
 - (a) Defer consideration of the application pending provision of additional information it requests from the applicant.
 - (b) Grant the application subject to such conditions as the Council considers reasonable to protect the integrity of the Water Supply System and ensure compliance with any applicable legislation or standards.
 - (c) Decline the application. If the Council declines any application it will inform the applicant of the reasons for doing so.

9. Prescribed Charges

- (1) The Council may from time to time set fees and charges in respect of:
 - (a) any connection to the water supply system
 - (b) upgrade of a water supply connection
 - (c) installation of water supply devices
 - (d) toby turn on
 - (e) toby location
 - (f) testing of water supply devices
 - (g) final meter readings
 - (h) disconnection of supply
 - (i) hydrant permits
 - (j) any other services provided in relation to the water supply system.

Point of Supply

10. Location

- (1) The location of the point of supply must be in a position approved by Council.

11. Responsibility for Maintenance

- (1) Council shall own and maintain the service pipe and fittings up to the point of supply. The Customer shall own and maintain the supply pipe beyond the point of supply.
- (2) In some circumstances it may be necessary to locate Council water supply devices on the Customer's side of the point of supply.

Explanatory note: Wherever possible the point of supply will be located outside of the Customer's property boundary.

12. Maintenance of Access

- (1) The Customer must maintain the area in and around the point of supply keeping it free of soil, growth, or other matter or obstruction which prevents, or is likely to prevent convenient access.

Types of Use

13. Ordinary Use

- (1) Ordinary use is intended to be solely for domestic purposes in a dwelling/house (which may include use in a fire sprinkler system to NZS 4517).
- (2) Council may, from time to time, by resolution, set an amount of water consumption that is to be the ordinary use maximum consumption level (Ordinary Use Maximum Consumption Level).

Explanatory note 1 – For use in fire sprinkler system to NZS 4517 to be classified as an ordinary use, the customer must comply with the specified conditions.

Explanatory note 2 - The Ordinary Use Maximum Consumption Level will, generally, be set by reference to the current sustainable use service level target. The current target is 1.5m³ per day per household unit averaged over 3 months.

14. Extraordinary Use

- (1) Extraordinary use is water consumption that is or is expected to exceed the Ordinary Use Maximum Consumption Level. Extraordinary use will be metered. The following shall be an extraordinary use:
 - (a) Any non-residential use including but not limited to industrial, commercial, agricultural, and recreational use.
 - (b) Any property connection where the internal diameter of the service pipe is 25 mm or greater;
 - (c) Out of district supply (supply to, or within another local authority);
 - (d) Lifestyle block use (based on developments with average section sizes of 3,000m² or larger)
 - (e) Temporary supply;
 - (f) Any property declared to be an extraordinary use pursuant to clause 14 of this bylaw.

Explanatory note: Council will be rolling out metering over the coming years to all connections however these will not be used for billing (subject to contrary council resolution) unless extraordinary use is determined.

15. Testing for Type of Use

- (1) The Council may, at any time, install a meter at the point of supply to determine if the use at any property exceeds the Ordinary Use Maximum Level.
- (2) If, following a reasonable period of testing (three months minimum), the Council is satisfied that the use at that property exceeds the Ordinary Use Maximum Level the Council may, by notice in writing to the owner or occupier of the property, declare the supply to that property to be an extraordinary use.
- (3) Any owner or occupier of a property that is an extraordinary user may apply to the Council, in writing and on payment of any fee set in accordance with this bylaw, to be tested to determine whether the use at that property exceeds the maximum ordinary use consumption level. No application will be accepted where extraordinary use has been determined within the last 12 months.

- (4) If, following a reasonable period of testing (three months minimum), the Council is satisfied that the use at that property does not exceed the Ordinary Use Maximum Level the Council may, by notice in writing to the owner or occupier of the property, declare the supply to that property to be ordinary use.
- (5) Any change of type of use in accordance with this clause shall take place on such date as the Council may set out in the notice.

Explanatory note: The cost of both ordinary and extraordinary use of water will be normally levied as rates. The water rates levied may vary for use below and above the Ordinary Use Maximum Level. The water rates are set through the Taupō District Council Rating Policy.

Water Restrictions

16. Demand Management

- (1) The customer shall comply with any restrictions which may be advised by the Council to manage high seasonal or other demands. Such restrictions shall generally be advised by way of public notice.
- (2) The customer shall comply with any further restrictions which may be approved by the Council for the purposes of drought management. Such restrictions shall be advised by public notice following a declaration by the Regional Council of a drought affecting the Taupō District.
- (3) Even when such restrictions apply the Council shall take all practicable steps to ensure that an adequate supply for domestic purposes is provided to each point of supply.

17. Emergency Restrictions

- (1) During an emergency the Council may restrict or prohibit the use of water for any specified purpose, for any specified period, and for any or all of its customers. Such restrictions shall be advised by public notice. Under conditions of a declared emergency under the Civil Defence Emergency Management Act 2002, all or part of this Bylaw may be overridden by order of the Controller.

18. Maintenance and Repair

- (1) Wherever practical the Council shall make every reasonable attempt to notify the customer of a scheduled maintenance shutdown of the supply before the work commences. Where immediate maintenance or repair (from any cause) is required and notification is not practical, the Council may shut down the supply without notice.

Backflow Prevention

19. All Points of Supply must at all times have a Backflow Prevention Device

- (1) Backflow prevention devices are installed at the Council side of the Point of Supply where possible as approved by Council.
- (2) The type of Backflow Prevention Device required will be determined by Council classifying the backflow risk of the applicable Water Supply System connection.
- (3) The costs to supply and install a new backflow device, or to upgrade an existing device will be charged to the customer.
- (4) Backflow devices once installed will become the responsibility of Council who will maintain, test and renew the devices through water rates.
- (5) The Customer may also test the backflow device where they require to for building warrant of fitness purposes.
- (6) The Customer must notify the Council as soon as possible on becoming aware that a Backflow Prevention Device may require repair or maintenance.

Taupō District Council Water Supply Equipment and Inspection

20. Inspection

- (1) Subject to the provisions of the Local Government Act 2002, the customer shall allow the Council with or without equipment, access to any area of the premises for the purposes of determining compliance with clauses 18 and 21.

21. Faulty or Inaccurate Meters

- (1) If a meter is thought to be inaccurate or faulty the customer can apply to the Council to have the meter tested. If, after testing at a certified testing facility, the meter is shown to be accurate the customer shall be charged for the test in accordance with the Council's fees and charges. The customer shall not be charged if the meter is inaccurate.
- (2) If a meter, for any reason, has not recorded the correct amount of water used then the Council may estimate the consumption (based on previous usage or other evidence) and the Council records will be adjusted accordingly. Any additional charge or refund will be accounted for in the next water rates account following the adjustment. Charges or refunds will not be backdated for more than two years.
- (3) Where due to an administrative error (including but not limited to misreading of the meter, errors in data processing, meters assigned to the wrong account, and unauthorised supplies) a customer has been incorrectly charged then the Council may estimate the consumption (based on previous usage or other evidence) and the Council records will be adjusted accordingly. Any additional charge or refund will be accounted for in the next water rates account following the adjustment. Charges or refunds will not be backdated for more than one year.

22. Prevention of Waste

- (1) A person who is supplied with reticulated water by the Council must not waste the water or allow it to be wasted.
- (2) Without limiting clause 21(1) the customer shall not use water or water pressure directly from the supply for pumping, driving lifts, machinery, eductors, generators, single pass cooling systems, trade waste dilution prior to disposal or any other similar device, unless specifically approved by the Council.

Explanatory Note: Approval under Clause 21(2) will be subject to conditions to protect the water network. Such conditions may include the use of systems such as break tanks before water can be used for the purposes outlined in 21(2).

23. Transfer of Rights and Responsibilities

- (1) A supply pipe shall serve only one customer and shall not extend by hose or any other pipe beyond that customer's property.
- (2) In particular and not in limitation of the above, any water which the customer draws from the Council supply shall not be provided to any other person without approval of the Council.

24. Change of Ownership Where Metered

- (1) Where a premises is metered, the outgoing customer must give the Council five working days notice to arrange a final meter reading.

25. Disconnection at the Customer's Request

- (1) The customer must give 20 working days notice in writing to the Council of the requirement for disconnection of the supply.

Breaches and Offences

26. Water Supply Breaches

- (1) A breach of the Bylaw is an act or omission including but not limited to the following:
 - (a) Failure to pay the appropriate charges by the due date.
 - (b) Failure to repair a leak, or in any way wilfully allowing water to run to waste, or to be misused.
 - (c) The fitting of quick-closing valves, pumps, or any other equipment which may cause pressure surges or fluctuations to be transmitted within the water supply system, or compromise the ability of the Council to maintain its stated levels of service.
 - (d) Tampering with the water supply system (see 9).
 - (e) Failure to notify council of backflow risk (see 21(5)).
 - (f) Failure to comply with water use restrictions or prohibitions introduced by the Council for any specified purpose.
 - (g) Using water or water pressure directly from the supply for driving lifts, machinery, eductors, generators, or any other similar device, unless specifically approved by the Council.
 - (h) Using water for a single pass cooling or heating system, or diluting trade waste prior to disposal, unless specifically approved.
 - (i) Extending by hose or any other pipe a private water supply beyond that customer's property.
 - (j) Providing water drawn from the Council supply to any other person without approval of the Council.
 - (k) Failure by the customer to meet and comply with any part of this Bylaw.
- (2) In the event of a breach of the Bylaw, the Taupō District Council may:
 - (a) Serve notice on the customer advising the nature of the breach, the steps to be taken to remedy it and the time period in which to remedy it.
 - (b) If the customer persists in the breach, the Council reserves the right to remedy the breach and in addition to reduce the flow rate of water to the customer without notice. This reduced flow rate shall be maintained until payment of the appropriate fee is received and the breach is remedied to the satisfaction of the Council.
 - (c) If the breach is such that the Council is required to disconnect the supply for health or safety considerations, such disconnection should be carried out forthwith.
 - (d) Without prejudice to its other rights and remedies, the Council shall be entitled to recover all or any costs incurred in remedying any breach of the Bylaw or from any damage to the water supply system and to charge for the estimated additional water consumption not recorded or allowed to pass where a meter or restrictor has been tampered or interfered with.

27. Other Powers

- (1) Every person who fails to comply with this Bylaw commits an offence and is liable on summary conviction to a fine as set out in section 242 of the Local Government Act 2002.
- (2) Under section 163 of the Local Government Act 2002 the Council or an approved agent appointed by it, may remove or alter any work or thing that is or has been constructed in breach of this Bylaw.
- (3) Under section 162 of the Local Government Act 2002 the Council may apply to the District Court for the grant of an injunction restraining a person from committing a breach of this Bylaw.

- (4) The Council may seize and impound property materially involved in the commission of an offence, under and in accordance with sections 164 and 165 of the Local Government Act 2002.
- (5) The Council will return and may dispose of property seized and impounded in accordance with sections 167 and 168 of the Local Government Act 2002.
- (6) The Council may restrict the water supply to a persons building or land as per section 193 of the Local Government Act.

28. Notices

- (1) Without limiting clauses 26 and 25 Taupō District Council may give notice to any person in breach of this Bylaw to carry out any remedial action in order to comply with the Bylaw and every such notice shall state the time within which the remedial action is to be carried out and may be extended from time to time.

Public Availability

29. This Bylaw, and any supporting documentation, is available for public inspection.

THIS BYLAW WAS MADE BY RESOLUTION TDCXXXXXX OF COUNCIL AT AN ORDINARY MEETING OF THE TAUPŌ DISTRICT COUNCIL HELD ON XX/XX/XXXX

The Common Seal of Taupō District Council
was hereto affixed in the presence of:

Mayor

Chief Executive

Appendix 1: Review and Amendment Record

Review/Amendment	Year
Amended	2025

1

Bylaws Review 2025



Submitter Details

Submission Date: 15/04/2025

First name: Guido

Last name: Paseri

Would you like to present your submission in person at a hearing?

I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Feedback

Questions are not mandatory. Skip to the question/s you would like to answer

Trade Waste Bylaw 2025

Taupō District Council operates community wastewater networks to protect community health. Trade waste is wastewater discharged from non-residential properties, and any residential properties with home activities that are discharging wastewater that is not of the same nature as domestic wastewater. Our Trade Waste Bylaw is being updated and lays out the process for managing trade waste. We welcome your feedback. Please visit [our website](#) for more information on trade waste.

Do you support the continuation of the Trade Waste Bylaw without amendment?

No
Tell us why?

Water Supply Bylaw 2015

The current Water Supply Bylaw 2015 outlines that property owners will be responsible for backflow prevention devices. In practice, Council repairs, tests and replaces these devices as part of meeting our backflow prevention standards. The proposed changes to the Water Supply Bylaw makes it clear that these devices will be Council's responsibility once installed. [See our website](#) for more information.

Do you support the proposed amendment of the Water Supply Bylaw that outlines the Council and property owner's roles and responsibilities in preventing backflow into the water network?

Yes
Tell us why?

In the current bylaw the ordinary and extraordinary use clauses have a number of issues. These are:

- Limited list of extraordinary uses conflicting with the definition of ordinary use

1

- No daily use maximum defined in the bylaw

- Lifestyle block use is not defined

The proposed changes provide a list of examples of extraordinary uses, adds a daily use maximum water volume and defines lifestyle block use based on how Council development engineers determine if a property is a lifestyle block. [See our website](#) for more information.

Do you support the proposed amendment of the Water Supply Bylaw to resolve the inconsistency between the ordinary use and extraordinary use clauses?

No
Tell us why?

Feedback on Draft Water Supply Bylaw 2025

By email to: bylawreview@taupo.govt.nz

To: Taupō District Council
Feedback from: Fire and Emergency New Zealand
Address for Service: Beca Limited

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

- This feedback is made on behalf of Fire and Emergency New Zealand (Fire and Emergency) on the Draft Water Supply Bylaw 2025.

1. Background:

Fire and Emergency must perform and exercise the functions, duties, and powers conferred or imposed on Fire and Emergency as a main function by or under the Fire and Emergency Act 2017 and any other enactment; and perform any other functions conferred on Fire and Emergency as a main function by the Minister in accordance with section 112 of the Crown Entities Act 2004.

As such, Fire and Emergency has an interest in Local Government Act 2002 Council bylaws to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements. Importantly, as specified in Section 152B of the Fire and Emergency New Zealand Act 2017, a territorial authority must not make a bylaw that is inconsistent with the Fire and Emergency New Zealand Act 2017 and if it does, the Fire and Emergency New Zealand Act 2017 prevails and the bylaw has no effect to the extent of the inconsistency; and the territorial authority must amend or revoke the bylaw to remove the inconsistency.

This feedback seeks to ensure that Fire and Emergency are able to carry out its requirements under the Fire and Emergency Act 2017 more effectively in the protection of lives, property and the surrounding environment.

2. Fire and Emergency's feedback is:

Clause 9 of the draft water supply bylaw specifies that '*no person may, without the Council's approval, make any connection to, damage, tamper or otherwise directly or indirectly interfere with, any part of the water supply system*'.

While Section 48 of the Fire and Emergency New Zealand Act 2017 provides powers to all Fire and Emergency personnel to use all hydrants and control valves installed in any water mains, this is not acknowledged in the bylaw nor is there an exemption included to avoid any ambiguity in terms of the bylaw's interpretation. While the bylaw as drafted would not preclude Fire and Emergency from connecting to the water supply system, there is a perceived risk that the bylaw conflicts with the Fire and Emergency New Zealand Act 2017.

Fire and Emergency request that the bylaw include the following (or similar) wording to address its concerns around the interpretation and application of the bylaw as it relates to Fire and Emergency's operational requirements:

'Nothing in this Bylaw applies to the taking of water from hydrants and other access points in the Water Supply System by the fire service, which is regulated by the Fire and Emergency New Zealand Act 2017'.

It is further noted that 'fire service' is a defined term in the interpretation section however is not used anywhere in the bylaw. This term has been adopted as part of the above requested wording for simplicity. Also appropriate would be substituting the phrase for "Fire and Emergency New Zealand", with a consequent amendment to the definition within the bylaw.

Fire and Emergency would welcome any questions or further engagement on matters raised in the feedback within. Thank you for the opportunity to provide feedback.



Alec Duncan, consultant planner

Signature of person authorised to sign on behalf of Fire and Emergency

Date: 01/05/2025

First adopted:	1 June 2016
Next review date:	1 June 2026
Document number:	A1670699
Sponsor/Group:	Group Manager: Policy & Operations



TAUPŌ DISTRICT COUNCIL TRADE WASTE BYLAW 2016

Purpose and Scope

- The purpose of this Bylaw is to set the requirements for **trade waste** within Taupō District by outlining the activities that control and monitor trade discharges into the wastewater system to protect:
 - Sewers, pumping stations, storage tanks, wastewater treatment plants and other related wastewater system structures
 - The health and safety of any persons associated with the wastewater systems by applying standards for trade waste discharges
 - Public health and the environment from the effect of the trade waste discharges and by ensuring the necessary resource consents are met.
- The Bylaw also provides a basis for charging persons who use the wastewater system to cover the cost of conveying, treating and disposing of or reusing their wastes, while ensuring that the costs of treatment and disposal are shared fairly between trade waste and domestic dischargers. The Bylaw encourages waste minimisation and provides a basis for the introduction and implementation of the New Zealand Waste Strategy.
- The Bylaw is made under the authority of section 146 of the *Local Government Act 2002*, and section 64 of the *Health Act 1956*. In addition, **trade waste** is regulated and controlled by other Acts, regulations, standards, rules, bylaws, Taupō District Plan, policies, reserve management plans, and consent conditions which should be referred to in conjunction with this Bylaw.

Commencement

- The Bylaw comes into force throughout the district on 1 June 2016

Revocations

- The Taupō District Council Trade Waste Bylaw 2010 is revoked at the time of the Taupō District Council Trade Waste Bylaw 2016 comes into force.

Definitions

- Any words, phrases or expressions used in this Bylaw which have meanings assigned to them by the *Local Government Act 2002*, and the *Health Act 1956* shall have the meanings as are respectively assigned in those Acts and corresponding supplementary legislation, unless inconsistent with the context in which such words occur.
- In this Bylaw, if not inconsistent with the context:

Chief Executive	The chief executive of Council and any person delegated to perform any duties of the chief executive
Council	Taupō District Council

Trade Waste

- All trade premises within Taupo District that discharge, seek to discharge or are likely to discharge to the sewerage system operated by **Council** must meet the requirements of this Bylaw.
- A trade premises meets the requirements of this Bylaw if they have met the requirements outlined in NZS 9201.23:2004 Model General Bylaws Part 23 Trade Waste. This standard is current at the time of adoption of this bylaw.
- A trade premises that discharges to the sewer system, which is not covered by NZS 9201.23:2004 Model General Bylaws Part 23 Trade Waste, meets the requirements of this Bylaw by meeting the relevant standards and specialist advice on a case by case basis.

11. All trade waste premises must have applied and obtained all relevant consents at the discretion of **Council** to discharge, seek to discharge or are likely to discharge to the sewerage system operated by **Council** in accordance with this Bylaw.
12. This Bylaw also applies to tankered wastes collected for the purpose of discharging to the sewerage system operated by **Council**.

Fees and Charges

13. **Council** may by resolution set fees and charges.

Exemptions

14. A person is not in breach of this Bylaw if that person:
 - a. proves the act was taken to avoid death or injury of a person; or
 - b. was taken at the direction of an enforcement officer.
15. Any person may apply to the **Chief Executive** (or their delegated representative) for an exemption **by** prior written permission for any activity that would be in breach of any prohibition under this Bylaw.
16. Fees may be prescribed for processing these permissions. This fee may be refunded, remitted, or waived at the **Chief Executive's** (or their delegated representative) discretion.

Transitional Provisions

17. Any consent to discharge trade waste made under the Taupō District Council Trade Waste Bylaw 2010 shall be deemed to be an application made under this Bylaw.
18. All existing consents continue as if it were a consent made under this Bylaw until it reaches its expiry date.

Trade Waste Agreements

19. **Council** may at any time enter into a written agreement for the discharge and reception of trade wastes with any consent holder. Any such agreement may be made in addition to, or in place of, a trade waste consent, and the trade waste agreement and its terms will have the same force as if the agreement was a consent issued under this Bylaw.
20. Every agreement for the discharge and reception of trade waste between a consent holder and **Council** existing at the date this Bylaw comes into force shall continue on the same terms and conditions as if the agreement was a consent issued under this Bylaw.
21. Where an existing trade waste agreement is silent as to its term, that agreement shall be terminable on six months' written notice by **Council** and the consent holder will be required to apply for a trade waste consent in accordance with this Bylaw, and/or enter into a new agreement.
22. Where an existing trade waste agreement does not incorporate adequate sampling or monitoring or charging provisions, **Council** may impose additional requirements in accordance with this Bylaw by written notice to the consent holder. The consent holder must comply with any such requirements within a reasonable timeframe to be set by **Council**.

Review

23. Any person dissatisfied with their decision may request a review in writing to the **Chief Executive** within 20 working days of the decision from **Council**.
24. Applications for review must be in writing and should include at least:
 - a. name and address;
 - b. the consent reference the review relates to; and
 - c. the reason why.
25. In no way does a review affect a persons right of appeal under the *Local Government Act 2002*.

Offences/Penalties/Powers

26. A person commits an offence under this Bylaw if they dispose of trade waste contrary to the regulations of this Bylaw.
27. **Council** may refuse to accept any type of trade waste which is not in accordance with this Bylaw under section 196 of the *Local Government Act 2002*.

28. A person is in breach of this Bylaw who fails to comply with this Bylaw and commits an offence under section 146(a)(iii) and section 239 of the *Local Government Act 2002*, and is liable on conviction to the penalties set out in section 242(5) of the *Local Government Act 2002*, for which a person is liable on conviction to a fine not exceeding \$200,000. These fines are current at the time of adoption of this bylaw.
29. **Council** may after the conviction of any person for a continuing offence against this Bylaw, apply to the court for an injunction to restrain the further continuance of the offence.
30. **Council** may remove or cause to remove any persons, any vehicle, structure or object, in breach of this Bylaw, and/or recover all charges in connection with the removal of any vehicle, structure or thing.

Public Availability

31. This Bylaw, and any supporting documentation, is available for public inspection.

THIS BYLAW WAS MADE BY RESOLUTION TDC201604/07 OF COUNCIL AT AN ORDINARY MEETING OF THE TAUPŌ DISTRICT COUNCIL HELD ON 26 APRIL 2016.

The Common Seal of Taupo District Council
was hereto affixed in the presence of:

Mayor

Chief Executive





TAUPŌ DISTRICT COUNCIL

PERFORMANCE REPORT

April 2025

CHIEF EXECUTIVE - Julie Gardyne

Overview

As we continue to navigate the complexities of the Local Water Done Well reform, our primary focus has been on ensuring the best outcomes for our community. We have spent considerable time reviewing our water services and evaluating the options provided by the government. Our proposed preferred option is to keep our water services in-house for now, with a review scheduled for 2027. This is based on our current financial stability and the strength of our water services team. We will also explore collaboration opportunities with Waikato Water for shared services. It is crucial that we make a decision that ensures the long-term sustainability and quality of our water services, keeping in mind the significant regulatory changes and financial implications involved.

Government policy update

Local Water Done Well reform: The council is currently processing the recent updates to the reform, and we are actively consulting with the community to ensure that all voices are heard and considered. We are evaluating the potential impacts on our local infrastructure and services and making sure we align our plans with the needs and expectations of our residents.

Resource Management Act (RMA) reform: The New Zealand government announced significant reforms to the Resource Management Act (RMA), splitting planning and environmental laws, and introducing a new focus on growth and property rights, while also considering spatial planning and standardized land use zones.

Stakeholder relationships

Building and maintaining external relationships, along with enhanced engagement and communication approaches, continues to be a focus for council.

Staff have been engaging with the community on Local Water Done Well, and attending meetings with iwi partners and stakeholders.

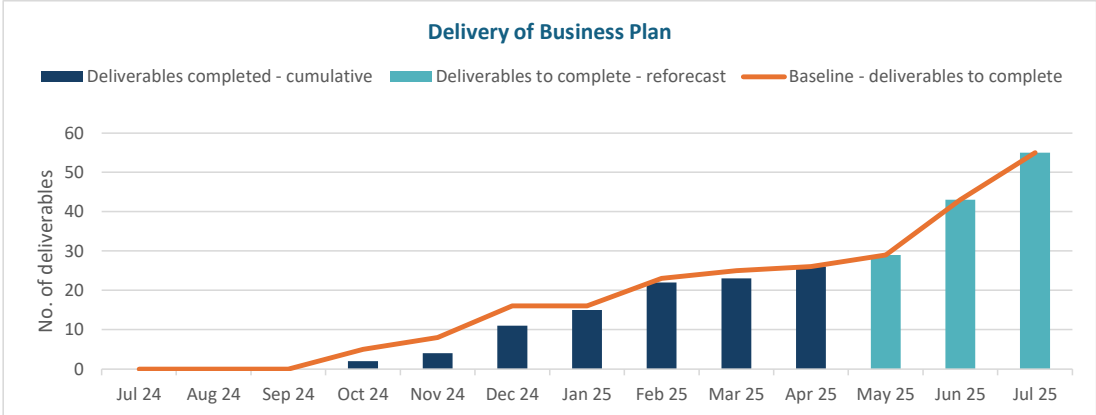
Operating efficiency and improvements

Delivery of Business Plan

■ Deliverables completed - cumulative

■ Deliverables to complete - reforecast

— Baseline - deliverables to complete




Month	Deliverables completed - cumulative	Deliverables to complete - reforecast	Baseline - deliverables to complete
Jul 24	0	0	0
Aug 24	0	0	0
Sep 24	0	0	0
Oct 24	2	0	5
Nov 24	5	0	8
Dec 24	10	0	15
Jan 25	15	0	16
Feb 25	22	0	22
Mar 25	24	0	25
Apr 25	26	0	27
May 25	28	28	30
Jun 25	43	43	43
Jul 25	55	55	55

Business Plan deliverable status

■ Achieved

■ On Track for Completion

■ Off Track

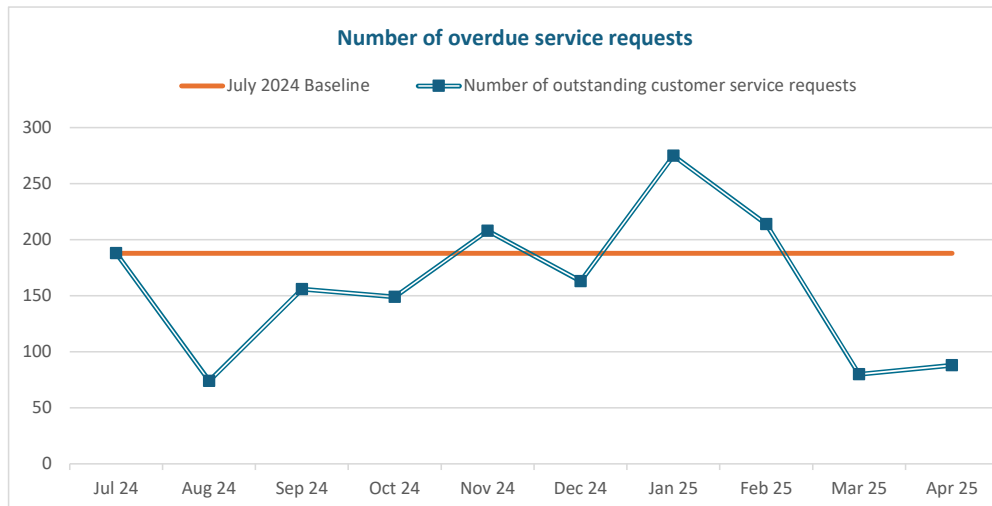


Status	Percentage
Achieved	50%
On Track for Completion	45%
Off Track	5%

April 2025 * PERFORMANCE REPORT * 1 | 2

PEOPLE AND COMMUNITY PARTNERSHIPS - Hadley Tattle

Customer focus



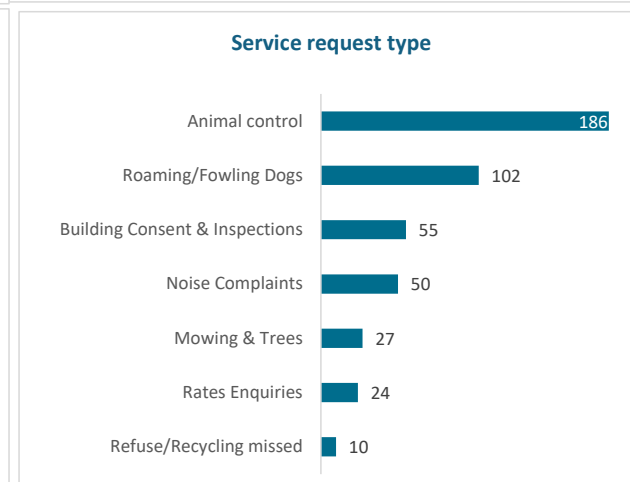
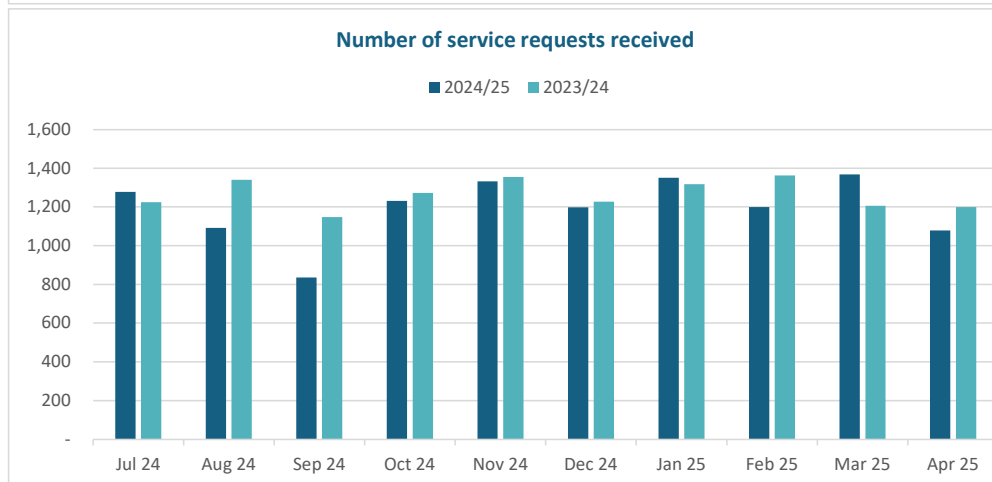
3608 calls received by customer services

78% of calls answered within 40 secs

Customer focus for the organisation is continuing with a consecutive month of overdue customer service requests in double digits, and well below our baseline. This is showing a commitment from the organisation to actively manage and support our customers.

Active service requests for April are down on March, however we still seeing high levels for animal control.

The 'Ask Your Team' Customer Satisfaction Feedback, which was instigated in January 2025, continued to at 78%.



Community engagement and communications

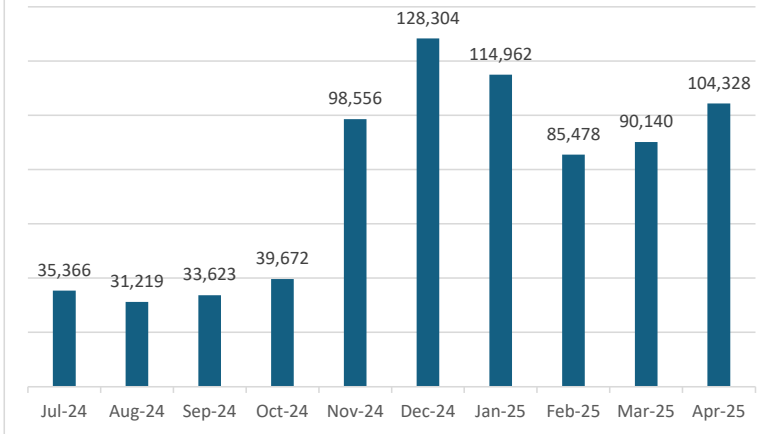
3 campaigns

153,632 people engaged in campaigns in April

Last quarter Council launched or continued the following campaigns:

- **Supercars** - Aim was to make the community aware the return of the Supercars event and the likely impacts. Sentiment has been largely positive.
- **School holidays, Easter and Anzac weekend communications**. Informing the community of the opportunities available for families during the school holidays and long weekends and the opening hours of council customer service centres, venues and facilities over the long weekends.
- **Waste awareness**. Educating the community about ways they can minimise waste via composting, correctly sorting rubbish and placing it at the kerbside and participating in council-organised community litter pick-up events.

Web page hits



Month	Web page hits
Jul-24	35,366
Aug-24	31,219
Sep-24	33,623
Oct-24	39,672
Nov-24	98,556
Dec-24	128,304
Jan-25	114,962
Feb-25	85,478
Mar-25	90,140
Apr-25	104,328

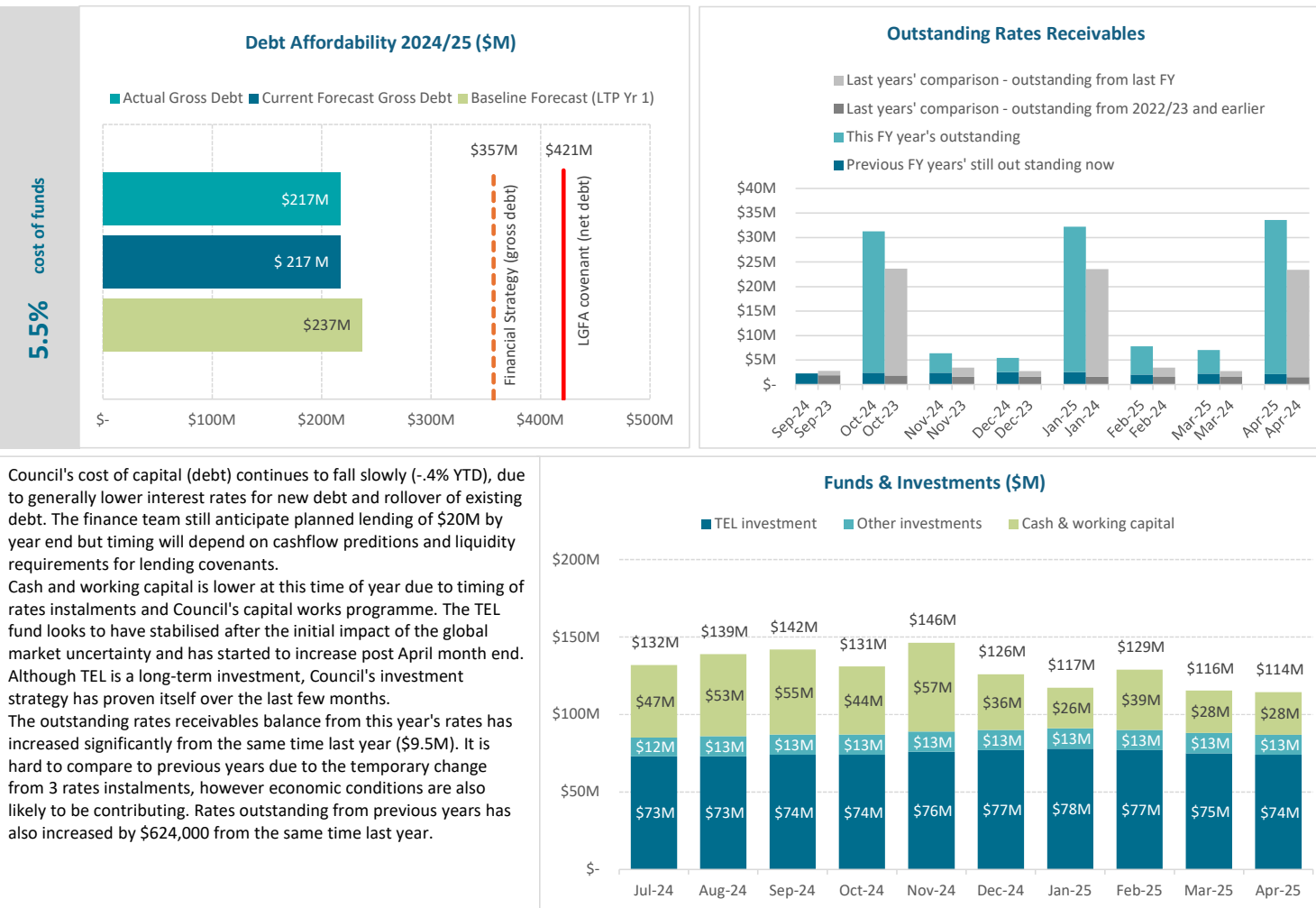
Iwi partnerships and initiatives

There was a further hui with Tokaanu marae regarding the potential removal of asbestos pipes in their rohe, and to discuss and advise regarding their Long-term Plan 2024-34 submission response update. We had an initial hui with Ngāti Tūrangitukua hui alongside Te Miro (consultants) regarding the district-wide stormwater discharge consent and iwi/hapū engagement process for the project. Our team will work closely alongside Te Miro for this mahi.

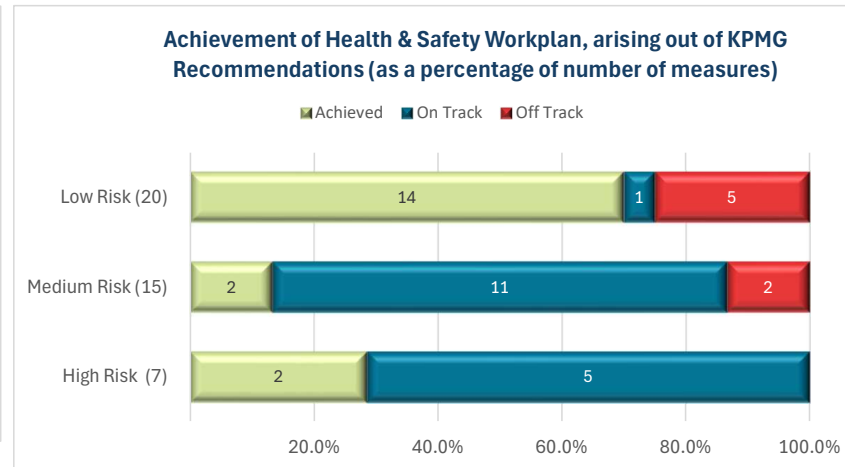
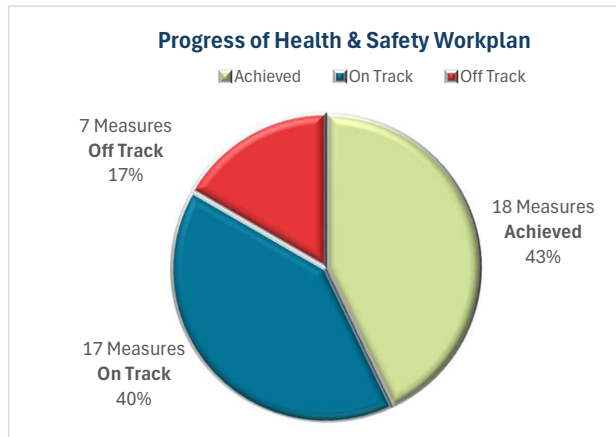
The Te Arawa River Iwi Trust Joint Committee meeting was held over this period in Rotorua. We provided a Local Water Done Well update, and also an update regarding the workplan objectives and outcomes. The Tūrangi Co-Governance Committee meeting was held, where we provided an update on the work plan, and agreed objectives and outcomes as per the Mana Whakahono agreement.

ORGANISATION PERFORMANCE - Sarah Matthews

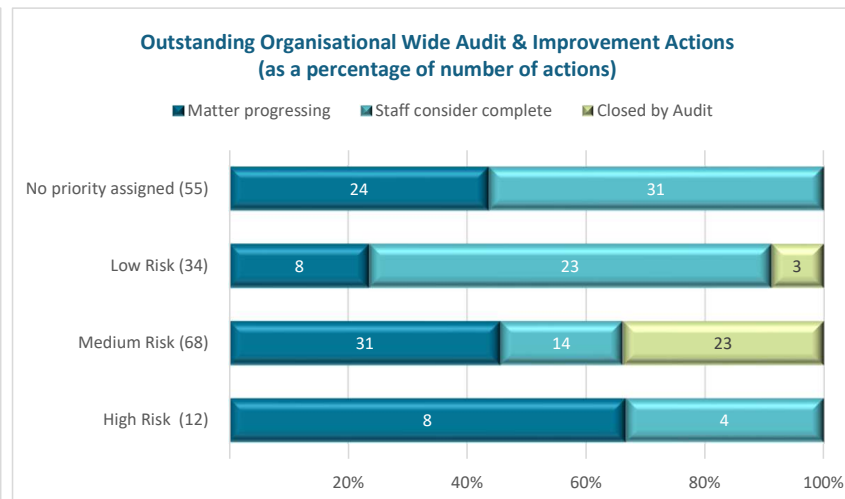
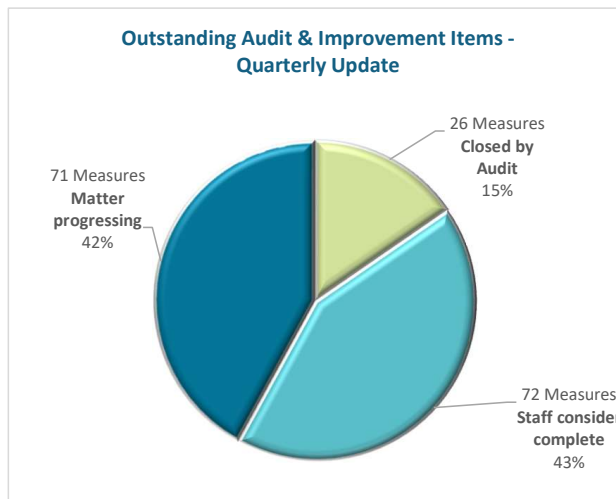
Financial Strategy



Health & Safety Improvements



Organisational Wide Audit Improvements



Council Property

The property team has been busy with several development projects, which are discussed in the significant projects report (attached). Work continues on the centralisation of leases and licences project. The team has completed a number of workshops with TechOne, collaboratively with internal stakeholders, to enable the digital solutions team to proceed with the compliance management configuration design document. Approval to proceed has been given by Council's digital programme governance group.

The timber floor reinstatement was completed, and the floor was then polished at the Taupō Events Centre. The courts and rock wall will open to the public again on 5 May 2025.

Digital Solutions

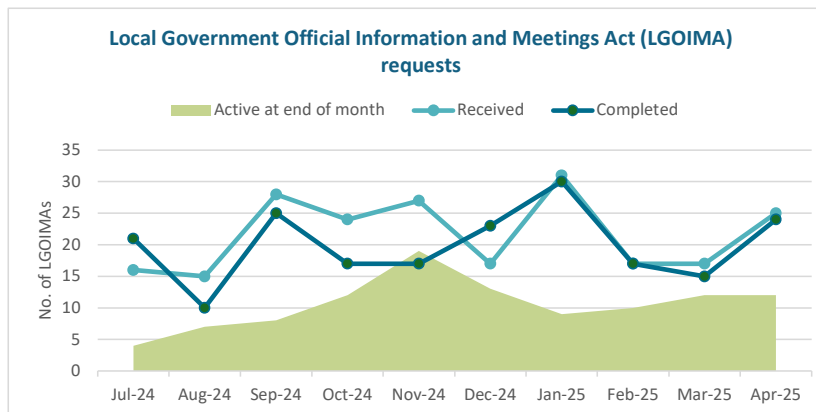
Protecting our information asset project saw 83 boxes of historic council paper files and microfilm sent to be digitally scanned to ensure the integrity and accessibility of these historic council decisions can be preserved. CiAnywhere upgrade successfully implemented following thorough testing from business users. Focus continues on the improvement and issue resolution of revenue processes in preparation for next rates instalment, rates strike and annual dog renewal processes.

Planning is underway for the upgrade of the building consent system that is required before 30 June 2026 when the current version will no longer be supported. Approval to proceed has been given by Council's digital programme governance group.

Local Government Official Information and Meetings Act (LGOIMA) requests

99% of LGOIMAs processed within 20 days - YTD Target is 99%

April saw 25 new LGOIMA requests, the highest since January 2025. There's been a strong response to social media posts about Council transparency, including councillor attendance and the economic benefits of events like the 70.3 Ironman Worlds. There continues to be a focus on infrastructure maintenance, landfill status and tree removal.



COMMUNITY INFRASTRUCTURE AND SERVICES - Tony Hale

Three Waters

Monthly dry weather overflow

Month	Monthly weather overflow	Cumulative overflow - YTD	End of FY target
Jul-24	0.1	0.1	3.0
Aug-24	0.2	0.3	3.0
Sep-24	0.1	0.4	3.0
Oct-24	0.1	0.5	3.0
Nov-24	0.0	0.6	3.0
Dec-24	0.1	0.7	3.0
Jan-25	0.1	0.8	3.0
Feb-25	0.0	0.9	3.0
Mar-25	0.0	1.0	3.0
Apr-25	0.1	1.1	3.0

2

notifications to Taumata Arowai of risk to drinking water quality. Target is Nil. 1. Kinloch water supply boil water notice issued due to an identified issue with the chlorination dosing system following a power outage. 2. Monthly arsenic test results exceeded standard values in Kinloch, Motuoapa and Omori. Arsenic has always been present in these water supplies due to geothermal activity. The test results continue to be stable and there is a plan to address arsenic levels through the treatment plant upgrades that are underway.

1

moderate non-compliance for the discharge of wastewater to Lake Taupō which occurred due to a blockage within a wastewater main and the subsequent overflow of wastewater to a stormwater network . Target is Nil.

During April key areas of focus included protozoa risk mitigation plans and stormwater management. The development and implementation of drinking water risk mitigation plans and controls for protozoa management for a number of council supplies (including Motouapa, Omori, Kinloch and Tirohanga) were progressed. The risk mitigation plans were requested by Taumata Arowai to demonstrate how council is managing protozoa risks whilst treatment plant upgrades are progressing.

With stormwater management, there is an identified issue with significant intrusion of stormwater into the Taupō wastewater network. Staff and contractors have been making good progress with smoke testing and visual inspections within the Taupō industrial area, with a number of unauthorised connections already identified. Staff will identify an approach for the redirection of the connections to an appropriate stormwater system.

Waste Management

11,632 tonnes of waste diverted from landfill - YTD

33% of waste stream diverted from landfill - YTD

50% target diverted from landfill - by 2034

- \$5,694 has been awarded in Waste Minimisation grant funding to seven recipients.

- The team organised event waste stations for three events, and hosted a composting workshop.

- Council resolution was obtained to change collection areas for the kerbside collection.

- A new transformer was installed at Broadlands Road landfill.

Transport

16 km of road resealed YTD - target 17km

3.9 km of road renewed YTD -target 5.2km

36 pothole repairs/month

\$2,260 emergency dispatches**

- Link Road rehabilitation is now complete on the road surface. The road is line marked but works on the shoulder such as hydroseeding need to be done. The team is working through the contract issues.
 - All other rehabilitations and reseals are now complete since the weather has become too cold to seal.
 - HEB and transportation manager attended the Kinloch Representative Group meeting in relation to the tree matter. The team will report back on the replanting plans.
- (**assisting emergency services with traffic management and after hours calls)

Events and Venues

In April, council supported two events: ANZAC day and Supercars. ANZAC is a community-led event supported by the events team, with data not captured annually. An independent economic impact assessment of Supercars and full post-event report are expected in June. Council support for the event, not included in the table below, totals \$400,000 + GST.

As of April 2025, council has invested \$314,834.36 into events across the district, supporting a mixture of cultural, sporting and community activities. These investments have generated a reported economic impact (EI) of \$27.2 million, highlighting the significant return and value events bring to the local economy.

High economic impact events include Ironman New Zealand and 70.3, Lake Taupō Cycle Challenge, Taupō Winter Festival and the Total Sport Series. Cultural and community events such as Graffiato, Tūrangi Christmas in the park and Mangakino Lake Hop received smaller investments and were not measured for economic return. However, these events play a critical role in community engagement, identity and wellbeing.

Donations, grants and sponsorship fund

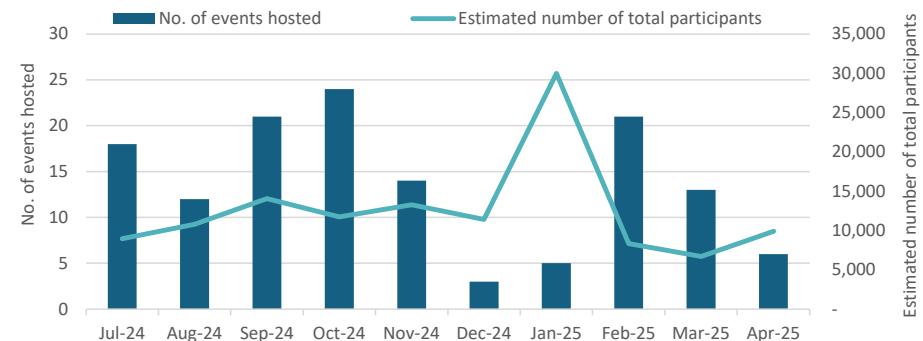
\$314,834 of **\$488,000** (65%)
donations, grants & sponsorship fund invested to date

\$27,203,022 estimated economic return - YTD

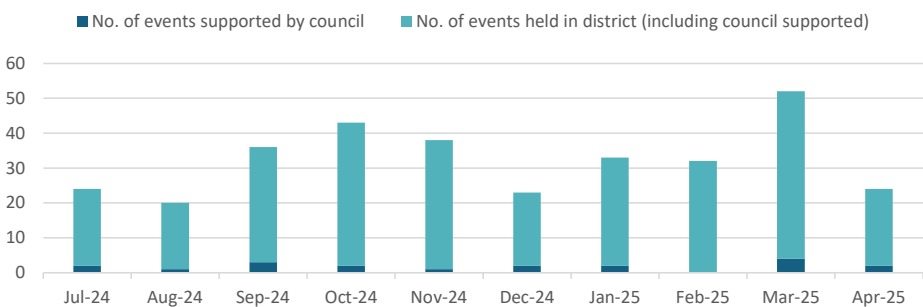
8540% return on investment - YTD

Monthly events hosted by council venues

(not including regular sports users, meetings or internal bookings)



Events held in the district



April 2025 * PERFORMANCE REPORT * 2 | 2

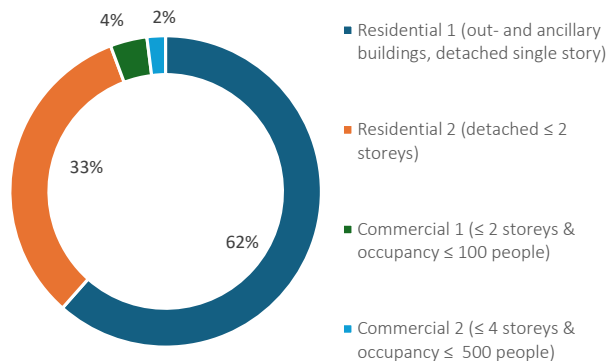
STRATEGY AND ENVIRONMENT - Warrick Zander

Policy

- The proposed direction to prepare the Annual Plan 2025/26 was confirmed. Work has subsequently taken place to prepare the draft plan for Council consideration in June.
- Consultation on bylaws relating to trade waste and water supply closed on 1 May. We only received submissions from two parties across both bylaws, which will be considered by Council at the May meeting.
- Consultation on our Dangerous, Affected and Insanitary Buildings Policy closed on 1 May. We received no submissions so Council will consider the policy at the May meeting.
- Feedback on Plan Change 47 – Māori Purpose Zone closed on 2 May. The limited feedback we received was largely positive and work is underway to refine the plan change.
- We asked for feedback on the reformatted version of our District Plan that complies with the National Planning Standards. That new version will go live for the public on 15 May.
- We have been working on the drafting of the Joint Management Agreement with Tuwharetoa Māori Trust Board. Our work is focused on the sections related to planning processes, monitoring, enforcement and customer rights.

Environmental Services

Types of building consents granted



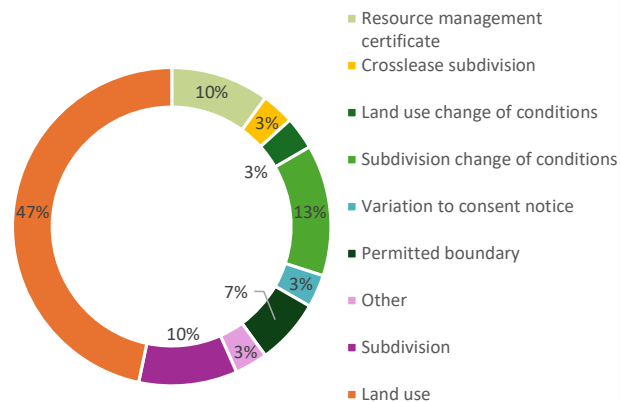
of building consents completed within statutory timeframes - this month

96%

building consent applications received - this month

88

Types of resource consents received



of resource consents completed within statutory timeframes - this month

100%

resource consent applications received - this month

33

- The compliance team have achieved the KPI set by the elected members of 99 percent known registered dogs in the district.
- April sees another month where adoption numbers are higher than dogs euthanized.

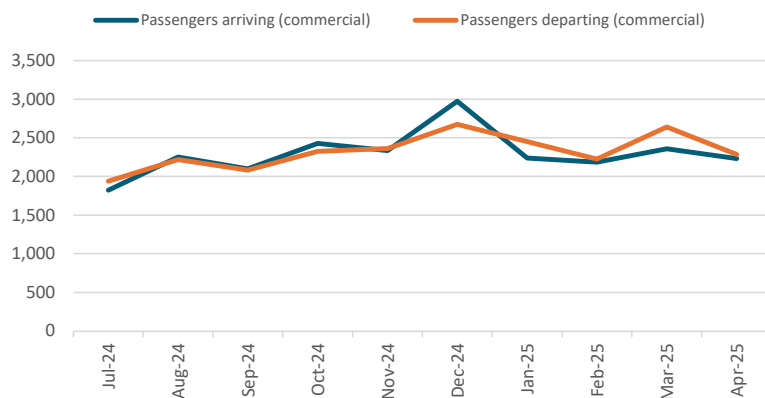
Parks and Reserves

- The reserves team carried out maintenance work around Tapuaeharuru as well as along the competitor parade route in preparation for Supercars on the weekend of 12 and 13 April.
- Annual maintenance was carried out at Taupō cemetery (tree pruning, path edging and mulching around plantings) as well as the Tūrangi urupā and public cemetery (entrance way commercially cleaned, roadside fence renewal started).
- Commercial cleaning of pavement areas in the Taupō CBD was also completed. The cenotaph area was cleaned up prior to the Anzac commemoration services.
- The team held a successful consultation sausage sizzle in Brentwood Gully prior to maintenance and track work commencing later this year.
- Bat monitors were placed at Tūrangi Golf Club and recorded the movements of Pekapeka-tou-roa (*Chalimolobus tuberculatus*) through the area. This information will help inform a number of work streams going forward.
- Engagement and design solutions for consent preparation were ongoing for Kuratau and Pukawa. With the low lake levels there has been no requirement for reactive physical works.

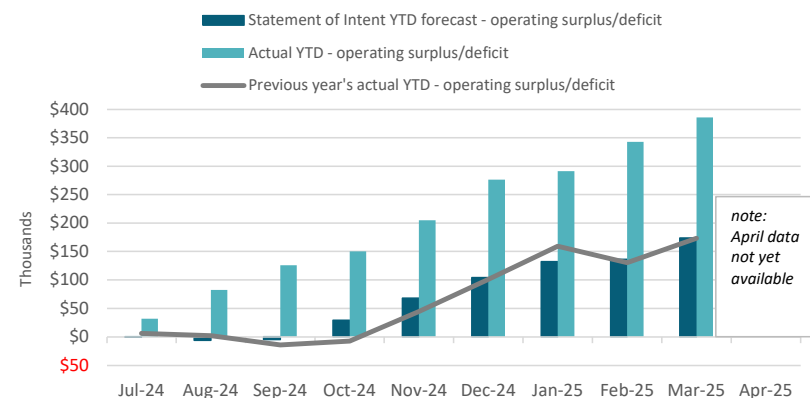
Taupō Airport


- Financials to the end of March 2025 continue to be positive with operating surplus still tracking above budget. The key will be to maintaining momentum to ensure a good end of financial year (FY) result. The team is also preparing for the next financial year, and finalising the Taupō Airport Authority Statement of Intent FY2026 to FY2028.
- The launch of the Unison 2025 Lake Taupō Business Awards was held in the airport terminal in co-sponsorship with Originair.
- New Zealand Airports Day 2025 will be held on 13 May in Wellington, with stakeholder session and Parliamentary reception. The focus is on improving regional connectivity, unlocking infrastructure investment, and building a stronger, more competitive aviation system.
- Land management agreement between the property team and Taupō Airport Authority is being finalised.
- Work continues on the corporatisation of Taupō Airport Authority.

Arriving & departing passengers



Taupō Airport Authority operating surplus/deficit



<div><div>GREAT LAKE TAUPŌ Taupō District Council</div><div>PORTFOLIO UPDATE</div></div>									
PROJECT	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET	
Community Facilities									
Mangakino Lakefront Upgrade Project (phase 2)	<div></div>	<div></div>	<div></div>	<div></div>	The main consultant tender evaluation process is nearing completion with the intention to award before 9 May.	Initial meetings will commence with designer once they are appointed	<div></div>	21%	\$0.3M
Owen Delany Park upgrade	<div></div>	<div></div>	<div></div>	<div></div>	Contract is currently out for tender for the construction of the new facility. Cost: Changed to amber due to uncertainty around tenders.	Selection of preferred Supplier.	<div></div>	41%	\$8.5M
Events & Venues									
Tūrangitukua Park - Te Aonini Carpark Seal & Hirangi Rd carpark drainage	<div></div>	<div></div>	<div></div>	<div></div>	Tūrangitukua Park Drainage - Stormwater works have been completed and recent rain has proven the system to work. The fencing is complete.	Tūrangitukua Park Drainage - Complete curbing and further clear out the detention basin of shrubs/weeds.	<div></div>	11%	\$0.9M
Parks & Reserves									
Erosion control - Kuratau Foreshore	<div></div>	<div></div>	<div></div>	<div></div>	Assessment of the environmental impact document has been drafted for consent, design plans are complete and feedback supplied to Consultant.	Planning to lodge resource consent in May	<div></div>	77%	\$0.9M
Erosion control - Tapuaeharuru Bay	<div></div>	<div></div>	<div></div>	<div></div>	Meeting with Hapū on 16th May 2025 to gain approvals for groyne field concept design. Once Hapū approve our concept design then we can move into detail design and the consenting process. Time: Hapū were not ready for our original hui in March so meeting was delayed to May. Erosion along the foreshore not being mitigated.	Meeting with Hapū on 16th May 2025 to gain approvals for groyne field concept design.	<div></div>	12%	\$1.1M
Reform, Investments									
204 Crown Road - subdivision earthworks & Civil	<div></div>	<div></div>	<div></div>	<div></div>	Contractor are completing the final tasks for the civil works contract and final subdivision sign off.	Completion of top soil, concrete footpaths, and final site clean up. Install hard and soft landscaping along Crown Rd.	<div></div>	79%	\$6.8M
EUL Stage 1 Lot 20 -Earthworks & Civil	<div></div>	<div></div>	<div></div>	<div></div>	TDC legal team are assisting with final sign off, the Camex programme is tight however plans are in place to finish on time. The planting of the northern gully has been deferred due to plant quality.	Completion of kerbing in roadway along Tauhara Ridge Drive, commencing of landscaping with community group, soak holes installed in lots, retaining wall being completed. Roading prep commencing.	<div></div>	51%	\$9.6M
Waters Reform Activities	<div></div>	<div></div>	<div></div>	<div></div>	Council approved the options and preferred option for public consultation on 29 Apr. The preferred option is keeping water services in-house with a review in 2027.	Public consultation runs through until 29 May, with submission hearings 19 Jun, final adoption of Water Services Delivery Plan 10 July.	<div></div>	73%	\$0.9M
Solid Waste									
Broadlands Road Transfer Station Consent Renewal	<div></div>	<div></div>	<div></div>	<div></div>	1) Options analysis underway and to be shared with Exec 2) Meet on site with stage 1 stakeholders & working group members Time: The previous 1998 agreement needs to be wrapped up for some parties to engage with around a new consent. Engagement activities may need to happen in parallel of consent submission. Scope: With uncertainty around what the landfill will look like in the future, as far as location and functionality, we need to have an open approach to engagement. An options analysis is currently underway.	1) Present Options Analysis to Executive team 2) Further the transfer station upgrade submission to the Ministry for the Environment	<div></div>	0%	\$0.0M
Crushed Concrete Landfill	<div></div>	<div></div>	<div></div>	<div></div>	Good response from the market with 12 proposals received. Time: Tenders closed on the 7 May. Seeking to complete evaluations and engage contractor in the second half of May. Seeking to have as much disposed as possible before waste disposal levies increase on the 1 July 2025.	Complete evaluations - mid May. Engage supplier - late May. Commence disposal - June.	<div></div>	16%	\$1.4M
Stormwater									
Stormwater Discharge Consents Renewal	<div></div>	<div></div>	<div></div>	<div></div>		Delivery of Iwi Engagement strategy	<div></div>	0%	\$0.0M

<div><div><div><div></div><div>GREAT LAKE TAUPŌ</div><div>Taupō District Council</div></div></div><div>PORTFOLIO UPDATE</div></div>								
PROJECT	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
Wastewater								
SCADA Upgrade	<div><div></div><div></div><div></div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Small project (circa \$200K) to convert Whakaroa reticulation assets (pump stations and reservoirs) and Kinloch Locheagles (pump station& reservoir) and Lochridge pump station to FTView to align with the new Kinloch WTP. Time: Awaiting the results of the Mott McDonald work to understand the time impact and overall programme. Cost: had to accommodate the IT/OT separation costs of \$221K. Scope: Extended to include the IT/OT separation.	Completion of work prioritisation plan with consultant (Mott McDonald).	<div><div></div></div> 88%	\$4.6M
Taupo Wastewater Treatment Plant Primary Clarifier 3	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Additional budget will be required as the new tank cannot be attached to the existing structures due to seismic and settlement risks. A separate structure will be more costly.	Completion of preliminary design and start of detailed design.	<div><div></div></div> 36%	\$1.0M
Taupō WW Control gates bridge buffer storage tanks	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Service locations and geotech investigations are underway, including comms with iwi/hapū.	Completion of preliminary design	<div><div></div></div> 24%	\$0.2M
Taupo WW Southern Trunk Main	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	The majority of the project works are complete with a small snag list to finish. Fencing contractor booked to install fence around Kara Place.	Final documentation to be issued for review Snag list to be completed and signed off.	<div><div></div></div> 92%	\$14.3M
Turangi WW Consent	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Draft consent conditions have bee shared with Ngāti Tūrangitukua for comment Time: Time frame to receive Tūrangitukua response is unknown.	Finalising draft consent conditions	<div><div></div></div> 0%	\$0.0M
View Road Stage 2 LDS Expansion	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	The new integrator is working well on the final integration of Stage 2 into the existing system, however it is taking longer than anticipated due to the challenges with the current control coding for stage 1. Time: Reduction to amber as the final part of programming and integration to the existing site is underway.	Fully integrate the system into the existing site by July-August.	<div><div></div></div> 96%	\$5.4M
Water								
Drinking Water Standards NZ Upgrade - Kinloch, Omori, Hatepe, Motuoapa	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Kinloch - The mechanical and process install is progressing well, final civil works related to drainage and underground services on site are underway. Omori - Structural steel and blockwork is complete and roofing is underway for the new treatment plant. Motuoapa - Building consent has been submitted, site has been cleared and enabling works have commenced to prepare for construction. Hatepe - Concession has been signed by TDC and granted, the project team are currently planning to undertake site clearance to facilitate the geotechnical testing and survey. Cost: Reduction to amber as Kinloch and Omori has been added to the 25/26 Annual plan to address the shortfall in funds.	Kinloch - Commencement of commissioning in June/July. Omori - Completion of building envelope by mid 2025 and project commissioning planned for September 2025. Motuoapa - Ground improvement planning to start in late May 2025. Hatepe -Site clearance and geotechnical testing of the new site by mid 2025.	<div><div></div></div> 78%	\$32.9M
Tauhara Ridge Reservoir & Airport Connection	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	<div><div></div></div>	Precast wall panels are installed for the new reservoir and the new Titoki pump has been installed, with only the electrical works to complete.	Completion of piping and road section around reservoir followed by electrical design review signoff.	<div><div></div></div> 60%	\$3.5M
KEY								
<div><div></div></div>	Low Risk	<div><div></div></div>	Risk Decreased (Amber/Red to Green)					
<div><div></div></div>	Medium Risk	<div><div></div></div>	Risk Decreased (Red to Amber)					
<div><div></div></div>	High Risk	<div><div></div></div>	Risk Increased (Green to Amber)					
<div><div></div></div>	On Hold (waiting LTP)	<div><div></div></div>	Risk Increased (Amber/Green to Red)					
<div><div></div></div> 89%	Almost Complete	<div><div></div></div> \$1.0M	Smaller Value Project					
<div><div></div></div> 12%	Low Spend to Date	<div><div></div></div> \$8.5M	High Value Project					
% Complete = \$ Spend to Date / Life Budget				\$ Life Budget				

TAUPO DISTRICT COUNCIL – FINANCIAL REPORT TO APRIL 2025**REVENUE & EXPENDITURE PERFORMANCE 30 APRIL 2025**

\$000	YTD Actual	YTD Approved Budget	YTD variance	Full year Forecast	Full year LTP	Variance to LTP	Notes
Revenue							
Rates	89,719	89,776	(57)	107,921	107,921	0	
Subsidies and grants	5,991	5,750	241	7,072	7,072	0	
Development and financial contributions	3,213	6,464	(3,251)	7,757	7,757	0	
Fees and charges	13,695	13,128	567	23,034	22,664	370	1
Finance revenue	3,900	5,842	(1,942)	7,010	7,010	0	
Other revenue	1,400	877	523	6,765	6,765	0	
Total operating revenue	117,918	121,838	(3,919)	159,559	159,189	370	
Expenditure							
Personnel costs	28,176	25,603	(2,573)	30,615	30,615	0	
Depreciation and amortisation expense	29,499	28,801	(698)	34,561	34,561	0	
Finance costs	10,364	10,161	(203)	12,193	12,193	0	
Other expenses	44,010	49,289	5,279	65,957	65,107	850	2
Total operating expenditure	112,049	113,854	1,805	143,326	142,476	850	
Operating Surplus/(Deficit)	5,870	7,984	(2,114)	16,233	16,713	(480)	

Note 1 CE approval of \$370,000 capital expenditure for Crown Road development which was transferred from revenue budget (offset by increase in anticipate revenue prices).

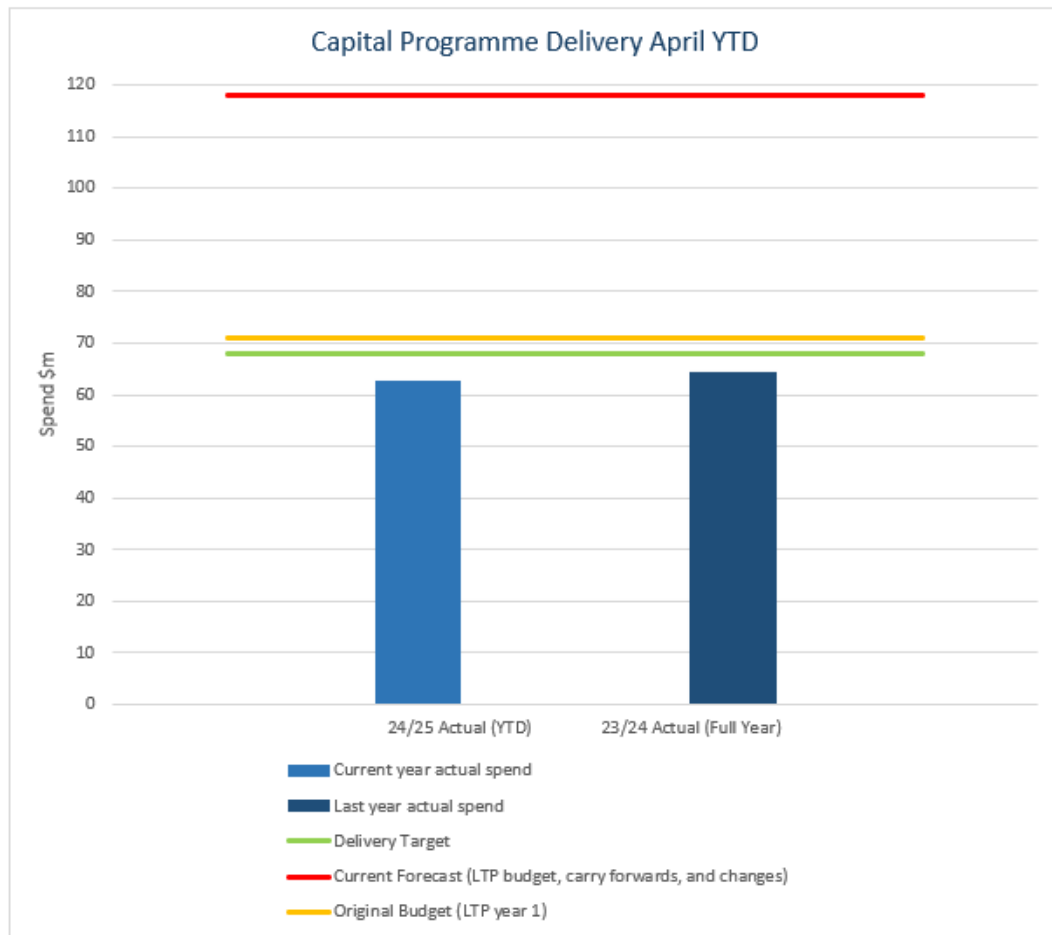
Note 2 Council approval of additional budget of \$850,000 for safe disposal of asbestos contaminated crushed concrete.

Explanation of variances

- Development contributions are below plan due to timing of developments.
- Finance revenue is below plan as returns on the TEL fund earnings are reflected in other revenue (\$2.0M) and earnings on Council funds are below plan (\$175K) due to less rates prepayments being received than expected with the instalment one delay and interest rates dropping faster than expected.
- Other revenue variance reflects the unrealised gains on the capital value of the TEL fund which are unbudgeted of \$310K.
- Personnel costs are over plan by \$2.57M, \$1.85M due to under capitalisation of salaries which will be corrected by year end and \$0.8M primarily due to staff churn being lower than forecasted in the LTP.
- Other expenses are under plan by \$5.28M, main drivers are timing with the budget, rent and operational projects not yet started or deferred, software expense (\$0.8m) and timing of the community grant programme payments (\$0.3m).

FINANCIAL POSITION AS AT 30 APRIL 2025

\$000	YTD Actual	Year End Budget (LTP)	Year End Forecast	Variance to LTP	Note
Cash and cash equivalents					
	6,122	6,132	6,132	0	
Trade and other receivables					
	23,862	10,358	10,358	0	
Other financial assets					
	99,758	116,414	116,414	0	
Prepayments					
	1,757	1,635	1,635	0	
Inventories					
	13,346	15,424	15,424	0	
Total Current Assets	144,844	149,962	149,962	0	
Non-current assets					
Derivative financial instruments					
	1,563	0	0	0	
Intangible assets					
	6,970	11,338	11,338	0	
Investment in CCO and other similar entities					
	9,704	10,008	10,008	0	
Investment properties					
	42,604	33,345	33,345	0	
Biological assets - forestry					
	11,018	8,087	8,087	0	
Property, Plant and Equipment					
	1,947,183	2,040,280	2,040,650	370	1
Total Non-current assets	2,019,042	2,103,057	2,103,427	370	
Total Assets	2,163,887	2,253,019	2,253,389	370	
Current liabilities					
Trade and other payables					
	34,200	21,249	21,249	0	
Employee benefit liabilities					
	3,494	3,855	3,855	0	
Derivative financial instruments					
	79	0	0	0	
Borrowings					
	67,000	48,000	48,000	0	
Total Current Liabilities	104,772	73,104	73,104	0	
Non-current liabilities					
Provisions					
	167	213	213	0	
Derivative financial instruments					
	964	52	52	0	
Borrowings					
	141,631	188,687	188,687	0	
Total Non-Current Liabilities	142,762	188,952	188,952	0	
Total Liabilities	247,534	262,055	262,055	0	
Net Assets	1,916,352	1,990,964	1,991,334	370	



Capital delivery is on track with 88.0% of our delivery target being achieved to date and 53.0% of the current forecast budget.

CE DELEGATIONS REPORTING

CE approval of budgeted expenditure over \$500,000: Nil to report

CE approval of unbudgeted expenditure over \$50,000: CE approval of \$370,000 capital expenditure for Crown Road development which was transferred from revenue budget (offset by increase in anticipate revenue prices).

TREASURY REPORT

TEL Fund update

Customised Investment Solutions

30 April 2025

Account Number: 6000004
Adviser Names: Andrew Bateman & Roger FitzGerald

Portfolio Summary
Taupo District Council

Interim Only

Customised Investment Solutions

As a Wholesale Advice Client and a Wholesale DIMS Investor you have authorised Forsyth Barr Limited to manage this portfolio in accordance with the Service Agreement for our **Wholesale Portfolio Advisory & Management Service**, a discretionary portfolio advisory and management service.

Your portfolio is managed on a discretionary basis in accordance with our Service Agreement and with reference to your Statement of Investment Policy & Objectives (SIPO), noting in particular any investment limitations or exclusions in your SIPO.

Asset Allocation

Underlying sectors in which the portfolio is invested

Sector	NZ Dollar Value	Portfolio %
Cash	6,811,104.66	9.2
Fixed Interest	24,259,195.14	32.8
Property	3,548,200.86	4.8
NZ Equities	6,987,288.84	9.4
Australian Equities	7,738,758.35	10.5
International Equities	24,599,428.71	33.3
Total	\$ 73,943,976.56	100.0



Currency Allocation

Currency of market on which the security trades

Assets by Currency	Native Value	FX Rate	NZ Dollar Value	Portfolio %
New Zealand Dollar	40,640,115.69	1.0000	40,640,115.69	55.0
Australian Dollar	25,016,329.51	0.9265	27,001,752.49	36.5
United States Dollar	3,732,108.58	0.5922	6,302,108.38	8.5
Total			\$ 73,943,976.56	100.0

