

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ  
ON TUESDAY, 27 MAY 2025 AT 1.00PM**

**PRESENT:** Mayor David Trewavas (in the Chair), Cr Duncan Campbell (via MS Teams from 1.01pm), Cr Karam Fletcher, Cr Sandra Greenslade, 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 Strategy and Environment (W Zander), General Manager People and Community Partnerships (H Tattle), Legal and Governance Manager (N McAdie), Policy Manager (N Carroll), Environmental Services Manager (J Sparks), Project Management Office Manager (P Fletcher), Finance Manager (J Paenga), Communications Manager (L McMichael), Community Engagement and Development Manager (T Russell via MS Teams), Executive Manager Mayor's Office (J Later), Governance Quality Manager (S James), Resource Consents Manager (H Williams), Team Leader Corporate Planning (A Smith), Senior Policy Advisor (H Samuel via MS Teams), Senior Project Manager (E May via MS Teams), Policy Advisor (A Wilson), Project Manager (T Perry via MS Teams), Digital Content Creator (C Hollinger), Senior Committee Advisor (K Watts), Legal and Governance Coordinator (M Cammell)

**MEDIA AND PUBLIC:** Mr Chris Marshall, Taupō News  
Mr Matt Martin and his colleague, Waikato Times  
Three members of the public

**1 KARAKIA**

All present recited the opening karakia.

**2 WHAKAPĀHA | APOLOGIES**

**TDC202505/01 RESOLUTION**

Moved: Cr Danny Loughlin  
Seconded: Cr John Williamson

That the apologies received from Crs Kylie Leonard and Kirsty Trueman be accepted.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/01 above.*

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

Nil

## **4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES**

### **4.1 ORDINARY COUNCIL MEETING - 29 APRIL 2025**

#### **TDC202505/02 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr Kevin Taylor

That the minutes of the Council meeting held on Tuesday 29 April 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 TDC202505/02 above.*

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

### **5.1 ADOPTION OF THE DANGEROUS, AFFECTED, AND INSANITARY BUILDINGS POLICY**

The Policy Advisor highlighted to members that an amendment to the policy had been provided and was highlighted yellow. This document (A3765822) was tabled and also shared with elected members prior to the meeting. Clauses 9 and 17 incorrectly referenced section 124 of the Building Act 2004 and should have referenced section 129. They had slightly different sets of powers and provided the Chief Executive the power to issue warrants to resolve immediate threats to life or safety.

In answer to questions, the following was clarified:

- All buildings would still be required to be built to code, including those under 70 square metres.
- Over the past five years, only three buildings had been deemed dangerous and had the relevant notices applied to them.

#### **TDC202505/03 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr Christine Rankin

That Council adopts the tabled Dangerous, Affected and Insanitary Buildings Policy with clauses 9 and 17 updated.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/03 above.*

### **5.2 CONSIDERATION OF A FREEDOM OF EXPRESSION POLICY**

The Policy Advisor summarised the report.

In answer to questions, the following was clarified regarding the Freedom of Expression Policy:

- It would be used as a framework for officers.
- It would be added to or changed over time, following emerging case law or updated legislation.

**TDC202505/04 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr Kevin Taylor

That Council adopts the attached Freedom of Expression Policy.

**CARRIED**

*Note: All members present at the Council meeting except for Cr Duncan Campbell voted in favour of resolution TDC202505/04 above. Cr Duncan Campbell voted against resolution TDC202505/04.*

**5.3 2025 BYLAW REVIEWS: TRADE WASTE AND WATER SUPPLY**

The Policy Advisor summarised the report.

In answer to questions, the following was clarified:

- Council could restrict water supply in extraordinary circumstances but this mechanism was used as a last resort.
- Further changes to the bylaws would be made as required following the water services delivery reform being completed by central government.

**TDC202505/05 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Cr Sandra Greenslade

That Council:

1. adopts the attached amended Water Supply Bylaw.
2. resolves to continue the Trade Waste Bylaw 2016 without amendment.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/05 above.*

**5.4 APPOINTMENT OF COMMISSIONER(S) - 25 AND 27 KAHIKATEA DRIVE AND OTAKETAKE ROAD, KINLOCH**

The Resource Consents Manager summarised the report.

**TDC202505/06 RESOLUTION**

Moved: Cr Danny Loughlin

Seconded: Cr Kevin Taylor

That Council, pursuant to section 34A of the Resource Management Act 1991, hereby delegates the functions and powers of hearing, consideration, and decision-making in relation to a resource consent application for a staged subdivision, associated land use consent for earthworks and building development, and a variation to conditions of consent RM200118A—to incorporate an area from that proposal into the current proposal at 25 and 27 Kahikatea Drive and Otaketake Road—to an Independent Commissioner with Chairperson accreditation, Ms Gina Sweetman. If Ms Sweetman is unavailable, Ms Rachel Dimery may be appointed in her place.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/06 above.*

## **5.5 DELEGATION OF DECISION MAKING FOR TWO RESOURCE CONSENT APPLICATIONS TO COMMISSIONERS - 24 SORRENTO DRIVE AND 11 SIENNA WAY, TAUPŌ**

The Resource Consents Manager explained that this report differed from the previous one (Item 5.4) because it required a delegation of decision making to a commissioner due to a potential conflict of interest with Council employees.

### **TDC202505/07 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr John Williamson

That Council, pursuant to section 34A of the Resource Management Act 1991, hereby delegates the functions and powers of hearing, consideration, and decision-making in relation to a resource consent application for a subdivision and development at Lot 411 and Lot 426 of the Amano Ridge development in Taupō to an Independent Commissioner with Chairperson accreditation, Mr Cam Twigley.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/07 above.*

## **5.6 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - APRIL 2025**

The Chief Executive advised that Local Water Done Well had taken up a large portion of Council resource over April 2025. In answer to questions, she clarified the following:

- Council had an after hours team so customer phone calls were always answered.
- Council management was meeting the following day to go over the delivery of the business plan. Some projects would likely be brought forward into the next financial year.

The Project Management Office Manager highlighted the following from the Portfolio Update:

- Two projects had been removed which were Whangamata Road improvements and the Digital Transformation project. The Whangamata Road improvements project would be completed in the next financial year and the Digital Transformation project had been moved to be monitored by the Risk and Assurance Committee.
- Public consultation for the Local Water Done Well Water Services Delivery Model closed later in the week.
- Overall, delivery was very close to target for the financial year.

The Finance Manager confirmed the following:

- The development contributions in the revenue area were below budget because two large developments were behind schedule. It was not likely that these contributions would be paid before the end of June 2025.
- The capital spend was at 94% of the target of \$68 million.
- The TEL fund had recovered from the jolt it had, and was at \$75.4 million.

In answer to questions, the General Manager Organisation Performance confirmed the following:

- Outstanding rates receivables were being tracked and managed.
- A significant portion of ratepayers paid by direct debit. Rates invoices were usually issued quarterly which is why some paid when they received the invoice.

### **TDC202505/08 RESOLUTION**

Moved: Cr Danny Loughlin

Seconded: Cr Karam Fletcher

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

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/08 above.*

## **5.7 TŪRANGI CO-GOVERNANCE COMMITTEE - APPOINTMENT OF NGĀTI TŪRANGITUKUA MEMBERS**

The Senior Committee Advisor summarised the report.

Members thanked outgoing members Mr Waka Asher and Mr Te Takinga New for their contribution as committee Co-Chairs and members. They would be missed.

They welcomed the new committee members and looked forward to working with them.

### **TDC202505/09 RESOLUTION**

Moved: Cr Sandra Greenslade

Seconded: Cr Kevin Taylor

That Council appoints Ms Bernice Te Ahuru and Mr Te Wharau Walker Jr to the Tūrangi Co-Governance Committee for the remainder of the 2022-2025 Triennium, replacing members Mr Te Takinga New and Mr Christian Asher.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/09 above.*

## **5.8 COUNCIL ENGAGEMENTS JUNE 2025, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES**

The Senior Committee Advisor advised the following amendments to engagements for June 2025:

- The Tūrangi Co-Governance Committee workshop on 4 June would start later at 10am.
- An additional workshop for Forecasting and Annual Plan 2025/26 had been added for Wednesday 11 June.
- The Te Kōpu ā Kanapanapa meeting had been confirmed on 27 June.
- An additional Council meeting had been added to Adopt the Annual Plan 2025/26 on Monday 30 June.

### **TDC202505/10 RESOLUTION**

Moved: Cr Karam Fletcher

Seconded: Cr Rachel Shepherd

That Council:

1. Receives the information relating to engagements for June 2025.
2. Approves the attendance of Mayor David Trewavas and Crs Kevin Taylor and Yvonne Westerman at the Local Government New Zealand SuperLocal Te wānanga/SuperLocal conference on Wednesday 16 and Thursday 17 July in Christchurch with travel, accommodation and attendance costs to be paid by Council.
3. Approves the appointment of Cr Yvonne Westerman as a second alternate to the Tūwharetoa Māori Trust Board [TMTB] – Taupō District Council [Council] joint committee.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/10 above.*

**6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS****TDC202505/11 RESOLUTION**

Moved: Cr Rachel Shepherd

Seconded: Cr Yvonne Westerman

**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:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>	<b>Plain English reason for passing this resolution in relation to each matter</b>
<b>Agenda Item No: 6.1</b> Confirmation of Confidential Portion of Ordinary Council Minutes - 29 April 2025	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.
<b>Agenda Item No: 6.2</b> Consideration of Performance Monitoring Group Recommendation - Clause 35 Review	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to exclude the public to protect the Chief Executive's privacy.

**CARRIED**

*Note: All members present at the Council meeting voted in favour of resolution TDC202505/11 above.*

The meeting closed at 2.17pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 24 June 2025.

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**CHAIRPERSON**