

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 26 AUGUST 2025 AT 1.00PM**

PRESENT: Mayor David Trewavas (in the Chair), Cr Duncan Campbell, Cr Karam Fletcher (via MS Teams), Cr Sandra Greenslade, Cr Kylie Leonard, Cr Danny Loughlin, Cr Christine Rankin (via MS Teams, from 1.16pm), 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 Strategy and Environment (W Zander), General Manager Community Infrastructure and Services (T Hale), General Manager People and Community Partnerships (H Tattle), Legal and Governance Manager (N McAdie), Resource Consents Manager (H Williams), Environmental Services Manager (J Sparks), Project Management Office Manager (P Fletcher), Finance Manager (J Paenga), Communications Manager (L McMichael, via MS Teams), Iwi and Co-Governance Manager (D Rameka, via MS Teams), Executive Manager to the Mayor (J Later), Team Leader Resource Management and Reserves Planning (E O'Callaghan), Senior Policy Advisor Resource Management (T Wood, via MS Teams), Senior Policy Advisor (K Goode, via MS Teams), Senior Policy Advisor (H Samuel), Policy Advisor (C Pilkington), Property and Development Manager (C Haskell), Commercial Property Officer (J Reuben), Senior Project Manager PMO (T Delich), Asset Engineer Transport (A Dahal), Digital Content Creator (C Hollinger), Governance Quality Manager (S James)

MEDIA AND PUBLIC: Eight members of the public

Notes: (i) A minute of silence was observed for Mr Alec Wilson Senior of Rotorua who had passed away recently.
(ii) Cr Christine Rankin joined the meeting via MS Teams at 1.16pm. She was not present for resolutions TDC202508/01-02.

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TDC202508/01 RESOLUTION

Moved: Cr John Williamson

Seconded: Cr Danny Loughlin

That the apologies received from Cr Christine Rankin (for lateness) and Cr Kirsty Trueman (for absence) be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202508/01 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Nil

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY COUNCIL MEETING - 31 JULY 2025

TDC202508/02 RESOLUTION

Moved: Cr Danny Loughlin

Seconded: Cr Kylie Leonard

That the minutes of the Council meeting held on Thursday 31 July 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 TDC202508/02 above.

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

5.1 APPROVAL TO NOTIFY PLAN CHANGES 44-49 TO THE TAUPŌ DISTRICT PLAN

The Senior Policy Advisor summarised the report and added that she and her team had met with representatives of the Ministry for the Environment (MfE) the previous day. MfE indicated that the foundation document for the future of the Resource Management system was the Going for Housing Growth discussion document. Council's proposed District Plan changes all supported housing intensification and the infrastructure needed to meet the increased intensification. The new framework proposed by the government would be legislated with a new Act but was not likely to be ready until the end of 2026. There would be a significant transition period in which Council would be expected to operate within the existing District Plan.

She added that a noise overlay map provided with Plan Change 46 should also have been included with Plan Change 44 (Attachment 2). This had been circulated to elected members previously (A3814102).

Cr Christine Rankin joined the meeting via MS Teams at this point (1.16pm).

In answer to questions, the following was clarified:

- Māori Purpose Zones were prescribed under central government's framework, the National Policy Statement. Under part 2 of the Resource Management Act 1991 (RMA), there was an additional requirement to provide for Māori land. Councils were required to demonstrate that they understood that mana whenua had a relationship with the land and provided for it to continue. The difference between Māori owned land and other land types was that Māori owned land was often held in multiple title. This meant that owners came up against rules and barriers that did not apply under a piece of general title land. Usually Māori land was unable to be subdivided, therefore it could not operate in the same way as general title land. It also often had multiple partitions. In Council's existing framework, 1 or 2 buildings per allotment were permitted but on a piece of Māori owned land with those partitions or 1 large title, multiple owners were not able to develop by adding papakāinga and/or marae.
- Schedule 32 of the RMA required that an evaluation report be done assessing all costs, benefits, and alternatives. This had been attached to the agenda and showed a full evaluation had been completed in relation to the Māori Purpose Zone.
- The classification of Māori owned land into a Māori Purpose Zone would also allow the opportunity for more kura to be built, as well as kohanga reo.
- Feedback from developers in the pre consultation period had been incorporated in the Plan Change 44 Residential Zones to allow for relaxed performance standards.
- Open space zones were predominately currently in residential zones so consents applied for in open spaces often did not meet the residential provisions. The NPS had set out three types of open spaces to meet the purpose of the open spaces that you would expect in the area such as for sport and recreation.
- MfE had provided a template for councils to complete when applying for an exemption to the

Resource Management (Consenting and Other System Changes) Bill. This was ready to be lodged with MfE as soon as approval was granted by Council. Provided the exemption was approved, Council would then notify the public under Schedule 1 of the RMA and two periods of formal consultation would follow.

TDC202508/03 RESOLUTION

Moved: Cr Danny Loughlin

Seconded: Cr Kevin Taylor

That Council:

1. Approves Plan Changes 44-49 and their associated Section 32 Evaluation Reports (Identified in Attachments 1 -13) for notification, subject to receiving an exemption from the Minister for the Environment;
2. Notes the emails of support from Te Arawa River Iwi Trust (TARIT - Attachment 14) and Raukawa (Attachment 16) in accordance with the Joint Management Agreements;
3. Delegates authority to the Policy Manager to authorise any minor editorial changes prior to notification; and
4. Directs officers to notify Plan Changes 44-49 in accordance with the First Schedule to the Resource Management Act 1991, as soon as practicable following receiving exemption from the Government.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202508/03 above.

5.2 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - JULY 2025

The Chief Executive advised that staff were responding to central government announcements and preparing for the elections and inductions.

The Project Management Office Manager highlighted key points from the Portfolio Update and advised that a deep dive into risks associated with projects would take place at the upcoming Risk and Assurance Committee meeting.

The Senior Project Manager PMO spoke to members regarding the Taharepa and Tauhara roundabout project. A tender had been awarded and construction would start 15 September on the intersection of Crown and Taharepa Roads. The AC Baths Avenue and Tauhara Road intersection would follow, and a re-seal of a section of Taharepa Road would be completed at the same time. The programme of works would run until the end of January if needed, but the goal was to have it completed before Christmas, it was weather dependent.

In answer to questions, the following was clarified:

- Special conditions had been added to the contract to minimise disruption to shops on Taharepa Road.
- The Community Engagement team had been working to raise awareness with affected residents.
- Affected schools, Taupō Police, St Johns and Transit had been involved in discussions and would be advised when full intersection closures were necessary and detours put in place.
- The project would have a dedicated stakeholder consultant to be a contact person for affected stakeholders.

TDC202508/04 RESOLUTION

Moved: Cr Rachel Shepherd

Seconded: Cr John Williamson

That Council receives the information contained in the Performance Report for the month of July 2025.

CARRIED*Note: All members present at the Council meeting voted in favour of resolution TDC202508/04 above.***5.3 COUNCIL ENGAGEMENTS SEPTEMBER 2025, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES**

Members noted one change to the list of engagements for September 2025, being a new start time of 3pm for the Tongariro Representative Group meeting on Wednesday 3 September 2025.

TDC202508/05 RESOLUTION

Moved: Cr Rachel Shepherd

Seconded: Cr Danny Loughlin

That Council receives the information relating to engagements for September 2025.

CARRIED*Note: All members present at the Council meeting voted in favour of resolution TDC202508/05 above.***6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS****TDC202508/06 RESOLUTION**

Moved: Cr Danny Loughlin

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:

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 Confirmation of Confidential Portion of Ordinary Council Minutes - 31 July 2025	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	To enable the privacy of candidates in the process of application for the vacant positions.

Agenda Item No: 6.2 Proposed Commercial Land Sale at 155 Napier Road	Section 7(2)(h) - the withholding of the information is necessary to enable [the Council] to carry out, without prejudice or disadvantage, commercial activities Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	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 Council's negotiating position while key commercial terms are still being negotiated.
Agenda Item No: 6.3 Receipt of Performance Monitoring Group Meeting Minutes and Consideration of Recommendation - 5 August 2025	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 TDC202508/06 above.

The meeting closed at 2.29pm.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 30 September 2025.

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CHAIRPERSON