



GREAT LAKE TAUPŌ
Taupō District Council

**I give notice that
a Tūrangi Co-Governance Committee Meeting will be held on:**

Date:	Wednesday, 4 February 2026
Time:	10.30am
Location:	Te Mataapuna Tūrangitukua Park Hirangi Road Tūrangi

AGENDA

MEMBERSHIP

Co-Chair Poumatua Te Wharau Walker

Co-Chair Mayor John Funnell

Members

- Member Lauren Fletcher
- Cr Ngāhuia Foreman
- Cr Sandra Greenslade
- Cr Kevin Taylor
- Member Bernice Te Ahuru
- Member Amy Walker

Quorum 4

Two (2) members of each Partner to the Mana Whakahono a Rohe Agreement between Ngāti Tūrangitukua and Taupō District Council (with one of Council's members being an elected member of Council).

Julie Gardyne
Chief Executive

Order Of Business

- 1 Karakia**
- 2 Whakapāha | Apologies**
- 3 Ngā Whakapānga Tukituki | Conflicts of Interest**
- 4 Whakamanatanga O Ngā Meneti | Confirmation of Minutes**
Nil
- 5 Ngā Kaupapa Here Me Ngā Whakataunga | Policy and Decision Making**
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- 6 Ngā Kōrero Tūmataiti | Confidential Business**
Nil

5.1 ELECTION OF CO-CHAIR | POUMATUA FOR THE MEETING

Author: Te Wharau Walker Jnr, Poumatua | Co-Chair

Authorised by: Te Wharau Walker Jnr, Poumatua | Co-Chair

TE PŪTAKE | PURPOSE

To elect a Co-Chair | Poumatua for the meeting.

NGĀ KŌRERORERO | DISCUSSION

In accordance with the Mana Whakahono Agreement, the Tūrangi Co-Governance Committee has two Co-Chairs, one from each Partner to the Agreement. Mr Te Wharau Walker Junior is Ngāti Tūrangitukua's Co-Chair | Poumatua; and Mayor John Funnell is Taupō District Council's Co-Chair | Poumatua.

There is a need to formally elect a Co-Chair | Poumatua for each meeting. This item enables that to occur. In the event that neither Co-Chair | Poumatua is in attendance at the meeting, a Chairperson must be elected by those members present.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Committee elects Poumatua Te Wharau Walker Jnr to Chair this hui.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee appoints Poumatua Te Wharau Walker Jnr to Chair this hui.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.2 PUBLIC FORUM

Author: Te Wharau Walker Jnr, Poumatua | Co-Chair

Authorised by: Te Wharau Walker Jnr, Poumatua | Co-Chair

TE PŪTAKE | PURPOSE

To receive comments from members of the public on matters specified on this agenda or, if time permits, on other Committee matters.

NGĀ KŌRERORERO | DISCUSSION

Standing Orders provide for a period of up to 30 minutes to be made available at the start of meetings for members of the public to bring matters to the attention of the Committee. Any issue, idea or matter raised in public forum must fall within the Committee's terms of reference.

Speakers can speak for up to 5 minutes. Where the number of speakers presenting in the public forum exceeds 6 in total, the chairperson has discretion to restrict the speaking time permitted for all presenters. Members of the public wishing to address the Committee during public forum should register at least one clear day before the meeting by emailing publicforum@taupo.govt.nz.

No debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda. Items not on the agenda may only be discussed if the matter is minor in nature and the procedures set out in Standing Order 9.13 are followed. A meeting may deal with (i.e. make a resolution in respect of) an item of business not on the agenda only if the procedures set out in Standing Order 9.12 are followed.

The relevant extracts from Standing Orders are **attached**.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Tūrangi Co-Governance Committee receives comments from members of the public.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives comments from members of the public.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Extract from Standing Orders

5.3	ROAD STOPPING PROCEDURES UNDER PUBLIC WORKS ACT 1981 AND LOCAL GOVERNMENT ACT 1974
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Author: Peter Handcock, Property Management Lead

Authorised by: Chris Haskell, Property and Development Manager

TE PŪTAKE | PURPOSE

To outline the statutory processes for initiating the stopping of a road under the Public Works Act 1981 and the Local Government Act 1974.

NGĀ KŌRERORERO |DISCUSSION

The Property and Development Team has been asked to outline the process of stopping a road. This has come about in response to a question from a committee member regarding an area of road adjacent to Taupahi Road which is road parcel rather than reserve.

Road Stopping

Road stopping is the legal process to change the status of land which has legal road status to fee simple land. This includes unformed legal roads which are often referred to as 'paper roads'. Once a road is legally stopped the land can be retained, sold (usually, but not always, to an adjoining owner) or put to an alternative use.

A road is legally stopped under the Local Government Act 1974 (**LGA 1974**) or the Public Works Act 1981 (**PWA**)

Comparison of road stopping under the PWA and LGA 1974

Local Government Act 1974	Public Works Act 1981
<ul style="list-style-type: none"> • More formal and public facing than the PWA • Includes public notification and objection rights. • Use when a more robust public process is required, or the availability of the necessary consents is uncertain. • Land Information New Zealand (LINZ) prefers that, in the first instance, local authorities apply the procedures in the LGA 1974, given the requirements for public notification. • Road should be stopped using the LGA 1974 when there are likely to be objections to the proposal or matters of public access to consider. • Tūrangi Co-Governance Committee has delegated authority to stop roads within the Mana Whakahono boundary under the LGA 1974. 	<ul style="list-style-type: none"> • Relatively streamlined and faster compared to the LGA 1974 • Use when consents of affected adjoining owners are available or adequate road access to such adjoining land preserved. • Should not be used purely to avoid the public consultation requirements of the LGA 1974. • Tūrangi Co-Governance Committee does not have delegated authority to stop a road within the Mana Whakahono boundary under the PWA unless Council delegates that power to the Committee.

Initiating a Road Stopping

A road stopping may be initiated by:

- a Council business unit to meet Council policies or strategies; or
- an application by a third party, usually the adjoining owner.

Council does not have a formal application process but an email requesting the stopping of a road or part of a road can be sent to Council for consideration.

The applicant is typically required to meet all Council's costs, including legal, survey, valuation and staff costs, and pay the current market value for the land. Applicants will be asked to enter into a legal agreement.

The processes set out below can take a minimum of 12-18 months.

PUBLIC WORKS ACT 1981 ROAD STOPPING PROCESS

1. Confirm the status and use of the road

- Verify that the land is legal road vested in Council.
- Assess whether the road is no longer required for public use, including:
 - Current and future transport needs.
 - Access requirements for adjoining properties.
 - Impacts on utilities and services.
 - Alignment with planning and infrastructure strategies.

2. Internal and external consultation

- Consult with Ngāti Tūrangitukua.
- Consult with Tūrangi Co-Governance Committee.
- Seek input from relevant internal teams (transport, planning, parks, water services).
- Consult Herenga ā Nuku (Walking Access Commission).
- Consult with affected utility providers.
- Engage with adjoining landowners where appropriate to identify access or boundary implications.
- Record all feedback for inclusion in the Council report.

3. Sale and purchase agreement

Negotiate and prepare agreement for sale and purchase with third-party applicant that:

- Attaches scheme plan defining stopped road area (subject to final survey).
- Provides for a price based on registered valuation once final stopped road area is ascertained.
- Is conditional on Council / Committee resolutions authorising the stopping and sale.
- Is conditional on LINZ approval to the road stopping and issue of gazette notice.

4. Committee recommendation to stop road and dispose of stopped road

(a) The Tūrangi Co-Governance Committee formally recommends to Council to:

- Approve the stopping of the identified portion of road under s116 PWA.
- Authorise staff to submit a road stopping application to LINZ.
- Approve the preparation of a cadastral survey plan.

(b) The Tūrangi Co-Governance Committee may make a formal recommendation to Council about the disposal of the stopped road, but the power to dispose remains with Council.

5. Council resolution to stop the road, Council must formally resolve to:

- Approve the stopping of the identified portion of road under s116 PWA.
- Authorise staff to submit a road stopping application to LINZ.
- Approve the preparation of a cadastral survey plan.

Council may delegate to the Tūrangi Co-Governance Committee the power to approve a road stopping under the PWA, in which case step 5 is not needed and step 4(a) becomes an empowering resolution (and not just a recommendation to Council).

These resolutions are required before LINZ can consider the application.

6. Preparation of survey plan

- A surveyor prepares a survey plan defining the area of road to be stopped.
- The plan must meet LINZ survey standards and be suitable for deposit once the stopping is approved.

7. Submission to LINZ

Council submits a formal request to LINZ, including:

- The Council resolution.
- The survey plan
- A statement of reasons for the road stopping.
- Consent of adjoining landowner/s.

- Evidence that adequate legal access is left or provided to adjoining land/s following the stopping.
- Evidence that the road is not required for public use.
- Any supporting assessments or consultation outcomes.

8. **LINZ assessment**

LINZ reviews the request to ensure:

- The statutory criteria under the PWA are met.
- The road is genuinely surplus to public requirements.
- The survey plan is accurate and compliant.

LINZ may request clarification or additional information.

9. **Gazette notice**

Gazette Notice has the legal effect of stopping the road

If satisfied, LINZ (on behalf of the Minister for Land Information) issues a notice in the New Zealand Gazette declaring the road stopped. The road ceases to be road from the date of the Gazette notice.

10. **Survey and title actions**

- The survey plan is deposited with LINZ.
- The land becomes fee simple land vested in Council as stopped road (unless otherwise provided by statute).
- By subsequent resolution Council may then:
 - Sell the stopped road to the adjoining owner; or
 - Sell the stopped road by public or private tender; or
 - Exchange the stopped road to the owner of other land required as road.

11. **Record-keeping and implementation**

- Update Council's asset and GIS records.
- Notify affected parties.
- Progress any subsequent disposal or land-use processes.

LOCAL GOVERNMENT ACT 1974 ROAD STOPPING PROCESS

1. **Confirm the status and ongoing need for the road** – same as the PWA

2. **Preliminary consultation**

- Consult with Ngāti Tūrāngitukua.
- Consult with the Tūrangi Co-Governance Committee
- Seek input from internal teams (transport, planning, utilities, parks, legal).
- Engage with utility providers to identify any infrastructure constraints.
- Consult Herenga ā Nuku (Walking Access Commission).
- Notify adjoining landowners where appropriate to identify access or boundary issues.
- Record all feedback for inclusion in the Committee report.

3. **Sale and purchase agreement**

Negotiate and prepare agreement for sale and purchase with third-party applicant that:

- Attaches scheme plan defining stopped road area (subject to final survey).
- Provides for a price based on registered valuation once final stopped road area is ascertained.
- Is conditional on LINZ approval to the road stopping (in case of rural roads).
- Is conditional on outcome of public consultation.
- Is conditional on Committee/Council resolutions or Court determination authorising the stopping and disposal to third-party applicant.

4. **Committee resolution to propose road stopping**

The Tūrangi Co-Governance Committee formally resolves to:

- Propose the stopping of an identified portion of road under s 342 and Schedule 10 LGA 1974.
- Approve the public notification of the road stopping proposal.
- Approve the preparation of a survey plan showing the road to be stopped.

This resolution initiates the statutory public process. In cases of rural roads, the approval of LINZ is required first. The Tūrangi Co-Governance Committee resolution can be made conditional upon obtaining such approval.

The Tūrangi Co-Governance Committee may make a formal recommendation to Council about the disposal of the stopped road but the power to dispose remains with Council.

5. **Preparation of survey plan** – same as the PWA
6. **Public notification**
 - The proposal must be publicly notified twice in a local newspaper.
 - Notices must:
 - Describe the road proposed to be stopped.
 - State where the plan may be inspected.
 - Invite objections within the specified objection period.
 - A minimum 40-day objection period applies from the date of the first notice.
7. **Public inspection of plans**
 - A plan showing the road proposed to be stopped must be available for public inspection at Council offices throughout the objection period.
 - Adjoining owners are typically notified directly.
8. **Objection period**
 - Any person may lodge a written objection within the 40-day period.
 - If no objections are received, the process may proceed directly to LINZ for final approval.
 - If objections are received, the Tūrangi Co-Governance Committee must consider them.
9. **Hearing of objections (if required)**
 - The Tūrangi Co-Governance Committee must hold a hearing for any objector who wishes to be heard.
 - Following the hearing, the Tūrangi Co-Governance Committee may:
 - Uphold the objections and discontinue the road stopping, or
 - Dismiss the objections and proceed with the proposal.
10. **Referral to the Environment Court (if objections remain)**
 - If objections are not withdrawn or resolved, the Tūrangi Co-Governance Committee must refer the matter to the Environment Court.
 - The Court determines whether the road stopping may proceed.
11. **Submission to LINZ for final approval**

Once objections are resolved (or if none were received), Council staff submits the proposal to LINZ, including:

 - Evidence of compliance with Schedule 10 of the LGA.
 - The Tūrangi Co-Governance Committee's resolution and evidence of its delegation to determine the matter.
 - The plan of the road to be stopped.
 - Any relevant hearing or Court documentation.
12. **Gazette notice legally stops the road** – same as for the PWA
13. **Survey and title actions** – same as for the PWA
14. **Implementation and record-keeping** – same as for the PWA

WHAKAKAPINGA | CONCLUSION

It is recommended that the Tūrangi Co-Governance Committee receive this report on the procedure to initiate and process the stopping of a legal (formed or unformed) road.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Tūrangi Co-Governance Committee receives this report on the statutory processes to stop a legal road under the Public Works Act 1981 and the Local Government Act 1974 respectively.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 TŪRANGI PUBLIC TOILETS

Author: Pete Bradshaw, Special Projects Lead - Property

Authorised by: Chris Haskell, Property and Development Manager

TE PŪTAKE | PURPOSE

The purpose of this report is to update the committee on the current status of the Tūrangi Public Toilets project; to seek direction from the committee regarding the potential use of adjacent land for the project and; to seek direction on future project governance and decision making.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The project to build a new public toilet amenity in Tūrangi is underway and is progressing well (as discussed below).

Through the design process (currently in flight) an opportunity has been identified that it is believed will offer the design team maximum flexibility and increase the chances of successful project outcomes both in the short and longer term.

This opportunity involves the use of an adjacent piece of land (classified as road) and removal of 3 trees in close proximity to the toilets.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee

1. receives the update regarding the Tūrangi Public Toilets Project
2. directs officers to remove trees currently located on the public toilet land parcel and the adjacent road should this be a requirement of the final design.
3. directs officers to occupy the land (currently classified as road) adjacent to the public toilet land parcel for the purposes of the Public Toilets Project, should this be a requirement of the final design and subject to further approvals if/as necessary.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.





In early 2025, substantial damage to the existing public toilets was discovered. Following a structural engineering assessment, a decision was subsequently made to demolish and replace the public toilet facility. The existing toilets are now permanently closed to the public, with temporary toilet facilities in place outside of the Turtle Pools.

\$656k was approved in Taupō District Council's 2025/26 Annual Plan for the replacement of the public toilet amenities in Tūrangi town centre and a project has since been initiated to undertake this work.

The project presents an opportunity to address some of the ongoing vandalism and maintenance issues associated with the existing facility, whilst creating a robust public amenity that creates a positive impression (for many people, the first and/or last impression) of the town and surrounding district.

In September 2025, following a location options analysis and feasibility exercise, the Tūrangi Co-Governance Committee resolved to re-build the new facility on the same site as the existing toilets and approved the formation of a Project Steering / Working Group to provide direction and design input to the project until such time as the Co-Governance Committee next meets, noting that due to the impending local elections and summer holiday period, this was likely to be February 2026. Te Wharau Walker Jnr and Clint Green were nominated to join council officers on the group to ensure continued hapū and community representation.

The Working Group agreed some basic requirements and established a set of guiding principles which collectively formed a brief for potential suppliers.

Fit for Purpose	Value for Money	Accessible	Safe & Secure
			
<ul style="list-style-type: none"> • Appropriate number and type of toilets • Appropriate balance between functionality/ maintainability (top priority) and aesthetic • Easy to clean / maintain • Appropriate to Tūrangi infrastructure meets toilet requirements • In line with modern trends and practices • Caters to the needs of the majority of end users 	<ul style="list-style-type: none"> • Upfront and Ongoing • Use of products and materials that are hard to damage and easy / cost effective to clean and maintain • Maximise flexibility and minimise redundancy • Cater for the 'rule' rather than the 'exception' – Do not over-spec. 	<ul style="list-style-type: none"> • Accessible to all (ability, age, size, gender, etc.) • Convenient • Easy to find • Easy to use • Availability – e.g. opening hours • Relocatable (if required) according to changes to Tūrangi Town Centre over time 	<ul style="list-style-type: none"> • Consider Crime Prevention Through Environmental Design (CPTED) principles – building and operating model • Use of robust, 'vandal proof' products and materials • Use of technology (where appropriate) to discourage loitering and anti-social behaviour

Following an open competitive tender process, Exeloo have been engaged to design and build the new toilets with the assistance of local subcontractors where applicable. Exeloo have vast experience working in this highly specialised space and is known for designing resilient, hygienic and safe public toilet systems. They have partnered extensively with other Councils across New Zealand, Australia and North America. Most recently, Exeloo worked with Taupō District Council (TDC) on the build of the Mangakino Public toilets.

A whakatau was held with Ngāti Tūrangitukua in December 2025 followed by an initial design workshop. A series of additional design workshops are scheduled throughout January with a view to presenting a final design recommendation to the Co-Governance Committee at the March meeting. The design process will not only look at the exterior look and feel and interior fit-out but also the operating model and broader setting of the public toilets, ensuring Crime Prevention Through Environmental Design (CPTED) principles are considered.

Whilst the design is still a work in progress, it is expected that the public toilets will be made up of six individual use, unisex, externally accessible cubicles with at least one (likely two) being accessible with baby changing facilities. Shelter, seating, bike racks, external bottle filling facilities and future provision for a defibrillator are also things being considered.

This is thought to be an appropriate configuration for the public toilets in Tūrangi and in line with comparable reference sites, industry trends and available project budget.

It is anticipated that the final design will be presented back to the Co-Governance Committee for formal approval at the next meeting in March.

Once a design has been finalised, the toilets will be fabricated off-site and transported to Tūrangi, ready for installation and commissioning in mid-2026. As part of the pricing request process, Taupō District Council specifically encouraged the use of local sub-contractors where possible, and several local trades have since been engaged to contribute pricing and expertise to the project. Whilst the toilets are considered a permanent solution, they are relocatable (albeit with associated costs and complexity) should community needs change significantly in the future.

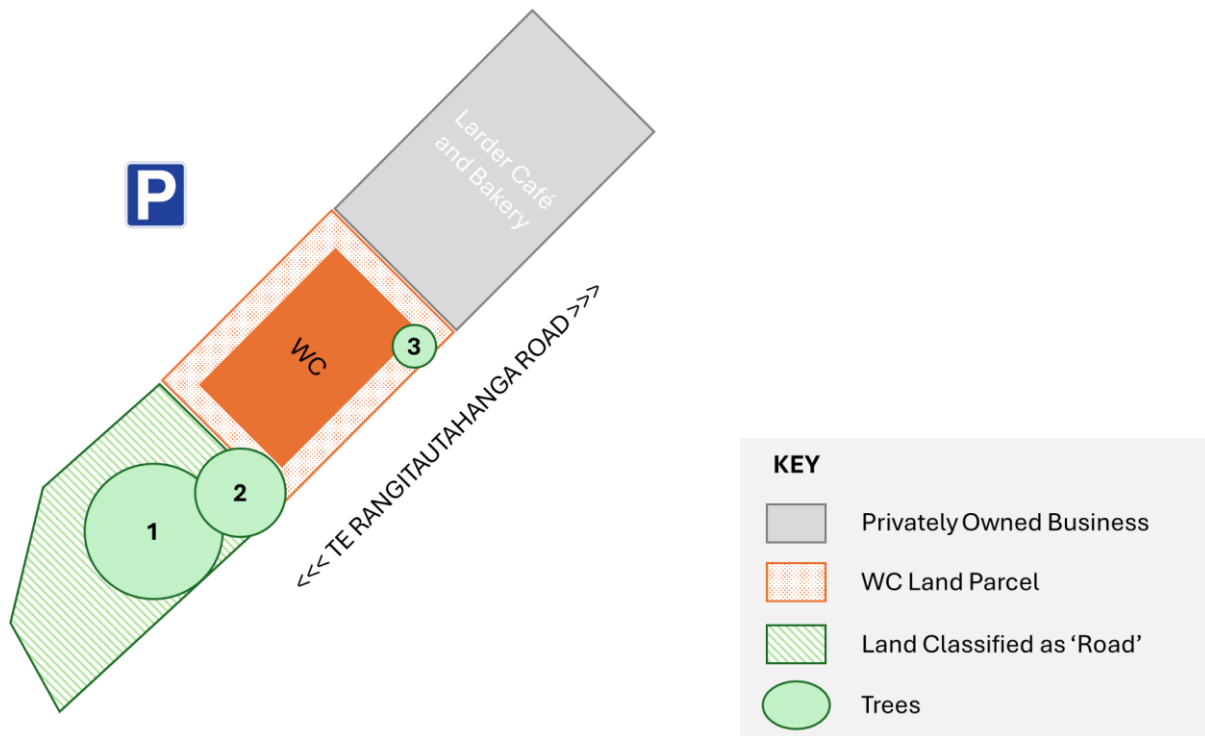
NGĀ KŌRERORERO | DISCUSSION

The land parcel on which the existing public toilets sit is relatively small and offers limited flexibility with regard to the positioning of the public toilet facility.

The ability to position the new amenity (all or part) on the adjacent grassed area (currently classified as 'road') would offer far greater flexibility to the project team from a CPTED perspective, along with a number of other benefits discussed below.

Initial discussions have taken place with the TDC Transportation Team, who have indicated no objection for the land in question being used in this way should it be required.

The Co-Governance Committee should note that there are currently three trees in the immediate vicinity of the existing public toilets site, as shown (indicatively) on the diagram below.



Tree #	Description
1	Large, mature flowering cherry, with extensive surface rooting. Twin-stemmed with an included union.
2	Mature / late mature kowhai. Decay columns in scaffold branches, asymmetrical crown.
3	Juvenile/young kowhai. Very poor structure and decay.

These trees are potential barriers to the success of the Public Toilet project for the following reasons:

- Trees 1 and 2 are located on land currently classified as 'road'. Leaving the trees in situ would limit options with regard to the final design and positioning of the new public toilet facility as the opportunity to utilise / extend into the adjacent road area would effectively be ruled out. This option is being considered from a CPTED perspective as we seek to increase the separation between the toilets and the neighbouring café and remove the narrow alleyway between the two.
- Trees 1 and 2 create a visual block when viewing the toilets from the southwest. It would be preferable to remove such blocks from an accessibility (awareness of toilet location), aesthetic (this side of the building likely to be the best option for a feature wall or similar) and crime prevention perspective.
- The proximity of the trees to the building poses a risk in terms of additional maintenance costs.



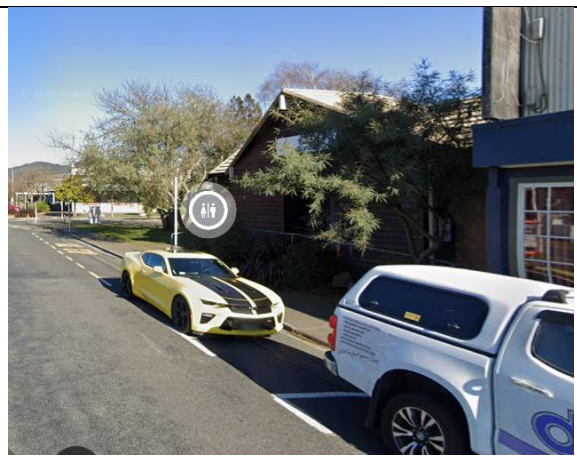
View of existing public toilets when approaching from the Southwest



Close proximity of trees (#1 and #2) to the existing building.



Kowhai tree (#3) / alleyway between existing public toilets and neighbouring building



Restricted view of toilets when approaching from the Northeast



Alleyway between existing public toilets and neighbouring building is vulnerable to vandalism and anti-social behaviour.

A preliminary assessment undertaken by an arborist suggests that none of the trees are suitable candidates for transplanting, stating that the trees *are not of good enough quality and/or sufficient vigour to warrant the very large expense and you will get much better value for money from replacement planting.* Neither of trees

1 and 2 have sufficient natural lifespan remaining to consider transplanting and there will be a significant risk of both declining / dying due to transplant shock. Tree 3 is small and poorly formed and comparable large grade nursery trees could be sourced quite easily.'

There are a number of options for replacement planting nearby to the toilet which are highlighted in the aerial photo below. The carpark has a lot of tui activity when the Banksia trees are in flower. Planting kowhai trees would not only be a fitting replacement for any trees removed from the road area but would also provide a food source for the tui at a different time to the Banksia. This would also be fitting to replace those removed.



Based on this information it is considered that there are 4 options.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. DO NOTHING

Advantages	Disadvantages
<ul style="list-style-type: none"> May allow the project to move forward at a greater speed. No additional approvals required to build on the same land parcel. Resource consent may also be more straightforward. Less cost up front as trees remain in situ and costs to remove and replace are avoided. 	<ul style="list-style-type: none"> Limited flexibility in terms of building design, size, position and orientation. May not achieve the best outcome from a CPTED perspective. May not be sufficient space to implement additional external features (e.g. rainwater capture tank) currently being considered. Trees will continue to be a visual barrier. The new amenity may incur greater maintenance costs as a result of the close proximity to nearby trees. Missed opportunity to replace 'unhealthy' trees with healthier trees in the Tūrangi town centre. Existing cherry tree root system is thought to be

Advantages	Disadvantages
	extensive and likely intertwined with nearby underground services. This could present future infrastructure challenges and costs.

Option 2. OCCUPY ADJACENT LAND BUT LEAVE TREES IN SITU

Advantages	Disadvantages
<ul style="list-style-type: none"> Minimal increased flexibility in terms of building design, size, position and orientation. May not achieve the best outcome from a CPTED perspective. 	<ul style="list-style-type: none"> Increased administration and cost for minimal benefit. Trees will continue to be a visual barrier. The new amenity may incur greater maintenance costs as a result of the close proximity to nearby trees. Missed opportunity to replace 'unhealthy' trees with healthier trees in the Tūrangi township. Existing cherry tree root system is thought to be extensive and likely intertwined with nearby underground services. This could present future infrastructure challenges and costs.

Option 3. REMOVE TREES BUT DO NOT OCCUPY ADJACENT LAND

Advantages	Disadvantages
<ul style="list-style-type: none"> May allow the project to move forward at a greater speed. No additional approvals required to build on the same land parcel. Resource consent may also be more straightforward. Trees will cease to be a visual barrier. Removes the risk of increased building maintenance costs as a result of the close proximity to nearby trees. 'Unhealthy' trees are replaced with healthier trees elsewhere in the Tūrangi township. The existing cherry tree root system is no longer a risk to nearby underground infrastructure. 	<ul style="list-style-type: none"> Additional cost to remove and replace trees. Limited flexibility in terms of building design, size, position and orientation. May not achieve the best outcome from a CPTED perspective. May not be sufficient space to implement additional external features (e.g. rainwater capture tank) currently being considered.

Option 4. REMOVE TREES AND OCCUPY ADJACENT LAND

Note - This option would include planting appropriate replacement trees elsewhere in the Tūrangi township.

Advantages	Disadvantages
<ul style="list-style-type: none"> Maximum flexibility in terms of building design, size, position and orientation. More likely to achieve the best outcome from a CPTED perspective. Sufficient space to implement additional external features (e.g. rainwater capture tank) currently being considered. May allow the project to move forward at greater speed. No additional approvals required to build on the same land parcel. Resource consent may also be more straightforward. Trees will cease to be a visual barrier. Removes the risk of increased building maintenance costs as a result of the close proximity to nearby trees. 'Unhealthy' trees are replaced with healthier trees elsewhere in the Tūrangi township. 	<ul style="list-style-type: none"> Increased administration and cost. Risk of community concerns at trees being removed.

Advantages	Disadvantages
<ul style="list-style-type: none"> Existing cherry tree root system is no longer a risk to nearby underground infrastructure. 	

Analysis Conclusion:

Option 4 is the preferred option as it provides maximum flexibility and increases the chances of successful project outcomes both in the short and longer term.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

Estimated costs to remove the trees from the adjacent 'road' area (referred to above) and replace with kowhai are expected to be in the region of \$3,000. This can be accommodated within the overall project budget of \$656k.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for under year 2 of the 2024/34 Long-term Plan.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of [Section 10](#) of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social, environmental and cultural well-beings are of relevance to this particular matter.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory Tiriti O Waitangi obligations and acknowledges partnership as the basis of Te Tiriti. Council has a responsibility to act reasonably and in good faith to reflect the partnership relationship, and to give effect to the principles of Te Tiriti. These principles include, but are not limited to the protection of Ngāti Tūrangitukua rights, enabling Ngāti Tūrangitukua participation in Council processes and having rangatiratanga over tāonga.

Our statutory obligations outline our duties to engage with Ngāti Tūrangitukua and enable participation in Council processes. Alongside this, we recognise the need to work side by side with the iwi, and hapū of our district.

In line with these obligations and our commitments under the Mana Whakahono ā Rohe:

- Ngāti Tūrangitukua views were sought and reflected in the locations options analysis exercise
- Te Wharau Walker Junior (Ngāti Tūrangitukua) has been appointed to the Project Working / Steering Group (as nominated by the Co-Governance Committee). Te Wharau acts as a bridge between the project team and hapū and in his role to date has contributed to the project's guiding principles and high-level requirements. Te Wharau (supported by Amy Walker) is also involved in all design workshops to ensure hapū perspectives are well represented.
- The Tūrangi Co-Governance Committee will have final sign off on the building design.

- A whakatau was held in Tūrangi before Christmas, providing further opportunity for hapū input into the Project.
- The Mana Whakahono Joint Working Group (MWJWG) has been briefed on progress.

Ngā Tūraru | Risks

There is a risk that the public perceive the removal of trees to be unnecessary. Whilst the relative advantages and disadvantages are discussed above, this risk can be mitigated in part by the planting of replacement trees elsewhere in the town centre, along with clear communication explaining the reasons behind this decision.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is of a low degree of significance.

TE KŌRERO TAHI | ENGAGEMENT

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to the committee making a decision.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

A project status update regarding the public toilets advising was published in the Tūrangi Connect in December 2025.

The owner of the neighbouring commercial building has been advised of the intention to replace the public toilet amenity on the existing site. No objections were received with the only request being to minimise disruption to their tenants.

Further direct communication will be carried out with affected parties and wider communication carried out with the community as required in the future.

WHAKAKAPINGA | CONCLUSION

Option 4 is the preferred option as it provides maximum flexibility to the design team and increases the chances of successful project outcomes both in the short and long term.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.5 DRAFT TŪRANGI RESERVES MANAGEMENT PLAN UPDATE ON SUBMISSIONS

Author: Kara Scott, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

The purpose of this report is to give an update on submissions received on the draft Tūrangi Reserves Management Plan. This update is a snapshot at the time this report was sent to the Committee (28 January - prior to the close of submissions). This will be verbally updated at the Co-Governance Committee meeting on 4 February with the final submission numbers at the close of submissions (31 January). The full submission report will be provided for the hearing and deliberations on 17 and 18 February.

NGĀ KŌRERORERO | DISCUSSION

Council and Ngāti Tūrangitukua Charitable Trust have undertaken consultation on the draft Tūrangi Reserves Management Plan.

Public consultation began 1 December 2025 and finished 31 January 2026. Four engagement events were held along with social media posts. Council's Southern Lake Taupō Engagement Partner will provide an update on the engagement events.

As of 28 January, a total of 28 submissions were received with three submitters wishing to be heard at a hearing. A verbal update of the final submission numbers after the close of submissions will be provided at the meeting.

The next steps are for Council officers to provide a submission report to the Committee. This will be provided the week prior to the hearing and deliberations commencing 17 February. At this stage we have two days booked for hearing and deliberations, however that may be reduced depending on the number of submitters wishing to be heard.

WHAKAKAPINGA | CONCLUSION

This report provides an update of submissions received on the draft Tūrangi Reserves Management Plan.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives the update from the Senior Policy Advisor regarding submissions received on the draft Tūrangi Reserves Management Plan.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.6 OPERATIONS AND COMMUNITY ENGAGEMENT UPDATES FOR TŪRANGI

Author: Marama Isherwood, Southern Lake Taupō Engagement Partner

Authorised by: Tania Russell, Community Engagement and Development Manager

TE PŪTAKE | PURPOSE

This item is for the Committee to receive updates on operations and community engagement within Tūrangi.

NGĀ KŌRERORERO | DISCUSSION**Community Engagement**

The Community Engagement and Development Manager will update the committee on engagement in Tūrangi on behalf of the Southern Lake Taupō Engagement Partner.

- Tūrangi Reserves Management Plan Support
- Representative Group Reviews Engagement
- Tūrangi Wharepaku – Working Party
- Stationery Revival Distribution Support
- Mana Whakahono a Rohe Community Plan Support
- Civic Education in Schools

WHAKAKAPINGA | CONCLUSION

It is recommended that the Committee receives the updates on operations and community engagement in Tūrangi.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives the updates on operations and community engagement in Tūrangi.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.7 MANA WHAKAHONO WORKPLAN UPDATE

Author: Sue Mavor, Co-Governance Management Partner

Authorised by: Hadley Tattle, General Manager People and Community Partnerships

TE PŪTAKE | PURPOSE

The purpose of this recurring item is to provide the Tūrangi Co-Governance committee with a high-level overview on how key actions within the Mana Whakahono are tracking.

NGĀ KŌRERORERO | DISCUSSION

The overarching purpose of the Tūrangi Co-Governance Committee is to:

- a. Be the vehicle through which governance of all joint matters subject to the Mana Whakahono are facilitated between the Partners;
- b. The powers and functions of the Committee as set out in the Mana Whakahono are exercised; and
- c. To govern the implementation of the Mana Whakahono and fulfil the purpose, principles and functions as prescribed within the Mana Whakahono.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Tūrangi Co-Governance Committee receives the information on the Mana Whakahono workplan.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives the Mana Whakahono workplan update (A3879624).

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Ngati Turangitukua Taupo District Council Mana Whakahono Dashboard Report 4 February 2026

5.8 MEMBERS' REPORTS

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

This item permits members to provide feedback on any items of interest arising from meetings/events they have attended.

No debate and/or resolution is permitted on any of the reports.

WHAKAKAPINGA | CONCLUSION

Members' reports will be presented at the meeting for receipt.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives the reports from members.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil