



GREAT LAKE TAUPŌ

Taupō District Council

I give notice that
an Ordinary Meeting of Council will be held on:

Date:	Thursday, 5 February 2026
Time:	1.00pm
Location:	Council Chamber
	Level 1, 67 Horomātangi Street
	Taupō

AGENDA

MEMBERSHIP

Chairperson	Mayor John Funnell
Deputy Chairperson	Cr Kevin Taylor
 Members	
	Cr Rachel Cameron
	Cr Duncan Campbell
	Cr Nicola de Lautour
	Cr Ngāhuia Foreman
	Cr Sandra Greenslade
	Cr Kylie Leonard
	Cr Steve Manunui
	Cr Wahine Murch
	Cr Christine Rankin
	Cr Yvonne Westerman
	Cr Hope Woodward

Quorum 7

Julie Gardyne
Chief Executive

Order Of Business

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2	Whakapāha Apologies	
3	Ngā Whakapānga Tukituki Conflicts of Interest	
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4.1 ORDINARY COUNCIL MEETING - 16 DECEMBER 2025

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Council meeting held on Tuesday 16 December 2025 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 16 December 2025 [🔗](#)

5.1 PUBLIC FORUM

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

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

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 Council 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 Council receives comments from members of the public.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives comments from members of the public.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Extracts from Standing Orders [✉](#)

5.2 SUBMISSION ON THE PLANNING BILL AND THE NATURAL ENVIRONMENT BILL

Author: **Erin O'Callaghan, Team Leader Resource Management/Reserve Planning**
Authorised by: **Warrick Zander, General Manager Strategy and Environment**

TE PŪTAKE | PURPOSE

This report requests Council's formal approval on the attached submission prepared by staff on the Planning Bill and the Natural Environment Bill.

WHAKARĀPOPOPOTANGA MATUA | EXECUTIVE SUMMARY

The government has introduced the Planning Bill and the Natural Environment Bill to Parliament as part of a wider reform to replace the Resource Management Act 1991. It is proposed that these Bills will be enacted in 2026. These Bills propose a streamlined planning and resource management system, including fewer plans, fewer consents, greater national direction through standardised zones and national standards, and the introduction of Regional Spatial Plans which set the direction for growth over a 30+ year timeframe.

Council officers have reviewed the Bills, attended sector briefings and webinars, and prepared a draft submission for Council consideration. The submission supports the intent of reforming the current system to be more efficient and consistent but raises a number of concerns from a Taupō District perspective.

The submission has focused on issues of particular relevance to Taupō District Council, rather than detailed technical drafting matters, which are expected to be addressed by sector bodies such as Taituarā.

This report seeks Council approval of the draft submission so it can be lodged with the select committee by the statutory deadline.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves the submission on the Planning Bill and the Natural Environment Bill.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

On 9 December 2025 the Planning Bill and the Natural Environment Bill were introduced to Parliament. It is proposed that these bills would be passed into law in 2026. Once enacted, they would replace the Resource Management Act 1991 (RMA).

Submissions on the draft bills are due by 13 February 2026. This paper outlines a draft submission that has been prepared by officers and seeks approval to present the submission.

NGĀ KŌRERORERO | DISCUSSION

Central government has introduced two new Bills to replace the RMA. They are:

- **The Planning Bill**, which contains rules for how land can be used and developed.
- **The Natural Environment Bill**, which manages the use of natural resources and protecting the environment.

This section of the report will outline the key features of the new bills that are considered to have the greatest impact on Council's work programme. If readers would like more detail on other aspects of reform, they can view the Ministry for the Environment's website [here](#).

Attachment 1 (Resource Management Reform Comparison Table) highlights the key process differences between the current and proposed systems.

Key features of the new bills

The new planning system:

- Introduces 30-year regional spatial plans to guide growth, infrastructure, and areas requiring protection, alongside a faster plan-making process.

- It emphasises national consistency through centrally set standardised zones, national standards for common activities, clear environmental limits, and more consistent enforcement.
- Includes regulatory relief where significant restrictions are imposed on private land, clearer requirements for consultation (including with iwi), and establishment of a new Planning Tribunal to enable faster resolution of straightforward disputes.

The new Regional Combined Plan will include a spatial chapter and an environment chapter, prepared regionally. They will also include a Land Use chapter for each district within a region.

Figure 1 provides a diagram of how the new bills link together and how they provide direction.

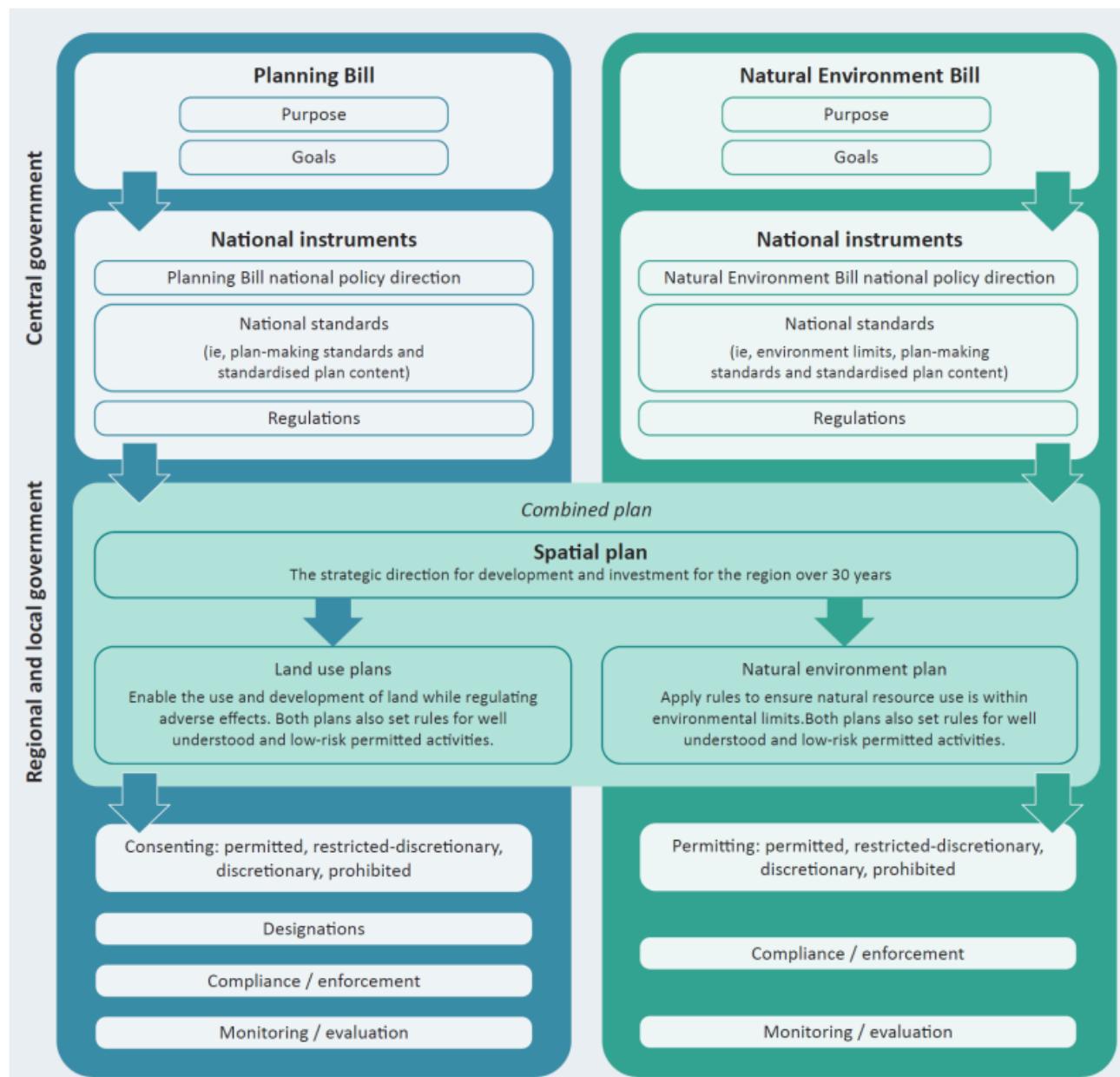


Figure 1: diagram showing how the new system will work under the proposed new bills. Source – Ministry for the Environment, <https://environment.govt.nz/publications/better-planning-for-a-better-new-zealand/>

Goals

<p>The Planning Bill has nine goals relating to:</p> <ol style="list-style-type: none"> 1. Stopping land use from unreasonably affecting others. 2. Enabling growth. 3. Well-functioning urban and rural areas. 4. Competitive land markets. 5. Infrastructure planning. 6. Public access to water bodies. 7. Protecting areas of high natural character from inappropriate development. 8. Protect communities from natural hazards. 9. Providing for Māori interests. 	<p>The Natural Environment Bill has six goals to:</p> <ol style="list-style-type: none"> 1. Enable the use and development of natural resources within environmental limits. 2. Safeguard the life-supporting capacity of air, water, soil, and ecosystems. 3. Protect human health from harm caused by the discharge of contaminants. 4. Achieve no net loss in indigenous biodiversity. 5. Manage the effects of natural hazards. 6. Providing for Māori interests.
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There is no hierarchy of goals. Decision makers must “seek to achieve” the goals.

National Policy Direction

National Policy Direction (NPD) must be made under both Acts. The NPD will be a short, targeted document that sets the direction, with objectives and policies that everyone must follow.

Through the NPD the Minister sets:

- Centralised direction on national priorities like economic growth, housing, infrastructure and environmental protection – and help resolve conflicts between them.
- How goals are to be achieved.
- Reconciliation between goals in both the Planning and Natural Environment Acts.

National standards

National standards will implement the NPD policies and objectives. They will establish standardised and nationally consistent approaches to planning for and regulating land use and natural resource management, including standardised zones with associated bulk and location controls, and environmental limits.

Council policy planners will implement national standards, determine the location for standard zones to apply, and prepare bespoke provisions where appropriate.

Council may opt to develop ‘bespoke provisions’ where the nationally consistent standards are not considered appropriate for the local context. The development of bespoke provisions shall be accompanied by a justification report to explain why the standardised provisions have not been adopted, and is subject to a merits assessment and appeals.

Regional Spatial Plan

Regional Spatial Plans will be prepared for each region, overseen by Regional ‘Spatial Plan Committees’. These committees are likely to have representation from each council involved. The Minister may also appoint one member.

The Regional Spatial Plan will replace our Future Development Strategy. The plan will set out mandatory matters such as identifying future growth areas, key infrastructure and infrastructure corridors, sites of significance to Māori, as well as constraints on the use and development of land such as natural hazards. These new plans will be very important in the scheme of the new planning framework, driving the direction for the plans below it in the hierarchy.

The indicative timeframe for implementation provides that the first spatial plans will be notified late 2027, and Land Use Plans 9 months following decisions on Regional Spatial Plans (late 2028).

Natural Environment Plans and Land-Use Plans

These must implement the Regional Spatial Plan and can’t revisit decisions already made. Consideration of National Policy Direction and the legislation is only permitted where the Regional Spatial Plan has not addressed a relevant matter.

Natural Environment Plans will manage the use of natural resources in a region. These are roughly equivalent to RMA regional council functions/regional plans. These will set environmental limits. National direction will set limits for human health and prescribe methods for environmental limits. Regional councils will set limits to protect the environment.

Land Use Plans will replace District Plans and will enable the use and development of land while regulating adverse effects of incompatible activities. The Land Use Plan will set permitted activity rules for well understood and low-risk activities. Councils cannot add local objectives inconsistent with national direction or block development due to infrastructure constraints. There will be no submissions on standardised content following notification of a proposed Plan, only on the location and extent of zones, and where bespoke provisions have been developed.

Controlled and non-complying consent categories have been removed in the new system. It is anticipated that there will be more permitted activities in the system, not requiring consent at all.

In addition to the table appended as Attachment 1, new concepts in the Planning Bill include:

- Enabling incentives: Clause 86 - a method in a land use plan may provide an incentive to a land owner to undertake an activity if the territorial authority considers the activity will help achieve the objectives and policies of the plan.
- Future provisions: Clause 93 - a land use plan or proposed land use plan may provide that an area in a district is subject to temporary provisions and future provisions.
- The ability for resource consents to change plan provisions. Under the new system, changes to planning rules (like zoning or how land can be used) usually go through the Schedule 3 plan-making process (which is similar to a plan change process under the RMA). But Clause 97 opens up a special pathway where a planning consent can trigger a change to plan rules. For example, this could be used in a case where a developer owns rural land on the edge of town and wants to rezone the land and subdivide. Rather than going through a plan change process and then applying for a subdivision consent, Clause 97 lets the developer apply for a planning consent that approves the subdivision and authorises applying standardised plan provisions to the site. If the territorial authority decides that the standardised plan provisions identified in the consent or consents are more appropriate, it must amend its Land Use Plan. A notice of change is published but there is no right of objection to the Planning Tribunal and no right of appeal against a decision of a territorial authority to change, or refuse to change, provisions.

Effects that are out of scope for a land use plan, that are currently regulated by the District Plan or considered through the resource consent process are:

- Retail distribution effects
- Visual amenity of a use or development
- Subjective landscape and amenity effects that preserve character (with limited exceptions)
- Views from private property
- Effects of setting a precedent

The first land use chapter is to be notified by late 2028.

Public Participation

The RMA enables public participation in plan making, and at a relatively low threshold in consenting. The new planning system will prioritise public participation earlier on in the system (public submissions on national direction and through the plan making process), to reduce opportunities at the bottom of the system in consenting. As an example, public notification will be a much rarer occurrence in the new system and only where all affected parties cannot otherwise be identified.

Treaty Settlements

The new system upholds and provides for Treaty Settlements in two ways:

1. Direct Transfer: The Crown will carry over the parts of Treaty Settlements that have equivalency in the new planning system, such as statutory acknowledgments. The legislation will also contain provisions to ensure that bespoke Treaty settlement arrangements like joint entities, advisory committees, are carried over into the new system, once agreed with iwi.

2. General Obligation: The legislation will also ensure there is a general obligation to ensure settlements were upheld as they were intended when signed.

For Council this means that joint management agreements and mana Whakahono agreements that relate to functions under the Resource Management Act will continue to be relevant under the Planning Act. As an example, current arrangements to enable an iwi authority to work with Council on the preparation of a District Plan will now become arrangements in relation to a Land Use Plan.

Planning Tribunal

The Environment Court currently handles appeals and disputes under the RMA. Under the new system, a Planning Tribunal will be established to resolve “lower-level disputes” between system users and local authorities.

The Tribunal’s functions and jurisdiction will centre on reviewing council consenting and permitting decisions across both bills.

The Environment Court will still handle more significant cases, appeals on proposed plans and plan changes, and abatement notices or enforcement orders.

Key Milestones

Figure 2 shows proposed dates for implementation of the legislation.

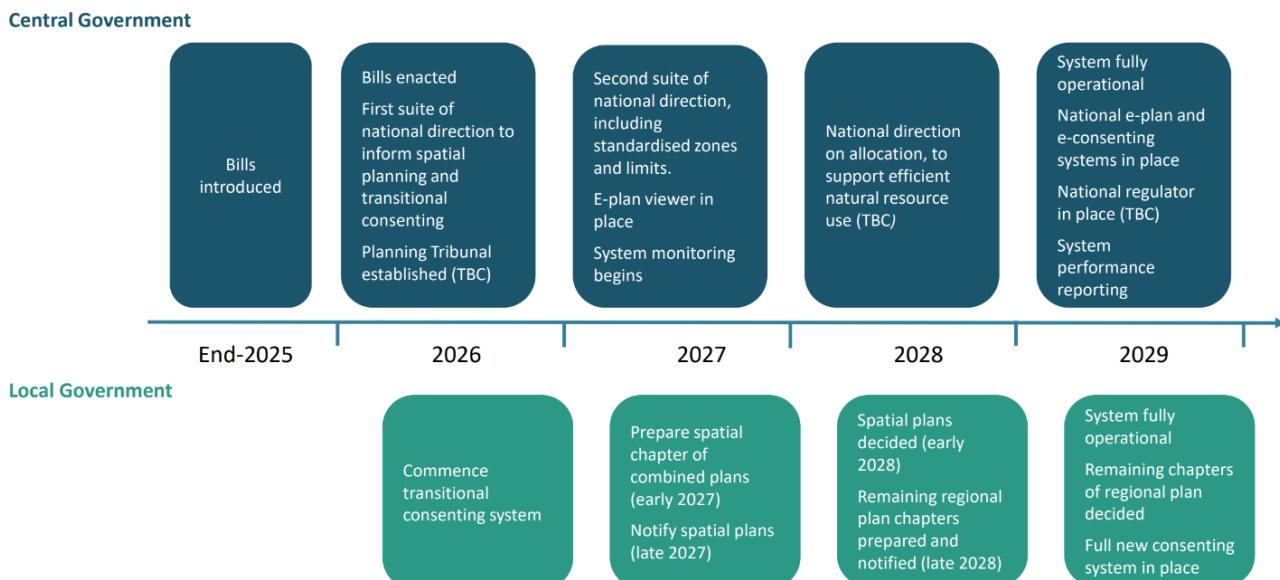


Figure 2: diagram showing Key Milestones for proposed new bills. Source – Ministry for the Environment.

Resource Management (Duration of Consents) Amendments Bill 2025

The aim of this Bill is to provide certainty for consent holders during transition to new legislation. There is an automatic extension of resource consents that would otherwise expire before 31 December 2027. Recently expired consents with a section 124 (*exercise of resource consent while applying for new consent*) application lodged are reinstated and automatically extended to 31 December 2027.

Exclusions from the Bill are freshwater-related consents (cannot be extended beyond a total duration of 35 years), and wastewater consents.

KEY POINTS OF COUNCIL SUBMISSION

Officers have analysed the new Bills. The submission is focused on those matters specific to Taupō District Council. The key points included in the draft submission are listed below:

Retail Distribution

The Planning Bill currently proposes to exclude retail distribution effects from the range of effects that can be managed through planning interventions. Taupō District Council strongly opposes this exclusion. Managing

retail distribution is critical to achieving the goals and responsibilities set out in the new planning system relating to well-functioning urban environments. Our District Plan currently manages retail distribution so we can strengthen the viability of the Taupō town centre and preserve the limited industrial areas for industrial activity.

Te Tiriti o Waitangi Settlement Obligations and Joint Management Agreements

Support is given for the intent of the Bills to respect existing Treaty settlement arrangements and to actively engage iwi authorities in the development of higher-order planning documents.

Standardised Planning

While there is support for creating a more consistent and user-friendly planning system through greater standardisation of planning controls, it is unclear whether the new national standards will be developed in partnership with local government practitioners and if they will be consulted on in a meaningful way. It is recommended that national standards and other planning provisions be co-designed with local government planning practitioners and technical experts to ensure they are technically robust and workable in practice.

Regulatory Relief

There is concern around the proposed new regulatory relief framework. The new system will introduce a framework that requires councils to consider the impact of some planning controls on landowners when they are developing plans. Councils will have to provide relief where impacts are assessed as “significant”.

Where planning controls are nationally directed, councils have limited discretion, yet the Bill places responsibility on them to justify those controls, provide regulatory relief, and manage disputes. The requirement for property-by-property assessments and unfunded relief mechanisms could impose significant administrative and financial burdens on councils and ratepayers, particularly in the absence of clarity on funding and alongside proposed rates caps.

Sector Submissions

Taituarā – Local Government Professionals Aotearoa have prepared a submission. Due to time constraints, at the time of writing this report officers have not had a chance to review their submission. Generally, Council supports matters that are raised in submissions by sector representatives. It is usual practice for Taituarā to cover the many technical elements, risks, and concerns with new legislation, therefore we have not included technical workings of the Bill in our submission. Officers have instead focused on issues that are relevant to Taupō District Council. Council officers will consider the Taituarā submission prior to this Council meeting and will recommend any changes at the meeting, in the unlikely event that their submission is not as expected.

NGĀ HĪRAUNGA | CONSIDERATIONS

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 Māori rights, enabling Māori participation in Council processes and having rangatiratanga over tāonga.

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

Due to time constraints, at the time of writing this report officers have not had a chance to consult with our iwi partners or include their input. Council's submission supports safeguarding the commitments made in our relationship agreements with iwi and hapū. We understand that our iwi partners will make their own submissions on the Bills. Further, the National Iwi Chairs Forum has filed court proceedings seeking clarification on how the Crown must uphold Treaty of Waitangi settlements in the new Bills.

Ngā Tūraru | Risks

There are no known risks.

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 Council making a decision.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

Attachment 1 is the Draft Submission. It is recommended that Council approves this submission. Submissions are due on 13 February 2026 after which they will be considered by the Select Committee.

NGĀ TĀPIRHANGA | ATTACHMENTS

1. Resource Management Reform Comparison Table [↗](#)
2. Draft Submission Planning and Natural Environment Bills [↗](#)

5.3 RECOMMENDATION FROM THE RISK AND ASSURANCE COMMITTEE

Author: Aidan Smith, Team Leader - Corporate Planning

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

A paper reviewing climate risks for Council was provided to the Risk and Assurance Committee on 16 September 2025. The committee recommended that this paper be shared with Council.

The paper is attached and provided for information.

NGĀ KŌRERORERO | DISCUSSION

The attached paper identifies the risks to Taupō District Council's core roles and responsibilities associated with climate change. It sets out:

- Council's core roles and responsibilities in preparing for the effects of climate change.
- The climate impacts expected from climate change, identified from a review of national and regional climate risk modelling and identification.
- The risks to Council's core roles and responsibilities, identified from a review of Council's asset management plans, district planning and building consenting rules, regional risk identification, and interviews with key Council staff.
- It identifies the key risks and possible actions that could be taken to reduce the risks.

The first 20 pages of the document are the body of the report; the remainder are appendices of source information provided for those wanting more detail.

WHAKAKAPINGA | CONCLUSION

A paper reviewing climate change risks for Council is attached for information, as recommended by the Risk and Assurance Committee.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the Review of Climate Change Risks paper (July 2025).

NGĀ TĀPIRHANGA | ATTACHMENTS

1. Review of Climate Change Risks paper (July 2025) [↗](#)

5.4 COUNCIL APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

APPOINTMENTS

No new requests for appointments have been received.

TRAINING AND CONFERENCE OPPORTUNITIES

In accordance with the Expenses and Allowances Policy 2025-2028, this is a request to approve, either prior or retrospectively, Elected Member attendance at training and/or conferences:

The following requests to attend a training and conference opportunity have been received:

- Mayor John Funnell and Deputy Mayor Cr Kevin Taylor: Local Government New Zealand All-of-local-government meeting on Thursday 26 February and Rural Provincial Sector meeting on Friday 27 February in Wellington with travel, accommodation and attendance costs to be paid by Council.
- Cr Sandra Greenslade: Zone 2 Local Government New Zealand meeting on Friday 27 March in Karapiro with travel and attendance costs to be paid by Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Approves / declines the attendance of Mayor John Funnell and Deputy Mayor Cr Kevin Taylor at the Local Government New Zealand All-of-local-government meeting on Thursday 26 February and Rural Provincial Sector meeting on Friday 27 February in Wellington with travel, accommodation and attendance costs to be paid by Council.
2. Approves / declines the attendance of Cr Sandra Greenslade at the Zone 2 Local Government New Zealand meeting on Friday 27 March in Karapiro with travel and attendance costs to be paid by Council.

NGĀ TĀPIRHANGA | ATTACHMENTS

Nil

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

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 matter 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 - 16 December 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 7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information 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 protect applicants' personal information that they have provided in their cover letters and curriculum vitae, and to protect privacy of property owners and negotiations that are taking place.
Agenda Item No: 6.2 Oruanui Road Legalisation and Access Issues Update	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 7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege Section 7(2)(i) - the withholding of the information is necessary	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	Private property negotiations and legal opinion privilege

	to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)		
Agenda Item No: 6.3 Appointment of External Representatives to Council Committees	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 protect applicants' personal information that they have provided in their cover letters and curriculum vitae.

I also move that *[name of person or persons]* be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of *[specify]*. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because *[specify]*.