



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

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

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	
4.1	Ordinary Tūrangi Co-Governance Committee Meeting - 17 February 2026	3
4.2	Ordinary Tūrangi Co-Governance Committee Meeting - 17 February 2026	4
5	Ngā Kaupapa Here Me Ngā Whakataunga Policy and Decision Making	
5.1	Election of Co-Chair Poumatua for the Meeting	5
5.2	Public Forum	6
5.3	New Lease to Department of Conservation (former Tūrangi Service Centre)	7
5.4	Operations and Community Engagement Updates for Tūrangi	11
5.5	Mana Whakahono Workplan Update	12
5.6	Members' Reports	13
6	Ngā Kōrero Tūmataiti Confidential Business	
	Nil	

4.1 ORDINARY TŪRANGI CO-GOVERNANCE COMMITTEE MEETING - 17 FEBRUARY 2026

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Tūrangi Co-Governance Committee meeting held at 10.30am on Tuesday 17 February 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Tūrangi Co-Governance Committee Meeting Minutes - 10.30am, 17 February 2026

4.2 ORDINARY TŪRANGI CO-GOVERNANCE COMMITTEE MEETING - 17 FEBRUARY 2026

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Tūrangi Co-Governance Committee meeting held at 1pm on Tuesday 17 February 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Tūrangi Co-Governance Committee Meeting Minutes - 1pm, 17 February 2026

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 Junior to Chair this hui.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee appoints Poumatua Te Wharau Walker Junior 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 NEW LEASE TO DEPARTMENT OF CONSERVATION (FORMER TŪRANGI SERVICE CENTRE)

Author: Heather Holt, Reserve Management & Property Officer

Authorised by: Chris Haskell, Property and Development Manager

TE PŪTAKE | PURPOSE

To seek a decision from the Tūrangi Co-Governance Committee on the Department of Conservation's request to lease the former Tūrangi Service Delivery Centre at 3 The Town Centre, Tūrangi, for a further 12 months.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The Department of Conservation (DOC) wishes to remain in occupation of the office building at 3 The Town Centre, Tūrangi for a further 12 months while DOC's new building is being completed.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee:

1. Approves the grant of a further 12-month lease term to the Department of Conservation in respect of the office building at 3 The Town Centre, Tūrangi for a term of 12 months, from 22 January 2026 to 21 January 2027 at an increased rent but otherwise on the same terms and conditions of lease as in the deed of Lease between Council and the Department of Conservation dated 17 July 2023; and
2. Agrees that the grant of the further 12-month lease term be implemented by way of variation of the deed of Lease between Council and the Department of Conservation dated 17 July 2023.

TE WHAKAMAHUKI | BACKGROUND

DOC has been located at 3 The Town Centre since 2017.

DOC's current lease expired on 21 January 2026. In December 2025, DOC indicated a wish to extend the lease term by 12 months.

DOC is currently constructing its own building and wishes to remain in occupation at its current location pending completion of its new building.

NGĀ KŌRERORERO | DISCUSSION

DOC is a long-standing and reliable tenant of Council, with no operational issues reported.

Certain areas of Council business rely on the availability and capacity of DOC staff. As a result, Council benefits directly from DOC's continued occupation of its current premises, beyond the financial return alone.

DOC's previous lease was on the standard Auckland District Law Society commercial terms of lease. Save for rent, the same terms are proposed to apply to the further lease term. It is proposed that the rent be increased by 8.0%.

A further lease term and revised rent can be implemented either by a new deed of lease or, more simply, by a deed of variation to the existing lease.

Based on this information, it is considered that there are primarily two options:

1. Agree to grant a further lease term of 12 months.
2. Decline the application for a further lease term of 12 months.

NGĀ KŌWHIRINGA | OPTIONSAnalysis of Options**Option 1:****(a): Grant a further 12 months by a new deed of lease**

Advantages	Disadvantages
<ul style="list-style-type: none"> • A new deed of lease is the correct mechanism to grant a further 12-month term in cases where the former lease has expired. • A further 12-month term allows the Department of Conservation to ensure uninterrupted service delivery to the community and Council. • Council secures rental income for a further 12 months. • Council has a further year to reassess the purpose of the office space and properly plan for its future use. 	<ul style="list-style-type: none"> • Council is not able to use the space for an alternative use that may be more beneficial to the community. • A new deed of lease is the more costly way to grant a further 12-month lease term where the lease is to otherwise be on the same terms as a prior lease.

or

(b): Grant a further 12 months by varying the former lease

Advantages	Disadvantages
<ul style="list-style-type: none"> • A lease variation is a simpler and less-costly way to extend the term and increase the rent than a new deed of lease. • A further 12-months term allows the Department of Conservation to ensure uninterrupted service delivery to the community and Council. • Council secures rental income for further 12 months. • Allows Council a further year to reassess the purpose of the office space and properly plan for its future use. 	<ul style="list-style-type: none"> • Technically-speaking, the lease cannot be varied because the lease has expired. But it was not possible to obtain authorisation for a lease variation prior to its expiry because of Local Government elections. • Council is not able to use the space immediately for an alternative use that may be more beneficial to the community.

Option 2: Decline the request for a new lease

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council may consider immediately alternative uses or opportunities for the office space. 	<ul style="list-style-type: none"> • Potential loss of rental income. • Potential adverse impact on Council and DOC's relationship.

Analysis Conclusion:

Option 1(b) is the preferred option: Grant a further 12 months by varying the lease. Because DOC indicated a desire for a further term prior to the expiry of its lease, the operative date of the lease variation may be the day before the date that the lease expired.

NGĀ HĪRAUNGA | CONSIDERATIONS**Ngā Aronga Pūtea | Financial Considerations**

The financial impact for Council is represented by the increase in the annual rent payable.

Long-term Plan/Annual Plan

Any expenditure that is required is covered by the Facilities Management budget.

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, economic and environmental of relevance to this matter.

Mana Whakahono ā rohe

The proposal has been evaluated with regards to Part D and Schedule 5 to the Mana Whakahono ā rohe.

Part D expresses an intention that Ngāti Tūrāngitukua is to have a strong influence over all decision-making relating to the land within the Mana Whakahono boundary that is identified in Schedule 5.

The building at 3 The Town Centre, Tūrangi, is on land that is listed in Schedule 5, so the Committee is to approve any extension of DOC's lease of that land.

No further authorisation is required.

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 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.

Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report. Accordingly, this proposal will be presented to the Mana Whakahono Joint Working Group meeting on 25 February 2026.

Ngā Tūraru | Risks

This is no known risk associated with this proposal. And any risk that is not foreseen is mitigated by Council's longstanding relationship with DOC.

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

It is recommended that the Committee approve the granting of a further 12-month lease term to the Department of Conservation of the former Tūrangi Service Centre at 3 The Town Centre, at an increased annual rent, and that the further term and rent increase be documented by way of a simple deed of variation.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 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 Southern Lake Taupō Engagement Partner will update the committee on engagement in Tūrangi.

- Long-term Plan (LTP) Engagement
- Representative Group Review
- Proposed District Plan Changes
- Wednesday Waiata

Operations

An update will be provided on the following:

- Tūrangi toilets
- Taupahi Road

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

5.5 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 (A3896637).

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Ngāti Tūrangitukua Taupō District Council Mana Whakahono Dashboard Report 4 March 2026

5.6 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