



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

Date:	Tuesday, 31 March 2026
Time:	1.00 pm
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**

Auditory Announcement

Please note that one of today's meeting participants has hearing loss. To support clear communication, please use the microphones, speak clearly, and keep your mouth visible to assist with lip-reading.

Reports Not Council Policy

The reports included in this agenda are provided for consideration only and do not represent Council policy unless or until they are formally adopted. If you require further information about any report, please contact the Chief Executive, the Chairperson, or the Deputy Chairperson.

Public Forum

Members of the public are welcome to address the Council or committee during the public forum at the start of the meeting. To participate, please complete the public forum request form available on Council's website by 4.00pm on the day prior to the meeting.

Livestreaming and Recording

Meetings held in the Council Chamber are livestreamed on Council's YouTube channel, and recordings are uploaded shortly after the meeting.

Karakia Timatanga – opening prayer gifted by Iraia Bailey of Ngāti Tūwharetoa to Taupō District Council

Tuia ki te mauri o te whenua	Connect to the life essence of the land
Tuia ki te mana o te tangata	Connect and respect to all
Tuia ki te pono, te aroha	Be honest and compassionate
Kia piki, kia eke	(As we seek) to improve, to exceed
Ki te taumata	Expectations
Hui e, Tāiki e	To aim/reach for the summit
	(As we) come together

Karakia Whakamutunga – closing prayer gifted by Iraia Bailey of Ngāti Tūwharetoa to Taupō District Council

Unuhia te rito o tēnei hui	Remove any angst/stress that may have arisen during this gathering
Kia wātea i runga	To be free of anything that impacts your wellbeing
Kia wātea i raro	
Aro ki te tika	That we will act with integrity
Aro ki te pae	As we pursue our goals
Hui e, Tāiki e!	(As we) come together

Order Of Business

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4.1 ORDINARY COUNCIL MEETING - 24 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 Council meeting held on Tuesday 24 February 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 24 February 2026

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 NOTICE OF MOTION - GENERAL MATTERS

Author: Julie Gardyne, Chief Executive

Authorised by: John Funnell, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell has given notice, in accordance with Standing Order 27, that he intends to move at this meeting (31 March 2026) the following motion:

- 1 *That Taupō District Council amend its standard meeting agenda structure to include a standing item titled "General Matters / Members' Matters", under which elected members may raise matters for information only.*
- 2 *That any matters raised under this item:*
 - a) *are for information and discussion only, and*
 - b) *may not result in a decision of the Council, other than referral of the matter to a future meeting or request for a report.*
- 3 *The Chair may determine the order of speakers and apply reasonable time limits to contributions under this item.*

NGĀ KŌRERORERO | DISCUSSION

The Notice of Motion is attached.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Notice of Motion will be moved at the meeting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. 2026 03 31 Notice of Motion - General Matters

5.3 COMMISSIONER APPOINTMENTS: RESOURCE CONSENT APPLICATIONS - KAKA STREET AND CHARLES CRESCENT, TAUPŌ

Author: Heather Williams, Resource Consents Manager

Authorised by: Jessica Sparks, Environmental Services Manager

TE PŪTAKE | PURPOSE

To seek approval for commissioners to consider and decide three resource consent applications.

RM250205 (Subdivision) and RM250204 (Landuse) for the redevelopment of 42 Kaka Street, Taupō for two dwellings and associated subdivision.

RM250187 (Landuse) for the redevelopment of 29 Charles Crescent, Rainbow Point for 16 townhouses.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Resource Management Act 1991 (RMA) decision-making is a function that cannot be sub delegated. Therefore, for non-Taupō District Council employees to make decisions on RMA applications, delegations must be conferred by Council. The two proposed developments have submitters in opposition that wish to be heard at a hearing. Commissioners who hold the *Making Good Decisions* accreditation can sit on Resource Management Act 1991 (RMA) Hearings.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council, pursuant to section 34A of the Resource Management Act 1991, hereby delegates the functions and powers of hearing, consideration, and decision-making in relation to

1. 42 Kaka Street, Taupō to an Independent Commissioner with Chairperson accreditation, Mr Bill Wasley.
2. 29 Charles Crescent to an Independent Commissioner with Chairperson accreditation, Ms Rachel Dimery.

TE WHAKAMAHIKI | BACKGROUND

The proposal has not been presented previously.

Limited Notified Resource Consent: 42 Kaka Street, Taupō (RM250205 Subdivision and RM250204 Land use)

Brendon and Sarah Hartley have applied to redevelop 42 Kaka Street for two new dwellings and to subdivide the site around the dwellings creating two allotments.

The applications were limited notified to the adjoining properties: 1/44 and 2/44 Kaka Street who subsequently have submitted in opposition and request to be heard at a hearing.

Publicly Notified Resource Consent : 29 Charles Crescent, Taupō (RM250187 Landuse) [DABB Property Rentals - 29 Charles Crescent - Taupō District Council](#)

DABB Property Rentals Limited have applied to redevelop 29 Charles Crescent, Rainbow Point for 16 new townhouses. The property is located on the corner of Rainbow Drive and Charles Crescent and was previously the Rainbow Point Motel.

The application is for 16 new townhouses. The application was publicly notified and received 16 submissions. 2 in support, and 14 in opposition with 5 wanting to be heard at a hearing.

NGĀ KŌRERORERO | DISCUSSION

Appointment of Decision Makers

Under the RMA, Limited and Publicly Notified Resource Consents may be heard by either councillors or independent commissioners with accreditation in the *Making Good Decisions (RMA)* programme. As currently no councillors are accredited with the chairperson qualification, they cannot make the decision on their own. In this instance an independent commissioner with the Chairperson accreditation is required to Chair. Where a hearing is required, it is considered that one commissioner or a panel of commissioners (usually no more than three) are required.

In the submissions received on both applications, some submitters requested the decision-making is delegated to hearings commissioners who are **not** members of the local authority. Under Section 100A, submitters or the applicant can request that the decision-making is delegated to one or more hearings commissioners who are **not** members of the local authority.

Councillors Yvonne Westerman and Kevin Taylor hold the *Making Good Decisions* accreditation (but not the Chairperson requirements). Due to the above request by submitters though, the Councillors are unable to sit on the hearing.

It is considered in this instance that the delegations therefore should be made to independent qualified Commissioners with the Chairperson qualification.

For 42 Kaka Street, a hearing has been scheduled in late April in order to fulfil the statutory timeframes and it is proposed that Mr Bill Wasley is appointed to make the decisions. Mr Wasley is an experienced planner who has been delegated authority by Council to hear, consider and decide on previous limited notified resource consent applications.

For 29 Charles Crescent, given the small number of submitters who want to be heard and the relatively similar nature of many of the submissions one commissioner is considered appropriate.

A hearing will be required near the end of May to meet the statutory timeframes and it is proposed that Ms Rachel Dimery is appointed to hear, consider and make the decision. Ms Dimery is an experienced planner who has been delegated authority by Council to hear, consider and decide on previous publicly notified resource consent applications.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The costs incurred in the process, including paying for the hearing are all the responsibility of the applicant to pay and are on-charged to them.

Ngā Aronga Ture | Legal Considerations

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

The Resource Management Act 1991 sets down the process for resource consents including hearings.

Authorisations as follows are required for the proposal:

- Resource Consent Building Consent Environmental Health
- Alcohol Licencing Licence to occupy

Authorisations are not required from external parties.

Ngā Hiraunga 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 obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

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.

There are no specific matters that require engagement of a specifically qualified commissioner and the matters can be considered by an RMA Commissioner with general planning expertise.

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

The appointment of independent commissioners with Chairperson accreditation will ensure these applications are determined efficiently, independently, and in accordance with statutory requirements. Approval of the recommended appointments will enable the hearing, consideration, and decision-making processes for each application to proceed appropriately.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 REQUEST TO REVOKE AND REPLACE RESOLUTION REVOKING RESERVE STATUS OF LOCAL PURPOSE RESERVE (STORMWATER) AND TRANSFER TO ADJOINING OWNER - S24 RESERVES ACT 1977

Author: Karyn Hollman, Senior Solicitor

Authorised by: Warrick Zander, General Manager Strategy and Environment

TE PŪTAKE | PURPOSE

The purpose of this report is to seek Council's approval to revoke a resolution and to pass a replacement resolution for the same proposal but with key details updated.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Approval is sought to revoke Council Resolution TDC202512/05, which authorised the removal of the reserve status of a 19m² part of a local purpose reserve (stormwater) for disposal to the adjoining owner, and to pass a replacement resolution for the same proposal but to correctly record the legal description and surveyed area of the subject land.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Revokes Council resolution TDC202512/05 made at the Council meeting on 16 December 2025, relating to the revocation of reserve status and disposal of a 19m² area shown as Section 1 on Drawing V200 Rev A of Definition Survey Limited dated 14 November 2025.
2. Approves the revocation of proposed Lot 103 on Land Transfer Plan 628120 (**Lot 103**), being a 26m² part of Lot 102 DP 608131, as local purpose reserve (stormwater) pursuant to section 24(1)(b) of the Reserves Act 1977, subject to the Department of Conservation ratifying the revocation, on the basis that Lot 103 is not needed for Reserves Act 1977 purposes because the balance of the reserve is sufficient to perform the stormwater drainage function of the reserve.
3. Declares Lot 103 surplus to Reserves Act 1977 requirements.
4. Approves the transfer of Lot 103 to the registered owner (**developer**) of Lot 11 DP 608131 at 9 Ngawha Place, Taupō (**property**) and the amalgamation of Lot 103 with the property on the basis that:
 - a. The agreement to transfer Lot 103 to the developer is conditional on the reserve revocation process under s24 of the Reserves Act 1977 being completed;
 - b. The developer meets all costs and disbursements incurred in respect of the revocation and transfer/amalgamation process.
5. Delegates to the Chief Executive the authority to approve the final terms and conditions of the reserve revocation and transfer, and to take such action and sign such documents as may be reasonably necessary to implement Council's resolutions above and matters ancillary to them.

TE WHAKAMAHIKI | BACKGROUND

The proposal was presented to Council at its meeting on 16 December 2025 and the following resolution was passed:

TDC202512/05 RESOLUTIONMoved: Cr Wahine MurchSeconded: Cr Ngāhūia Foreman**NGĀ TŪTOHUNGA | RECOMMENDATION(S)**

That Council:

1. **Approves** the revocation of that 19m² sliver of Lot 102 DP 6081631 in Record of Title 1199645 labelled Section 1 on Drawing V200 Rev A of Definition Survey Limited dated 14 November 2025 (**Section 1**) as local purpose reserve (stormwater) pursuant to section 24(1)(b) of the Reserves Act 1977, subject to the Department of Conservation ratifying the revocation, on the basis that Section 1 is not needed for Reserves Act 1977 purposes as the balance area of the reserve is sufficient to perform the stormwater drainage function of the reserve.
2. **Declares** Section 1 surplus to Reserves Act 1977 requirements.
3. **Approves** the transfer of Section 1 to the registered owner (**developer**) of Lot 11 DP 608131 at 9 Ngawha Place, Taupō (**property**) and amalgamation of Section 1 with the property on the basis that:
 - a. The agreement to transfer Section 1 to the developer is conditional on the reserve revocation process under s24 of the Reserves Act 1977 being completed.
 - b. The developer meets all costs and disbursements incurred in respect of the revocation and transfer/amalgamation process.
4. **Delegates** to the Chief Executive the authority to approve the final terms and conditions of the reserve revocation and transfer, and to take such action and sign such documents as may be reasonably necessary to implement Council's resolutions above and matters ancillary to them.

CARRIED

Since then, the developer has arranged of a land transfer survey of Lot 103 which has resulted in Lot 103 being increased by 7m².

While the Chief Executive has been authorised to approve the final terms and conditions of the reserve revocation and transfer, such authority does not extend to approving the transfer of a larger land area than that approved by Council.

NGĀ KŌRERORERO | DISCUSSION

Lot 103 is part of a reserve that is held for overland stormwater flow purposes.

This proposal involves a boundary adjustment so that Lot 103 may be transferred to the developer and amalgamated with the developer's adjoining property.

The original scheme plan showed the area of (what is now) Lot 103 as ~20m², and Council's resolution of 16 December 2025 refers to a subject area of 19m².

On 2 February 2026 a resource consent was issued for the boundary adjustment based on the original scheme plan. The developer has since obtained a resource (subdivision) consent and arranged for a land transfer plan to be prepared which shows the surveyed area of Lot 103 as 26m².

The change in area has occurred because the original scheme was based on as-builts that did not allow for a sufficient offset to accommodate the underground concrete footings of the retaining wall. This happened because the three existing piles the form the start of the new stretch of wall are 120mm larger in diameter than expected, therefore the need for a greater offset, producing an increased total area of Lot 103.

The 26m² area represents an average shift in the boundary line of 0.14m (being 26 - 19 ÷ 51.09).

Council's Development Engineer has confirmed the situation on-site and has provided the attached photograph showing the relative position of the boundary peg (as indicated by the marker post) and the face of the wall. This demonstrates that the larger area is needed to ensure the new boundary line is clear of the wall's underground footings.

Council's infrastructure team has confirmed that transferring 26m² from the reserve will not affect the functionality of the reserve for stormwater drainage purposes.

Based on this information, there is only one practicable option. This is a reasonable option bearing in mind the circumstances leading to this report: the survey information on which our first report was based was informed by plans that included an insufficient off set to accommodate underground footings. Now that a survey has been done and we have correct dimensions, we can put in place a correct resolution.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Option

Option 1. Revoke Council Resolution TDC202512/05 and pass a new resolution revoking the reserve status of Lot 103 and transferring it to the developer

Advantages	Disadvantages
<ul style="list-style-type: none"> • Accords with the provisions of the Reserves Act 1977 and specifically Council's statutory duty, as administering body of the reserve, to use the reserve strictly for the purpose for which it is vested in Council (i.e.: stormwater drainage purposes). • Provides proper authority for the transfer of Lot 103. • Enables the developer to give effect to the resource consent as required by the Resource Management Act 1991. • Relocating the wall is impracticable and will damage the reserve. • Other legal mechanisms offer a less tidy and more risky legal solution. • Resolves ambiguity over responsibility for the retaining wall and so reduce the likelihood of future disputes. • Reduces Council's risk of liability arising from the works that otherwise might lie with Council as landowner. • Demonstrates Council's willingness to resolve anomaly pragmatically. • Developer covers all costs, so no net financial loss to Council bearing in mind the minimal value attached to land involved. 	<ul style="list-style-type: none"> • May invite a public perception of Council preferring private interests over public interests.

Analysis Conclusion:

Option 1 is the only practicable option in the circumstances.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal will be minimal: the developer is to cover all costs (survey and legal, Council staff time and third-party) associated with this proposal.

The misplacement of the retaining wall was unintentional, and it is not proposed to charge the developer for the land itself, provided Council does not incur any costs. Lot 103 was the developer's land prior to subdivision so a transfer in exchange for value is not appropriate.

Long-term Plan/Annual Plan

No expenditure needs to be budgeted for.

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. Economic wellbeing is relevant to this proposal.

Resource Management Act 1991

The developer has obtained a resource consent for the boundary adjustment, but no variation to that resource consent is needed because of the change in area of Lot 103: the land transfer plan is in general accordance with the resource consent.

Reserves Act 1977

The Reserves Act 1977 is the key legislation applicable to this proposal, against which officers have evaluated this proposal.

Lot 103 can be transferred to the developer only if its reserve status is first revoked in accordance with s24 and s25 of the Reserves Act 1977.

The most common reason to revoke the reserve status of land is because the land is surplus to Reserves Act requirements.

Officers have reaffirmed that Lot 103 is not needed for reserve purposes because Lot 103 is insignificant from an operational standpoint due to its relatively small size. Transferring Lot 103 out of the reserve will not impact the functionality of the reserve for water drainage purposes.

If Council determines that Lot 103 is surplus to Reserves Act requirements, and resolves to revoke its reserve status, it notifies the Department of Conservation in accordance with s24(1)(b) of the Reserves Act 1977.

Authorisation is required from the Department of Conservation (acting on behalf of the Minister of Conservation), which may direct Council on the manner of disposition of Lot 103.

Based on Council Resolution TDC202512/05 an agreement has already been prepared for signing between Council and the developer, by which the developer is obliged to pay all costs. The agreement will be amended to record the change of area and legal description of Lot 103. To enable that agreement to be signed on Council's behalf, it remains appropriate that the Chief Executive be delegated authority to approve the final terms of the land transfer and to sign the final agreement.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications that have not already been considered in our report of 16 December 2025.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

The reserve vested in Council through a subdivision under Part 10 of the Resource Management Act 1991. Specific engagement with Māori in relation to this land would have been considered at the time of that subdivision.

Ngā Tūraru | Risks

The recommended option reduces Council's exposure to risk of liability arising from the existence of the retaining wall. Risk in the retaining wall shifts to the developer with ownership of Lot 103.

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

Council's Significance and Engagement Policy identifies matters to be considered 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 necessary.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Direct communication with affected parties will occur, but wider communication is unnecessary.

WHAKAKAPINGA | CONCLUSION

It is recommended that Council revoke Council Resolution TDC202512/05 and, in its place, approve the revocation of the reserve status of part local purpose reserve (stormwater) shown proposed Lot 103 on Land Transfer Plan 628120, as surplus to Reserves Act requirements, and transfer the said Lot 103 to the adjoining owner, without public notification, in accordance with s24 and s25 of the Reserves Act 1977.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Land Transfer Plan 628120
2. Photograph - retaining wall and boundary peg and marker stake at the northern end

5.5 APPROVAL TO NOTIFY PLAN CHANGES 44 AND 45 TO THE TAUPŌ DISTRICT PLAN

Author: Hilary Samuel, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

To seek Council approval to notify amended versions of Plan Changes 44 and 45 to the Taupō District Plan as per the First Schedule of the Resource Management Act 1991 (RMA) following receiving an exemption from the Minister for the Environment. Plan Changes 44 and 45 are:

- Plan Change 44 – Residential Zones
- Plan Change 45 – Neighbourhood Centre Zone

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

In August 2025 approval was given by Council to notify six plan changes to the Taupō District Plan. The changes were part of an ongoing rolling review of the Plan to ensure it is fit for purpose, allowing for appropriate development while minimising planning barriers and processes.

At that point the Government also signalled that some plan change work by councils must stop ahead of the reform of the RMA. The approval received by Council to notify was subject to the plan changes receiving a government exemption. Plan Changes 47-49 were granted an exemption in full and have since been notified. Plan Changes 44 and 45 were only approved in part. Officers sought a revised exemption for additional sections of the plan changes. This was on the basis that they allowed for intensification within the Residential and Neighbourhood Centre Zones.

The exemption for the revised Plan Changes 44 and 45 has now been approved. Because the Plan Changes differ to what was approved by Council in August last year, officers are now seeking that Council reapprove the revised plan changes.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Approves Plan Changes 44 and 45 and their associated Section 32 Evaluation Reports (Identified in Attachments 1 -6) for notification when practical;
2. Revoke resolution TDC202508/03 which approved 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;
3. Delegates authority to the Policy Manager to authorise any minor editorial changes prior to notification;
4. Directs officers to notify Plan Changes 44 and 45 in accordance with the First Schedule to the Resource Management Act 1991, as soon as practicable.

TE WHAKAMAHIKI | BACKGROUND

In 2021, Taupō District Council made a decision to change from a comprehensive review of the District Plan to a series of targeted plan changes. This enabled efficient use of ratepayers' money when the future legislative framework was uncertain. Our targeted sectional review has focused on parts of the District Plan that were well outdated and imposing unnecessary costs on development. A primary focus of the Plan review has been to create a more efficient plan, reducing consenting requirements and costs.

The proposal has been presented to Council multiple times over the past three years. All Council engagement has been summarised within the Background and Engagement Summary (Attachment 1).

Plan Changes 44 and 45 are part of the ongoing review programme of the District Plan. The provisions within the Residential Chapter are over 10 years old. They need updating to reflect modern building requirements, increasing costs and pressure for efficient land use.

In October and November 2024, an engagement phase was undertaken for the draft plan changes 44, 45 and 46. A total of 41 submissions were received, which included approximately 300 points. The Plan Changes received relatively high support, and also some constructive feedback and suggestions. Modifications have been made to the majority of the plan changes based on the feedback.

NGĀ KŌRERORERO | DISCUSSION

Plan Changes 44 and 45 are now ready for approval to notify under the First Schedule of the RMA. The Background and Engagement Report, in conjunction with the section 32 evaluation reports, provide a complete overview of the Plan Changes, the options that have been considered, and the consultation that has been undertaken. It is a requirement under the RMA that the Council has particular regard to the section 32 reports when deciding to proceed to notification.

The following table outlines the scope of Plan Changes 44 and 45 and why they have been undertaken:

Plan Change	Scope of Plan Change	Reason for Review
Plan Change 44 – Residential Zones	Full chapter review	The residential zones are the last of the significant zone chapters that have not had any work on them in the past 10 years. There has also been a significant shift in national policy direction, in particular around promoting intensification. This also aligns with our Future Development Strategy that signals approximately 15 to 20% of future residential growth will be from intensification.
Plan Change 45 – Neighbourhood Centre Zone	Full review of chapter and catch up of sites not currently zoned	Prior to the National Planning Standards version of the plan, “Neighbourhood Shops” were an overlay ovetop of the residential environment. As prescribed by the National Planning Standards these were shifted to a new zone. This refresh has allowed a review of the provisions to make sure they are fit for purpose as a complete zone rather than an overlay. It also provides for a catch up on sites that are operating as neighbourhood centres but are not zoned as such for example Kinloch general store.

Government “Plan Stop” Bill

On 16 July 2025 the Government made an announcement that it would make an amendment to the RMA by passing the Resource Management (Consenting and Other System Changes) Bill. Councils would only be able to progress plan changes if they were either automatically exempt or exempt through an approval process via the Ministry for the Environment (MfE).

Initially MfE only approved Plan Changes 44 and 45 in part, being the part of the Plan Changes that upzoned land to residential or neighbourhood centre. In reality this provided very little benefit as most of the areas proposed were already developed and they were simply rezoning to reflect what was already happening on the ground. At the same time, officers were witnessing quality developments within the residential zone being held up by the existing bulk and location provisions. This was because the developments were failing the controls for aspects such as building coverage, set back and plot ratio, leading to longer and more costly resource consent processes.

Officers revised Plan Changes 44 and 45 to modify the bulk and location provisions only and allow for comprehensive development. This was then relodged with MfE and approved in full. The most significant change is the removal of policies that sought to achieve urban design outcomes and protect local amenity. This is because it looks unlikely that these aspects would be carried through into the new Planning Act, and therefore will not be an aspect that councils would be able to control in the future.

Why Continue in the Face of Reform?

The Government has expressed concern at local government wasting money changing plans in the face of legislative change. However, although the Government’s goal is to pass the new legislation in mid-2026,

existing District Plans will likely be deemed an operational plan under the new legislation until it is replaced. There will still be a significant transition period where we are operating under the existing District Plan. Indications at this stage are that the new Land Use Plans will be started in mid-2027 and finished in the later part of 2029 in the best-case scenario. Until they are finished and adopted, we will be operating under the current District Plan rules.

If we do not progress the current bundle of plan changes, we will be inhibiting development opportunities and applying unnecessary development costs until a new plan is in place.

NGĀ KŌWHIRINGA | OPTIONS

Note a full options assessment for the actual plan changes and associated provisions has been undertaken within the attached section 32 evaluation reports.

Option 1. Approve the Plan Changes for Notification.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Able to act on community and development sectors' expectations and support. • A significant number of resource consents would no longer be required, or would occur under a lower activity status. • We have shown leadership and commitment to local priorities, especially in areas like housing and urban efficiency, which still aligns with the Government's priorities. • Work and engagement of the past two years can be utilised. 	<ul style="list-style-type: none"> • The RMA First Schedule process can be an extensive, resource hungry process. • There is the risk of litigation once plan changes reach the appeal stage of the RMA First Schedule process. • We have lost some of the policy framework around urban design and amenity.

Option 2. Do not approve the Plan Changes for Notification

Advantages	Disadvantages
<ul style="list-style-type: none"> • Avoids undertaking the RMA First Schedule Process, which can be extensive and resource hungry. • Avoids the potential for litigation on District Plan Changes through the appeal stage of the RMA First Schedule process. 	<ul style="list-style-type: none"> • Two years of technical work, stakeholder and iwi engagement will not be utilised. • Community and development sector support for the plan changes not able to be acted on, potentially undermining trust and credibility. • The financial benefits of improving efficiency of chapters will not be realised, with flow on effects for users and Council staff. • Delaying the Plan review risks locking us into outdated provisions until new legislation is in place and a new plan developed under that legislation. • If the Government changes in 2026 and legislation is reversed again, we have not updated our plan to address identified resource management issues. • Outdated rules (e.g, bulk and location) will continue to generate unnecessary resource consents and compliance costs.

Analysis Conclusion:

It is recommended that option 1 is approved, to proceed with the Plan Changes for notification. This provides the best opportunity to reduce the regulatory barriers to development and economic opportunities. It also aligns with the Government's policy direction and the Planning Bill. Making the decision now is efficient given these plan changes have been under development for several years.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is budgeted for. While most of the work will be undertaken by staff there will be some costs associated with the hearings panel who will consider submissions. The exact scale of those costs will be determined by the number and complexity of the submissions received. Hearings are expected to take place in the 2026/27 financial year.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for within the draft Annual Plan 2026/27. Council does not proactively budget for potential appeal costs that could eventuate from a Council decision following the hearings. Depending on timing, some budget allowance could be made in the next Long-term Plan or otherwise dealt with as unbudgeted expenditure.

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 / environmental and / cultural matters are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation in relation to the Plan Changes is the Resource Management Act 1991. Implications under the RMA have been fully assessed within the attached section 32 reports.

Ngā Hīraunga Kaupapa Here | Policy Implications

All policy implications have been assessed within the attached section 32 evaluation reports.

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.

Significant engagement has been undertaken with our Iwi Partners. This is summarised within the Background and Engagement Report, Attachment 1 to this Report.

Ngā Tūraru | Risks

The RMA First Schedule process is an extensive and potentially litigious process. There is a risk that matters within the plan changes are appealed and result in Environment Court proceedings.

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 significant. Engagement has been undertaken accordingly.

TE KŌRERO TAHI | ENGAGEMENT

Significant engagement has been undertaken in relation to these plan changes. This is outlined within the Background and Engagement Summary Report (Attachment 1).

Consultation will be carried out in accordance with the First Schedule of the RMA. This will involve a four-week submission period with notification involving a public notice, direct notification of affected landowners, all key stakeholders and previous submitters notified and Council's usual media channels.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

As above.

WHAKAKAPINGA | CONCLUSION

It is anticipated that the attached plan changes will help improve the efficiency and effectiveness of the Taupō District Plan. This is expected to encourage economic development, remove unnecessary regulatory costs on the community and make the District Plan easier to use. Officers seek Council's approval to notify the plan changes. It is anticipated that the full package will be notified with the next rates mail out to save substantial postage costs.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Plan Change 44 - Residential Zones (under separate cover 1) [⇒](#)
2. Plan Change 45 - Neighbourhood Centre Zones (under separate cover 1) [⇒](#)
3. Plan Change 44 Section 32 Evaluation Report (under separate cover 1) [⇒](#)
4. Plan Change 45 Section 32 Evaluation Report (under separate cover 1) [⇒](#)
5. Background and Engagement Report Section 32 Evaluation Report (under separate cover 1) [⇒](#)
6. Attachment to Plan Change 44 - Low Density Residential Study (under separate cover 1) [⇒](#)

5.6 ANNUAL PLAN 26/27 - DRAFT FINANCIAL DIRECTION

Author: Andrew Wilson, Policy Advisor

Authorised by: Warrick Zander, General Manager Strategy and Environment

TE PŪTAKE | PURPOSE

The purpose of this paper is to confirm the draft financial direction for the purpose of finalising the Annual Plan.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

The Long-term Plan 2024–34 that was approved on 30 September 2024 forecast an average rates increase of 6.7% for the 2026/27 financial year, including water services. Since the adoption of the Long-term Plan, the organisation continues to experience significant unanticipated cost increases, with a large proportion of this pressure relating to core services. Changes to operating assumptions and budgets are therefore proposed to control costs and respond to affordability concerns.

In preparing the draft financial direction, several key factors have been considered. While rates caps have been widely discussed in the media, no legislative cap is currently in place, and none applies to the 2026/27 Annual Plan. Based on current government signals, any future rates capping regime is expected to exclude water services, which face significant cost pressures due to government reforms and increased standards. Council has also considered the limited scope available through an Annual Plan to make major adjustments, compared with the greater flexibility offered through the upcoming Long-term Plan 2027–37. Without any of the proposed changes to operating assumptions and budgets, the forecast rates increase for 2026/27 would be approximately 7.7 percent. The proposed draft financial direction identifies trade-offs and cost control measures that are expected to result in an average rates increase of 6.6 percent for the 2026/27 year, including water services.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council directs officers to prepare the 2026/27 Annual Plan in accordance with option 1, with the identified project and risk-based budget trade-offs to achieve an expected 6.6% average rates increase.

TE WHAKAMAHUKI | BACKGROUND

The Long-term Plan 2024–34 (the LTP) was adopted on 30 September 2024 and outlines what Council intends to deliver for the community over the next 10 years, the cost of providing these services, what new investment is required and how it will be funded. Under the Local Government Act 2002, Council is required to prepare and adopt an Annual Plan for each of the two financial years following the adoption of the Long-term Plan. Under the Local Government Act the purpose of the Annual Plan is for Council to confirm or make limited adjustments to aspects of the Long-term Plan and to set rates for the upcoming financial year.

The proposed draft financial direction has been discussed by Council at a public workshop on 5 February and a closed workshop on 24 February. The closed workshop was held under the Local Government Official Information Act 1987 Sections 7(2) (a), (f)(i), and (h) to protect commercial and personal sensitivities and enable free and frank discussion. A range of matters were discussed across these workshops, including the Annual Plan process, consultation requirements, cost drivers, assumptions and potential trade-offs, which have informed the proposals outlined in this report.

Council also discussed the future introduction of rates capping legislation. Rates caps have not yet been implemented, and no cap applies to the 2026/27 Annual Plan. Current government signals indicate councils will be required to consider rates caps from 2027, with enforcement expected from 2029. Once draft legislation is introduced in mid-year at the earliest as a Bill, Council will have greater clarity on which services and activities would be subject to any future cap. At this stage, central government has signalled that water services are expected to be excluded from rates caps.

In considering rates capping discussions officers have produced the below table which highlights the rates increase year on year split between waters and the rest of Council. When considered collectively as part of the proposed 6.6% rates increase waters make up 44% of the cost increase or 2.9% of the 6.6% average increase. The rest of Council makes up 56% of the increase or 3.7% of the 6.6%. However, if these activities are considered as isolated activities with their own costs and revenues waters is facing a 7.1% increase and the rest of Council is facing a 5.6% rates increase.

Draft Financials at 6.6% increase	Total	Waters	Rest of Council
Rates Increase Year on Year	\$ 7,315,576	\$ 3,230,416	\$ 4,085,160
Share of Increase	100%	44%	56%
Share of the average rates increase (total cost)	6.6%	2.9%	3.7%
Rates revenue increase (each areas rates increase, if they are looked at individually)		7.1%	5.6%

Council recognises ongoing community concerns around rates affordability. Officers are working with Elected Members through the development of the Long-term Plan 2027–37, where there is greater scope to consider changes to services and levels of service to help manage future rates increases. This work is already underway, with a series of workshops focused on levels of service.

Property revaluations are currently in progress, with Council awaiting approval from the Valuer General. Revaluations will impact ratepayers in this Annual Plan due to changes in property values. This is because valuations determine the share of the rates requirement a property pays, but do not determine the total amount of rates Council is required to collect.

Following the workshop discussions officers have prepared this report that seeks the adoption of a set of trade-offs and assumptions so the Annual Plan can be prepared ahead of the legislative deadline of 30 June 2026.

NGĀ KŌRERORERO | DISCUSSION

The Annual Plan is fundamentally a budget adjustment process; it enables Council to make changes to its budgets but there are some limitations under the Local Government Act. Council through an Annual Plan cannot make changes to significant levels of service and Council could not make budgetary changes that could reasonably be expected to result in changes to those levels of service. Based on community concerns about rates affordability officers have sought guidance from Council on what risks they would be willing to accept and what trade-offs they would be willing to make to manage these affordability concerns.

Considering these limitations and the concerns about rates affordability officers have reviewed budgets and work programmes for the upcoming financial year. Initially staff identified significant year on year cost increases. These relate to essential business costs including but not limited to:

Driver	Reason	Year on Year Increase	Rating Impact
Depreciation & Amortisation	Construction costs continue to rise and therefore the replacement value of our assets does as well. \$1.9M of this increase was to correct negative 3 waters depreciation reserve balance from earlier renewals due to increased water standards. This was planned for LTP year 3 and was factored into Water Service Delivery Plan	+3,940,000	+3.2%
Staff costs	Staff costs increase primarily driven by market inflation, legislated KiwiSaver changes, new regulatory (water) roles, and reduced churn (market related).	+1,948,000	+1.57%
NZTA Engineering Charges	Expected NZTA subsidy will be less than forecast	+\$516,000	+0.42%
Financing costs and Interest income	We are forecasting a reduction in income from interest and an increase in debt servicing costs.	+\$483,000	+0.4%
Solid Waste Contract	Council signed a new contract for solid waste which	+408,000	+0.33%

	started this financial year. The contract establishment costs have been smoothed across the contract period. This means ratepayers don't have to pay all the establishment costs in the first year.		
Rates Remissions	Based on current year trends we are assuming a higher rate of remissions than usual	+\$345,000	+0.3%
Maintenance Costs	Alongside depreciation rising construction costs place pressure on maintenance costs	+\$319,000	+0.26%
Electricity	Rising cost of electricity as experienced across the market	+\$270,000	+0.22%
Operating Levies	Increase driven by Three waters regulator levies	+\$235,000	+0.20%
Other	Several smaller cost drivers such as materials and supplies (e.g. chemicals), postage, cleaning contract costs, and inflationary impacts	+\$581,000	+0.47%

To avoid a rates increase of over 7.7%, officers are proposing reductions to operational budgets of approximately \$1.7 million. These include operational budget reductions for emissions trading scheme credits, disaster relief fund contributions, and funding for Destination Great Lake Taupō (DGLT). The Long-term Plan had only sought to reduce year 1 funding for DGLT however this reduction was continued into year 2 and is now proposed to carry on into year 3. This will result in an expected average rates increase of 6.6% which is comparable (0.1% lower) to what was forecast for Year 3 of the Long-term Plan 2024-34.

The proposal is not significantly different to the direction set in the Long-term Plan. The proposed trade-offs and changes to assumptions will not materially impact baseline levels of service (as set out in the Long-term Plan) but will mean that some planned additional activities and services are delayed until next year.

1. Budgetary Assumptions

Council operates under several budgetary assumptions for each financial year, such as the cost of insurance and emissions trading scheme credit prices. It is proposed that these assumptions are adjusted based on current more up to date trends and forecasting data.

There is a risk of Council's actual costs exceeding these budget assumptions, resulting in an under recovery of rates, however the overall level of risk is considered to be low. The proposed adjustments, reasons and risks are outlined below:

Assumption	Reason for reduction	Budget Reductions	Rating Impact
Minor cost reductions or increased revenue forecasts across a number of business units	Some areas of Council are forecasting reductions in costs or increases in revenue.	-\$116,000	-0.1%
Reduction in software costs	Reduction in forecast costs for software	-\$169,000	-0.14%
Reduction in insurance costs	Insurance premiums in some areas have come down. However, there is some risk of increased premiums, given the recent weather events and hazards.	-\$269,000	-0.22%
Reduced price for emissions trading credits	In the 2024-34 LTP for 2026/27(Y3), Council budgeted \$80 per tonne for carbon credits. Credits have since come down in price to \$45 (at the time of writing). We expect prices to be lower than the original \$80 estimate and have accordingly reduced the estimated price to \$60 per tonne. There is a risk the price could exceed our new estimate	-\$640,000	-0.51%
TOTAL		-\$1,194,000	-0.97%

Advantages	Disadvantages / Risks
An overall reduction of approximately \$1.19m.	If these assumptions are wrong, then Council may require some unbudgeted expenditure due to under collecting rates. The risk of these assumptions being significantly off is however low.

There are additional trade-offs/assumptions that are available to Council. The below table highlights these options which have been previously discussed. Officers do not recommend these trade-offs given the risks associated with them. These options are considered as part of option 3.

Assumption	Risk(s)	Budget Reductions	Rating Impact
No increase to transportation preventative maintenance budget	This option presents risk to transport asset condition and life expectancy. This is especially important in light of recent weather events which made some minor faults into larger failures.	-\$500,000	-0.42%
Staff churn assumption adjusted to 6% rather than returning to the level assumed in the LTP (5%)	Given the current economic environment, it is unlikely that there will be a high level of staff turnover making this assumption difficult to achieve. This will require holding positions open to achieve. Noting that this is already in place.	-\$445,000	-0.37%
Reduction to building maintenance budget	Reducing this budget poses a risk to asset condition and life and will require the postponement of planned demolition works.	-\$200,000	-0.17%
TOTAL		-\$1,145,000	-0.96%

2. Holding Destination Great Lake Taupō Funding at Current Levels

Council provides funding to DGLT to promote and support tourism to the district. DGLT funding was forecast to return to its previous levels in the coming 26/27 financial year, however, to manage costs for ratepayers, it is proposed to hold this funding at the current level. DGLT has had its funding at this level since the 24/25 financial year. Not increasing the budget will mean DGLT continues providing its current level of service but future planned activities that haven't begun won't be delivered or will be reduced in scope.

Advantages	Disadvantages / Risks	Rating Impact
An overall reduction of approximately \$400,000 compared to the forecast.	Reduction or loss of future planned activities that rely on the increased budget such as Business events capability building, and some demand shaping campaigns.	-0.33%

3. Holding Contributions to the Disaster Relief Fund at Current Levels

Council contributes \$500,000 per year to its own disaster recovery reserve which as of writing has a balance of \$2.7m. This is a significant increase when compared to the historic level of contributions. Council's 2024 Financial Strategy outlines that contributions are expected to reach \$600,000 per year in the 2026/27 financial year. It is proposed that reaching this contribution level is delayed by one year. This means Council will still contribute \$500,000 next year but will not hit the \$600,000 target.

This trade-off will require clear communication with the community to ensure the minimal impact of this trade-off is well understood to avoid any reputational risks.

Advantages	Disadvantages / Risks	Rating Impact
An overall reduction of \$100,000.	<ul style="list-style-type: none"> • Slightly reduces available funds in the reserve. • Reputational risk. 	-0.1%

Capital Programme

The capital programme is being reviewed and updated to reflect deliverability. As a result of this review, it is proposed to defer several level of service projects for one year. These projects are:

- Great Lake Shared Pathway Extension - \$4.2m
- Project Watershed Erosion Control - \$500,000 (deferral of some funds to reflect delays in starting physical works)
- Roberts Street Removable Bollards - \$168,000
- Parakiri/boat harbour parking area – \$163,000
- Community heritage space development in Taupō Library - \$150,000

Not Reasonably Practicable Options

At the workshop on 24 February Council discussed more substantial financial options related to the deferring or non-funding of depreciation to manage the rates increase. Discussion in this workshop highlighted the risk of these options and future financial strain that would be placed on the community in the medium to long-term due to either non-funding depreciation or deferring depreciation. Additionally changing levels of service was discussed. These two options are not recommended by officers due to the below impacts.

1. Defer or non-fund depreciation to reduce the average rates increase further

Council could choose to non-fund or defer depreciation. While this option is available to Council, it has been discarded due to it fundamentally conflicting with Council's current financial strategy, financial prudence measures and guidance provided from Audit NZ. Ultimately non-funding or deferring depreciation impacts the community more significantly in the future, as assets will either not be replaced due to not collecting depreciation for them or the future community will have to pay more in depreciation to catch up with deferrals. Furthermore, Council is legislatively required to account for depreciation and must therefore rate for it to achieve its balanced budget requirements.

2. Changing levels of service

Council could choose to significantly change its levels of service to reduce costs, however, this requires an LTP amendment. Section 97 of the Local Government Act 2002 states that significant level of service changes, including ceasing or commencing an activity can only be done through an LTP (or LTP amendment). Due to the requirement to audit an LTP amendment, this option has been discarded. Auditing an LTP amendment and preparing the required documentation would not be possible before the legislative deadline of 30 June which would delay striking rates. Additionally, auditing comes with a significant cost. This cost is both in Audit NZ fees as well as reprioritisation of Council resources.

Council has already begun the Long-term Plan process which provides greater flexibility for implementing changes to levels of service. Given this process has already begun, timing challenges and the unbudgeted costs of conducting an LTP amendment this option has been considered as not reasonably practical.

Fees and Charges

Council's Fees and Charges are reviewed each year to ensure they are fit for purpose and costs are recovered appropriately. The Long-term Plan's financial assumptions and forecasts were that fees would be adjusted annually for inflation (based on Local Government Cost Index (LGCI)). Additionally, it was considered that regular small annual adjustments are preferable rather than waiting a few years and having to do a large increase that shocks users.

Fees and Charges have increased based on the Long-term Plan's financial assumptions and forecasts, being approximately 3%. The revenue expected from fees and charges has been included as part of the financial modelling and changes to the proposed fees could impact the proposed rates increase for the 2026/27 financial year.

There are several fee areas that Council is legislatively required to consult on when changes are made to them. A separate paper will be prepared for these areas and presented to Council to enable consultation.

All Fees and Charges for the 2026/2027 financial year will be presented for adoption at the same time as the Annual Plan at the end of June. Noting we will be seeking early adoption of Animal Management fees to ensure legislative requirements are met and adoption of proposals for some other fees areas that require consultation.

Based on this information it is considered that there are 3 options.

Option 1: Accept the proposed trade-offs, assumptions and deferrals, and direct staff to prepare the draft Annual Plan on that basis leading to an average rates increase of 6.6%.

Option 2: Do not adjust the work programme and do not change the forecasting assumptions leading to an average rates increase of approximately 7.7%.

Option 3: Do not proceed with the transport maintenance budget increase, reduce the building maintenance budget and assume a continued higher level of staff churn to deliver a lower rate increase of 5.6%.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1: Accept the proposed trade-offs, assumptions and deferrals, and direct staff to prepare the final Annual Plan on that basis leading to an average rates increase of 6.6%.

Advantages	Disadvantages
<ul style="list-style-type: none"> Forecast 6.6% rates increase (0.1%) less than the LTP forecast. Delivers on the majority of what was agreed with the community through the LTP. Maintains baseline levels of service. 	<ul style="list-style-type: none"> Risk related with changes to cost assumption forecasts. DGLT services are not enhanced.

Option 2: Do not adjust the work programme and do not change the forecasting assumptions leading to an average rates increase of approximately 7.7%.

Advantages	Disadvantages
<ul style="list-style-type: none"> Requires no trade-offs or assumption changes which minimises risk. Delivers what was agreed in the LTP. Maintains levels of service and community expectations are more easily met. 	<ul style="list-style-type: none"> Higher rates increase than what is in the LTP 24-34. Material departure from the financial strategy limit of LGCI + 5% most recent figures show LGCI at 2.5% which allows for a 7.5% maximum. Would require consultation.

Option 3: Do not proceed with the maintenance budget increases and assume a continued higher level of staff churn to deliver a lower rates increase of 5.6%.

Advantages	Disadvantages
<ul style="list-style-type: none"> Lower rating impact on the community with an average rates increase of approximately 5.6%. 	<ul style="list-style-type: none"> Impact on asset condition particularly for transport due to insufficient maintenance funding. Unable to proceed with some building maintenance works, principally demolitions. High likelihood of not achieving the higher level of staff churn assumption and would require council to continue running long stand-down periods for roles. This is likely to impact levels of service and the ability to deliver what was agreed with the community through the LTP.

Analysis Conclusion:

Given the level of risk associated with option 3 and the increase in the average rates increase under option 2 officers recommend option 1 as the preferred option. This option balances risk while ensuring the average rates increase does not exceed what was set in the LTP. This option also ensures Council delivers on most of what was agreed with the community through the LTP process.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The Annual Plan is fundamentally a financial adjustment process. The final Annual Plan is required by law to outline the differences between the confirmed budget for that year and what was originally proposed in the LTP. In short, the impact and changes to Council's budget will be presented in the legally required tables with the Annual Plan in June.

At the time of writing this report officers cannot provide the specific impact on properties across the district as revaluations are in progress. Once revaluations are complete Officers can provide information on the sample property impacts.

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, environmental, and cultural are of relevance to this particular matter.

Additionally the Local Government Act 2002 Sections 95 and 95A – these sections outline the requirements, and the matters Council must consider when preparing the Annual Plan.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

- Long Term Plan 2024-2034 Annual Plan Waikato Regional Plan
 Taupō District Plan Bylaws Relevant Management Plan(s)

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

In line with these obligations and commitments, we will be communicating with iwi and hapū outlining decisions made through the Annual Plan. This will include details of any projects of interest and outlining that no further engagement or consultation will be undertaken for this Annual Plan process. Staff will be available to discuss further if requested.

Ngā Tūraru | Risks

Key Risks were identified through the closed workshop on the 24 February 2026 related to the proposed trade-offs under option 1. The relevant risks are as follows:

- Risk emissions credits could increase beyond the reduced assumption price of \$60 per tonne.
- Reputational/perception risk associated with holding disaster relief fund contributions flat – can be mitigated with clear communication.

Under option 3, there are other risks in addition to those under option 1:

- Staff turnover doesn't reach required levels, requiring council to continue running standdown periods for roles. This is likely to impact levels of service and the ability to deliver what was agreed with the community through the LTP.
- Asset maintenance deferred. This will impact asset condition and life span for council buildings and transport network assets.

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. This is because collectively the proposed trade-offs under option 1 do not constitute a significant or material departure from the Long-term Plan. Below is a summary of the assessment for each option.

Option 1 Consultation Requirement: Not Required

Changes overall are minor adjustments or deferrals and are not significant or material.

Option 2 Consultation Requirement: Required

While a 1% increase doesn't sound significant this would be above the financial strategy limit of LGCI + 5%. LGCI as of the most recent BERL update is running at approximately 2.5%. This means that the upper limit for this Annual Plan would be 7.5%. Exceeding that would be a material departure from the strategy and would require consultation with the community.

Option 3 Consultation Requirement: Not Required Initially

Does not require consultation as an option directly but may require consultation later if Council needs additional unbudgeted expenditure to address budgetary short falls which may trigger the significance and engagement policy.

TE KŌRERO TAHI | ENGAGEMENT

Taking into consideration the above assessment, that the recommended option is of a low degree of significance, officers are of the opinion that no further engagement is required prior to Council making a decision and adopting an Annual Plan that meets these parameters before 30 June 2026. However, Officers will inform the community on the final decisions made and will attend Councillor connect sessions and representative groups to support communicating both the Annual Plan and the upcoming LTP.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Communication will be carried out with the wider community. A media release will be provided shortly after this meeting outlining the draft financial direction and that no consultation on the Annual Plan will be undertaken.

WHAKAKAPINGA | CONCLUSION

After reviewing and updating budgets an average rates increase of 6.6% is proposed for the 2026/27 Annual Plan. This is 0.1% less than the forecast in the Long-term Plan 2024-34. Significant increases have occurred across several areas of council, including new costs relating to the Local Water Done Well reform. To offset these increases, officers have proposed budget reductions and changes to operating assumptions. Through the proposed option, baseline levels of service will be maintained, however trade-offs will mean that some projects and services will not begin this year as originally planned. The trade-offs also present some risk to Council however the overall level of risk is low under the proposed option.

The proposal does not contain significant or material variations from what was proposed in the Long-term Plan 2024-34 and therefore requires no consultation or LTP amendment.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.7 ESTABLISHMENT OF MANGAKINO-POUAKANI AND TONGARIRO REPRESENTATIVE GROUP COMMITTEES; AND RECEIPT OF COUNCILLOR CONNECT IMPLEMENTATION PLAN

Author: Shainey James, Governance Quality Manager

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

The purpose of this report is to enable Council to formally establish and delegate powers and functions to representative group committees for the Mangakino-Pouakani and Tongariro areas; to appoint Chairpersons for the two committees; to make consequential amendments to the Regulatory Committee delegations; and to receive the Councillor Connect Implementation Plan.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

At the Council meeting held on 24 February 2026, following receipt of feedback from the community, Council agreed to establish formal representative group committees in the Mangakino-Pouakani and Tongariro areas. At the same time, Council decided to establish an alternative representative structure to enable elected members to connect with other communities throughout the district. Central to the alternative structure will be meetings known as 'Councillor Connect' forums.

This report seeks further Council resolutions to implement the establishment of both the two formal committees and the other arrangements.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Establishes the Mangakino-Pouakani Representative Group committee for the 2025-28 Triennium and delegates powers and functions in accordance with the Terms of Reference and Delegations attached to this agenda (Attachment 1);
2. In accordance with clause 25 of Schedule 7 to the Local Government Act 2002, using System B to determine the election process for the Chairperson of the Mangakino-Pouakani Representative Group, elects Cr Hope Woodward as the Chairperson for that Committee for the 2025-28 Triennium;
3. Establishes the Tongariro Representative Group committee for the 2025-2028 Triennium and delegates powers and functions in accordance with the Terms of Reference and Delegations attached to this agenda (Attachment 2);
4. In accordance with clause 25 of Schedule 7 to the Local Government Act 2002, using System B to determine the election process for the Chairperson of the Tongariro Representative Group, elects Cr Sandra Greenslade as the Chairperson for that Committee for the 2025-28 Triennium;
5. Amends the Regulatory Committee's Terms of Reference and Delegations 2025-28 as described via 'tracked change' edits in Attachment 3; and
6. Receives the Councillor Connect Implementation Plan for the period 1 April to 31 December 2026 (Attachment 4).

TE WHAKAMAHUKI | BACKGROUND

During December 2025 and January 2026, Council sought community feedback about representative group committees and how elected members connect with communities. The feedback was considered and received at the Council meeting held on 24 February 2026. Following receipt of the feedback, elected members agreed that representative group committees would be established for the Mangakino-Pouakani and Tongariro areas, with other arrangements to be put in place for elected members to connect with other communities.

NGĀ KŌRERORERO | DISCUSSION

Establishment of Mangakino-Pouakani and Tongariro representative group committees

The Terms of Reference and Delegations from Council to the Mangakino-Pouakani and Tongariro representative group committees from the 2022-25 Triennium are **attached** (Attachments 1 and 2 respectively). Council may adopt the same settings for each of the committees for the current Triennium, or make changes at this meeting.

If Council decides to adopt the same settings, consequential amendments will need to be made to the Regulatory Committee Terms of Reference and Delegations. Those amendments are set out in Attachment 3.

Note that Attachments 1, 2 and 3 also include a proposed exclusion in relation to delegations under the Reserves Act 1977, to make it clear that committees will not develop reserve management plans under s 41 of that Act, although Council may delegate that function in future if desired. This is important because it supports a consistent approach to management issues across the district, as we move from many reserve management plans to a consolidated one.

Once adopted, the final Terms of Reference and Delegations documents will be incorporated into the master [Terms of Reference and Delegations from Council to Committees 2025-2028](#).

In line with Council's approach in recent years, resolutions to appoint the Tūrangi-Tongariro ward councillor as Chairperson of the Tongariro Representative Group and the Mangakino-Pouakani ward Councillor of the Mangakino-Pouakani Representative Group are also sought at this meeting. Please refer to clause 25 of Schedule 7 to the Local Government Act 2002 which sets out the process for appointment of committee chairpersons by Council.

If Council decides to include external appointed community, Marae and/or Māori representatives as part of the membership of the two committees, expressions of interest will be sought from members of the community who would like to be appointed to the committees. This process will run from 1 April to 5pm on Friday 17 April, with Council considering all expressions of interest received and making appointments at the Council meeting to be held on 28 April.

Meeting dates for each of the new representative group committees have been identified and are set out below. Venues will be set in conjunction with the committee chairs and advertised in accordance with Local Government Act 2002 and Local Government Official Information and Meetings Act 1987 provisions.

Mangakino Pouakani Representative Group (meetings to start at 11am)

- Thursday 7 May
- Thursday 16 July
- Thursday 17 September
- Thursday 19 November

Tongariro Representative Group (meetings to start at 2pm)

- Wednesday 3 June
- Wednesday 5 August
- Wednesday 7 October
- Wednesday 2 December

Councillor Connect Implementation Plan

The Councillor Connect Implementation Plan is **attached** (Attachment 4). The Implementation Plan includes the Terms of Reference, Meeting Structure/Run Sheet templates; Communications; and Locations/Dates/Times for Councillor Connect forums in the Kinloch, Taupō East Rural and Taupō areas.

As the Councillor Connect forums are an informal mechanism to support representation and engagement, the Implementation Plan is simply provided for receipt at this meeting. The Implementation Plan may evolve over time, as elected members and officers work together to put the Councillor Connect forums in place, without the need for formal Council resolutions to make changes to the Implementation Plan or arrangements for the forums.

In relation to Te Papamārearea Māori Ward Councillor Connect forums, these will be set up via Marae contacts across the district.

NGĀ KŌWHIRINGA | OPTIONS

Because this agenda item builds on decisions taken at the last ordinary Council meeting, officers consider that there is only one reasonably practicable option, being formal establishment of the Mangakino-Pouakani and Tongariro representative group committees; and receipt of the Councillor Connect Implementation Plan.

Any change to last month's decisions would require revocation and replacement of resolutions.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

If Council decides to appoint external representatives to the two representative group committees and remunerate them in accordance with current Council policy, the financial impact would be in the region of \$17,500 per annum. This figure is based on seven appointed members being paid for 10 meetings per annum (i.e. five meetings per committee) but does not include any vehicle kilometre allowance that appointed members may be entitled to claim.

If Council decides elected members appointed to chair the two representative group committees should have a salary uplift, then the governance remuneration pool would need to be reconsidered in its entirety and a new proposal submitted to the Remuneration Authority. Council would also need to demonstrate that those positions would have additional responsibilities over and above the responsibilities other councillors are expected to have in relation to the Councillor Connect forums.

Although difficult to quantify cost savings resulting from the new approach, as it has not yet been implemented, it is expected that Councillor Connect forums will not require as much preparatory work and staff support as representative group committees, so will therefore cost less to run.

Long-term Plan/Annual Plan

Remuneration for both elected and appointed members is budgeted for under the Long-term Plan 2024-34, as are the committee meeting support and engagement functions.

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 all well-beings are of relevance to this particular matter.

The key pieces of legislation applicable to the proposal are the Local Government Act 2002 and the Local Government Official Information and Meetings Act 1987, as they relate to committee meetings.

Ngā Hīraunga Kaupapa Here | Policy Implications

Council's [Selection, Appointment and Remuneration Policy for External Appointees on Council Committees](#) states on page 1 that "Council will remunerate by way of a meeting fee, in accordance with this policy, external representatives appointed to Council committees or joint committees as set out in the Terms of Reference and Delegations to Council Committees 2025-2028 and any external representatives appointed to committees created during the triennium."

The current meeting fee is \$250 per meeting and appointed members may also claim a vehicle kilometre allowance.

If Council does not wish to remunerate external appointed members to the Mangakino-Pouakani and Tongariro representative group committees, and/or permit them to be able to claim the vehicle kilometre allowance, then an additional resolution would be necessary to meet the requirements of s 80 of the Local Government Act 2002. Non-payment of appointed members would be inconsistent with Council policy, so Council would be required by resolution to identify this inconsistency; the reasons for it; and any intention Council may have to amend the policy.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

In relation to representative group committees, Council may decide in its discretion to appoint Marae and/or Māori representatives.

In relation to Councillor Connect forums, 11 forums have been included on the Councillor Connect Implementation Plan **attached** at Attachment 4, to enable connection with Māori communities. Details of the Councillor Connect forums will be shared with Council's iwi and hapū networks.

Ngā Tūraru | Risks

There are no known risks associated with establishment of representative group committees or Councillor Connect forums.

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

Details of both the representative group committee meetings and the Councillor Connect forums will be shared via Council's various communications channels.

WHAKAKAPINGA | CONCLUSION

Council is asked to formally establish the Mangakino-Pouakani and Tongariro representative group committees and finalise all details relating to their membership, terms of reference and delegations. Depending on those details, Council may also need to make some additional consequential resolutions as explained in this report.

Council may also receive the Councillor Connect Implementation Plan prepared to enable elected members to connect with other communities throughout the district.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Mangakino-Pouakani Representative Group Committee Terms of Reference and Delegations 2022-25 - Proposed for Adoption for the 2025-28 Triennium
2. Tongariro Representative Group Committee Terms of Reference and Delegations 2022-25 - Proposed for Adoption for the 2025-28 Triennium
3. Regulatory Committee Terms of Reference and Delegations 2025-28 - Proposed Amendments
4. Councillor Connect Implementation Plan - March 2026

5.8 REQUEST TO APPROVE USE OF STRATEGIC PROPERTY RESERVE TO PAY DOWN DEBT

Author: Jeanette Paenga, Finance Manager

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

The purpose of the item is to seek approval from Council to use the Strategic Property Reserve to reduce debt on capital projects that are not necessarily classed as strategic assets from the proceeds of the sale of commercial sections at Crown Road.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

This report seeks Council approval to use \$5.0 million from the Strategic Property Reserve, sourced from the sale of commercial sections at Crown Road, to reduce Council's overall external debt.

Under normal practice, property sale proceeds are transferred to the Strategic Property Reserve and used to repay development-related borrowing, with any surplus retained for future strategic property purposes. While this is appropriate when selling strategic property, recent developments have produced significant returns (above land value).

Two options have been considered. Retaining the surplus within the Strategic Property Reserve preserves funding capacity for future strategic acquisitions but provides no immediate financial benefit. Alternatively, applying \$5.0 million to debt reduction would lower Council's interest costs by approximately \$200,000 per annum and demonstrate a tangible return to ratepayers from East Urban Lands (EUL) development.

The preferred option is to reduce Council's external debt by \$5.0 million. This option supports financial sustainability, delivers immediate cost savings, and aligns with prudent financial management, while still retaining a balance within the Strategic Property Reserve for future use.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves the use of \$5,000,000 (FIVE MILLION DOLLARS) only, gained from proceeds from the sale of commercial sections at Crown Road, to reduce Council's overall debt, the allocation of this debt reduction will be left to the discretion of Council officers.

TE WHAKAMAHIKI | BACKGROUND

The proposal has not been presented previously.

Council has developed 19 commercial lots on East Urban Lands at Crown Road, and these were offered for sale in July 2025.

To date we have sold 9 lots (subject to titles) totalling approximately \$8.4million net of commission, with a further one lot under contract. The Crown Road development cost stands at \$5.859million before sales costs. Projected surplus returns for this development are approximately \$7million (above original land value).

Normal procedure is to transfer the total net proceeds from the sale of specific strategic property (generally defined at the time of purchase) to the Strategic Property Reserve. The reserve purpose is listed in Council's accounting policies as 'to fund specific strategically based property purchases and associated projects'. This procedure ensures that the value of Council's strategic assets held does not decrease over time through any sales of this strategic property.

While consideration needs to be given to normal procedure, the intent is less relevant where Council is adding value to land (through development) as these surpluses are above the original value of the strategic property held. Development surpluses essentially increase Council's strategic asset value, with any surplus remaining in the reserve to be used for the stated purpose of the reserve.

In the past we have previously sought Council resolution where we have funded projects from the Strategic Property Reserve which are outside the stated purpose, for example the Council contribution to the development of the terminal building at the airport was funded from this reserve.

The current balance of the reserve is \$9.5million dollars and the above transactions will increase the value of the fund, noting there are other committed development related transactions which require funding from this reserve e.g. EUL development. Council Officers have assessed there is an ability to use some of the forecasted profit to offset debt, as discussed below.

NGĀ KŌRERORERO | DISCUSSION

Council Officers are seeking approval to use some of the Crown Road Development returns (\$5,000,000) to decrease Council’s external debt. This would likely be initially applied to a reduction in a commercial paper placement as this debt is refinanced throughout the year, whereas debt with the NZ Local Government Funding Agency has a fixed term.

The majority of the \$5m repayment would reduce loans in Council’s Community Facilities activities.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Do not reduce debt by \$5,000,000 from surplus proceeds from sale of Crown Road commercial sections

Advantages	Disadvantages
<ul style="list-style-type: none"> Maintains the Strategic Property reserve with funds for future property purchase, development, or alternative funding opportunities (upon Council direction). 	<ul style="list-style-type: none"> Higher interest costs than utilising funds to reduce debt. Ratepayers will not see an immediate benefit of Council being involved in property development.

Option 2. Reduce debt by \$5,000,000 from surplus proceeds from sale of Crown Road commercial sections

Advantages	Disadvantages
<ul style="list-style-type: none"> Only uses excess development surpluses, doesn’t go against intent of the reserve (to maintain strategic asset value). Reduced interest costs. Ratepayers see an immediate benefit of Council’s development activity. 	<ul style="list-style-type: none"> Reduces the value of the reserve and application of funding to its stated purpose. Reduces ringfenced funding for future development activities.

Analysis Conclusion:

The preferred option is to reduce Council external debt by \$5,000,000 which will save Council approximately \$200,000 in interest per annum and demonstrate to ratepayers the benefit of Council’s land development.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be \$200,000 cost reduction.

Long-term Plan/Annual Plan

The expenditure saving outlined is currently budgeted in the 2026/27 Draft Annual 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 economic is of relevance to this particular matter.

Ngā Hiraunga 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 obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

Given the financial and administrative nature of the proposal, and the assessment that the decision is of low significance under Council's Significance and Engagement Policy, targeted engagement with iwi or hapū was not undertaken. Officers consider that the proposal does not give rise to specific impacts on Māori that would warrant direct engagement for this decision.

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

A communications plan has been prepared in consultation with the communications team.

WHAKAKAPINGA | CONCLUSION

Both options are considered viable; however, retaining the full surplus in the Strategic Property Reserve does not deliver immediate financial benefits and limits the visibility of outcomes from Council-led property development.

Applying \$5.0 million of surplus sale proceeds to reduce Council's external debt provides a clear and measurable benefit through reduced interest costs, strengthens Council's overall financial position, and demonstrates responsible stewardship of public funds. While this reduces the balance of the Strategic Property Reserve, this doesn't go against the intent of the reserve and Council has previously exercised flexibility in the use of the reserve where there is a clear financial or strategic justification.

On balance, the financial savings, improved debt position, and immediate benefit to ratepayers outweigh the disadvantages. For these reasons, it is recommended that Council approve the use of \$5.0 million from the Strategic Property Reserve to reduce Council's overall debt.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.9 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - FEBRUARY 2026

Author: Julie Gardyne, Chief Executive

Authorised by: Julie Gardyne, Chief Executive

TE PŪTAKE | PURPOSE

This report provides Council with an overview of the performance of the organisation including updates from the executive team, a portfolio update, and a finance report.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the information contained in the Performance Report for the month of February 2026.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Performance Report - February 2026
2. Portfolio Update - February 2026
3. Finance Report - February 2026

5.10 TARGETED AMENDMENTS TO THE DEVELOPMENT CONTRIBUTIONS POLICY 2024

Author: Philip Caruana, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

Officers are seeking Council's agreement to consult on proposed amendments to Council's Development Contributions Policy.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

Council adopted its Development Contributions Policy in September 2024.

While the policy is due for full review alongside the Long-term Plan in 2027, Officers recommend making three targeted amendments to the policy in the interim:

- 1 Raise the size limit for minor residential units to 70m² to align with the new 'granny flats' standard and include a project information memorandum as a trigger for requiring development contributions.
- 2 Apply a maximum size limit of 70m² to new commercial accommodation units to ensure that large AirBnB type houses or apartments do not get a half-charge intended for much smaller hotel or motel rooms.
- 3 Update the definition of a residential unit to make it clear how such a unit is determined in practice.

Officers are seeking that Council adopts the attached draft Statement of Proposal and proposed draft policy amendments for consultation. This will enable Council to consult the community on the proposed amendments. Consultation will run from 7 April – 8 May 2026 and hearings are proposed for 16 June.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council adopts the attached draft Statement of Proposal and proposed draft amendments to the Development Contributions Policy 2024 for public consultation.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

Council charges development contributions to help fund the extension of existing infrastructure and the provision of new infrastructure needed to support growth. This includes services such as transportation, water supply, wastewater, parks and reserves within defined catchment areas.

The charges are set out in Council's Development Contributions Policy 2024, which was adopted in September 2024 under the Local Government Act 2002. A full review will be undertaken next year as part of the Long-term Plan process.

The aim of this policy is to ensure charges are fair and reasonable so that the cost of growth is appropriately allocated to those developments that create the need for additional infrastructure. To ensure the policy continues to be fair and reasonable, and fit-for-purpose, officers recommend making three targeted amendments as detailed in the attached draft Statement of Proposal.

Ultimately, Council's Development Contributions Policy should provide clear, unambiguous guidance so that developers can reliably anticipate the applicable charges, and Council can apply those charges in a consistent, fair, and transparent manner in-line with the principles and policy outcomes intended by the Local Government Act 2002.

NGĀ KŌRERORERO | DISCUSSION

Following the adoption of the current Development Contributions Policy, officers have identified three areas where there is an opportunity to streamline the application of the Policy - to make it more efficient to administer, and ensure it remains fit-for-purpose.

Council has the ability to amend the Policy at any time but must consult in accordance with the requirements of section 82 of the Local Government Act 2002.

The attached statement of proposal sets out the reasons for change and the proposed new wording for the Policy. In short, the three proposed amendments are:

- Raise the size limit for minor residential units from 60m² to 70m² to align with the new ‘granny flats’ standard and include a project information memorandum as a trigger for requiring development contributions.
- Apply a maximum size limit of 70m² to new commercial accommodation units to ensure that large AirBnB type houses or apartments do not get a half-charge intended for small hotel or motel rooms.
- Update the definition of a residential unit to make it clear how these are determined in practice.

Council staff assessed the risks and impacts of these proposed amendments and concluded that:

- Raising the minor dwelling threshold to 70m² is not expected to increase demand on infrastructure compared with a 60m² dwelling. As a result, we do not believe that Council will be under-collecting development contributions from this change.
- Setting a 70m² size limit for new commercial accommodation units is intended to reduce the risk to Council from under collection from any new large developments that claim to be for temporary commercial accommodation. This may be challenged by some developers planning to build large commercial accommodation units, however, we do not expect this would have a significant impact on new hotels or motels. For example, plans submitted to Council for a new hotel show that only 1 out of 130 rooms will exceed 70m². This room is a large penthouse with services like a full kitchen and laundry, and in this instance a higher development contribution would be reasonable. This amendment is intended to prevent new AirBnB-type large apartments or houses from exploiting the current half-charge applicable to small hotel or motel rooms.
- Updating the definition of a residential unit would better reflect how charges are determined in practice. The proposed change aims to make it clearer for homeowners when development charges apply. It is not expected to have an impact in practice, although it may reduce inconsistent interpretation and disputes.

Overall, the proposed targeted amendments make the administration of the Policy simpler and clearer for council officers and the community, eliminating the risk of the Policy being applied differently to what was originally intended.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Based on this information it is considered that there are 3 options.

Option 1. Adopt the draft Statement of Proposal and proposed amendments to the Development Contributions Policy attached to this report for consultation.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Allows the Development Contributions Policy to be amended as soon as possible, ensuring it remains fair and reasonable, and fit-for-purpose. • It would also allow the community to highlight any issues or concerns that they may have. 	<p>The Development Contributions Policy is typically reviewed every three years, which provides a degree of certainty for developers. Amending it now may create some uncertainty, particularly for developers who may need to revise their plans if the changes result in higher contributions than under the current policy.</p>

Option 2. Delay amendments until the full review of the Policy in 2027

Advantages	Disadvantages
<p>The Development Contributions Policy will remain unchanged, and no consultation will be required until the scheduled review in 2027. This would reduce the immediate time and resource demands on Council staff and maintain certainty for developers.</p>	<p>Delaying the proposed amendments would mean the identified issues remain unresolved. It would also prolong the inconsistency with the granny flats legislation which may cause confusion for developers and applicants.</p>

Option 3. Adopt some but not all of the proposed amendments, or suggest other amendments to the Policy

Council may choose to amend the draft Statement of Proposal, and the draft policy amendments for consultation, including either to exclude some of the changes proposed by officers, or to include other matters that Council wishes to change. The risks or impacts on Council's ability to collect development contributions, and impact on developers and the community will depend on what Council chooses to exclude, or add to the proposed amendments.

Analysis Conclusion:

Option 1 is preferred because it allows the community to be consulted on the proposed amendments to the policy. If adopted following consultation, the amendments will help ensure the policy continues to provide clear and consistent guidance to developers, and remains fair, reasonable, and fit for purpose.

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

There is a positive financial impact from amending the policy. The proposed amendments are intended to help ensure the policy continues to provide clear and consistent guidance to developers, and remains fair, reasonable, and fit for purpose.

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 economic considerations are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

- Section 82 of the Local Government Act 2002 sets out the principles of consultation that councils must follow when making decisions to ensure people who may be affected by a proposal have reasonable access to information, a clear understanding of the issues, and are given the opportunity to present their views before a decision is made.
- Section 102(4)(b) of the of the Local Government Act 2002 allows Council to amend its development contributions policy at any time, subject to consulting on proposed amendments in manner that gives effect to the requirements of section 82.
- Section 106 of the Local Government Act 2002 sets out the purpose of development contributions and financial contributions, which is to enable Council to recover from developers a fair share of the costs of providing infrastructure needed to service growth, while ensuring charges are transparent, equitable, and applied in a consistent manner.
- Section 106(6) requires Council to review their development contributions policy at least once every three years. The next review is due in 2027. Section 198 of the Local Government Act 2002 gives a territorial authority the power to require developers to contribute towards the capital costs of infrastructure needed for growth as provided for in their Development Contributions Policy.
- Section 201 of the Local Government Act 2002 sets out the purpose of a development contributions policy, by requiring councils adopt a policy that explains when development contributions will be required, how they are calculated, and how the money will be used.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposed targeted amendments are expected to make the administration of the Policy simpler and clearer, and ensures it is applied as intended.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

In line with these obligations and commitments we've:

- contacted our iwi and hapū as part of pre-consultation engagement inviting feedback on the proposed amendments to the policy.
- received no feedback at the time this paper was prepared.
- will directly contact iwi through the consultation period to test the proposed amendments.

Ngā Tūraru | Risks

As with all policy amendments there is a risk of legal challenge once they are adopted. The main impact from the proposed changes would be on anyone planning to build commercial accommodations larger than 70m². 70m² is an ample threshold for 1-2 bedroom hotel or motel rooms. But it will include any larger fully serviced apartments (e.g. those with full kitchens and laundries), or AirBnB type houses. It is appropriate that such larger apartments do pay a higher charge in line with what a standard apartment or house would pay. The amendment is in-line with the principles and objectives set out in the Local Government Act 2002 and the Development Contributions Policy 2024, in particular that growth-pays-for-growth.

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 significant.

TE KŌRERO TAHI | ENGAGEMENT

Consultation with the community would be conducted on the proposed amendments to the Development Contributions Policy. Consultation will run from 7 April - 8 May 2026 and hearings are proposed for 16 June 2026.

The consultation survey will be advertised to the public on our website and through a media release. We will also directly engage with stakeholders and affected parties including current motel and hotel operators, developers planning to open new hotels or motels, and representatives from the planning and building sectors.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

A communications plan has been prepared in consultation with the communications team.

Communication will be carried out as part of wider consultation with the community on this issue. This will primarily take place through Council's usual communication channels such as social media, Connect, and Council newsletter, as well as by directly engaging key stakeholders.

WHAKAKAPINGA | CONCLUSION

Officers are recommending three targeted amendments to the policy to ensure it remains fair, reasonable, and fit for purpose. In order to amend the Development Contributions Policy, Council is required to consult the community in accordance with Section 82 of the Local Government Act 2002. Part of this approach is adopting a Statement of Proposal that outlines Council's proposal and providing proposed draft policy amendments.

Officers recommend that the attached Statement of Proposal and proposed amendments to the Development Contributions Policy be adopted for consultation.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Statement of Proposal
2. Amended Development Contributions Policy

5.11 2025-28 REGIONAL TRIENNIAL AGREEMENTS PT.2

Author: Aidan Smith, Team Leader - Corporate Planning

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

For Council to adopt regional Triennial Agreements for 2025 – 2028.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council is required to enter into three-year agreements with neighbouring councils on how we will work together, particularly where there are facilities and services of significance that cross district boundaries.

Because Taupō District is spread across four regional boundaries, Council must enter into four separate agreements, with councils in the Waikato, Bay of Plenty, Manawatu-Whanganui and Hawkes Bay regions.

The agreements are substantively the same as previous agreements. They have been reviewed and revised by regional Chief Executive (CE) and Mayoral forums, and are now being taken to each Council for adoption.

This paper sets out any significant changes to the agreements from previously.

Council adopted two of the four regional triennial agreements (Bay of Plenty and Hawke's Bay) at its last council meeting (24 Feb 2026).

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council adopts the 2025-28 regional Triennial Agreements for:

1. The Waikato Region
2. The Manawatū-Whanganui Region (as a non-primary council)

TE WHAKAMAHUKI | BACKGROUND

Council adopted two of the four regional triennial agreements (Bay of Plenty and Hawke's Bay) at its last Council meeting (24 Feb 2026).

NGĀ KŌRERORERO | DISCUSSION

[Section 15 of the Local Government Act 2002](#) (LGA) requires Council to enter into three-year agreements with neighbouring councils on how we will work together, particularly where there are facilities and services of significance that cross district boundaries.

Because Taupō District is spread across four regional boundaries, Council must enter into four separate agreements, with councils in the Waikato, Bay of Plenty, Manawatu-Whanganui and Hawkes Bay regions.

While the deadline is technically 1 March 2026 for adopting these agreements, we are beholden to regional timeframes and there are no clear or obvious repercussions for missing this deadline. The deadline was also not met for all agreements last time in 2023.

The agreements are attached for your review and adoption.

The agreements provide a set of principles and protocols to encourage and support neighbouring councils working together. The agreements are substantively the same as previous agreements, with some key elements being:

- The Waikato and Bay of Plenty agreements provide a commitment to attending and using the Waikato Mayoral Forum and Bay of Plenty Mayoral Forum as mechanisms for raising, identifying and discussing regionally significant projects; or facilities and services of significance that cross district boundaries.
- For the Manawatu-Whanganui and Hawkes Bay regions, we are a 'non-primary' council, reflecting that only a small part of Taupō district is in those regions. Non-primary councils retain discretion over the extent of their involvement, in proportion to the extent to which issues and decisions under consideration affect them.

Changes from the previous set of regional triennial agreements are set out below:

Waikato Region

New content includes:

- New / updated strategic context section (pages 1 – 2).
- Completely revised section on the Role of the Mayoral Forum (pages 2 – 3).
- New key areas of focus for Mayoral Forum (page 3 and page 8):
 - Responding to and capitalising on opportunities arising from Local Government reforms.
 - Advancing a City and Regional Deal, building on positive feedback from the region’s initial proposal and leveraging strengths in water, energy, and intergovernmental collaboration.
 - Strengthening collaboration established through the region’s response to water reform initiatives.
 - Collaborating in the development of a Regional Spatial Plan to guide long-term land use and infrastructure planning.

The cost allocation for Waikato Mayoral Forum secretariat services (done by CoLab) has been reviewed and updated using the agreed methodology of:

- 75% weighting based on council operating spend (in this case the FY2025 figures)
- 25% equal weighting.

Taupō District Council's Share is 7.8%, or around \$900 a year plus GST.

Horizons (Manawatu-Whanganui)

No substantive changes have been made to this agreement.

NGĀ KŌWHIRINGA | OPTIONS

There are two options: to adopt the agreements; or to request changes prior to adoption.

Analysis of Options

Option 1 – Adopt the regional Triennial Agreements

Advantages	Disadvantages
<ul style="list-style-type: none"> • Council meets its obligations under the Local Government Act. • The agreements may support neighbouring councils to work together, particularly where there are facilities and services of significance that cross district boundaries. 	<ul style="list-style-type: none"> • The agreements provide some obligations on Council, including to participate in the Waikato and Bay of Plenty Mayoral forums.

Option 2 – request changes to the agreements prior to adoption

Advantages	Disadvantages
<ul style="list-style-type: none"> • If Council has any significant issues with any content of the agreements, it may wish to suggest changes to avoid any potential negative impacts. (Note any changes would require the agreement of all parties.) 	<ul style="list-style-type: none"> • Requesting changes would require discussions and negotiations at the Mayoral forum. It would require all other councils in the region to revoke the adopted agreement and adopt an amended agreement. There may be reluctance by others to make changes. • The agreements are substantively the same as previous agreements. • There is a statutory deadline of adopting agreements by 1 March 2026 (although no clear or obvious repercussions for missing this deadline, indeed the deadline was not met for all agreements last time in 2023).

Analysis Conclusion:

Given the agreements are substantively the same as previous agreements, officers have not identified any significant issues that suggest the need for amendments. Officers recommend adopting the triennial

agreements to meet Council's obligations under the Local Government Act and to support neighbouring councils to work together, particularly where there are facilities and services of significance that cross district boundaries.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The proposal will require Council participation in the Waikato and Bay of Plenty Mayoral forums. Council already engages in these two forums, so the costs (primarily time-costs) are already reflected in Council's baseline budgets.

Council's contribution to Waikato Mayoral Forum secretariat costs is around \$900 a year plus GST.

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 / environmental and / or cultural are of relevance to this particular matter.

Triennial agreements are required by [Section 15 of the Local Government Act 2002](#).

Ngā Hīraunga Kaupapa Here | Policy Implications

No policy implications have been identified.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

In line with these obligations and commitments we've made:

- No specific engagement has taken place on this issue as this is not a significant decision and there are not expected to be any specific impacts on iwi or hapū.

Ngā Tūraru | Risks

No risks from adopting the agreements have been identified.

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

The triennial agreements are substantively the same as previous agreements. The aim is to support neighbouring councils to work together, particularly where there are facilities and services of significance that cross district boundaries.

It is recommended that Council adopts the 2025-2028 Triennial Agreements.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Waikato Region Triennial Agreement
2. Manawatū-Whanganui Region Triennial Agreement

5.12 ADOPTION OF TAUPŌ DISTRICT COUNCIL LOCAL GOVERNANCE STATEMENT 2025-2028 TRIENNIUM

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

To present the Local Governance Statement prepared in accordance with section 40 of the Local Government Act 2002 (LGA) for adoption.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Within six months of each triennial election, councils must adopt a Local Governance Statement containing the information set out within section 40 of the Local Government Act. Staff have updated the [previous triennium Governance Statement](#) and the updated version is attached (Attachment 2). This can be adopted with any amendments necessary.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council adopts the Taupō District Council Local Governance Statement for the 2025-2028 Triennium [A3911117].

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

Every local authority is required, under section 40 of the Local Government Act 2002, to prepare and make publicly available a local governance statement. It must be completed within six months of the triennial election and must include the information identified in section 40 of the LGA [see Discussion section].

Staff have updated the [Governance Statement prepared in 2023](#) following the triennial election on 11 October 2025.

NGĀ KŌRERORERO | DISCUSSION

A Local Governance Statement must include information in accordance with section 40 of the Local Government Act (Attachment 1).

The proposed Local Governance Statement for this triennium has remained similar to the last Governance Statement. Amendments are set out in the table below:

Page #	Section	Changes made
5	5.3	Māori Wards and Constituencies – updated to reflect the removal of the Māori Ward following the poll at the 2025 triennial elections.
5	5.4	Review of Representation Arrangements – updated to reflect when the next review will occur.
6	6.3	Role of the Committee Chairperson – corrected to powers delegated by Council as set out in the Terms of Reference and Delegations from Council to Committees 2025-2028 document.
8	7	Governance Structures – Updated to reflect the current committee structure.
10-14	10	Working with Māori and our iwi partners: <ul style="list-style-type: none"> • updated to reflect the statutory obligations relating to Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. • Added how Council works with Ngāti Tūwharetoa to implement obligations to the Crown as a result of the 2018 Treaty Settlement. • Added how Council works with hapū clusters of Te Kotahitanga o Ngāti Tūwharetoa in relation to Council projects and activities.

Page #	Section	Changes made
		<ul style="list-style-type: none"> Te Kōpu ā Kānapanapa is now moving to the implementation phase of Te Kaupapa Kaitiaki. Removed reference to the Lake Taupō Protection Trust Joint Committee. Joint Management Agreement with Tūwharetoa Māori Trust Board – this work is ongoing to negotiate an agreement. Processes Council has in place to support staff in working with and engaging iwi partners, hapū, Māori – removed reference to the Ngāti Tūwharetoa Gallery Governance Group and Taupō District Council management of iwi owned reserves returned as cultural redress properties.
15	11.2	Updated the Management Structure.
15	13.1	Long-term Plan (LTP) – updated to reflect that the Infrastructure Strategy was for roading assets and updated the dates for the upcoming LTP.
16	13.3	Taupō District Council District Plan – updated to reflect the new planning legislation which is expected to require Council to prepare a land use plan.
16	13.4	Taupō District 2050 Growth Management Strategy – updated to Taupō District Future Development Strategy and explained that this was adopted in March 2025.
16	13.5	New – Water Services Strategy and Water Services Delivery Plan – description added with requirements under the Local Government (Water Services) Act 2025.
21	Appendix B	Taupō District Council Bylaws – updated to show which bylaws will be reviewed and when.

NGĀ KŌWHIRINGA | OPTIONS

Council is required to adopt a local governance statement.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

There is no financial impact.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

Section 40 of the Local Government Act 2002 requires that Council must prepare and make publicly available a local governance statement.

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 obligations including in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, consideration of Māori interests and meaningful engagement with Māori. In meeting its statutory obligations, Council is committed to acting reasonably and in good faith and consistently with a partnership-based approach. Te Tiriti/Treaty principles include but are not limited to active protection of Māori interests, informed decision-making and enabling effective Māori participation in Council processes.

In line with these obligations and commitments we've made:

- Updates to the Working with Māori and iwi partners section incorporating feedback from Council's Iwi and Co-Governance team.

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 is required, however, once approved the document will be publicly available and on Council's website.

WHAKAKAPINGA | CONCLUSION

Within six months of each triennial election, Council must adopt a Local Governance Statement containing the information set out within section 40 of the Local Government Act. Staff have updated the [Governance Statement from the previous triennium](#) and an updated version is attached (Attachment 2). This can be adopted with any amendments necessary.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Section 40 Local Government Act 2002
2. Draft Taupō District Council Local Governance Statement 2025-28

5.13 COUNCIL ENGAGEMENTS APRIL 2026, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

ENGAGEMENTS

ENGAGEMENT	DAY	DATE	TIME
Tūrangi Co-Governance Committee workshop (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	1	9.30am-10.30am
Tūrangi Co-Governance Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	1	10.30am-12.30pm
Water Services Committee meeting (Council Chamber)	Thursday	9	1pm-2.30pm
Workshop: Regional Transport Committee (Waikato Regional Council, 160 Ward Street, Hamilton)	Friday	10	1pm-4pm
Workshop: Kinloch Kindy (Council Chamber)	Tuesday	14	11.30am-12pm
Closed Chief Executive Review Committee meeting (Council Chamber)	Tuesday	14	1.30pm-3pm
Te Kōpu ā Kānapanapa meeting (Council Chamber)	Friday	17	10am-1pm
Taupō / Taupō East Rural Community Grants Distribution committee meeting (Council Chamber)	Tuesday	28	10am-12pm
Council meeting (Council Chamber)	Tuesday	28	1pm-3pm
District Dog Control Committee meeting (Council Chamber)	Thursday	30	10am-11.30am

APPOINTMENTS

No new requests for appointments have been received.

TRAINING AND CONFERENCE OPPORTUNITIES

No requests for training and conference attendance have been received.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives the information relating to engagements for April 2026.

NGĀ TĀPIRIHANGA | 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
<p>Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 24 February 2026</p>	<p>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)(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)</p>	<p>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</p>	<p>The final term sheet is still under negotiations and subject to approval by Waikato Waters' Shareholders Representative Forum. The proposal is also the subject of ongoing discussions between Waikato Waters Limited and LGFA on commercial financing matters.</p>
<p>Agenda Item No: 6.2 Granting of New Lease for Waiora Community Trust</p>	<p>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)</p>	<p>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</p>	<p>This report should be considered in confidence because it deals with sensitive commercial and financial matters for Council and the lessee.</p>
<p>Agenda Item No: 6.3 Update on Urban Flood Modelling</p>	<p>Section 7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p>	<p>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</p>	<p>The report discusses legal advice provided to Council.</p>

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 [\[specify\]](#).