

ATTACHMENTS

Ordinary Council Meeting

31 March 2026

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Ordinary Council Meeting Minutes

24 February 2026

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 24 FEBRUARY 2026 AT 1:00 PM**

PRESENT: Mayor John Funnell (in the Chair), 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 Kevin Taylor, Cr Yvonne Westerman, Cr Hope Woodward

IN ATTENDANCE: Chief Executive (J Gardyne), General Manager Community Infrastructure and Services (T Hale), General Manager Organisation Performance (S Matthews), General Manager People and Community Partnerships (H Tattle), General Manager Strategy and Environment (W Zander), Executive Manager Mayor's Office (J Later), Legal and Governance Manager (N McAdie), Community Engagement and Development Manager (T Russell), Finance Manager (J Paenga), Project Management Office Manager (P Fletcher), Iwi and Co-Governance Manager (D Rameka), Governance Quality Manager (S James), Senior Solicitor (K Hollman), Transport Engineer (J Kuchlein), Team Leader Corporate Planning (A Smith), Resource Consents Team Leader (L Wood), Resource Consent Planner (K Smillie), Digital Communications Specialist (D Petry), Senior Committee Advisor (K Watts)

MEDIA AND PUBLIC: 11 members of the public

1 KARAKIA

All present recited Taupō District Council's karakia.

2 WHAKAPĀHA | APOLOGIES

TDC202602/07 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Ngāhuia Foreman

That the apology received from Cr Christine Rankin be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/07 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Mayor John Funnell advised that he would abstain from voting in item 6.3 Appointment of Business Representative to Taupō Airport Authority committee due to his business interests at the airport.

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY COUNCIL MEETING - 5 FEBRUARY 2026

TDC202602/08 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Hope Woodward

That the minutes of the Council meeting held on Thursday 5 February 2026 be approved and adopted as a true and correct record.

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CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/08 above.

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

5.1 PUBLIC FORUM

The following speakers presented to members at public forum:

Mrs Cornelia Dempsey – Local representation and the Joint Management Agreement (JMA) with Tūwharetoa Māori Trust Board (A3902192)

Mrs Dempsey introduced herself and advised members who were not aware that she had previously worked for Council for 17 years and was addressing them from her own personal and professional experience. While she agreed that informal conversations had value, if they were the sole mechanism for engagement the burden was placed on individuals to hold context, manage complexity and ensure follow-through. She believed that locally based representative groups provided continuity, transparency and a collective local lens that reduced individual bias. From a Māori perspective, formality mattered and there was a risk that the Māori voice would be unintentionally weakened if engagement was restricted to informal hui. She reminded members of their clear statutory obligations to recognise and respect the principles of Te Tiriti o Waitangi, also embedded in law. She suggested that representative groups and engagement be strengthened by a multi-layered approach that offered multiple pathways for engagement, maintained accountability and improved how Council empowered locally-led decisions.

She acknowledged the mahi that had taken place on the JMA by the subject matter experts and that she had worked on before leaving Council. She encouraged members to look past the negative rhetoric and focus on protecting Lake Taupō, its tributaries and the Waikato River. She acknowledged Tūwharetoa Māori Trust Board's significant contributions to the Taupō district.

She requested that Council stand behind Ngāti Tūrangitukua's aspirations for Tūrangi by honouring the full investment in the Long-term Plan to fund the Tūrangi Recreational Activity Centre, and the treatment of Tūrangi's wastewater.

Mr Tristan Baynham – Removal of cash as a form of payment at the Taupō landfill

Mr Baynham thanked members for the opportunity to speak and for the good work they did which was much appreciated. He asked that legal tender cash be brought back to Taupō landfill as a payment option. It was removed in August 2025 and the public were told rather than consulted about this. It had made using the landfill more challenging on top of the costs having increased.

Recently he had cleared a yard of green waste for an elderly couple who then wanted to pay him cash. This made it difficult for him and them, especially given cellphone reception near the landfill was patchy so to transfer funds on internet banking, travel back down the road to get reception was necessary. He asked for evidence of the health and safety risk that supported removal of the option to pay by cash.

TDC202602/09 RESOLUTION

Moved: Cr Rachel Cameron

Seconded: Cr Wahine Murch

That Council receives comments from members of the public.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/09 above.

5.2 NEW PUBLIC ROAD NAME - HE AHI ECO PARK, TAUPŌ

The Resource Consent Planner introduced herself and summarised the report. She explained that the proposed road name, Wera Road, meant hot.

TDC202602/10 RESOLUTION

Moved: Cr Ngāhuia Foreman
Seconded: Cr Yvonne Westerman

That Council approves the following road name within the He Ahi Eco Park:

- Wera Road

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/10 above.

5.3 APPROVAL TO STOP UNUSED LEGAL ROAD AND TRANSFER TO ADJOINING LANDOWNER - OLD ACACIA BAY ROAD

The Transport Engineer introduced himself and summarised the report.

In answer to questions, the following was clarified:

- All council services had been removed from the unused legal road.
- The proprietors of Hiruharama-Ponui Block had been made aware of this agenda item and were comfortable with the recommendations.

TDC202602/11 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Ngāhuia Foreman

That Council:

1. Approves the stopping of a 0.3770ha area of unused legal road along the old Acacia Bay Road alignment, shown Section 1 on Survey Office Plan 612498 ("**Section 1**"), and the transfer of Section 1 (once stopped) to The Proprietors of Hiruharama-Ponui Block, for amalgamation with Part Hiruharama-Ponui Block (Record of title SA47B/962).
2. Authorises the Chief Executive to enter an agreement with The Proprietors of Hiruharama-Ponui Block for the stopping and disposal of Section 1, conditional on the necessary statutory actions being successfully completed.
3. Authorises the Chief Executive and Infrastructure Manager to initiate the necessary statutory actions to stop Section 1 as road and to transfer Section 1 (once stopped) to The Proprietors of Hiruharama-Ponui Block at Council's cost.
4. Consents to the stopping of Section 1 for the purposes of s116(2)(d) Public Works Act 1981.
5. Consents, for the purposes of s117(3) Public Works Act 1981, to transfer Section 1 to The Proprietors of Hiruharama-Ponui Block (as owner of adjoining Part Hiruharama-Ponui Block) at no cost to The Proprietors of Hiruharama-Ponui Block.
6. Certifies, for the purposes of s117(3)(b) Public Works Act 1981, that it is equitable that Section 1 (once stopped) is vested in The Proprietors of Hiruharama-Ponui Block as owner of Part Hiruharama Ponui Block adjoining Section 1.
7. Authorises the Chief Executive to take necessary actions required to stop Section 1 as road and transfer it to The Proprietors of Hiruharama-Ponui Block to hold with Part Hiruharama Ponui Block in one title.
8. Authorises Council officers to do anything of an administrative nature to give effect to the above resolutions.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/11 above.

5.4 2025-28 REGIONAL TRIENNIAL AGREEMENTS

The Team Leader Corporate Planning explained that this item was procedural. The Hawkes Bay Mayoral Forum held on 23 February had not made any changes to the agreement. The Manawatu-Whanganui Region triennial agreement had not been confirmed because the forum that was due to take place on 16 February had been postponed due to weather.

Triennial agreements stated how councils would engage with each other and set a forum for councils to raise issues with each other that affected both parties. Given the Local Government (System Improvements) Amendment Bill proposed to remove the four wellbeings, that is why they had been taken out of the Bay of Plenty agreement already.

Members requested updates on upcoming Mayoral forums and the opportunity to feed into these going forward.

TDC202602/12 RESOLUTION

Moved: Cr Rachel Cameron

Seconded: Cr Kylie Leonard

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

1. The Bay of Plenty Region
2. The Hawkes Bay Region (as a non-primary council)

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/12 above.

5.5 REVIEW OF REPRESENTATIVE GROUPS

The Community Engagement and Development Manager summarised the report and acknowledged the teams and elected members that had assisted with the engagement sessions held over December and January.

Elected members thanked Council officers for their work on the engagement over December and January.

The Community Engagement and Development Manager reassured members that communications with communities would be managed to ensure that the different structure for the various parts of the district was not confusing. Engagement would be ongoing to support this.

The next step would be for reports to come before Council the following month to establish the two representative group committees and agree to Terms of Reference.

TDC202602/13 RESOLUTION

Moved: Cr Sandra Greenslade

Seconded: Cr Kevin Taylor

That Council:

1. Receives community feedback following engagement about how elected members connect with communities, including the structure and content of those connections, that took place during December 2025 and January 2026; and
2. Agrees, based on community feedback, to establish the Tongariro and Mangakino-Pouakani Representative Groups, and
3. Establishes an alternative representative structure to enable elected members to connect with communities throughout the district.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/13 above.

The meeting was adjourned at this point (3.02pm) and reconvened at 3.10pm.

5.6 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - JANUARY 2026

The Chief Executive highlighted that Council officers had been making submissions to central government legislation changes. She acknowledged the hard work of the Communications and Community Engagement and Development team over December and January.

The Project Management Office Manager highlighted key changes to the Significant Projects since the last update in December 2025. \$40 million dollars of total capital projects had been delivered and the report contained 22 significant projects.

The SCADA upgrade project had decreased in overall risk due to a clear plan for delivery. The Broadlands Road Consent Programme was 18 per cent complete (rather than 108 per cent as per the report).

In answer to questions, the following was clarified:

- While outstanding Rates Receivables had increased, the team was working hard to focus on larger outstanding rates bills and putting plans together to collect these rates.
- There would be some duplication with reporting of water projects going forward which would be reported on to both Council and the Water Services Committee.
- Reforecasting of projects was frequently done to look for savings.
- Council collaborated with Waikato Regional Council and Mercury regarding erosion around Lake Taupō, this was called Project Watershed.

Cr Yvonne Westerman left the meeting at 3.20pm and returned at 3.24pm.

TDC202602/14 RESOLUTION

Moved: Cr Yvonne Westerman

Seconded: Cr Ngāhuia Foreman

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

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/14 above.

5.7 COUNCIL ENGAGEMENTS MARCH 2026, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

The Senior Committee Advisor advised that the Long-term Plan workshop scheduled for Tuesday 24 March would commence at 10am instead of 10.30am.

In addition Cr Leonard added that she would attend the Dairy Environmental Leaders forum in Wellington for 2 days at no cost to Council.

Cr Murch advised she would attend Te Maruata Rōpū Whakahaere on 6 March at no cost to Council.

TDC202602/15 RESOLUTION

Moved: Cr Rachel Cameron
 Seconded: Cr Sandra Greenslade

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

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/15 above.

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

TDC202602/16 RESOLUTION

Moved: Cr Wahine Murch
 Seconded: Cr Rachel Cameron

RESOLUTION TO EXCLUDE THE PUBLIC

I move that the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48[1] of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Plain English reason for passing this resolution in relation to each matter
<p>Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 5 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)(g) - the withholding of the information is necessary to maintain legal professional privilege Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage,</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>Private property negotiations and legal opinion privilege</p>

	negotiations (including commercial and industrial negotiations)		
Agenda Item No: 6.2 Waikato Waters Ltd Shareholding Arrangement Amendment	Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	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.
Agenda Item No: 6.3 Appointment of Business Representative to Taupō Airport Authority Committee	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to protect applicants' personal information that they have provided in their cover letters and curriculum vitae.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/16 above.

Note: The following resolutions were made with the public excluded but were released after the meeting so can therefore appear in the public part of the minutes:

TDC202602/C17 RESOLUTION

Moved: Cr Wahine Murch
 Seconded: Cr Kylie Leonard

That Council

1. Appoints Mr Chris Grace as business representative to the Taupō Airport Authority Committee for the 2025-28 triennium.
2. Releases resolution 1 from confidence once all appointments to the Taupō Airport Authority Committee have been made and all applicants have been advised of the outcome.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/C17 above except for Mayor John Funnell who abstained from voting.

TDC202602/C18 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Rachel Cameron

That Council

1. Appoints Mr Brian Hanna as the external independent Chairperson to the Taupō District Water Services Committee for the 2025-28 triennium.
2. Releases resolution 1 from confidence once all applicants have been advised of the outcome.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/C18 above.

TDC202602/C19 RESOLUTION

Moved: Cr Duncan Campbell
Seconded: Cr Steve Manunui

1. That Council appoints Mr Mark Costello as a business representative to the Taupō Airport Authority Committee for the 2025-28 triennium.
2. That resolution 1 be released from confidence once all applicants have been advised of the outcome.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202602/C19 above except for Mayor John Funnell who abstained from voting.

The meeting closed at 3.49pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 31 March 2026.

.....
CHAIRPERSON

Extracts from Standing Orders 2022-2025

15. Public Forums | Ngā Matapakinga a te Marea

Public forums are a defined period of time, usually at the start of an ordinary meeting, which, at the discretion of a meeting, is put aside for the purpose of public input. Public forums are designed to enable members of the public to bring matters of their choice, not necessarily on the meeting's agenda, to the attention of the local authority.

In the case of a committee, subcommittee, local or community board, any issue, idea, or matter raised in a public forum, must fall within the terms of reference of that body.

15.1 Time limits | Ngā tepenga wā

A period of up to 30 minutes, or such longer time as the meeting may determine, will be available for the public forum at each scheduled local authority meeting. Requests must be made to the chief executive (or their delegate) at least one clear day before the meeting; however this requirement may be waived by the chairperson. Requests should also outline the matters that will be addressed by the speaker(s).

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.

15.2 Restrictions | Ngā Herenga

The chairperson has the discretion to decline to hear a speaker or to terminate a presentation at any time where:

- A speaker is repeating views presented by an earlier speaker at the same public forum;
- The speaker is criticising elected members and/or staff;
- The speaker is being repetitious, disrespectful or offensive;
- The speaker has previously spoken on the same issue;
- The matter is subject to legal proceedings; and
- The matter is subject to a hearing, including the hearing of submissions where the local authority or committee sits in a quasi-judicial capacity.

15.3 Questions at public forums | Ngā pātai i ngā matapakinga a te marea

At the conclusion of the presentation, with the permission of the chairperson, elected members may ask questions of speakers. Questions are to be confined to obtaining information or clarification on matters raised by a speaker.

15.4 No resolutions | Kāore he tatūnga

Following the public forum, no debate or decisions will be made at the meeting on issues raised during the forum unless related to items already on the agenda. (See the LGNZ Guide to Standing Orders for suggestions of good practice in dealing with issues raised during a forum).

15.5 Application of restrictions | Te hāngaitanga o ngā Herenga

Clause 15.2 above applies to members of the public addressing meetings at any time, not just as part of a scheduled public forum session.

Extracts from Standing Orders 2022-2025**9.1 Items of business not on the agenda which cannot be delayed | Ngā take kāore i runga i te rārangi take e kore e taea te whakaroa**

A meeting may deal with an item of business that is not on the agenda where the meeting resolves to deal with that item and the chairperson provides the following information during the public part of the meeting:

- (a) The reason the item is not on the agenda; and
- (b) The reason why the discussion of the item cannot be delayed until a subsequent meeting.

LGOIMA, s 46A(7).

Items not on the agenda may be brought before the meeting through a report from either the chief executive or the chairperson.

Please note, that nothing in this standing order removes the requirement to meet the provisions of Part 6 of the LGA 2002 with regard to consultation and decision-making.

9.2 Discussion of minor matters not on the agenda | Te kōrerorero i ngā take iti kāore i runga i te rārangi take

A meeting may discuss an item that is not on the agenda only if it is a minor matter relating to the general business of the meeting and the chairperson explains at the beginning of the public part of the meeting that the item will be discussed. However, the meeting may not make a resolution, decision, or recommendation about the item, except to refer it to a subsequent meeting for further discussion.

LGOIMA, s 46A(7A).

TAUPŌ DISTRICT COUNCIL

NOTICE OF MOTION

I Duncan Campbell, give notice that I intend to move the following motion at the Taupō District Council meeting to be held on 31 March 2026:

- 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.**

The purpose of this motion is to provide a clear and transparent opportunity for elected members to raise matters of public interest during Council meetings, while maintaining the principle that decisions should only be made on matters that have been properly notified on a meeting agenda.

Many councils include a similar agenda item to support open discussion and information sharing while preserving orderly meeting procedures and public transparency around decision-making.

Signed by mover:



Councillor Duncan Campbell

Date: 17 March 2026

Signed by seconder:



Councillor Hope Woodward

Date: 17 March 2026



Title Plan - LT 628120

Survey Number LT 628120
Surveyor Reference N250074.00 - Ngawha Place
Surveyor Christopher Michael Bean
Survey Firm Definition Surveying Limited
Surveyor Declaration

Survey Details

Dataset Description LOTS 102 & 103 BEING A SUBDIVISION OF LOT 102 DP 608131
Status Initiated
Land District South Auckland **Survey Class** Class A
Submitted Date **Survey Approval Date**
Deposit Date

Territorial Authorities

Taupo District

Comprised In

RT 1199645

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 103 Deposited Plan 628120	Fee Simple Title	0.0026 Ha	1283285
Lot 102 Deposited Plan 628120	Fee Simple Title	0.1275 Ha	1283286
Area A Deposited Plan 628120	Easement		
Total Area		0.1301 Ha	

Schedule / Memorandum

LT 628120 Schedule/Memorandum

Land registration district	Territorial authority
South Auckland	Taupo District

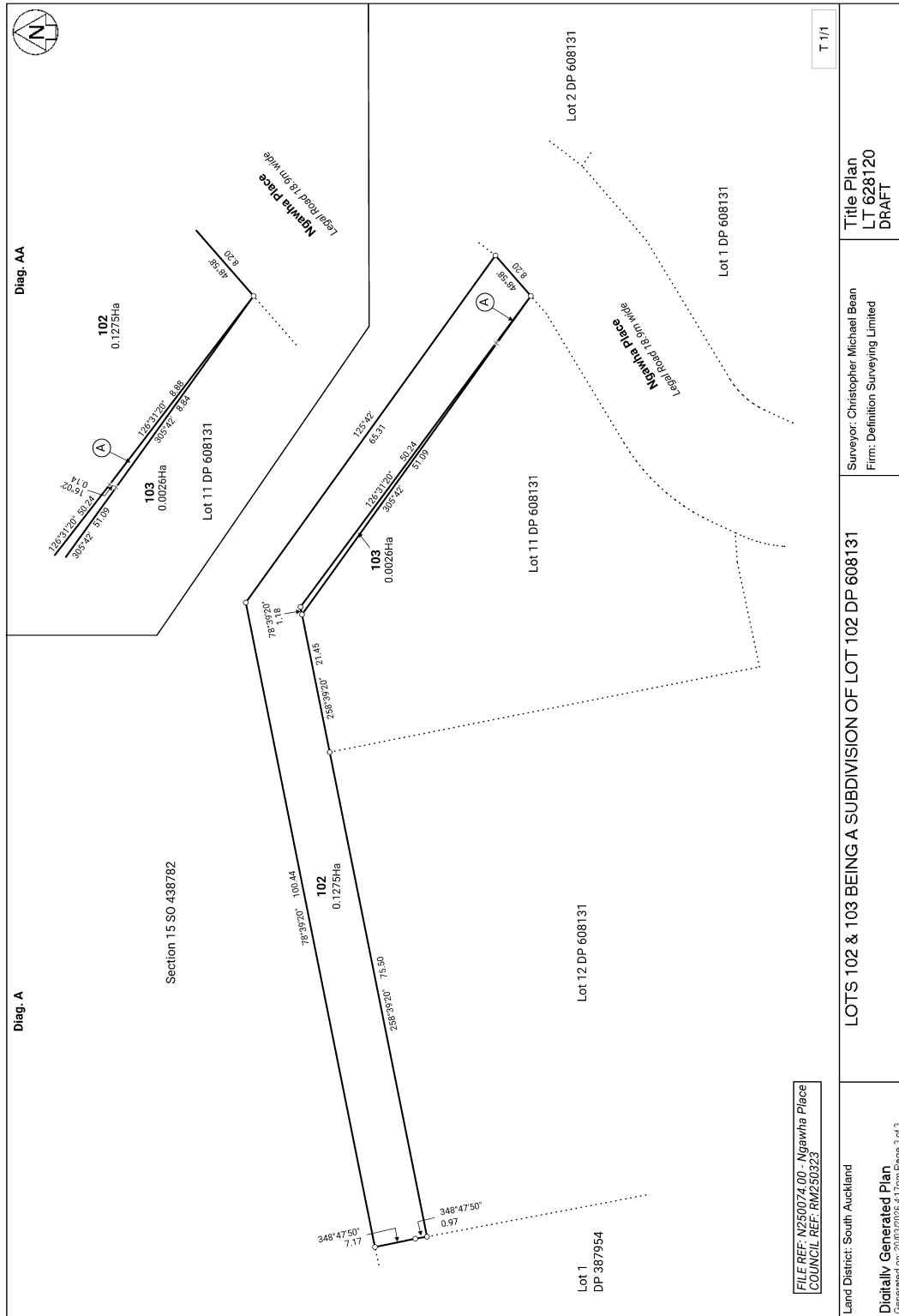
Memorandum of Easements in Gross

Parcels shown with a prefix of *HL* - include height-limited boundaries

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to drain water	A	Lot 103	Taupo District Council

Notes

Amalgamation Condition:
 That Lot 103 and Lot 11 DP 608131 be held in the same Record of Title.
 See LINZ Ref:



FILE REF: A250074.00 - Ngawha Place
 COUNCIL REF: RM250323

Land District: South Auckland	Surveyor: Christopher Michael Bean Firm: Definition Surveying Limited	T 1/1
Digitally Generated Plan Generated on: 20/03/2025 4:17pm Page 3 of 3	LOTS 102 & 103 BEING A SUBDIVISION OF LOT 102 DP 608131	Title Plan LT 628120 DRAFT



Mangakino-Pouakani Representative Group (MPRG)

Standing Committee

Objective	To represent and act as an advocate for the interests of the Mangakino-Pouakani area.
	Mangakino Ward Councillor
	Two (2) other Councillors
Membership	One (1) community representative from the Mangakino urban area
	One (1) community representative from the rural part of the Mangakino Ward
	One (1) Marae representative
	One (1) Māori representative
	Mayor
Quorum	Four (4)
Meeting frequency	Every two months at different venues around the Mangakino Ward
Reporting	Reports to Council

Scope of activity

1. Providing local input into the development of Council policy that will impact on the Mangakino Ward.
2. Maintaining an overview of service delivery, operational and capital expenditure, within the Mangakino Ward.
3. Providing local input into the development and review of Council's key planning documents such as the Long-term Plan, Asset Management Plans, Structure Plans, Reserve Management Plans and the annual plan.
4. Preparing an annual submission to Council's budgetary process for expenditure within the community.
5. Considering and reporting on all matters referred to it by Council or any matter of interest or concern to the Ward.
6. Communicating with the MP community, community organisations and special interest groups within the Mangakino Ward.
7. Exercising Council's statutory regulatory functions under the following Acts and Regulations (and any amendments) that are not elsewhere delegated to staff and that relate to matters within the Mangakino Ward:

Local Government Act 1974 ("LGA 1974") – Part 21, including:

- Road naming (section 319A of the LGA 1974)
- Decisions on pedestrian malls (section 336 of the LGA 1974);
- Licences to occupy roads (section 341(3) of the LGA 1974); and
- Decisions on stopping and closing roads (section 342 of the LGA 1974).

Reserves Act 1977 (excluding the development of reserve management plans under s 41 of that Act)

8. Considering resident and ratepayer appeals to decisions made in accordance with Council's Tree and Vegetation Policy affecting trees and vegetation in the Mangakino Ward.
9. Making changes to Council's traffic control device register relating to roads and public spaces in the Mangakino Ward (e.g. no stopping, parking signs and times, road markings etc) in accordance with bylaws made under the Land Transport Act 1998.

Power to act

The group can carry out any function that:

1. Supports Council's Long-term Plan and/or policy direction
2. Is not the function or responsibility of full Council or its other standing or special committees
3. Is not prohibited by legislation

4. Otherwise falls within the objectives and scope of the group
5. External representatives appointed to the committee have full voting rights.
6. Council delegates its powers and duties under the Acts, Regulations and policies specified above, except where they may not be delegated, or where they are elsewhere delegated.

If any matter is of such strategic or policy importance or urgency, then, with the endorsement of the appropriate Chairperson or His Worship the Mayor, the matter shall be referred direct to full Council.

Power to recommend to Council

Any matter or proposal which is relevant to the Mangakino Ward that is outside of, or in conflict with, Council's Long-term Plan and/or policy direction

Delegation of powers

This committee has no powers to sub-delegate.

Limits on authority

1. The Group's power to act pursuant to these delegations is subject to matters being related to the Mangakino Ward.
2. The Committee's power to act under these delegations is subject to Council acting within the requirements of the Local Government Act, and where relevant, the Acts listed above and an overriding responsibility to ensure that its actions and decisions are always within the law.

Tongariro Representative Group (TRG)

Standing Committee

Objective	To represent and act as an advocate for the interests of the part of the wider Tūrangi-Tongariro Ward excluding that area within the Mana Whakahono a Rohe boundary as specified in the Partnership Agreement between Ngāti Tūrangitukua and Taupō District Council ("the area")
Membership	Tūrangi-Tongariro Ward Councillor One (1) other Councillor One (1) community representative from the area of the Tūrangi-Tongariro Ward to the north east of State Highway 1 (excluding that area within the Mana Whakahono ā Rohe boundary) One (1) community representative from the are of the Tūrangi-Tongariro Ward to the north west of State Highway 1 (excluding that area within the Mana Whakahono ā Rohe boundary) One (1) Māori representative Mayor
Quorum	Three (3)
Meeting frequency	Every two months
Reporting	Reports to Council

Scope of activity

1. Providing local input into the development of Council policy that will impact on the part of the Tūrangi-Tongariro Ward excluding that area within the Mana Whakahono boundary.
2. Maintaining an overview of service delivery, operational and capital expenditure, within the Tūrangi-Tongariro Ward excluding that area within the Mana Whakahono boundary.
3. Providing local input into the development and review of Council's key planning documents such as the Long-term Plan, Asset Management Plans, Structure Plans, Reserve Management Plans and the annual plan.
4. Preparing an annual submission to Council's budgetary process for expenditure within the community.
5. Considering and reporting on all matters referred to it by Council or any matter of interest or concern to the area.
6. Communicating with the community, community organisations and special interest groups within the area.
7. Exercising Council's statutory regulatory functions under the following Acts and Regulations (and any amendments) that are not elsewhere delegated to staff and that relate to matters within the area:

Local Government Act 1974 ("LGA 1974") – Part 21, including:

- Road naming (section 319A of the LGA 1974)
- Decisions on pedestrian malls (section 336 of the LGA 1974);
- Licences to occupy roads (section 341(3) of the LGA 1974); and
- Decisions on stopping and closing roads (section 342 of the LGA 1974).

Reserves Act 1977 (excluding the development of reserve management plans under s 41 of that Act)

8. Considering resident and ratepayer appeals to decisions made in accordance with Council's Tree and Vegetation Policy affecting trees and vegetation in the area.
9. Making changes to Council's traffic control device register relating to roads and public spaces in the area (e.g. no stopping, parking signs and times, road markings etc) in accordance with bylaws made under the Land Transport Act 1998.

Power to act

The group can carry out any function that:

1. Supports Council's Long-term Plan and/or policy direction
2. Is not the function or responsibility of full Council or its other standing or special Committees
3. Is not prohibited by legislation
4. Otherwise falls within the objectives and scope of the group
5. External representatives appointed to the committee have full voting rights.
6. Council delegates its powers and duties under the Acts, Regulations and policies specified above, except where they may not be delegated, or where they are elsewhere delegated.

If any matter is of such strategic or policy importance or urgency, then, with the endorsement of the appropriate Chairperson or His Worship the Mayor, the matter shall be referred direct to full Council.

Power to recommend to Council

Any matter or proposal that is relevant to the area that is outside of, or in conflict with, Council's Long-term Plan and/or policy direction

Delegation of powers

This committee has no powers to sub-delegate.

Limits on authority

1. The Committee's power to act pursuant to these delegations is subject to matters being related to the area.
2. The Committee's power to act under these delegations is subject to Council acting within the requirements of the Local Government Act, and where relevant, the Acts listed above and an overriding responsibility to ensure that its actions and decisions are always within the law.

Regulatory Committee

Standing Committee

Objective	To exercise a range of functions relating to roading and reserves throughout the Taupō district (excluding those functions within the Tūrangi-Tongariro and Mangakino-Pouakani wards Mana-Whakahono boundary)
Membership	Mayor One (1) Te Papamārearea Māori Ward councillor Five (5) other councillors
Quorum	Four (4)
Meeting frequency	Every two months
Reporting	Reports to Council

Scope of activity

- Exercising Council's statutory regulatory functions under the following Acts and Regulations (and any amendments) that are not elsewhere delegated to staff and that relate to matters within the Taupō district, but with the exception of matters within the [Tūrangi-Tongariro and Mangakino-Pouakani wards](#) [Mana-Whakahono boundary](#):
Local Government Act 1974 ("LGA 1974"), Part 21, including:
 - Road naming (section 319A of the LGA 1974);
 - Decisions on pedestrian malls (section 336 of the LGA 1974);
 - Licences to occupy roads (section 341(3) of the LGA 1974); and
 - Decisions on stopping and closing roads (section 342 of the LGA 1974).

Reserves Act 1977 (excluding the development of reserve management plans under s 41 of that Act)

- Considering resident and ratepayer appeals to decisions made in accordance with Council's Tree and Vegetation policy (excluding decisions relating to trees and vegetation within the [Tūrangi-Tongariro and Mangakino-Pouakani wards](#) [Mana-Whakahono boundary](#)).
- Making changes to the Asset Management Data Standard relating to roads and public spaces throughout the Taupō district, except for roads and public spaces within the [Tūrangi-Tongariro and Mangakino-Pouakani wards](#) [Mana-Whakahono boundary](#) (e.g. no stopping, parking signs and times, road markings etc) and in accordance with bylaws made under the Land Transport Act 1998.
- Developing and, if requested, making decisions in relation to specific regulatory strategies or policies as delegated by Council, for example reserve management plans, reserve encroachment policies etc.

Power to act

- Council delegates powers and duties under the Acts, Regulations and policies specified above, except where they may not be delegated, or where they are elsewhere delegated.
- If any matter is of such strategic or policy importance or urgency, then, with the endorsement of the appropriate Chairperson or His Worship the Mayor, the matter shall be referred direct to Council.

Power to recommend to Council

The Committee has the power to resolve only on matters relating to the Acts, Regulations and policies specified above.

Delegation of powers

This Committee has no powers to sub-delegate.

|

Limits on authority

The Committee's 'power to act' pursuant to these delegations is subject to:

1. Matters being related solely to the functions specified above.
2. An overriding responsibility to ensure that its actions and decisions are always within the law.
3. An overriding responsibility to ensure that its actions and decisions are within Council policy, or if in conflict with a Council policy, that this is explicitly identified in a report to Council and any relevant resolutions.



Taupō District Council Councillor Connect Forum Implementation Plan

March 2026



Forum Support Structure

Lead Convenor	An Elected Member representing the relevant geographic area. Responsible for preparing for, chairing the forum and ensuring discussions remain within scope
Support Convenor	An Elected Member appointed to support the Lead Convenor and act in their absence
Additional Elected Members	May attend on a rotational or as-needed basis to support district-wide governance oversight
Council Officer Support	An Executive or ELT member to provide organisational oversight and advice. A community engagement and development team member to coordinate logistics, documentation and follow-up actions. Additional Council officers may attend by invitation to provide technical or project specific information.



Councillor Connect Forum – Terms of Reference

1. Purpose - The Councillor Connect Forum is an engagement mechanism established to support structured, transparent, and locally focused dialogue between Taupō District Council Elected Members, Council officers, and communities. The forum is intended to enhance governance outcomes by improving community understanding of Council decision-making and enabling informed local input into Council priorities.

2. Objectives - The objectives of the Councillor Connect Forum are to:

- Strengthen governance through open and transparent engagement with communities.
- Provide Elected Members with direct insight into community issues, aspirations, and risks.
- Support evidence-informed decision-making and policy development.
- Improve public understanding of Council roles, responsibilities, and statutory processes.
- Encourage appropriate participation in formal Council decision-making processes.

3. Status and Authority - The Councillor Connect Forum is not a formal committee of Council under the Local Government Act 2002 and holds no delegated authority or decision-making powers. The forum does not make resolutions or bind Council. All matters requiring decisions must be progressed through formal Council or committee processes.

4. Scope of Matters - The forum may consider and discuss:

- Local community issues, opportunities, and emerging risks.
- Council strategies, projects, services, and programmes relevant to the geographic area.
- Community feedback on Council plans, proposals, and policies.

The forum will not consider matters that are subject to statutory hearings, judicial processes, or confidential Council business.

5. Membership and Roles –

Lead Convenor	An Elected member Representing the relevant geographic area. Responsible for preparing for, chairing the forum and ensuring discussions remain within scope
Support Convenor	An Elected member appointed to support the Lead Convenor and act in their absence
Additional Elected Members	May attend on a rotational or as-needed basis to support district-wide governance oversight
Council Officer Support	An Executive or ELT member to provide organisational oversight and advice, A community engagement and development team member to coordinate logistics, documentation and follow-up actions. Additional Council officers may attend by invitation to provide technical or project specific information.

6. Meeting Arrangements - Forums will generally be held for approximately two hours at locations appropriate to the community, including Council venues, marae, or community facilities. The frequency and timing of forums will be informed by community feedback and governance priorities.

7. Records and Reporting - Key themes, issues raised, and agreed actions will be captured by Council officers. The forum is not a decision-making body; however, relevant feedback may be summarised and reported to Council to inform future reports, plans, or decisions where appropriate.

8. Conduct and Governance Principles - Forums will operate in accordance with Council values, including respect, inclusiveness, and good faith engagement. The Lead Convenor is responsible for maintaining orderly conduct and ensuring discussions align with governance expectations.

9. Review - These Terms of Reference will be reviewed at least annually, or as required, to ensure the Councillor Connect Forum remains fit for purpose and aligned with Council governance arrangements.



Run Sheet

- Key locations mapped out on rotation where possible
- We can be flexible as we develop the forums over time

Councillor Connect Forum

Run Sheet

Location/Venue:	
Date/Time:	
Lead Convenor:	
Support Convenor:	
Meeting:	Opening Karakia Welcome and Introductions Workshop or Council Officer Update – specific to area Questions & Answers from the Room Convenor Summary and Key Action Points Closing Karakia
Action Points:	

Calendar for Forums

Taupō	May He Whare Hono Chambers 1-3pm Tuesday 5 th or Thursday 7 th	July Waitahanui Waitahanui Hall 5.30-7.30pm Wednesday 1 st	September Acacia Bay Acacia Bay Hall 11-1pm Wednesday 9 th	November Waipahihi/Kokomea Waipahihi Hall 5.30-7.30pm Tuesday 10 th
Taupō East Rural	May Wairakei 6-8pm Wednesday 13 th	August River Road 4-6pm Thursday 6 th	October Rangitaiki 6-8pm Thursday 8 th	
Kinloch	May Kinloch Hall 5-7pm Thursday 14 th	July Kinloch Hall 2-5pm Thursday 2 nd	September Kinloch Hall 2-5pm Thursday 3 rd	November Kinloch Hall 5-7pm Thursday 12 th
Te Papamārearea	Note: These will be District wide supported via Marae contacts.			

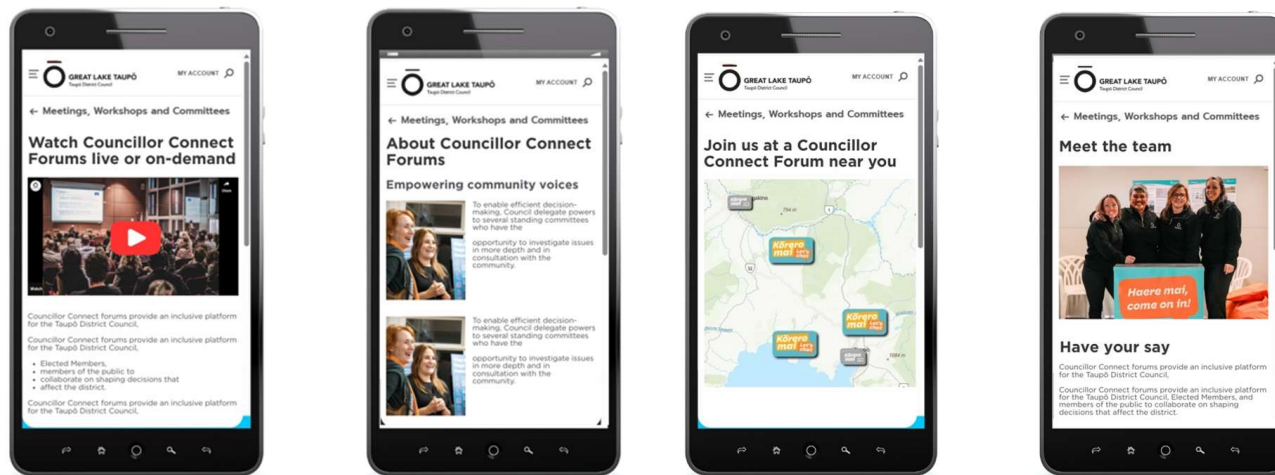
Note: locations and dates etc are subject to hall availability and may change slightly.

Note: In May we also have Grants Committee for Taupō/Taupō East Rural and also LTP Pre-Engagement so an opportunity to combine/collocate meetings there



Next Steps

- Investigate digitisation of forums – live stream options
- Website – action points and loop back (visual concepts shown below – indicative only)
- Communications launch – videos from Convenors
- Allocate convenors/support convenors
- Finalise dates/times/locations

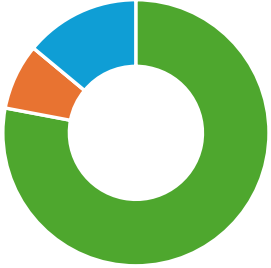




TAUPŌ DISTRICT COUNCIL

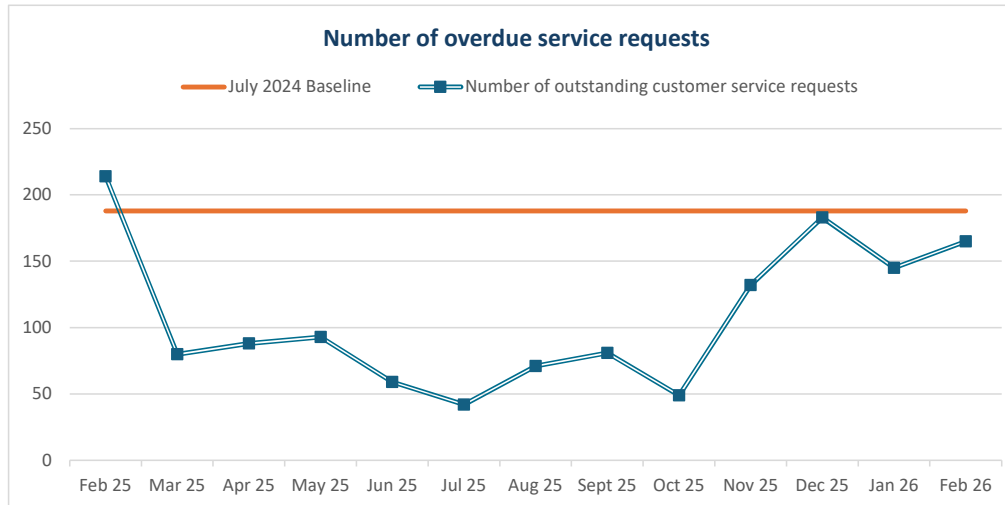
PERFORMANCE REPORT

February 2026

CHIEF EXECUTIVE - Julie Gardyne														
Overview	Government policy update	Stakeholder relationships												
<p>February centred on Long-Term Plan (LTP) workshops, where elected members worked through key priorities, funding pressures, and major capital programme decisions. The sessions helped clarify investment trade-offs, test affordability, and shape the direction of the draft LTP. These discussions strengthened decision-making and ensured the organisation remains on track for finalising consultation material and preparing the LTP for public engagement.</p>	<p>February saw significant movement in central government reforms affecting councils. Key developments include consultation closing on Simplifying Local Government, a proposal that would remove elected regional councils and replace them with Combined Territories Boards (CTBs) made up of mayors, who would take over regional functions such as environmental management and transport planning.</p> <p>The government also continued consultations on development levies, rates capping, and resource management reform. Submissions on major Resource Management Act (RMA) bills closed 13 February. These reforms collectively aim to streamline planning, reduce duplication, and tighten fiscal accountability across councils. Sector feedback, led by Local Government New Zealand, emphasised the need for clear implementation pathways, protection of local democratic voice, and practical transition planning to avoid impacts on service delivery and community accountability.</p>	<p>Council continues to focus on maintaining strong relationships with iwi partners, community organisations, and regional local government networks throughout February. With major national reforms underway, collaboration remains essential. Engagements this month focused on shared priorities such as the Joint Management Agreement (JMA), growth management, environmental protection, and infrastructure resilience - consistent themes across councils nationwide responding to proposed reforms. Council also made decisions on the review of Representative Groups in the district.</p>												
<p>Operating efficiency and improvements</p> <p>Council's internal (ELT) business plan outlines our core portfolio programmes for 2025/2026 financial year, highlighting a heavy schedule of non-business-as-usual projects, including major initiatives such as capital delivery (\$70 million), resource consent processes, long-term planning for water services, legislative reforms, and complex cross-council strategic reviews. Recurring activities span infrastructure upgrades, regulatory compliance, health and safety frameworks, and core financial strategies.</p> <p>As at February 2026, 39 of the 50 activities were on track, with a further seven already completed. The remaining four activities that are off track are associated with erosion control and ongoing resource consent application processes.</p>		<p>ELT Business Plan; 50 activities</p>  <table border="1"> <caption>ELT Business Plan Progress Data</caption> <thead> <tr> <th>Category</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>On Track</td> <td>39</td> </tr> <tr> <td>Off Track</td> <td>4</td> </tr> <tr> <td>On Hold</td> <td>0</td> </tr> <tr> <td>Achieved</td> <td>0</td> </tr> <tr> <td>Total</td> <td>50</td> </tr> </tbody> </table>	Category	Count	On Track	39	Off Track	4	On Hold	0	Achieved	0	Total	50
Category	Count													
On Track	39													
Off Track	4													
On Hold	0													
Achieved	0													
Total	50													

PEOPLE AND COMMUNITY PARTNERSHIPS - Hadley Tattle

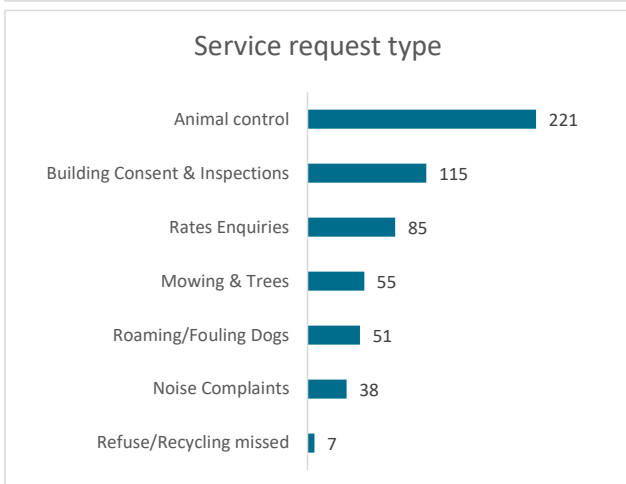
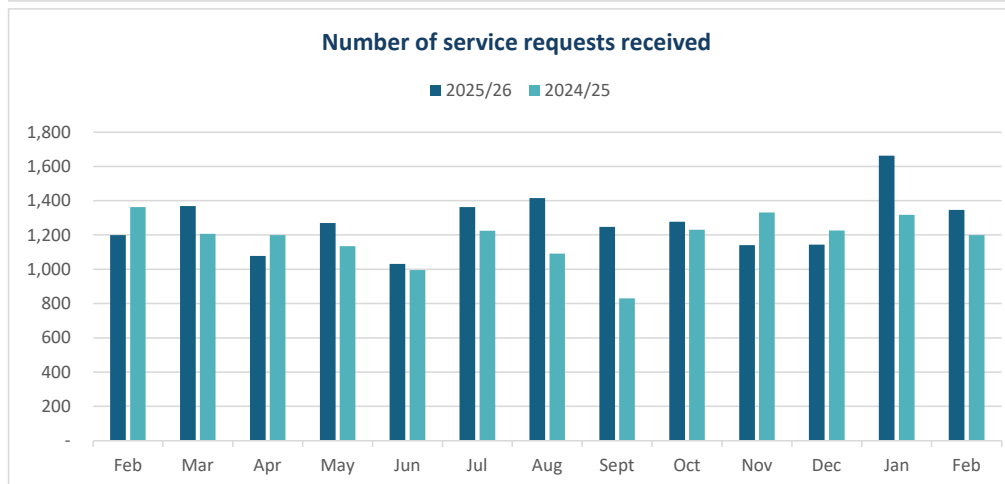
Customer focus



4355 calls received by customer services

75% of calls answered within 40 secs

February showed a clear pivot away from visitor-driven enquiries toward resident-focused matters, consistent with the end of peak summer, with this shift more pronounced toward the end of the month. Rates-related enquiries were a key contact driver, largely reflecting the quarterly rates notice distribution. Animal control continues to be an enduring customer touchpoint, reflecting strong community expectations in this area. More broadly, building and other regulatory enquiries increased following the quieter summer period. While overall service requests decreased, call volumes increased, indicating a higher proportion of enquiries being resolved at first point of contact and demonstrating that customer experience performance remains strong.



Community engagement and communications

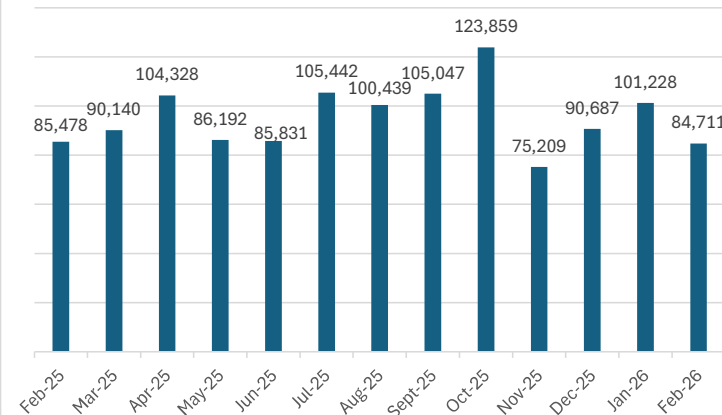
3 campaigns **529,132 people engaged in campaigns in February**

Wipe block pipes campaign - We've refreshed a campaign around "wipes block pipes" to remind the community to be careful what they flush. The campaign was ramped up after a wastewater pipe on te Heuheu Street was blocked by fats and rags which resulted in wastewater overflowing into the stormwater system and reaching the lake. The spill become another opportunity to educate the community about wipes and fats being the main causes of blockages in our network.

New Year, new truck - same rubbish, same rules - With the first of our new rubbish trucks hitting the streets in February, we've used this milestone to remind the community about the key rules to follow with kerbside collections: maximum bag size allowed, where to place your bag on the kerb, and how to dispose of sharp items and batteries. A video featuring the new trucks and key messages was viewed over 13,000 times in one week.

Weather even and road updates - Keeping the community updated throughout the weather event in mid-February was a high priority, following several road or lane closures and a significant slip that closed Waipapa Road for several days. Two Facebook posts with updates had over 360,000 views.

Web page hits



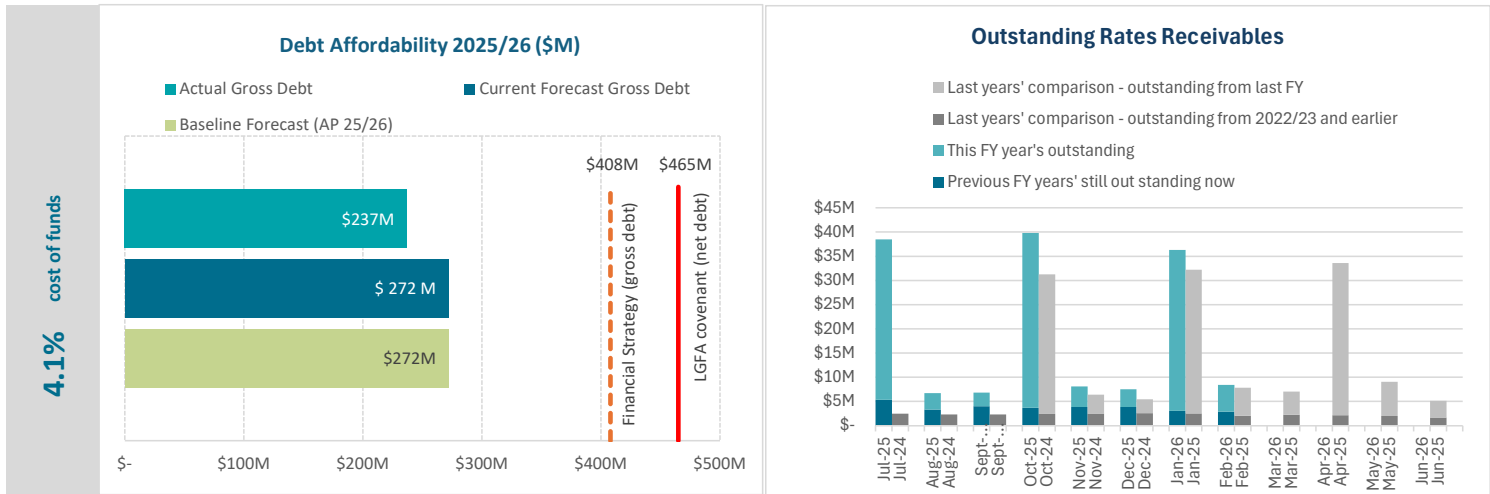
Iwi partnerships and initiatives

The team supported Waitangi Day and Ruia Taitea by working in partnership with iwi and hapū, while ensuring Council support was provided. This included coordinating internal approvals to support event delivery at Riverside Park, working alongside event leads to address any logistical barriers, and supporting communications that ensured whānau were informed about access, road closures and service impacts.

The team also continued to support iwi and whānau through partnership-based engagement, including ongoing kōrero with whānau residing on the Awaroa whenua (Five Mile Bay), working alongside Te Kotahitanga o Ngāti Tūwharetoa (TKNT) to progress shared understanding and implementation of Te Kaupapa Kaitiaki, and engaging with owners associated with the Whangamata 3 Block to explore approaches to managing their whenua.

ORGANISATION PERFORMANCE - Sarah Matthews

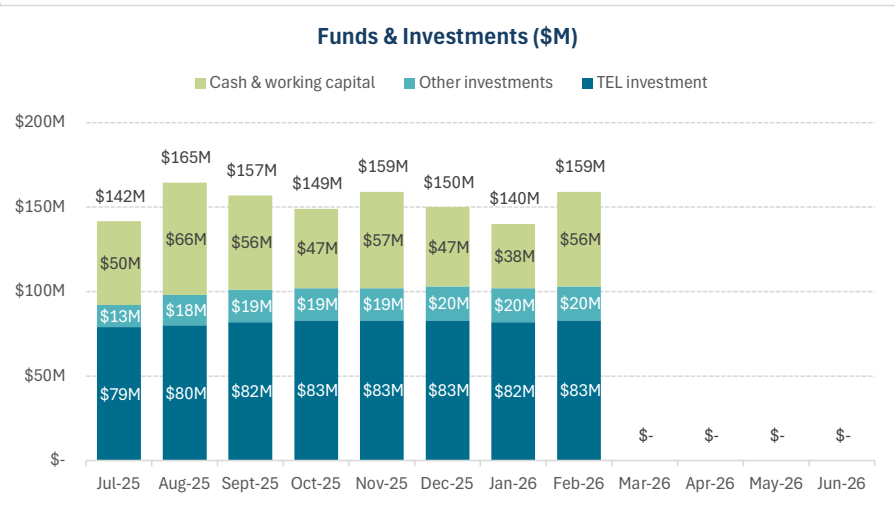
Financial Strategy

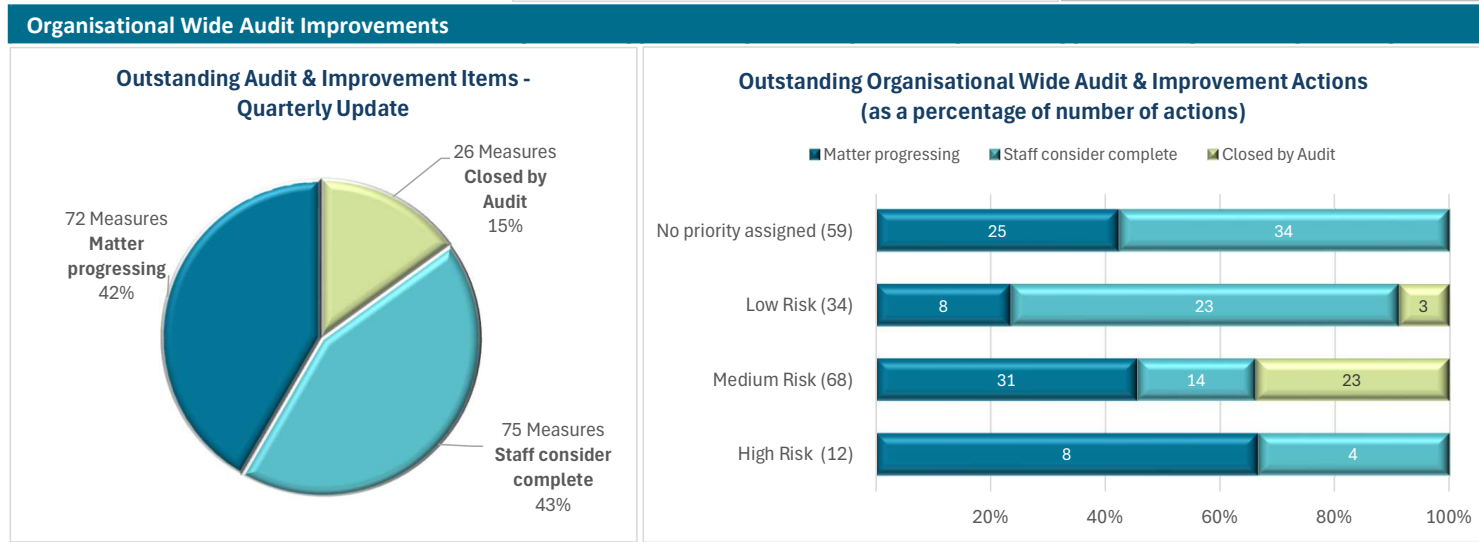
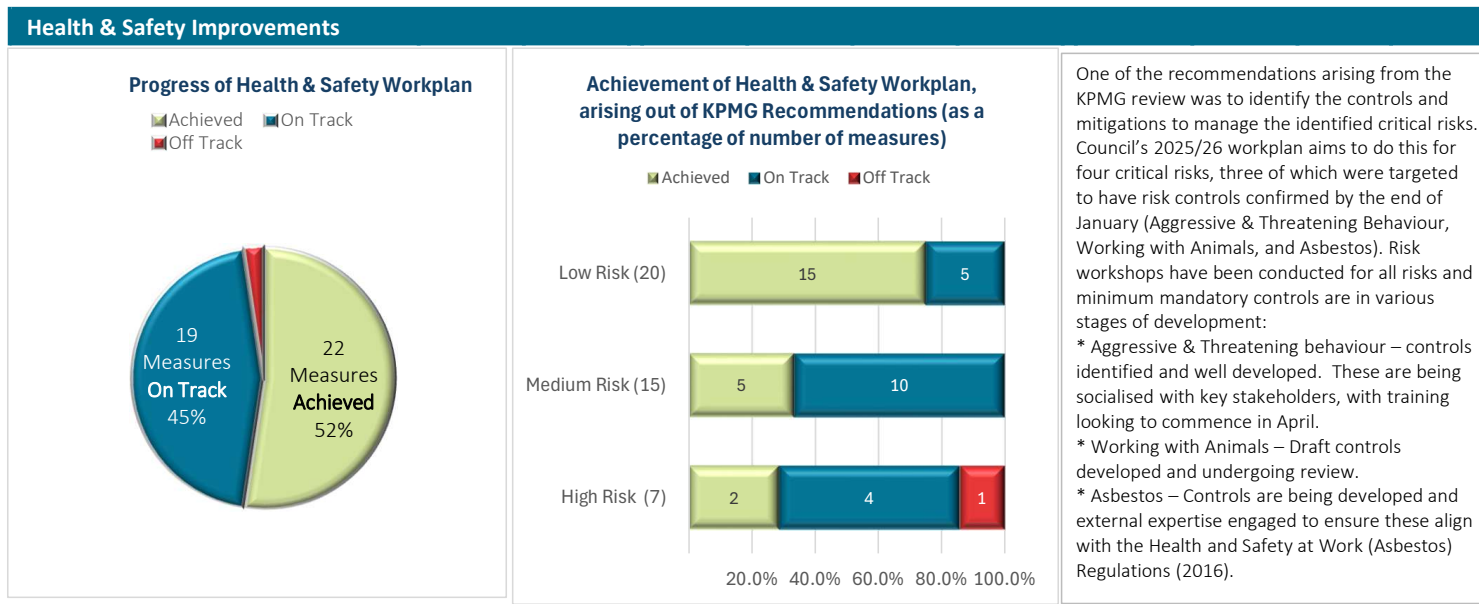


Working capital increased this month due to rates instalment three. The rates team have made headway with outstanding rates, with positive results seen in the outstanding.

TEL Fund remains steady around \$82/\$83 million, although global uncertainties remain.

Debt remains within forecast expectations. The finance team will continue to assess cashflow forecasts and liquidity requirements, post March reforecasting, to ensure debt requirements remain appropriate for 30 June. Cost of Funds continue remain positive with interest rate swaps in place. Longer term stability is now being prioritised, within current treasury policy parameters.





Council Property

Crown Road Development: Sales are still progressing, with a slight delay in issue of titles agreed with all . LINZ have approved the survey documentation and Council will lodge the legal documents shortly.

East Urban Lands: The Oroko Rise Consortium have had deposits paid on ~50% of the stage 1A lots. Title are expected end of March, 12 building consents have been lodged and construction is still on track to start first quarter 2026. Stage 1B physical civil work continues, quality is good, and currently tracking slightly ahead of programme.

Leases and licences: The team are planning the next stages for this project in completing the policy and appropriate reporting to provide data and information to Elected Members during key processes (grants, LTP, and lease processes).

Great Lake Centre: Stage 1 of the physical works on the refurbishment project are complete. The project team has done an excellent job ensuring quality standards are met.

Digital Solutions

During February, the Digital Solutions team progressed priority programmes focused on system stability, legislative/regulatory enablement, and risk reduction. Planning for the replacement of the Building Consent and wider regulatory systems was completed, with implementation activities commenced. The annual TechnologyOne upgrade (25B) was completed, supporting continued system compliance.

Priorities for the coming year were also confirmed through the Digital Programme Governance Group, endorsed by the Executive team ensuring alignment with Council’s strategic objectives, risks, and delivery capacity. Fundamentally this proposes a focus on completing remaining ERP system upgrades and discontinuing legacy systems by 30 June 2027.

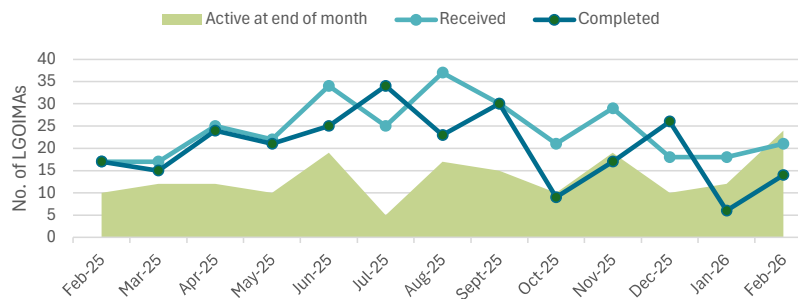
Local Government Official Information and Meetings Act (LGOIMA) requests

99% of LGOIMAs processed within 20 days - YTD Target is 99%

February’s LGOIMA requests saw an emphasis on financial accountability, with the highest percentage of requests related to council spending. The second biggest area of concern related to issues around building and infrastructure, followed by environmental issues.

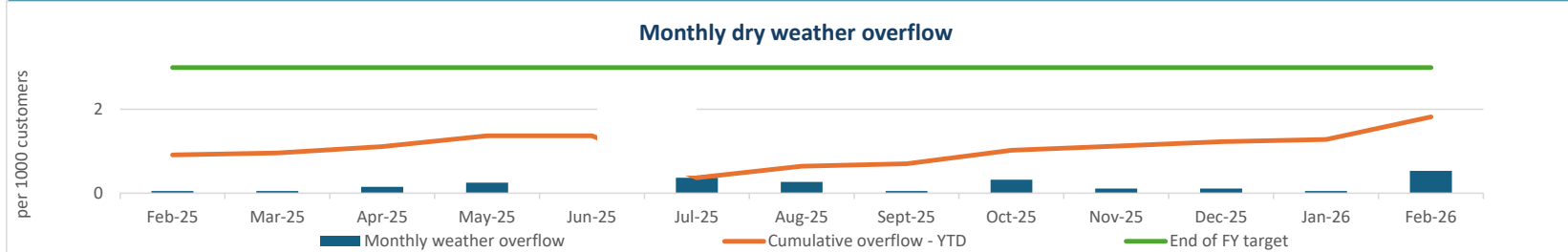
The requests reflect a general focus on how rates are been spent and how the shifting regulatory environment is affecting individual ratepayers.

Local Government Official Information and Meetings Act (LGOIMA) requests



COMMUNITY INFRASTRUCTURE AND SERVICES - Tony Hale

Three Waters



- 1** notifications to Taumata Arowai of risk to drinking water quality. Target is Nil. 1. Monthly arsenic test results exceeded compliance limits in Centennial Drive, Hatepe, Motuoapa and Omori. Arsenic has always been present in these water supplies due to geothermal activity. The test results continue to be stable and arsenic removal is included in the treatment plant upgrades that are underway. Omori is anticipated to be compliant from March 2026.
- 3** moderate or significant resource consent non-compliances (take & discharge) with an actual or potential adverse health or environmental effect. Target is Nil. 1. Waikato Regional Council was notified following the loss of two Omori Wastewater Treatment Plant monitoring bores, damage to irrigation infrastructure leading to ponding/runoff issues and crop damage, all resulting from logging operations. These issues result in non-compliance with several resource consent conditions. Site remedial works and plans to replace monitoring bores are progressing. 2-3. There were two significant wastewater overflow events. The first at Mangakino, where a heavy rain event resulted in overflow of the inlet pump station, causing overflow to land and potentially the Waikato River. In Taupō, a build-up of fats and wipes caused a sewer blockage and overflow on Te Heuheu Street into the stormwater system and Lake Taupō.

- Managing overflows and network performance remains a key compliance and environmental priority. The disposal of wet wipes and fat to our wastewater network (through flushing and tipping fat to drain) continues to be a significant issue across the district, particularly in Taupō. Wet wipes were the cause of a recent wastewater overflow to Lake Taupō. A communications campaign is being utilised to educate the community, including social media, posters in public toilets and letter drops in problem areas.

- Inflow and infiltration of stormwater and groundwater into the wastewater network continues to be problematic. Council staff are looking at options to address connection issues on private properties. Communications and engagement with the community will be key for supporting awareness and change.

- A recent media release by Taumata Arowai, the water authority, recognises the achievements by Taupō District Council in getting multi-barrier treatment installed for our water supplies. A number of membrane water treatment plant upgrades are underway, with Kinloch recently completed, Omori in the commissioning phase, Motuoapa well into construction and Hatepe design progressing.

Waste Management

9,585 tonnes of waste diverted from landfill - YTD

33% of waste stream diverted from landfill - YTD

50% target diverted from landfill - by 2034

- The landfills around the district are fully compliant with their resource consent conditions.
- The draft resource consent application documents for the Stage 2 Extension of the Broadlands Road Landfill have been provided to hapū.
- New kerbside refuse collection trucks are now on the road.

Transport

2.0 3.8km rehabilitation target

13.0 28km reseal target

170 pothole repairs/month

\$27,015 emergency dispatches**

- Reseal delivery has been slower than expected due to weather conditions, but the contractor is confident in being able to complete the programme this season. Broadlands Road rehabilitation and widening phase two kicks off after the Ironman weekend. The intersection of Poihipi Road and Wairakei Road will be renewed during the school holidays.
- Work required to repair Waipapa Road slips is being scoped out.
- Tongariro Street to Norman Smith Street shared path is well underway with raised crossing point on Redoubt Street and concrete works near completion. Shared path on Lake Road at Mangakino to link the lakefront to the river trail entrance is in full progress. The improvements at Titiraupenga Street and Roberts Street are expected to commence next month.

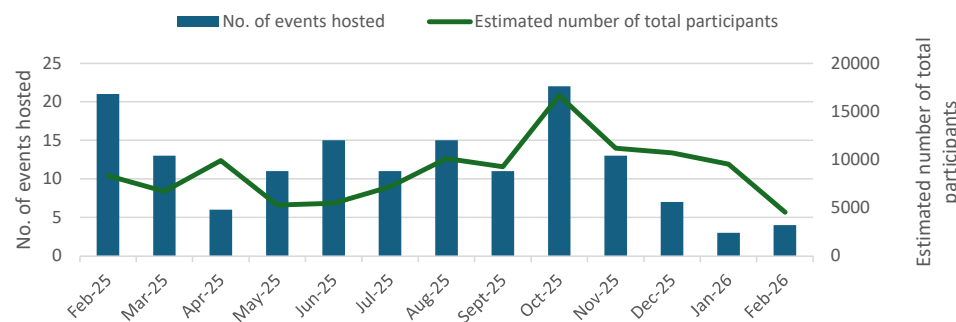
Events and Venues

- While there were no events financially supported in February, it was a particularly busy month for the events and venues team, supporting a combination of new events and established annual events delivered across the district. In total, 27 events took place during the month, including four new events. Of these, 23 events were held in Taupō, with one event in Kinloch, two in Tūrangi, and one in Mangakino. The events included established summer activations such as Dinner at the Lake, alongside the return of key cultural events Waitangi ki Tūwharetoa and the Ruia Taitea Tūwharetoa Ahurei Festival. Major local facilities, including the Taupō International Motorsport Park and the National Equestrian Centre, experienced a high level of activity with multiple events delivered throughout the month. The iconic Across the Lake Swim was held with participation expected to be among the highest in recent years.

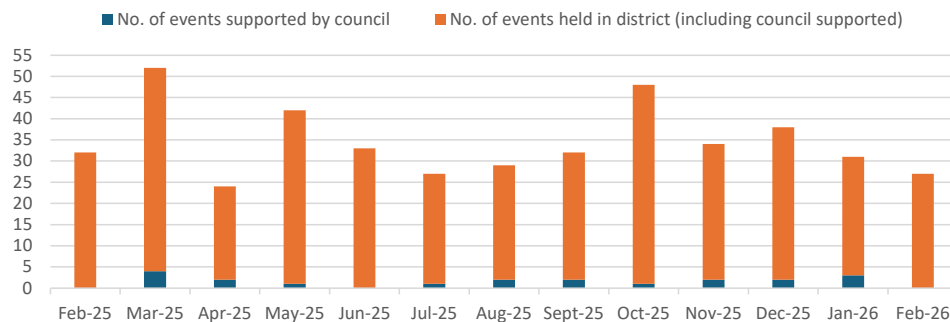
- The team was actively supporting preparations for IRONMAN New Zealand and IRONMAN 70.3 New Zealand the first weekend of March, with Taupō set to host the opening event of the 2026 Pro Series. Planning for Supercars in April also remains underway and on track.

Note: Events not supported by Council typically don't provide data, and reporting from supported events can vary in detail and consistency each month due to contract timing and event delivery schedules.

Monthly events hosted by council venues



Events held in the district



Donations, grants and sponsorship fund

\$235,931 of **\$488,000**

donations, grants & sponsorship fund invested to date

\$2,287,318 estimated economic return - YTD

869% return on investment - YTD

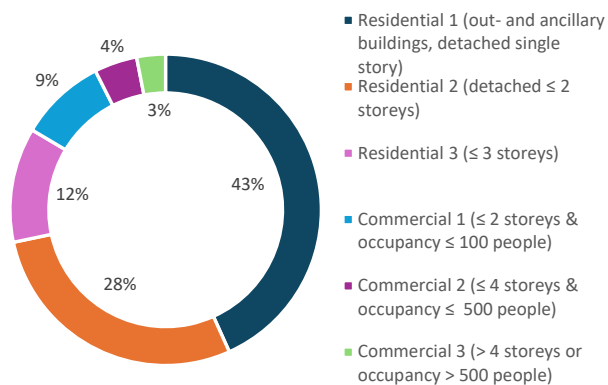
STRATEGY AND ENVIRONMENT - Warrick Zander

Policy

- Changes to the District Plan in relation to designations, Māori Purpose Zone and minor corrections were notified with submissions closing on 19 March.
- Council workshop series on the Long-term Plan have commenced.
- Work continues on the preparation of the Annual Plan 2026-27.
- Hearings, deliberations and the adoption of the Tūrangi Reserve Management Plan were completed.

Environmental Services

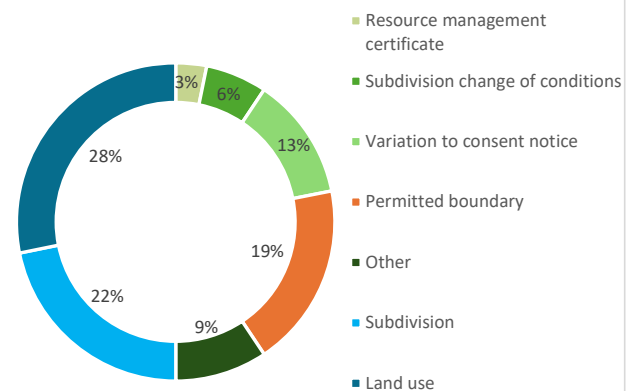
Types of building consents granted



99% of building consents completed within statutory timeframes - this month

103 building consent applications received - this month

Types of resource consents granted



100% of resource consents completed within statutory timeframes - this month

42 resource consent applications received - this month

- The compliance team undertook a significant enforcement operation in February with Police support, resulting in the seizure of a number of unregistered dogs.
- One building consent application exceeded the statutory timeframe due to high commercial consent volumes, limited processor capacity, and delays resolving compliance documentation.
- Transition workshops for the Objective Build system have commenced.
- February also saw an unprecedented intake of new dwelling consent applications, including the Oroko Rise and LakeCrest developments, placing pressure on team capacity. The level of consenting activity reflects continued development interest and investment in the district.

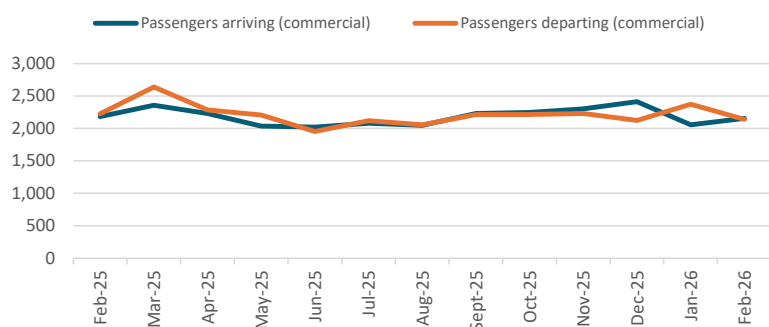
Parks and Reserves

- February was another month defined by weather events. Whilst the total rainfall was only slightly higher than in previous years, most of it fell in a four day period with nearly half falling in one day. With Lake Taupō close to it's maximum level at the start of the month the rainfall on the 13th raised it about 90mm in 24 hours (this is approximately 55 cubic kilometres of water or 25 Ngauruhoe maunga). The high lake level combined with strong cyclonic winds over the 15th and 16th meant there was quite a lot of damage to erosion prone areas of Lake Taupō foreshore, including Tapuaeharuru cliffs, Hatepe esplanade reserve, Te Heuheu Parade on the Tauranga Taupō, Kuratau reserve land, Whareroa reserve, Kinloch (west) bike trail and the eastern foreshore.
- The high winds also caused damage to trees with some failing completely. In general the impact on the district's communities was fairly minor however in Tokaanu a tree landed on a house causing some moderate damage.
- Once again Taupō district was fortunate to escape the damage seen in other areas of the North Island. What we are seeing however is that the cleanup and repairs can take weeks and in some cases many months to complete when we only have our regular operational team and contractors to assist with the additional workload. This month was even more challenging for the delivery team as they got Taupō ready to host IRONMAN New Zealand.

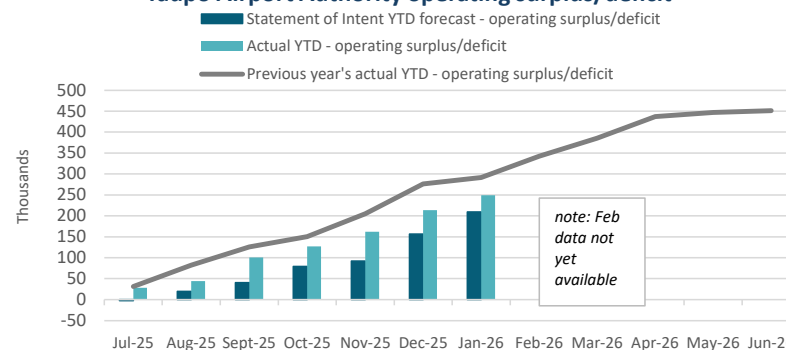
Taupō Airport

- The first Taupō Airport Authority (TAA) committee meeting of the new triennial was held in February. Two new and two previous members were joined by two observers (one from the local airport community and one from the Ministry of Transport) along with the mayor. There was an airport overview presentation to all members followed by robust discussions on the agenda items.
- Draft three-year Statement of Intent (commencing 1 July 2027) was endorsed by the TAA committee and forwarded to the Council and Ministry of Transport for feedback.
- Financials are still tracking well with operating surplus for the period ended 31 January 2026 ahead of budget, however, falling short to cover all of asset depreciation.
- Business development both airside and landside is going well and discussions are progressing with two new tenants into the final stages of securing land leases.
- Passenger numbers are still flat despite good Air New Zealand load factors. The recent announcement by Air New Zealand regarding half-year trading losses has caused reverberations throughout regional airports. However, the airline has reiterated its commitment to its 20 domestic ports but has signalled that the economics of regional flying remain challenging.
- Results from the five-yearly Obstacle Limitation Surfaces survey have shown that trees on land adjacent to the airport are protruding through the lower take-off surface to the north and are required to be removed. In the absence of any protection through the District Plan, the cost of the removal will have to be funded through the airport operations budget and not at the expense of the landowner.
- The team is conducting analysis of parking trends in the airport car park with a view to revised charges being introduced from 1 July 2026.

Arriving & departing passengers



Taupō Airport Authority operating surplus/deficit



February 2026 * PERFORMANCE REPORT * 2 | 2



PORTFOLIO UPDATE

Activity Area	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
3W All								
SCADA Upgrade Programme of upgrades to convert legacy 3W network SCADA control systems technology to FTView.	●	●	●	●	Lochrige water pumpstation is complete. Locheagles postponed by a week.	Locheagles water pumpstation and reservoir planned for 5th March. Whakaroa to follow later in the month.	89%	\$4.6M
Water Services Delivery Plan Implementation Programme of work required to comply with central government reform Local Water Done Well.	▲	▲	▲	●	Project team progressing on key deliverables, financial separation setup in TechOne has commenced. Asset Management Policy and Strategic Asset Management Plan being drafted. Final Commerce Commission Information Disclosure determination published.	First Water Services Committee meeting 12 March, Department of Internal Affairs progress report due in April.	87%	\$1.2M
Events & Venues								
Owen Delany Park upgrade A masterplan design and construction to upgrade Owen Delany park. The main focus being to address the current seismic ratings of the grandstand, changing rooms, clubroom/function space and the lighting, PA system and scoreboards for Field 1. The aim is to upgrade and futureproof this facility, to host larger events and to take the pressure off other local sports and rec facilities.	●	●	●	●	Blockwork is finished and glulam beams are going up to support the roof. Completed developed design for Grandstand Changing Rooms.	Construction of roof on Sports Hub.	64%	\$10.0M
Tūrangitukua Park (te Aonini carpark seal) Extend carpark seal over grassed area and install additional drainage to mitigate flood risks from stormwater discharge. Will require engagement to find a solution which avoids tapu land.	●	●	●	●	Carpark reseal completed. We will be looking into additional drainage solution onsite.	Meeting to discuss solutions and goals for drainage.	35%	\$0.4M
Investments								
204 Crown Road - subdivision earthworks & civil Development of 31 hectares of land along SH1, focusing on earthworks and civil works to facilitate the sale of lots and generate revenue.	▲	▲	●	●	Close to lodging for titles with most legal/land matters now resolved. Half of the lots are already sold, subject to title issue.	Secure titles. Sales & marketing ongoing. Formally close-out project.	96%	\$11.0M
EUL Stage 1 Lot 20 - Earthworks & Civil. Provide affordable lots for medium to high density dwellings to eligible purchasers and renters, supporting both affordable housing and revenue generation.	▲	▲	▲	●	Stage 1a (62 lots) on the market. Pleasing uptake to date. Land Transfer Survey Plan approved by Land Information New Zealand and titles expected by the end of March. Stage 1b (54 lots) civil works underway, expected to be completed in October.	Secure titles for 1a. Sale of lots ongoing through build partners with second wave of marketing proposed once titles secured. Continue with civil works programme for 1b.	88%	\$11.9M
Parks & Reserves								
Erosion Control - Kuratau Mitigate effects of lakeshore erosion at Kuratau foreshore.	▲	▲	▲	●	Further erosion following heavy rainfall and high lake levels. Monitoring the river mouth in particular for changes. Renourishing shoreline and repairing end effects at sites that currently have erosion protection structures in place (the wastewater manhole and south of Parehopu St).	Hui with Ngāti Parekaawa representatives at Whareroa, further engagement with hapū & Māori landowners at Omori & Kuratau. Continued monitoring of shoreline.	95%	\$0.8M
Erosion Control - Tapuaeharuru Bay Mitigate effects of lakeshore erosion in Tapuaeharuru Bay.	▲	▲	▲	▲	Monitoring continues along the top and toe of the cliffs. More erosion is thought to have occurred following the valentine's weekend storm. Request for quote for water flow investigation has gone out, responses due by 12th March.	Water flow investigation at Taupō town centre by consultants. Hui with relevant hapū to discuss findings of the investigation and action going forward.	79%	\$0.2M
Mangakino Lakefront Upgrade Project This project will combine a number of existing LTP Mangakino redevelopment projects/renewals into a coherent upgrade project for the Lakefront. The aim will be to futureproof use of the area. Includes Shared Path Mangakino.	▲	●	●	▲	Design refinements continue, investigating required consents, met with Iwi & hapu to incorporate cultural values. Land Information New Zealand (LINZ) revisiting and revising draft agreement, legal is working through this with LINZ.	Signed agreement with Land Information New Zealand and design submission.	14%	\$1.7M
Solid Waste								
Broadlands Road Consent Programme Renewal of Broadlands Road Landfill Consent which expires in 2027.	◆	◆	●	▲	Waikato Regional Council (WRC) has provided draft application feedback. Draft application & supporting documents as well as soil testing data have been shared with Iwi/hapu and neighbouring land trusts. Consultant has been making requested changes by WRC to the draft application.	Finalise technical sections of the draft application. Receive cultural impact assessments for feedback to continue conversations allowing for incorporation of cultural feedback into the application.	52%	\$1.0M



PORTFOLIO UPDATE

Activity Area	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
Stormwater								
Stormwater Discharge Consents Renewal								
District wide Stormwater consent expires June 2027, a significant amount of work will be required to renew this consent.	▲	●	▲	●	Stage 2 reports being drafted.	Working with hapū on joint site visits.	66%	\$0.8M
Support services								
Tūrangi Master Plan								
Development of a strategic document that will set a vision for Tūrangi's urban area over the next 30+ years.	▲	▲	●	↗	Updating project brief as per January 2026 working group meeting.	Working Group meeting 24 March. Co-Governance Meeting April.	0%	\$0.2M
Transport								
Omori / Kuratau Slip								
Repairs to slip on Omori road required including retaining wall structure.	▲	▲	▼	●	Consultant completed internal review of design, options discussed and approved. Final design to be provided mid March. Due to the review of the final design, timing has been affected. Procurement will need to be started in April to ensure contractor is signed prior to end of financial year.	Final design to be provided mid march. Once approved, we can move into procurement phase.	9%	\$0.7M
Wastewater								
Taupō WW Control gates bridge buffer storage tanks								
To enable continued growth in the Nukuhau area and increase resiliency to the control gates bridge pipe, we will install buffer tanks and pump station at Control Gates bridge to manage peak flows.	●	●	●	●	Designs and tender documentation are 100% completed, procurement plan fully approved for tender purposes. Tender is currently posted on GETS.	Finalise external stakeholder engagement requirements. Place order for electrical works. Tender evaluation planned for April 2026.	22%	\$0.8M
Turangi WW Consent								
Renewal of Tūrangi Wastewater discharge consent	◆	▲	●	▼	No recent progress regarding engagement to progress consent conditions. Review of proposed conditions is required given changes to legislation. We are further developing the wetland and rehabilitation scope to provide a better cost estimate for the upcoming Long Term Plan.		32%	\$0.2M
Wastewater Taupō Wastewater Treatment Plant Programme								
Programme of works to increase capacity and improve treatment at Taupō Wastewater Treatment Plant, including installation of a third primary clarifier, pump station upgrades, and new processes to increase nitrogen removal at the plant.	◆	◆	▲		Revised scoping of short-term works has been completed, order has been placed to develop contract documentation to implement Inlet Works, Bypass Pump Station & Seismic Works. Verification of costing carried out. Long-term works (Primary Clarifier, side-stream solids filtrate) are still on hold pending Wastewater Treatment Plant Strategic Review (considering new Wastewater performance standards).	Develop memo to justify added scope (seismic works) and submit for approval. Review and updating of contract documentation.	32%	\$2.0M




PORTFOLIO UPDATE

Activity Area	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
Water								
Centennial - Treatment Compliance Upgrade Pump station and pipeline from Taupō scheme to Centennial and reservoir upgrade and renewal at Centennial to enable safe and compliant water to be provided to customers on the Centennial scheme.	●	●	●	●	Continuing to work through design stages of new pumpstation and pipeline. Aiming to begin tender process in April 26. Procurement plan approved.		32%	\$2.6M
District - Universal Smart Water Metering Address high water usage throughout the district through the installation of water meters on all water connections to enable planned growth, reduce wastage and operational costs.	▲	▲	↗	▲	Business case currently being developed for stage 1 (pilot). Procurement plan currently being revised (added scope of zone meters). Stakeholder engagement roll out strategy is in planning phase.	Finalise business case for approval. Submit updated procurement plan for approval. Obtain internal stakeholder requirements and develop communication and engagement plan.	20%	\$1.0M
DWSNZ Drinking Water Membrane Plant Upgrades Construction of 4 new membrane water treatment plants at Hatepe, Kinloch, Motuoapa and Omori, to enable compliance and safe water for the community.	▲	▲	▲	●	Hatepe: Geotech report and prelim design report issued - some challenges with site location due to proximity to cliff face, the project team are working with consultants to implement measures to mitigate this risk and will report back to the project sponsor for direction. Kinloch: Project has achieved practical completion. Motuoapa: Works are progressing well and mechanical install is underway. Omori: Some challenges with commissioning delaying practical completion – however the plant is producing water for the community.	Hatepe: Confirmation of site and confirming final price and timing from Contractor. Kinloch: Closeout of minor defects. Motuoapa: Completion of civil works and mechanical install. Omori: Practical completion.	90%	\$40.5M
Kinloch Low Zone Reservoir Construction of new reservoir and pipelines to support growth and resilience in Kinloch community.	▲	▲	●	●	Topographic and Land Transfer Surveying completed. Geotechnical onsite investigation done, awaiting report. Tender documents in development. Hydraulic modelling to confirm reservoir details nearing completion.	Reservoir tender.	29%	\$0.8M
Tauhara Ridge Reservoir & Airport Connection Construction of new reservoir, rising main and pipelines to enable EUL growth and improved fire flows at the airport.	▲	▲	●	●	Reservoir in operation servicing Wharewaka and Airport areas. Pump station electrical upgrade cut over complete and final snags being worked through. Final close out work being planned at the airport before final completion.		98%	\$4.2M

KEY

●	Low Risk	↓	Risk Decreased (Amber/Red to Green)
▲	Medium Risk	↘	Risk Decreased (Red to Amber)
◆	High Risk	↗	Risk Increased (Green to Amber)
⊖	On Hold (waiting LTP)	↑	Risk Increased (Amber/Green to Red)
<div style="width: 89%; background-color: green; height: 10px;"></div> 89%	Almost Complete	<div style="width: 10%; background-color: blue; height: 10px;"></div> \$1.0M	Smaller Value Project
<div style="width: 12%; background-color: green; height: 10px;"></div> 12%	Low Spend to Date	<div style="width: 10%; background-color: blue; height: 10px;"></div> \$8.5M	High Value Project
% Complete = \$ Spend to Date / Life Budget		\$ Life Budget	

 **GREAT LAKE TAUPŌ**
Taupo District Council

PORTFOLIO UPDATE



Napier Road footpath



Mangakino lakefront development draft render



Norman Smith Street shared path



OD Park foundation

TAUPŌ DISTRICT COUNCIL – FINANCIAL REPORT

REVENUE & EXPENDITURE PERFORMANCE 28 FEBRUARY 2026

\$000	YTD Actual	YTD Approved Budget	YTD variance	Full year Forecast	Full year AP25/26	Notes
Operating revenue						
Rates	79,308	78,626	683	118,334	118,089	
Subsidies and grants (operational)	2,042	2,310	(268)	3,465	3,465	1
Fees and charges	11,863	11,576	287	28,558	28,512	
Finance revenue	3,547	4,492	(946)	6,739	6,739	2
Total operating revenue	96,761	97,004	(243)	157,096	156,805	
Asset development & other revenue						
Development and financial contributions	5,989	6,038	(49)	9,057	9,057	
Subsidies and grants (Capital)	4,030	3,072	958	4,608	4,608	3
Gains on financial assets	4,475	0	4,475	0	0	4
Other revenue	1,103	1,123	(20)	8,144	8,155	
Total asset development & other revenue	15,597	10,233	5,364	21,809	21,821	
Total revenue	112,358	107,237	5,121	178,905	178,625	
Expenditure						
Personnel costs	22,678	22,646	(32)	33,969	33,969	
Depreciation and amortisation expense	24,586	25,801	1,215	38,701	38,701	
Finance costs	7,081	7,543	462	11,315	11,315	
Other expenses:	39,127	44,428	5,300	72,544	71,829	
Legal, professional & consultant expense *	3,552	4,452	900	6,720	6,803	5
Maintenance expense	9,498	10,139	642	15,122	14,949	
Services & service delivery expense	10,024	11,930	1,905	17,765	17,504	6
Grants and funding expense	933	1,187	254	1,796	1,827	7
Other operating expenses	15,120	16,719	1,600	31,142	30,746	8
Total operating expenditure	93,472	100,417	6,945	156,529	155,813	
Operating Surplus/(Deficit)	18,886	6,820	12,066	22,377	22,812	

* Legal, professional & consultant expenses are operational costs only

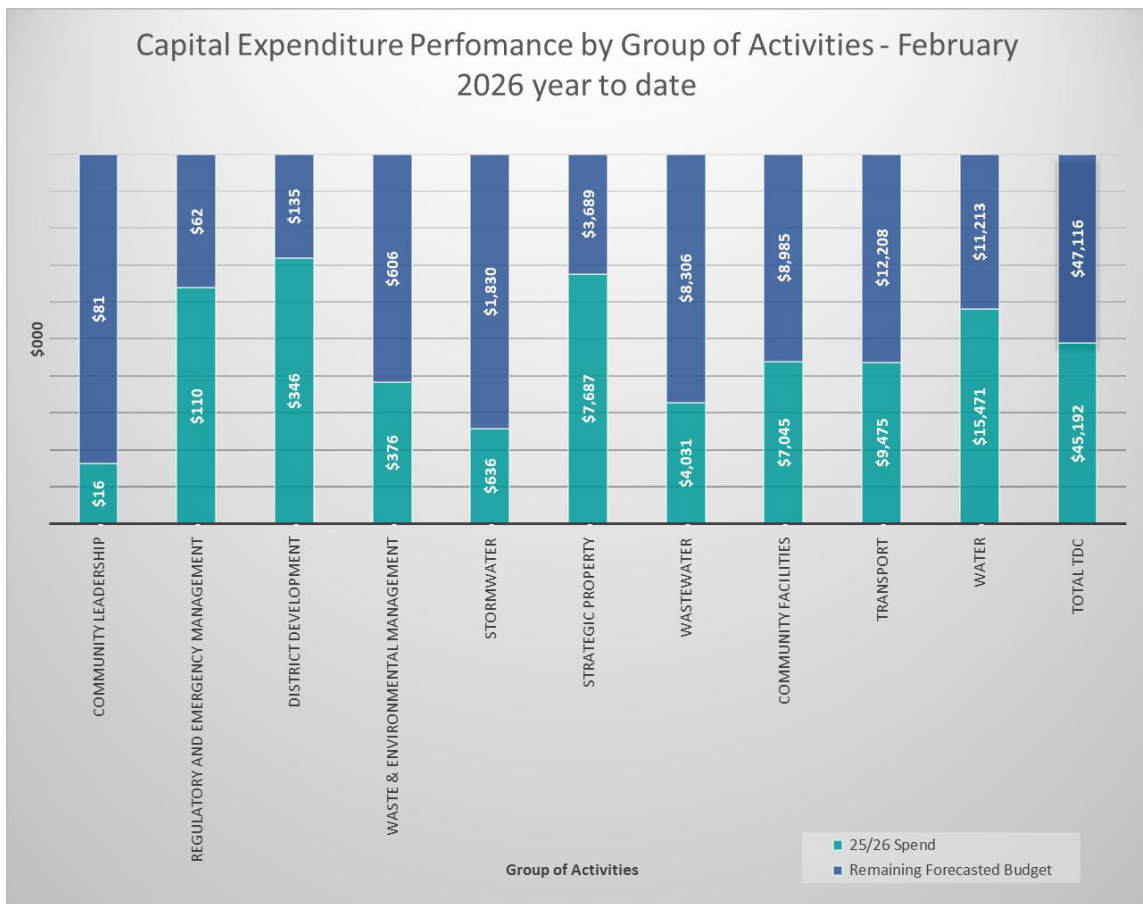
Explanation of variances +/- 10%

- Operational grants & subsidies are behind plan by \$268,000 due to a delay in the lodgement of the February NZTA claim due to the NZTA Process Auditor being on site.
- Finance revenue is behind budget by \$946,000 due to the investment mix of the TEL fund differing to budget. This is offset by other revenue (see explanation 4).
- Capital grants & subsidies ahead of plan by \$958,000 mainly due to Lottery grant funding of \$156,000 and DIA better off funding of \$810,000 for Owen Delany Park unbudgeted in current year.
- Gains on financial assets is higher than budget \$4.475m, due to the unrealised gains on the TEL fund which are unbudgeted.
- Legal, professional & consultant costs for operational matters are under budget by \$900,000 this is due to the reprioritisation of operational projects and some work being done in house instead of externally.

- 6) Services & service delivery costs are under budget by \$1.9m this is due to reduced market pricing on Carbon Credits \$859,000, timing of expenditure on resource consent renewals \$592,000, solid waste contracts below budget by \$344,000 and the balance related to timing against budget \$110,000.
- 7) Grants & other funding is below budget by \$254,000 due to the delay associated with establishing Representative Group Committees, this expenditure is likely to be completed in May.
- 8) Other operating expenditure is below budget by \$1.6m
 - o Insurance cost \$219,000 below budget due to premiums not increasing by as much as budgeted
 - o Software licenses below budget by \$1.1m due to timing of various digital projects
 - o Materials below budget by \$742,000 due to Solid Waste \$283,000, water treatment chemicals \$262,000, 3 waters general materials \$90,000 and community facilities general materials \$64,000
 - o Building occupancy costs \$190,000 over budget mainly electricity and gas costs \$132,000 and internal rates \$160,000 offset by savings in security \$135,000
 - o Realised losses on financial assets (TEL) \$515,000

FINANCIAL POSITION AS AT 28 FEBRUARY 2026

\$000	YTD Actual	Year End Budget (AP)	Note
Cash and cash equivalents	13,206	10,656	
Trade and other receivables	14,115	9,634	
Other financial assets	133,204	130,243	
Prepayments	2,434	1,775	
Inventories	18,968	18,150	
Total Current Assets	181,927	170,458	
Non-current assets			
Derivative financial instruments	163	0	
Intangible assets	7,135	7,497	
Investment in CCO and other similar entities	12,260	10,810	
Investment properties	62,628	33,303	
Biological assets - forestry	9,774	9,623	
Property, Plant and Equipment	1,976,427	2,155,463	
Total Non-current assets	2,068,386	2,216,696	
Total Assets	2,250,314	2,387,154	
Current liabilities			
Trade and other payables	34,678	22,687	
Employee benefit liabilities	4,944	3,937	
Derivative financial instruments	343	79	
Borrowings	73,000	38,000	
Total Current Liabilities	112,965	64,703	
Non-current liabilities			
Provisions	174	180	
Derivative financial instruments	2,425	964	
Borrowings	164,093	234,131	
Total Non-Current Liabilities	166,693	235,275	
Total Liabilities	279,658	299,978	
Net Assets	1,970,655	2,087,176	



The above graph shows the capital expenditure by Group of Activity for the current year to date

We have achieved 49% of the current forecast budget.

Please note that due to accounting treatment the EUL development is not included in the Annual Plan capital budget but for ease of reporting we include it in the capital expenditure actuals as it is, in essence, capital expenditure. In the Annual Plan the value of the work is included in inventory.

CE DELEGATIONS REPORTING

CE approval of budgeted expenditure over \$500,000:

Date	Description	Contractor/Supplier	Amount
26/11/2025	CN562 EUL Development variation for next stage	Cambridge Excavators Limited (T/A Camex Civil)	\$3,659,504,40

CE approval of unbudgeted expenditure over \$50,000: Nil to report

TREASURY REPORT

TEL Fund update

Customised Investment Solutions

28 February 2026

Account Number: 6000004

Adviser Names: Andrew Bateman & Roger FitzGerald

Portfolio Summary
Taupo District Council

Interim Only

Customised Investment Solutions

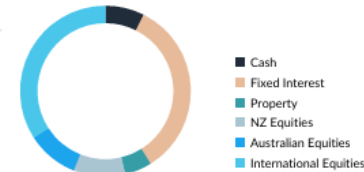
As a Wholesale Advice Client and a Wholesale DIMS Investor you have authorised Forsyth Barr Limited to manage this portfolio in accordance with the Service Agreement for our **Wholesale Portfolio Advisory & Management Service**, a discretionary portfolio advisory and management service.

Your portfolio is managed on a discretionary basis in accordance with our Service Agreement and with reference to your Statement of Investment Policy & Objectives (SIPO), noting in particular any investment limitations or exclusions in your SIPO.

Asset Allocation

Underlying sectors in which the portfolio is invested

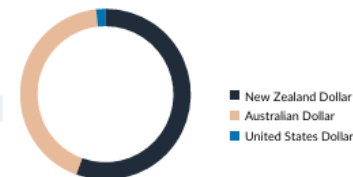
Sector	NZ Dollar Value	Portfolio %
Cash	6,143,061.63	7.4
Fixed Interest	27,909,972.93	33.7
Property	4,240,099.10	5.1
NZ Equities	8,118,706.80	9.8
Australian Equities	8,090,011.07	9.8
International Equities	28,240,650.03	34.1
Total	\$ 82,742,501.57	100.0



Currency Allocation

Currency of market on which the security trades

Assets by Currency	Native Value	FX Rate	NZ Dollar Value	Portfolio %
New Zealand Dollar	45,984,287.95	1.0000	45,984,287.95	55.6
Australian Dollar	29,777,730.92	0.8424	35,348,952.24	42.7
United States Dollar	845,134.05	0.5997	1,409,261.38	1.7
Total			\$ 82,742,501.57	100.0





DEVELOPMENT CONTRIBUTIONS POLICY AMENDMENT

STATEMENT OF PROPOSAL

Introduction

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, and reserves within defined catchment areas.

The charges are set out in Council's Development Contributions Policy 2024 (DCP2024), which was adopted in September 2024 under the Local Government Act 2002 (LGA).

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.

We are proposing three targeted amendments to ensure the policy remains fair and reasonable, and continues to be fit for purpose.

Council's proposed amendments to the Development Contributions Policy 2024

The three proposed amendments are:

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 (PIM) 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 these are determined in practice.

Rationale

Proposed Change	Rationale
<p>Raise the size limit for minor residential units to 70m² to align with the new granny flats standard and include a project information memorandum (PIM) as a trigger for requiring development contributions.</p> <p>DEFINITIONS (Page 7)</p> <p><i>Minor residential unit or dwelling means a residential unit or dwelling equal to or smaller than of less than 60m² 70m² of gross floor area on an allotment.</i></p>	<p>The current policy provides for a half-charge for minor dwellings smaller than 60m². This reflects a lower demand on Council infrastructure compared to a full-sized house (which pays one full charge).</p> <p>Government has brought in new rules for ‘granny flats’ up to 70m².</p> <p>We are proposing to align our policy with these new rules for consistency and to avoid confusion for developers.</p> <p>We think the half-charge would continue to be a fair and reasonable charge for a small one- to two-bedroom unit up to 70m².</p>
<p>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.</p> <p>DETERMINING INFRASTRUCTURE IMPACT (page 18)</p> <p><i>45. A minor residential unit and a unit in a retirement village, and temporary commercial accommodation units (see Definitions) will be assessed as generating 0.5 HUEs for each activity. A unit in a retirement facility or rest home providing 24-hour care to its resident will be assessed as generating 0.33 HUE.</i></p> <p><i>45A. Commercial accommodation units with a gross floor area equal to or smaller than 70m² will be assessed as generating 0.5HUE for each unit. Commercial accommodation units larger than 70m² of gross floor area will be assessed as generating 1HUE for each unit.</i></p>	<p>The current policy applies a half-charge for commercial accommodation developments. The intention was to reflect that a 1-2 bedroom hotel or motel room with limited facilities (they usually don’t have a full kitchen or laundry) places lower demand on Council infrastructure compared to a full-sized house (which pays one full charge).</p> <p>The current half-charge applies to all commercial accommodation developments irrespective of their size. However, we think that this half-charge should not apply to large commercial accommodation developments. For example, a large self-contained apartment or a whole house used as Airbnb-style accommodation has a demand more akin to a house.</p> <p>So we are proposing to put a size limit of 70m² on the half-charge for new commercial developments. This is the same as the proposed arrangement for minor residential dwellings. Larger apartments or houses used for commercial accommodation would pay one full charge.</p>
<p>Update the definition of a residential unit to make it clear how these units are determined in practice.</p> <p>DEFINITIONS (Page 8)</p>	<p>Many homeowners are adding extensions to their homes or building small granny flats to accommodate family members. Under the current policy, it is not always clear when these</p>

Proposed Change	Rationale
<p>Residential unit means building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. See the National Planning Standards 2010.</p> <p>Residential unit means building(s) or part of a building that is used for a residential activity that has all of the following facilities separate from another residential unit:</p> <ul style="list-style-type: none"> • <i>kitchen (or kitchenette consisting of a bench top and sink)</i> • <i>living facilities (e.g. a bedroom and/or living area)</i> • <i>toilet and bathroom facilities.</i> 	<p>new dwellings or additions will incur development contributions, which can cause confusion.</p> <p>We want to align the policy with how charges are determined to make this clearer for homeowners.</p> <p>The proposed new definition:</p> <ul style="list-style-type: none"> • removes reference to ‘one-household’, which was misleading for multi-generational situations. • replaces ‘sleeping facilities’ with ‘living facilities (e.g. a bedroom and/or living area)’, • identifies that all that is needed to constitute a kitchen is a benchtop and a sink. This reflects the changing ways technology enables food preparation. <p>This reflects how the policy is applied in practice.</p>

Have Your Say

The consultation period for the proposed amendments to the Development Contributions Policy will begin on 7 April and conclude 8 May 2026.

This is your opportunity to let Council know what you think of the proposed changes. You can:

- Submit using our online consultation portal at www.taupo.govt.nz, or
- Email us at dcpolicy@taupo.govt.nz

If you have any questions about this proposal or about how to make a submission, please contact us via email at dcpolicy@taupo.govt.nz.

Privacy Statement

Submitters are advised that the information supplied in written submissions (including feedback) may contain personal information within the meaning of the Privacy Act 2020. By taking part in this public submission process, submitters have agreed to any personal information which is contained in their submission being made available to the public as part of the consultation (or public survey) and decision-making process (submitter contact details will not be published to Council’s website).

All information collected will be held by Taupō District Council. Submitters have the right to access and correct personal information. For more information on our privacy policy, please visit our website: www.taupodc.govt.nz/privacy-policy.

Hearings

There will be an opportunity to present your submission directly to Councillors.

Please tell us if you would like to attend a hearing to speak to Council in support of your submission, and include a telephone number and email address to ensure we can contact you to arrange a time for your presentation. Hearings will be held on 16 June 2026 in the Council Chambers.

What happens next?

After the hearings, Council will consider all the submissions received and make decisions on any amendments to Council's Development Contributions Policy as a result. As a submitter you will be notified of Council's decision.

Council will consider and adopt final amendments to its Development Contributions Policy on 30 June 2026.

Remember, you have until 8 May 2026 to send us your feedback.

Index of Amendments		
Page #	Clause #	Amendment Description
6	Definition	Amendment to the definition of commercial accommodation to remove the distinction between a temporarily-occupied and permanently-occupied commercial accommodation
8	Definition	Amendment to the definition of a minor residential unit to increase the gross floor area from 60m ² to 70m ²
9	Definition	Amendment to the definition of a residential unit to better set out the facilities that such a unit must have to meet this definition
17, 18	24, 26, 27, 29, 31	Amendment to several related clauses that would require developers to provide a project information memorandum (PIM) when building a granny flat
20	45	Amendment removes temporary commercial accommodations from being assessed as 0.5HUE
21	45A	Amendment adds a gross floor area threshold of 70m ² on commercial accommodation units



TAUPŌ DISTRICT

DEVELOPMENT CONTRIBUTIONS

POLICY 2024

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ADOPTION, APPLICATION AND REVIEW OF THE POLICY

This Development Contributions Policy (the Policy) was adopted by Taupō District Council (Council) on 30 September 2024 with effect from 01 October 2024. The Policy will be reviewed on a three-yearly basis but may be updated at shorter intervals if Council considers it necessary. See the Council website: www.taupodc.govt.nz for further information.

REVOCATIONS

The Taupō District Council Development Contributions Policy 2021 is revoked when the Development Contributions Policy 2024 comes into force.

INTRODUCTION

PURPOSE OF THE POLICY

1. Population and business growth create the need for new subdivisions and developments in our District, and this growth places increasing demands on the assets and services provided by Taupō District Council (Council). As a result, significant investment in new or upgraded assets and services is required to meet the demands of growth.
2. The purpose of the Policy is to ensure that the cost of that infrastructure is funded by development with the overarching guiding principle that “**Growth-Pays-For-Growth**”. The objective is to:
 - enable Council to provide the additional infrastructure capacity required to service growth.
 - provide an integrated approach to network management when designing and delivering growth-related infrastructure activities.
 - provide a transparent method for calculating development contributions and provide a consistent application of development contribution charges.
 - support the principles set out in the preamble to Te Ture Whenua Māori Act 1993.
3. Council intends to achieve these objectives by levying development contributions under the Local Government Act 2002 (LGA) for extending existing services or supplying new services in relation to transportation, water, wastewater, and reserves in the catchment areas set out in Part 3.

NAVIGATING THIS DOCUMENT

4. This Policy outlines Council’s approach to funding development infrastructure via development contributions under the LGA.
5. This Policy has three main parts:
 - Part 1: Policy operation
 - Part 2: Policy background and supporting information
 - Part 3: Catchment maps for the development contributions

PART 1: POLICY OPERATION

6. Part 1 provides information needed to understand if, when, and how development contributions will apply to developments. It also explains peoples’ rights and the steps required to properly operate the Policy.
7. The key sections of Part 1 are:
 - Definitions
 - The charges

- Liability for development contributions
- When development contributions are levied
- Determining infrastructure impact
- Review rights
- Other operational matters

PART 2: BACKGROUND AND SUPPORTING INFORMATION

8. Part 2 provides the information needed to meet the accountability and transparency requirements of the LGA for the Policy, including explaining Council's policy decisions, how the development contributions were calculated, and what assets the development contributions are intended to be used towards.
9. The key sections of Part 2 are:
 - Requirement to have the Policy
 - Funding summary
 - Funding policy summary
 - Catchment determination
 - Significant assumptions of the Policy
 - Cost allocation
 - Calculating the development contributions
 - Schedule 1 Future assets and programmes funded by development contributions
 - Schedule 2 Past assets and programmes funded by development contributions

PART 3: CATCHMENT MAPS

10. Part 3 provides the catchment maps that show where the development contributions in the Policy apply.

Part 1: Policy Operation

DEFINITIONS

11. In this Policy, unless the context otherwise requires, the following applies:

24-hour aged care facilities means rest homes providing full 24-hour care with residents requiring high levels of help and high staff ratios due to the level of care provided.

Accommodation unit means units, apartments, rooms in one or more buildings, or cabins or sites in camping grounds and holiday parks, for the purpose of providing overnight, temporary, or rental accommodation. These are distinct from commercial accommodation units or retirement units as separately defined below.

Activity means the provision of facilities and amenities within the meaning of s8 of the Infrastructure Funding and Financing Act 2020, namely water services infrastructure, transport infrastructure, community infrastructure, and environmental resilience infrastructure, and reserves.

Allotment (or lot) has the meaning given to allotment in s218(2) of the RMA.

Asset Management Plan means a Council plan for the management of assets within an activity that applies engineering and financial management techniques to ensure that specified levels of service are provided in the most cost-effective manner over the full life-cycle of each asset.

Backlog means the portion of an activity's cost or capacity required to rectify an existing service level shortfall without growth.

Capacity life means the number of years that an infrastructure activity will have spare capacity to accommodate growth in demand, including additional demand arising from developments.

Catchment Area means the areas in our District where development contributions charges are set and charged.

CBD means the Taupō Town Centre Pedestrian Precinct as per the Taupō District Plan.

Commercial Accommodation means a unit in a commercial accommodation establishment or facility that offer lodging or temporary accommodation services to paying guests or customers. Such establishments typically include hotels, motels, serviced apartments, lodges, hostels, bed and breakfasts, resorts, and other similar establishments.

Commercial activity means any activity associated with (but not limited to): communication services, financial services, insurance, services to finance and investment, real estate, business services, central government administration, public order and safety services, tertiary education provision, local government administration services and civil defence, and commercial offices.

Community facilities means reserves, network infrastructure, or community infrastructure and buildings as defined in the LGA.

Cost Allocation means the allocation of the capital costs of an activity to its different drivers, including renewal, backlog, and providing additional capacity for growth.

Council means Taupō District Council.

Destination Parks means the premier parks such as Owen Delany Park, Tongariro Domain, Tūrangitukua and lakefront reserves, which are focal points for the whole district and visitors.

Development means any subdivision, building, land use, or work that generates a demand for reserves, network infrastructure, or community infrastructure (but does not include the pipes or lines of a network utility operator).

District means the Taupō District.

Gross floor area (GFA) means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured:

- where there are exterior walls, from the exterior faces of those exterior walls;
- where there are walls separating two buildings, from the centre lines of the walls separating the two buildings;
- where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.

[See the National Planning Standards 2019.](#)

High users of water / high discharge of wastewater means non-residential developments likely to use more than 5m³ of water or likely to discharge more than 2m³ of wastewater per day.

Household unit equivalent (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit.

Industrial activity means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity and associated land.

Industrial environment means those areas zoned as Industrial Environment in the Taupō District Plan.

Kaumātua Housing means housing for Māori over the age of 65 years situated on Māori land administered under the Te Ture Whenua Māori Act 1993 and on the same site as Marae or Papakāinga.

LGA means the Local Government Act 2002.

Local Parks means neighbourhood or community parks in the vicinity of the development being charged defined as:

- **Neighbourhood Parks** means small recreation spaces with a basic playground that is within walking distance of most urban residential properties.
- **Community Parks** means large recreation spaces with more facilities that is a short drive or cycle ride away from most urban residential properties and that services a large community catchment such as Te Kaupua Park, Beasley Park, Pihanga Reserve, Wharewaka Point Reserve, Secombe reserve, Mangakino Lakefront Reserve and Kinloch Lakefront Reserve.

LTP means the Long-term Plan 2024-34.

Māori land means as being either:

- Māori customary land (Te Ture Whenua Māori Act 1993);
- Māori freehold land (Te Ture Whenua Māori Act 1993);
- Crown land reserved for Māori (Te Ture Whenua Māori Act 1993);
- General land owned by Māori that is beneficially owned by more than ten Māori either individually or through a Māori incorporation, Māori Trust Board, Settlement Trust, subsidiary or other similar legally incorporated Māori entity;
- General land that ceased to be Māori land under Part 1 of the Māori Affairs Amendment Act 1967; where the land is beneficially owned by the persons, or by the descendants of the persons, who beneficially owned the land immediately before the land ceased to be Māori land.

Minor residential unit or dwelling means a residential unit or dwelling of less than 70m² of gross floor area on an allotment.

Network infrastructure means the provision of transportation (roading, public transport, and active modes such as walking and cycling), water and wastewater infrastructure.

Non-residential development / lot / allotment means an allotment that is not being used for residential purposes but for industrial or commercial use. Where an allotment has a mix of use, for example a non-residential and residential component, the two uses will be assessed separately for development contributions.

Papakāinga means:

- Any residential unit erected to exclusively house members of the same whanau, hapū or iwi on land which is owned by the whanau, hapū, or iwi, and;

- Is located on Māori land within the meaning of S129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993, and
- Is consistent with any licence to occupy Māori land that has been issued by the Māori Land Court.

Policy means this Development Contributions Policy.

Renewal means the portion of activity expenditure already funded via depreciation of the existing asset.

Reserves has the meaning given to reserve or public reserve in the Reserves Act 1977.

Residential unit means building(s) or part of a building that is used for a residential activity *that has all of the following facilities separate from another residential unit:*

- *kitchen (or kitchenette consisting of a bench top and sink)*
- *living facilities (e.g. a bedroom and/or living area)*
- *toilet and bathroom facilities.*

Retail activity means any activity trading in goods, equipment or services that is not an industrial activity or commercial activity. It includes land associated with these retail activities.

Retirement village means the same as in s6 of the Retirement Villages Act 2003.

Retirement unit means any residential unit in a retirement village excluding units requiring full 24-hour care.

RMA means the Resource Management Act 1991.

Service connection means a physical connection to an activity provided by, or on behalf of, Council.

Subdivision means the same as s218(1) of the RMA.

WHAT IS A DEVELOPMENT CONTRIBUTION?

12. A development contribution is a contribution made by a developer to Taupō District Council, according to the methodology set out in this policy, and can be either: money, land, community facilities or a combination of them. Council has sole discretion to collect development contributions in ways other than money on a case-by-case basis.

Council may, under s198 of the LGA, require development contributions to be made. When officers are determining whether a specific development is liable for paying development contribution under this Policy, they will consider the following:

- Is the development in accordance with s197 the LGA?

- Does it, either alone or in combination with another development, have the effect of requiring expenditure to provide new or additional infrastructure, s199 the LGA?
 - Is the development provided for in s198(2) the LGA?
 - Are there any third funding sources that need to be taken into account?
13. The period over which the growth component of each activity will be recovered from development contributions is the lesser of:
- a. The asset’s capacity life, or
 - b. The asset’s useful life, or
 - c. 30 years

RATIONALE FOR FUNDING GROWTH THROUGH DEVELOPMENT CONTRIBUTIONS

14. Council considers that funding growth through development contributions strikes the right balance between practical and administrative efficiency, and considerations of fairness and equity for the following reasons:
- **Fairness and Equity:** development contributions aim to ensure that the costs of providing infrastructure and services necessary for new developments are borne by the developers and future property owners who directly benefit from them. This approach is considered fairer than placing the burden solely on existing ratepayers.
 - **Infrastructure Provision:** as new developments are created, there is often a need for additional infrastructure such as roads, water supply systems, wastewater treatment facilities, parks, and community facilities. Development contributions help fund the construction and expansion of these essential services to accommodate the increased demand resulting from population growth.
 - **Sustainable Growth:** by requiring developers to contribute to the cost of infrastructure and services, development contributions encourage more sustainable patterns of growth. Developers are incentivized to consider the long-term impacts of their projects and to incorporate infrastructure planning into their development proposals.
 - **District Council Funding:** development contributions provide an important revenue stream for our Council, enabling us to fund capital projects and infrastructure upgrades without relying solely on rates or central government funding. This diversification of funding sources can help alleviate financial pressures on our Council.
- Cost Recovery Principle:** development contributions are based on the principle of cost recovery, whereby developers pay a proportionate share of the costs incurred by Council to provide community infrastructure to accommodate growth. This helps ensure that the costs are allocated fairly and transparently.

RATIONALE FOR ESTABLISHING CATCHMENT AREAS

15. When setting development contributions, Council delineates catchments to set variable charges by geographic area and activity. The designated catchment areas (see Part 3) reflect practical and

administrative efficiencies and wherever practical, avoid grouping across the entire district for the following reasons:

- **Economic Efficiency:** by linking development contributions to the catchment areas where infrastructure is required, the Council aims to ensure that infrastructure investments are made in an economically efficient manner. This reduces the risk of over-investment in certain areas and under-investment in others;
- **Beneficiary Pays Principle:** those who directly benefit from new or improved infrastructure bear the costs associated with it. Hence, developers and property owners within a catchment area benefit from the infrastructure upgrades and expansions, and as a result, they are required to contribute proportionally;
- **Equitable funding:** development contributions aim to distribute the costs of infrastructure upgrades and expansion fairly among developers and new residents. The catchment area is used to determine which developments will benefit from specific infrastructure projects and should therefore contribute to their costs;
- **Avoiding Cross-Subsidization:** Catchment-based development contributions help prevent situations where residents or developers in one area are unfairly subsidizing the infrastructure costs of another area. By tying contributions to specific catchment areas, the policy seeks to maintain a more transparent and accountable system;
- **Spatial Planning and Growth Management:** catchment areas help us plan and manage growth by strategically allocating development contributions to fund necessary infrastructure improvements in specific areas where growth is occurring or expected to occur. This helps prevent haphazard development and promote efficient land use.

THE CHARGES

16. There are 11 area catchments within the Taupō's district where development contributions apply. These area catchments are Taupō Central, Taupō South, Taupō North, Acacia Bay, Kinloch, Mapara, Tūrangi, Mangakino, Pukawa/Omori/Kuratau, Whareroa and Motuoapa. These catchments are mapped in Part 3 of the Policy.
17. Council has also delineated 5 wider catchments that agglomerate smaller catchment areas for some large projects that serve multiple areas of the district or whole district. These wider catchment areas are:
 - Taupō - Kinloch Transport Corridor
 - Taupō North and Acacia Bay Wastewater
 - Wider Taupō Urban Area Wastewater
 - Wider Taupō Urban Area Water Supply
 - District-Wide
18. The development contribution charges set per Household Unit Equivalent (HUE) for each activity are listed in Table 1. See the *Determining infrastructure impact* section below for an explanation of a HUE. These charges are published on Council's website: www.taupodc.govt.nz.
19. For each infrastructure activity for which development contributions are required, the development contribution payable is calculated by multiplying the number of additional HUEs generated through the development by the charge for that activity. This is then aggregated for all activities to give the total charge.

Table 1: Development Contributions charges 2024 (GST exclusive)

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge
Taupō Central	\$1,000	\$2,000	\$12,200	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$19,820
					Greenfield areas – Low-density residential:		Greenfield areas – Low-density residential:
					\$1,460		\$18,360
Residential Infill areas:	Residential Infill areas:						
\$2,190	\$19,090						
Taupō South	\$4,300	\$6,900	\$12,200	\$1,700	Greenfield areas – Residential:	Greenfield areas – Residential:	Greenfield areas – Residential:
					\$2,920	2.5% of land value ³	\$28,020 + 2.5% of land value
					Greenfield areas – Low-density residential:	Greenfield areas – Low-density residential:	Greenfield areas – Low-density residential:
					\$1,460	Nil	\$26,560
Residential Infill areas:	Residential Infill areas:	Residential Infill areas:					
\$2,190	Nil	\$27,290					
Taupō North	\$5,300	\$5,700	\$12,200	\$1,700	Greenfield areas – Residential:	Greenfield areas – Residential:	Greenfield areas – Residential:
					\$2,920	2.5% of land value ³	\$27,820 + 2.5% of land value
					Greenfield areas – Low-density residential:	Greenfield areas – Low-density residential:	Greenfield areas – Low-density residential:
					\$1,460	Nil	\$26,360
Residential Infill areas:	Residential Infill areas:	Residential Infill areas:					
\$2,190	Nil	\$27,090					
Acacia Bay	\$1,800	\$9,000	\$12,200	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$27,620

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge
					Greenfield areas – Low-density residential: \$1,460		Greenfield areas – Low-density residential: \$26,160
					Residential Infill areas: \$2,190		Residential Infill areas: \$26,890
Kinloch	\$13,900	\$15,700	\$12,200	\$1,700	Greenfield areas – Residential: \$2,920	Greenfield areas – Residential: 2.5% of land value ³	Greenfield areas – Residential: \$46,420+ 2.5% of land value
					Greenfield areas – Low-density residential: \$1,460	Greenfield areas – Low-density: Nil	Greenfield areas – Low-density residential: \$44,960
					Residential Infill areas: \$2,190	Residential Infill areas: Nil	Residential Infill areas: \$45,690
					Greenfield areas – Residential: \$2,920	Nil	Greenfield areas – Residential: \$21,320
					Greenfield areas – Low-density residential: \$1,460		Greenfield areas – Low-density residential: \$19,860
Residential Infill areas: \$2,190	Residential Infill areas: \$20,590						
Mangakino	Nil	\$8,800	\$2,300	\$1,700	Greenfield areas – Residential: \$2,920	Nil	Greenfield areas – Residential: \$15,720
					Greenfield areas – Low-density residential: \$1,460		Greenfield areas – Low-density residential: \$14,260

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge
					Residential Infill areas:		Residential Infill areas:
					\$2,190		\$14,990
Tūrangi	Nil	\$3,000	\$2,300	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$9,920
					Greenfield areas – Low-density residential:		Greenfield areas – Low-density residential:
					\$1,460		\$8,460
					Residential Infill areas:		Residential Infill areas:
\$2,190	\$9,190						
Pukawa/Omori/Kuratau	\$11,600	Nil	\$2,300	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$18,520
					Greenfield areas – Low-density residential:		Greenfield areas – Low-density residential:
					\$1,460		\$17,060
					Residential Infill areas:		Residential Infill areas:
\$2,190	\$17,790						
Whareroa	Nil	Nil	\$2,300	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$6,920
					Greenfield areas – Low-density residential:		Greenfield areas – Low-density residential:
					\$1,460		\$5,460
					Residential Infill areas:		Residential Infill areas:
\$2,190	\$6,190						
Motuoapa	Nil	Nil	\$2,300	\$1,700	Greenfield areas – Residential:	Nil	Greenfield areas – Residential:
					\$2,920		\$6,920

All Figures are Per Household Unit Equivalent (HUE)							
Catchment Area	Water Infrastructure	Wastewater Infrastructure	Transport Network	Improvements to Destination Parks	Improvements to Local Parks ¹	Reserve land for new Local Parks ²	Total Charge
					Greenfield areas – Low-density residential:		Greenfield areas – Low-density residential:
					\$1,460		\$5,460
					Residential Infill areas:		Residential Infill areas:
					\$2,190		\$6,190
All Other Areas	Nil	Nil	\$2,300	\$1,700		Nil	Greenfield areas – Residential:
							\$4,000
							Greenfield areas – Low-density residential:
							\$4,000
							Residential Infill areas:
							\$4,000

Notes:

¹ The charge for local parks and reserves applies in-full to new residential areas to pay for new parks as set out in the catchment area maps in Part 3. Low-density developments pay 50% of this charge because they are not expected to require a neighbourhood reserve. Infills pay 75% of the charge because they will contribute towards improvements in both their neighbourhood and community parks. Developments are classified as residential, low-density residential or infill areas based on the size of the land area, as follows:

- Residential developments are lots smaller than 2,500m² per HUE in a residential urban area. This is based on the proposed development not the underlying District Plan environment.
- Low-density developments are lots that are 2,500m² or larger per HUE in a low-density residential urban or rural-residential area. This is based on the proposed development not the underlying District Plan environment.
- Infill areas are existing established residential areas that already have a community or neighbourhood park as set out in the catchment area maps in Part 3.

² The charge applicable to **reserve land for new local parks** is used to purchase land or to develop reserves for neighbourhood or community parks, including community or recreational facilities associated with the use of a reserve, as per s205 and s206 of the LGA. It does not include land that forms, or is to form, part of any road, access way, esplanade strip, gully, local purpose reserve, or is used, or is to be used, for stormwater management purposes – unless council, at its sole discretion, determines that this land is suitable for the intended neighbourhood or community Park.

³ A land valuation shall be provided at time of 224(c) or CCC (or no more than 3 months from the date of application) for an assessment of reserve land charges. The valuation shall be provided by an independent registered valuer with the 2.5% based on the value excluding GST. Council reserves the right to seek an independent review of a valuation.

LIABILITY FOR DEVELOPMENT CONTRIBUTIONS

- 20. If subdividing, building, connecting to Council’s services, or otherwise undertaking development in the District, development contributions may need to be paid. Development contributions apply to developments within the areas shown in the Development Contribution Catchment Maps in Part 3.
- 21. In some circumstances, development contributions may not apply or may be reduced. Further information on these circumstances can be found in the sections *When development contributions are levied*, *Credits*, and *Limitations on imposing development contributions*.
- 22. Development of new infrastructure sometimes means that areas not previously subject to the development contributions policy now are. For example, a bare section in a subdivision may be liable for development contributions whereas previously constructed houses on the same subdivision were not.
- 23. Council officers are available to help resolve any uncertainty about development contribution liabilities.

WHEN DEVELOPMENT CONTRIBUTIONS ARE LEVIED

- 24. Once an application for a project information memorandum, resource consent, building consent, certificate of acceptance, or service connection has been made with all the required information, the normal steps for assessing and requiring payment of development contributions are:



- 25. These steps are explained in more detail below.

TRIGGER FOR REQUIRING DEVELOPMENT CONTRIBUTIONS

- 26. Subject to the 3-step initial assessment outlined in paragraph 30 below, Council can require development contributions for a development upon the granting of:
 - A project information memorandum.
 - A resource consent.
 - A building consent or certificate of acceptance.
 - An authorisation for a service connection.
- 27. Council will generally require development contributions at the earliest possible point (i.e. whichever memorandum, consent, certificate, or authorisation listed above is granted first). For new developments, the resource consent is often the first step in the process and therefore the first opportunity to levy development contributions. Where development contributions were not assessed (or only part assessed) on the first memorandum, consent, certificate or authorisation for a development, this does not prevent the Council assessing contributions on a subsequent

memorandum, consent, certificate or authorisation for the same development (for the reasons set out in the following paragraphs).

28. Development contributions will be assessed under the Policy in force at the time the application for resource consent, building consent, certificate of acceptance, or service connection was submitted with all required information.

INITIAL ASSESSMENT

29. On receiving an application for a project information memorandum, resource consent, building consent, certificate of acceptance, or service connection, Council will check that:
- (A) the development (subdivision, building, land use, or work) generates a demand for reserves, community infrastructure or network infrastructure; and
 - (B) the effect of that development (together with other developments) is to require new or additional assets or assets of increased capacity in terms of reserves, community infrastructure or network infrastructure; and
 - (C) Council has incurred or will incur capital expenditure to provide appropriately for those assets. This includes capital expenditure already incurred by Council in anticipation of development.
30. Council has identified the assets and areas that are likely to meet the requirements of 30(B) and 30(C), and these are outlined in Schedules 1 and 2 (Past and future assets funded by development contributions) and Part 3 (Development contribution catchment maps). In general, if a development is within one of the areas covered by the catchment maps it is likely that development contributions will be required.

Development contributions may be waived or reduced if:

- a resource consent or building consent does not generate additional demand for reserves, community infrastructure or network infrastructure (such as a minor boundary adjustment); or
 - one of the circumstances outlined in the section *Limitations on imposing development contributions* apply; or
 - credits apply as outlined in the *Credits* section; or
 - offsets apply as outlined in the *Offsets* section.
31. If a subsequent project information memorandum, resource consent (including a change to a condition of a resource consent), building consent, certificate of acceptance, or service connection is sought, a new assessment may be undertaken using the Policy in force at that time. Any increase or decrease in the number of HUEs, relative to the original assessment, will be calculated and the contributions adjusted to reflect this.
32. This means Council will require additional development contributions where additional units of demand are created, and development contributions for those additional units of demand have not already been required.

33. Examples of where additional development contributions may apply after a subsequent trigger event include:
- Minimal development contributions have been levied on a commercial development at subdivision or land use consent stage as the type of development that will happen will only be known at building consent stage.
 - The nature of use has changed, for example from a low infrastructure demand commercial use to a high infrastructure demand commercial use.

DEVELOPMENT CONTRIBUTION ASSESSMENT

34. A draft development contribution assessment will normally be issued when a resource consent, building consent, certificate of acceptance, or service connection authorisation is granted. In some cases, the assessment may be issued or re-issued later. The assessment is an important step in the process as it outlines the activities and the number of HUEs assessed for development contributions, as well as the charges that will apply to the development. It also triggers rights to request a development contributions reconsideration or to lodge an objection (see the section on *Review rights* below).
35. If multiple consents or authorisations are being issued for a development, a development contribution assessment may be issued for each.
36. Development contribution assessments do not constitute an invoice or an obligation to pay for the purposes of the Goods and Services Tax Act 1985.

INVOICE

37. An invoice for development contributions will be issued to provide an accounting record and to initiate the payment process. This invoice will be issued prior to granting Code of Compliance Certificate or Certificate of Acceptance or before subdivision completion (s224c approval is issued), or upon approval of a service connection.
38. Despite the provisions set out above, if a development contribution required by Council is not invoiced at the specified time as a result of an error or omission on the part of Council, the invoice will be issued when the error or omission is identified. The development contributions remain payable.

PAYMENT

39. Development contributions must be paid by the 20th of the month following the issue of the invoice, unless otherwise determined by Council for developments on Māori land and Papakāinga (see below).
40. On time payment is important because, until the development contributions have been paid in full, Council may use powers under s208 of the LGA to:
- (a) in the case of a development contribution required under s198(1)(a), -
 - (i) withhold a certificate under s224(c) of the Resource Management Act 1991
 - (ii) prevent the commencement of a resource consent under the Resource Management Act 1991

- (b) in the case of a development contribution required under s198(1)(b), withhold a code of compliance certificate under s95 of the Building Act 2004.
 - (c) in the case of development contribution required under s198(1)(c), withhold a service connection to the development.
 - (d) in each case, register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge.
41. Where invoices remain unpaid beyond the payment terms set out in the Policy, Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

DETERMINING INFRASTRUCTURE IMPACT

42. To ensure a consistent method of charging for development contributions, the Policy is centred around the concept of a household unit equivalent or “HUE” for infrastructure. In other words, an average household in a standard residential unit and the demands they typically place on reserves, community infrastructure or network infrastructure. Table 2 summarises the demand characteristics of each HUE.

Table 2: HUE demand measures

ACTIVITY	UNIT OF MEASUREMENT	DEMAND PER HUE
Water	Litres per day	1728 litres per day
Wastewater	Litres per day	675 litres per day
Transport	Trips per day	8 trips per day
Reserves	Allotment or residential unit	1
Community infrastructure	Allotment or residential unit	1

RESIDENTIAL DEVELOPMENT

43. In general, the number of HUEs charged is one per new allotment or residential unit created.
44. When calculating the number of HUEs for a residential subdivision, Council will adjust the assessment to account for any:
- Credits relating to the site (refer to the *Credits* section below).
 - Allotment which, by agreement, is to be vested in Council for a public purpose.
 - Allotment required as a condition of consent to be amalgamated with another allotment.
45. A minor residential unit and a unit in a retirement village(see Definitions) will be assessed as generating 0.5 HUEs for each activity. A unit in a retirement facility or rest home providing 24-hour care to its resident will be assessed as generating 0.33 HUE.
- 45A. *Commercial accommodation units with a gross floor area of 70m² or smaller will be assessed as generating 0.5HUE for each unit. Commercial accommodation units larger than 70m² of gross floor area will be assessed as generating 1HUE for each unit.*

MĀORI LAND AND PAKĀINGA

46. Taupō District Council recognises that land is a taonga tuku iho of special significance to Māori people. Council is committed to actively promoting the retention of that land in the hands of its owners, their whānau, and their hapū, and to protect wāhi tapu.
47. The Council supports the facilitation of the occupation, development, and utilisation of that land for the benefit of the owners, their whānau, and their hapū through several means including by remitting rates on Māori vacant land, through the Taupō District housing strategy and the proposed new objectives and policies in the District Plan that support papakāinga in the residential environment.
48. In recognition of the principles of the Te Ture Whenua Māori Act and to support development and occupation of Māori land (see definition), this policy provides the ability for developments on Māori land to request payment conditions that are different from those specified in the 'Payment' section if the developer can demonstrate the development contributions payable to Council are not facilitating the development.
49. The developer of the land, with the consent and on behalf of the owners of the land, or the owners of the land with the consent of the developer, may apply to Council to pay by instalments or pay over a longer period. In both cases, Council will only issue the Code of Compliance certificate once full payment of the development contributions is received.
50. Council will consider providing different payment conditions only to developments of residential or Kaumātua housing on Māori land.
51. Once Council has received all required information, the request will be considered by a panel of a minimum of two, and a maximum of three, Council staff. The panel will comprise staff that were not involved in the original assessment.
52. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.

NON-RESIDENTIAL DEVELOPMENT

53. Non-residential subdivisions, land uses, or building developments are more complicated as they do not usually conform with typical household demands for each service.
54. In these cases, Council will assess demand as being equivalent to one HUE excluding reserves and community infrastructure.
55. In cases where the non-residential development meets the definition of high user of water or high discharge of wastewater (see Definitions), Council will carry out a special assessment.

SPECIAL ASSESSMENTS

56. Developments sometimes require a special level of service or are of a type or scale which is not readily assessed in terms of HUEs – such as large-scale primary sector processors or commercial car washing stations. In these cases, Council may decide to make a special assessment of the HUEs applicable to the development. In general, Council will evaluate the need for a special assessment for one or more activities where it considers that:

- The development is of relatively large scale or uses; or
 - The development is likely to use more than 5m³ of water or discharge more than 2m³ of wastewater per day and therefore meets the definition of a high user of water/ discharge of wastewater (see Definitions); or
 - A non-residential development does not fit into an industrial, retail or commercial land use.
57. If a special assessment is sought, Council may require the developer to provide information on the demand for community facilities generated by the development. Council may also carry out its own assessment for any development and may determine the applicable development contributions based on its estimates.

CREDITS

58. Credits are a way of acknowledging that the lot, home or business may already be connected to, or lawfully entitled to use, one or more Council services, or a development contribution has been paid previously. Credits can reduce or even eliminate the need for a development contribution. Credits cannot be refunded and can only be used for development on the same site and for the same service for which they were created.
59. Credits will be given for properties when:
- a development contribution for a lot has already been paid (at least in part). For example, most new subdivision lots will already have had development contributions levied and paid for at least one HUE; or
 - the lot existed before 01 July 2021 and was within an urban zoning at that time under the District Plan (i.e. urban residential or urban industrial, commercial, or retail zoning). This excludes rural or rural residential properties; or
 - the property was otherwise lawfully connected to a service as at 01 July 2021.
 - Is a vacant site created after 01 July 2004 and development contributions have previously been assessed and paid.

OFFSETS

60. Offsets are a way of acknowledging that the developer may prefer to provide infrastructure on the development or to vest land for recreation purposes in lieu of cash payment. Council has sole discretion on any offsets provided to developers on a case-by-case basis.
61. Where a developer is providing infrastructure including on reserve land that would otherwise be provided by Council (such as water or wastewater infrastructure, playgrounds, toilets, furniture etc), an offset may be applied against the development contributions normally collected for this infrastructure. Should the developer provide infrastructure for more than the value of the equivalent development contributions, Council will not fund this additional cost.
62. Where a developer vests reserve land to Council, this land shall be considered in lieu of cash payment subject to an independent valuation and agreement by Council. Subject to this agreement, if the reserve land value exceeds the development contributions for this land and the

reserve is sufficient to serve more than just the proposed development, Council may provide a payment or credit, and recover the cost of this payment or credit from future developments.

63. If the reserve land value exceeds the development contributions for this land and the reserve is insufficient to serve more than just the proposed development, Council will not offset this additional cost.

POSTPONEMENT AND REMISSIONS

64. There are no postponements on payment of development contributions.
65. There are no remissions on development contributions.

REVIEW RIGHTS

66. Developers are entitled under the LGA to request a reconsideration or lodge a formal objection if they believe Council has made a mistake in assessing the level of development contributions for their development.

RECONSIDERATION

67. Reconsideration requests are a process that formally requires Council to reconsider its assessment of development contributions for a development as provided under s199A of the LGA. Reconsideration requests can be made where the developer has grounds to believe that:
- the development contribution levied was incorrectly calculated or assessed under the Policy; or
 - Council has incorrectly applied the Policy; or
 - the information Council used to assess the development against the Policy, or the way that Council has recorded or used that information when requiring a development contribution, was incomplete or contained errors.
68. To seek a reconsideration, the developer must lodge the reconsideration request, which shall include any information that the Council considers necessary to reconsider its decision, within 10 working days of receiving the development contribution notice.
69. A developer may not apply for a reconsideration if the developer has already lodged an objection under s199C and Schedule 13A of the LGA.
70. Once Council has received all required information, the request will be considered by a panel of a minimum of two, and a maximum of three, Council staff. The panel will comprise staff that were not involved in the original assessment.
71. Notice of Council's decision will be given to the applicant within 15 working days from the date on which Council receives all required relevant information relating to the request.
72. A developer who requested a reconsideration may object to the outcome of the reconsideration in accordance with s199C of the LGA.

OBJECTIONS

73. Objections are a more formal process that allow developers to seek a review of Council's decision on the assessed amount of the development contribution required from the developer. Developers have the right to pursue an objection as provided for under s199C of the LGA regardless of if a reconsideration request has been made.
74. A panel of up to three development contributions commissioners appointed and selected in accordance with the processes in the LGA will consider the objection. The decision of the commissioners is binding on the developer and Council, although either party may seek a judicial review of the decision.
75. Objections may only be made on the grounds that Council has:
- failed to properly take into account features of the objector's development that, on their own or cumulatively with those of other developments, would substantially reduce the impact of the development on requirements for community facilities in the District or parts of the District; or
 - required a development contribution for community facilities not required by, or related to, the objector's development, whether on its own or cumulatively with other developments; or
 - required a development contribution in breach of s200 of the LGA; or
 - incorrectly applied the Policy to the objector's development.
76. Schedule 13A of the LGA sets out the procedure relating to development contribution objections. To pursue an objection, the developer must lodge the request for an objection within 15 working days of receiving notice to pay a development contribution, or within 15 working days of receiving the outcome of any request for a reconsideration.
77. Objectors are liable for Council's actual and reasonable costs incurred in the objection process including staff:
- (a) the selection, engagement, and employment of the development contributions commissioners; and
 - (b) the secretarial and administrative support of the objection process; and
 - (c) preparing for, organising, and holding the hearing.
78. However, objectors are not liable for the fees and allowances associated with any Council witnesses.

OTHER OPERATIONAL MATTERS**REFUNDS**

79. S209 and s210 of the LGA state the circumstances where development contributions must be refunded, or land returned. In summary, Council will refund development contributions paid if:

- the resource consent:
 - lapses under s125 of the RMA; or
 - is surrendered under s138 of the RMA; or
 - the building consent lapses under s52 of the Building Act 2004; or
 - the development or building in respect of which the resource consent or building consent was granted does not proceed and the resource consent is surrendered and building consent is cancelled; or
 - Council does not provide the reserve or network infrastructure for which the development contributions were required.
80. Council may retain any portion of a development contribution referred to above of a value equivalent to the costs incurred by Council in relation to the development or building and its discontinuance.
81. Council may retain a portion of a development contribution (or land) refunded of a value equivalent to:
- Any administrative and legal costs it has incurred in assessing, imposing, and refunding a development contribution or returning land for network infrastructure or community infrastructure development contributions.
 - Any administrative and legal costs it has incurred in refunding a development contribution or returning land for reserve development contributions.
82. Development contributions for reserves may be retained for up to a 20-year period as applicable under s210(1)(a) of the LGA.

LIMITATIONS ON IMPOSING DEVELOPMENT CONTRIBUTIONS

83. Council is unable to require a development contribution in certain circumstances, as outlined in s200 of the LGA, if, and to the extent that:
- it has, under s108(2)(a) of the RMA, imposed a condition on a resource consent in relation to the same development for the same purpose; or
 - the developer will fund or otherwise provide for the same reserve, network infrastructure or community infrastructure; or
 - a third party has funded or provided, or undertaken to fund or provide, the same reserve, network infrastructure or community infrastructure; or
 - Council has already required a development contribution for the same purpose in respect of the same building work, whether on the granting of a building consent or a certificate of acceptance.
84. In addition, Council will not require a development contribution in any of the following cases:
- Where a building consent is for a bridge, dam (confined to the dam structure and any tail race) or other public utility.

- The application for a resource or building consent, authorisation, or certificate of acceptance is made by the Crown.

MAXIMUM DEVELOPMENT CONTRIBUTIONS FOR RESERVES

85. S203 of the LGA prohibits Council from charging development contributions for reserves that exceed the greater of:
- 7.5% of the value of the additional lots created by a subdivision; and
 - the value equivalent of 20m² of land for each additional household unit or accommodation unit created by the development.
86. If the reserves development contribution would be more than 7.5% of the market value of a lot, as evidenced by a valuation supplied by a registered valuer, the reserves development contributions are capped at 7.5% of the valuation.
87. Council reserves the right to seek a second valuation from another registered valuer. If there is a material difference between valuations, Council and the developer can agree to either:
- use the average of the two valuations; or
 - refer the matter to a third registered valuer to arbitrate an agreement between valuers.

DEVELOPMENT AGREEMENTS

88. Council may enter into specific arrangements with a developer for the provision and funding of particular infrastructure under a development agreement, including the development contributions payable, as provided for under s207A-s207F of the LGA. For activities covered by a development agreement, the agreement overrides the development contributions normally assessed as payable under the Policy.

PUBLIC INSPECTION

This policy, and any supporting information, is available for public inspections.

Part 2: Policy Details

REQUIREMENT TO HAVE A POLICY

89. Council is required to have a policy on development contributions as a component of its funding and financial policies in its Long-term Plan (LTP) under s102(2)(d) of the LGA. The Policy meets this requirement.

FUNDING SUMMARY

90. Council plans to incur close to \$490 million (after interest costs) on infrastructure partially or wholly needed to meet the increased demand for reserves, community infrastructure and network infrastructure. This includes works undertaken in anticipation of growth, and future planned works. Of this cost, 37% percent will be funded from development contributions, including interest costs.
91. Table 3 provides a summary of the total capital expenditure and the funding sought by development contributions for all activities.

Table 3. Total cost of capital expenditure for growth

Activity	Total CAPEX	Development contribution funded CAPEX	Total CAPEX Proportion funded by development contributions	CAPEX Proportion funded from other sources
Water infrastructure	\$102,523,920	\$27,778,406	27%	73%
Wastewater infrastructure	\$78,292,949	\$31,735,989	41%	59%
Transportation infrastructure	\$214,687,272	\$75,379,691	35%	65%
Improvements to Destination Parks	\$49,422,556	\$14,786,445	30%	70%
Improvements to Community Parks	\$22,348,962	\$10,506,773	47%	53%
Reserve land for new Local Parks	\$22,530,843	\$22,530,843	100%	0%
Total	\$489,806,502	\$182,718,147	37%	63%

FUNDING POLICY SUMMARY

FUNDING GROWTH EXPENDITURE

92. Population and business growth create the need for new subdivisions and development, and these place increasing demands on the assets and services provided by Council. Accordingly, significant investment in new or upgraded assets and services may be required to meet the demands of growth.
93. S106(2)(c) of the LGA requires Council to justify charging developers for the cost of development-driven increases in infrastructure capacity for reserves, community infrastructure or network

infrastructure. In forming this justification, Council has considered the matters set out in s101(3) of the LGA within its Revenue and Financing Policy, and within the Policy.

94. The Revenue and Financing Policy is Council's primary and over-arching statement on its approach to funding its activities. It outlines how all activities will be funded, and the rationale for Council's preferred funding approach.
95. In addition, Council is required under s106(2)(c) of the LGA to explain within the Policy why it has decided to use development contributions to fund capital expenditure relating to the cost of growth. This assessment is below.
96. This policy identifies the projects/activities to be funded (fully or partly) by development contributions then allocates costs between the existing and future communities based on the:
 - a. relative benefits the existing and future communities receive, including the period over which benefits accrue, and
 - b. the degree to which each caused the need for the project.
97. This approach recognises that the existing community has already made a considerable investment in existing infrastructure networks and rightly benefits from them.
98. The effects of growth, particularly the cumulative effects of development, may require Council to incur capital expenditure to increase the capacity of existing networks and/or sometimes build new ones. Funding tools like development contributions, and others, are essential to meeting the cost of these long-term obligations.
99. Development contributions also promote intergenerational equity (i.e. fairness between generations) by aligning each activity's funding horizon with the period over which it provides capacity to accommodate growth (i.e. the capacity period)
100. Ratepayers have historically borne a disproportionate burden of the cost of new reserves, community infrastructure and network infrastructure required for growth. Development contributions address this by recovering a more equitable share of costs from growth in future.
101. Council has identified several growth-related projects that require development contributions funding to help fund them. For greenfield residential subdivisions, the acquisition of local reserve land and improvements are required to provide amenities and sustain council's levels of service.
102. Council has decided to fund these costs from:
 - Development contributions under the LGA for:
 - Water infrastructure
 - Wastewater infrastructure
 - Transport Network infrastructure
 - Parks and Reserves
103. Council has determined that, within these activities, it is appropriate to use development contributions as a funding source for capital expenditure related to activities listed Table 3.

104. However, development contributions will not be used to fund:

- (a) Network renewal, operating and maintenance costs;
- (b) Any capital expenditure already paid via a third-party funding; or
- (c) Costs incurred by Council for backlog works to meet existing service level shortfalls.

COMMUNITY OUTCOMES (SECTION 101(3)(A)(I))

105. Council has considered whether development contributions are an appropriate source of funding considering each activity, the outcomes sought, and their links to growth infrastructure. Council has developed five outcomes to help achieve our vision to be “a district of connected communities who thrive and embrace opportunities”:

- Tangata whenua are acknowledged and respected;
- Vibrant places and connected communities;
- Resilient communities working in partnership;
- Innovative, Thriving economy;
- Flourishing Environment.

106. These outcomes seek to establish vibrant, connected and resilient communities in a thriving economy and a flourishing environment. Development contributions provide a mechanism for funding of water, wastewater and roading infrastructure and reserves needed to achieve these community, environmental and economic outcomes. As a dedicated growth funding source, they also promote long term financial sustainability to help deliver on our vision and outcomes for new communities.

OTHER FUNDING DECISION FACTORS (SECTIONS 101(3)(A)(II) – (V))

107. Council has considered the funding of growth-related reserves, community infrastructure and network infrastructure against the following matters:

- The distribution of benefits between the community as a whole, any identifiable part of the community, and individuals, and the extent to which the actions or inaction of particular groups or individuals contribute to the need to undertake the activity.
- The period in or over which those benefits are expected to occur.
- The costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

108. A summary of this assessment is below.

Table 4: Other funding decision factors

<p>WHO BENEFITS / WHOSE ACT CREATES THE NEED</p>	<p>A significant portion of Council’s work programme over the next 10 years is driven by development or has been scoped to ensure it provides for new developments. Each asset or programme is assessed for to determine the extent to which it services and benefits (i) growth or (ii) the existing community.</p> <p>Council believes that the growth costs identified for each asset or programme should be recovered from growth through development contributions, with the non-growth portion recovered from the existing community through rates or other Council funding mechanisms.</p> <p>The <i>Catchment determination</i> section below explains how Council delineated the catchments used in this Policy.</p>
<p>PERIOD OF BENEFIT</p>	<p>Most infrastructure works, including those for growth, typically have very long lives, often spanning decades. In many cases, the “capacity life” of such assets– over which there is spare capacity to accommodate growth – also spans decades.</p> <p>Development contributions align the recovery of growth-related project costs with its capacity life. Developments that benefit from the growth-related works will contribute to their cost, even if they occur before or after them.</p>
<p>FUNDING SOURCES & RATIONALE INCLUDING RATIONALE FOR SEPARATE FUNDING</p>	<p>The cost of supporting development in the Taupō District is significant. Development contributions send clear signals to the development community about capital costs of providing infrastructure to support them.</p> <p>The benefits to the community are significantly greater than the cost of policy making, calculations, collection, accounting and distribution of funding for development contributions.</p>

OVERALL IMPACT OF LIABILITY ON THE COMMUNITY (SECTION 101(3)(B))

- 109. S101(3)(b) of the LGA require local authorities to manage their revenues, expenses, assets, liabilities, investments, and general financial dealings prudently and in a manner that promotes the current and future interests of the community. The funding needs of the local authority must be met from those sources that the local authority determines to be appropriate, including following consideration of the overall impact of any allocation of liability for revenue needs on the current and future social, economic, environmental, and cultural wellbeing of the community.
- 110. Council has considered the impact of the overall allocation of liability on the community and concluded that the liability for revenue falls directly with the development community. Council endorses the principle that growth-pays-for-growth and does not consider it likely that there will be an undue or unreasonable social, economic, environmental, or cultural impacts as a result.
- 111. Conversely putting the burden on existing ratepayers to fund growth would likely be perceived as unfair and significantly increase their annual rates bill despite not causing the need for, nor benefitting from, the growth infrastructure needed for new developments.
- 112. Overall, Council considers it fair and reasonable, and that the social, economic, environmental and cultural interests of the District’s communities are best advanced through using development contributions to fund the costs of growth-related capital expenditure for reserves, community infrastructure and network infrastructure.

CATCHMENT DETERMINATION

113. When setting development contributions, Council delineates catchments to set variable charges by geographic area and activity. The catchment areas (see Part 3) reflect practical and administrative efficiencies and wherever practical, avoiding grouping across the entire district.
114. Council has determined that there are 11 area-specific catchments within the Taupō's district, namely: Taupō Central, Taupō South, Taupō North, Acacia Bay, Kinloch, Mapara, Tūrangi, Mangakino, Pukawa/Omori/Kuratau, Whareroa and Motuoapa.
115. Council has also delineated 5 wider catchments that agglomerate smaller catchment areas for some large projects that benefit multiple areas of the district or the whole district. These wider catchment areas are:
- Taupō - Kinloch Transport Corridor
 - Taupō North and Acacia Bay Wastewater
 - Wider Taupō Urban Area Wastewater
 - Wider Taupō Urban Area Water Supply
 - District-Wide
116. These catchment areas are delineated based on the location of existing water and wastewater infrastructure, which will also service growth via investments to increase capacity e.g. larger pipelines or expanded treatment facilities.
117. Any developments outside these catchment areas are managed through Development Agreements (see *Development Agreements*) on a case-by-case basis.

SIGNIFICANT ASSUMPTIONS OF THE POLICY

PLANNING HORIZONS

118. A 30-year timeframe has been used as a basis for forecasting growth and growth-related assets and programmes.

PROJECTING GROWTH

119. The District has experienced steady population growth, with this growth accelerating from 2015 to 2021 compared to the previous two decades. Population growth for the Taupō District averaged 2.1% per annum since 2015, equivalent to 800 persons moving into the District per year.
120. Taupō District Council produces population and household projections using an in-house model that covers a period from 2024 to 2063. The model uses the cohort component method to produce projections by subjecting all cohorts to fertility, mortality, migration and other assumptions related to gender and birth ratios and reproductive age of women. Population projections are produced for each age and gender, and for each statistical area unit within the District.
121. Using the medium growth scenario figures obtained from a separate study on commercial growth as a starting point, the key assumptions about future growth are:
- Years 2021-2031:
 - District population growth of around 1.3% (or around 540 persons) per annum.

- District residential unit growth of around 1.1% (or around 240 units) per annum.
- Development of around 1850m² GFA annually for commercial space.
- Years 2031-2051:
 - District population growth of around 1.5% (or around 780 persons) per annum.
 - District residential unit growth of around 1.4% (or around 360 units) per annum.
 - Development of around 1750m² GFA annually for commercial space.

122. A five-yearly breakdown of population and residential unit projections are in Table 5.

Table 5: Five-yearly breakdown of population and residential unit projections

	2018 Census	2023 (est)	2025	2030	2035	2040	2045	2050	2055	2060
Taupō Township										
Population	25,300	27,100	27,700	29,900	32,400	35,000	38,000	41,200	44,400	47,700
Residential Units	11,900	12,700	12,900	13,900	15,000	16,200	17,500	19,000	20,400	21,900
Tūrangi										
Population	3,600	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600	4,700
Residential Units	1,800	2,000	2,000	2,100	2,100	2,200	2,300	2,400	2,400	2,500
Marotiri										
Population	2,500	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,300
Residential Units	1,300	1,300	1,400	1,400	1,500	1,500	1,600	1,600	1,600	1,700
Mapara										
Population	2,000	2,300	2,400	2,800	3,200	3,700	4,200	4,700	5,300	5,900
Residential Units	800	1,000	1,000	1,200	1,300	1,500	1,800	2,000	2,200	2,500
Lake Taupō Bays¹										
Population	1,600	1,800	1,800	2,000	2,200	2,400	2,600	2,900	3,200	3,600
Residential Units	1,700	1,800	1,800	1,900	2,000	2,100	2,300	2,500	2,600	2,800
Northern rural										
Population	3,200	3,400	3,500	3,800	4,000	4,200	4,300	4,400	4,500	4,600
Residential Units	1,300	1,400	1,400	1,500	1,600	1,700	1,700	1,800	1,800	1,800
Eastern Rural										
Population	400	400	400	400	400	400	500	500	500	500
Residential Units	100	100	100	100	100	100	100	100	100	100
Total										
Population	38,600	41,500	42,500	45,800	49,300	53,000	57,100	61,400	65,800	70,300
Residential Units	18,900	20,300	20,600	22,100	23,600	25,300	27,300	29,400	31,100	33,300

Note: Lake Taupō Bays include the settlements of Pukawa, Omori, Kuratau, Whareroa, Tokaanu, Motuoapa, Hatepe and Waitahanui

123. These projections were subsequently adjusted to estimate the projected HUE for each catchment area. The resulting projected HUEs differ from the projected households due to several factors, including differences in base years and financial/calendar year and infrastructure capacity constraints in certain areas.
124. Using adjusted HUE figures, Council projects approximately 270 HUEs of demand for business development over the next 30 years to accommodate expected growth in the industrial, commercial (including accommodation) and retail sectors and the related business land requirement.
125. These projections translate to a combined growth of approximately 9,670 HUEs over 30 years as follows:
- a. 9,400 HUEs for residential units and
 - b. 270 HUEs for business development.
126. Further information about these forecasts can be found in Council's 2024-2034 Long-term Plan and on Council's website: www.taupodc.govt.nz.

BEST AVAILABLE KNOWLEDGE

127. Development contributions are based on capital expenditure budgets included in Council's asset management plans using the best available knowledge at the time of preparation. As better information becomes available, the Policy will be updated, generally through the Annual Plan process.

KEY RISKS/EFFECTS

128. There are two key risks and resulting effects associated with administering development contributions. These are:
- That the growth predictions do not eventuate, which affects the recovery of growth-related capital costs. Council will regularly monitor the rate, nature, and location of growth and update assumptions used to set development contributions accordingly, as required from time-to-time.
 - The time offset between expenditure incurred by Council to service growth, and the receipt of development contributions to help fund them differs from the assumptions used in the funding model, causing and under- or over-recovery of growth-related project costs. This will be addressed by, and reinforces the need for, regularly monitor the rate, nature, and location of growth and updating the funding model's assumptions as required from time-to-time.

SERVICE ASSUMPTIONS

129. It is assumed that methods of service delivery and levels of service will remain substantially unchanged and in accordance with Council's Long-term Plan, asset management plans and relevant Technical Specifications or Engineering Standards.

FUNDING MODEL

130. A funding model is used to calculate development contributions under the Policy. It accounts for the activities for which contributions are sought, the assets and programmes related to growth, forecast growth and associated revenue.
131. The funding model uses several key inputs including interest rates, growth projections in each catchment area and projected capital expenditure associated with those areas, and applies a cost allocation methodology (see *Cost Allocation* below), to estimate the share of the costs attributable to new developments in those catchment areas. An illustrative example of the funding model used to calculate development contributions under the Policy is provided in Schedule 3.
132. The funding model embodies several important assumptions, including that:
- All capital expenditure estimates are inflation adjusted and GST exclusive.
 - The levels of service (LOS)/backlog, renewal and maintenance portions of each asset or programme will not be funded by development contributions. See the *Cost allocation* section below.
 - The growth costs associated with an asset are spread over the capacity life of the asset and any debt incurred in relation to that asset will be fully repaid by the end of that capacity life.
 - Interest expenses incurred on debt accrued will be recovered via development contributions and shared equally over all forecast HUEs over a 30-year period for each activity/catchment.

COST ALLOCATION

133. Cost allocation is a process which maps the drivers and purposes of a project to available funding sources. Common sources of project funding include depreciation reserves for renewal, development contributions for growth, and loan funding for backlog to maintain levels of service for the existing community. Rates and user charges are typically used to fund operation and maintenance activities and to help service debt on capital loans. Council's Finance Policy provides more details about these funding tools.
134. To ensure that project expenditure is correctly matched to each source of funds it is necessary to consider a cost allocation process for each project.
135. Council must consider how to allocate the cost of each asset or programme between three principal drivers – growth, LOS/backlog, and renewal:
- Cost allocated to Growth – the portion of a planned (or completed) capital project providing capacity / quality surplus to the existing community's requirement at the current agreed levels of service.
 - Cost allocated to Backlog – the portion of a planned (or completed) capital project that is required to rectify a shortfall in service (capacity / quality) to meet existing community demand at the current agreed levels of service.

- Cost allocated to Renewal – a portion of the gross cost of replacing an existing asset (with a modern equivalent asset to the same function and capacity at the end of its life) determined by the ratio of asset age over expected life. (Note renewal funding is about the "money put aside" in anticipation of the cost of replacing the asset at some future time).

136. Council’s general approach to cost allocation is summarised as:

- Where a project provides for and benefits only growth, 100% of a project’s cost is attributed to growth. To qualify for this, there would have to be no renewal element (see below) or material level of service benefit or capacity provided for existing residents and businesses.
- Where a project involves renewal of existing capacity, this portion is estimated by the subject matter expert within the relevant business unit on a case-by-case basis.
- If a project provides for growth and LOS, after deducting any share of costs attributable to renewal, Council will split the cost between growth and LOS based on the cost allocation described above.

137. For particularly large and expensive projects, Council may undertake a bespoke cost apportionment assessment to ensure that it is funded according to the principles and objectives of this policy.

CALCULATING THE DEVELOPMENT CONTRIBUTIONS

138. This section outlines how the development contributions were calculated in accordance with s203 and Schedule 13 of the LGA.

PROCESS

139. The steps needed to determine growth, growth projects, cost allocations, and to calculate the development contributions charges are summarised in Table 6.

Table 6: Summary of development contribution calculation methodology

STEP	DESCRIPTION / COMMENT
1. Forecast growth	Council estimates potential land supply and likely take up of that land. The estimates help provide household and business growth forecasts for up to 30 years. See the <i>Projecting growth</i> section above for further information.
2. Identify projects required to facilitate growth	Council develops the works programme needed to facilitate growth. In some cases, Council may have already undertaken the work. The programme in the Policy is for 10 years.
3. Determine the cost allocation for projects	The cost of each asset or programme is apportioned between renewal, growth, and LOS/backlog in accordance with the approach outline in the <i>Cost allocation</i> section of the Policy. Schedules 1 and 2 of the Policy outline the amount required to fund growth from development contributions for each of these assets or programmes.
4. Determine growth costs to be funded by development contributions	Council determines whether to recover all of the growth costs identified in step 3 from development contributions, or whether some of the growth costs will be funded from other sources.

STEP	DESCRIPTION / COMMENT
<p>5. Divide development contribution funded growth costs by capacity lives</p>	<p>The growth costs from step 4 are divided by the estimated capacity life (defined in HUEs) to provide a charge per HUE for each future and past asset and programme.</p>
<p>6. Sum all per asset charges</p>	<p>For each catchment and activity, add up the per HUE asset or programme charges to provide a “raw” total development contribution before interest costs are added.</p> <p>For each activity and catchment, development contributions fund the programme on an aggregated basis.</p>
<p>7. Adjust for interest costs and charge inflation adjustments</p>	<p>The raw cost requires adjustments in the funding model to ensure total revenue received over 20 years equals total costs after accounting for interest costs. These costs are shared equally among all HUEs in the relevant catchment over 20 years.</p> <p>These adjustments impact the final charges.</p>

SCHEDULE 1 – FORECASTED FUTURE ASSETS

Schedule 1 provides the forecast future capital expenditure on assets or programmes attributable to new growth in accordance with s201A of the LGA. All figures exclude GST.

WATER SUPPLY																	
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded Cost (\$)	Year 1: 2024/25 (\$)	Year 2: 2025/26 (\$)	Year 3: 2026/27 (\$)	Year 4: 2027/28 (\$)	Year 5: 2028/29 (\$)	Year 6: 2029/30 (\$)	Year 7: 2030/31 (\$)	Year 8: 2031/32 (\$)	Year 9: 2032/33 (\$)	Year 10: 2033/34 (\$)	Year 11-30: 2034/35 - 2053/54 (\$)	HUEs
Wider Taupō Urban Area Water Supply Catchment																	
Wider Taupō Urban Area Water supply	Taupō Water Treatment Plant Capacity Upgrade	437,200	91%	9%	400,000	-	400,000	-	-	-	-	-	-	-	-	-	2,960
	Total	437,200			400,000												
Taupō North Catchment																	
Taupō North	Poihipi Reservoir	10,376,750	33%	67%	3,437,388	-	-	376,310	1,753,021	1,308,058	-	-	-	-	-	-	1,278
Taupō North	Brentwood Reservoir Construction	2,784,900	29%	71%	813,064	-	-	-	-	-	-	-	-	59,603	753,461	-	1,494
Taupō North	Wairakei Reservoir Upgrade and Renewal	1,935,000	31%	69%	599,928	-	-	-	-	-	-	599,928	-	-	-	-	1,319
Taupō North	Taupō-Wairakei Pipeline Capacity Upgrade	1,387,750	46%	54%	633,136	-	-	-	-	-	-	58,854	574,282	-	-	-	1,327
	Total	16,484,400			5,483,516												
Taupō South Catchment																	
Taupō South	Napier Road Reservoir	6,271,100	64%	36%	4,041,747	-	211,333	3,148,272	682,143	-	-	-	-	-	-	-	2,170
Taupō South	Tauhara Ridge Reservoir	2,121,500	60%	40%	1,275,358	946,824	328,533	-	-	-	-	-	-	-	-	-	1,127
	Total	8,392,600			5,317,105												
Pukawa, Omori, Kuratau Catchment																	
Pukawa/Omori/Kuratau	Omori reservoir upgrade	2,715,900	7%	93%	184,656	-	-	-	-	90,870	93,786	-	-	-	-	-	63
Pukawa/Omori/Kuratau	Omori water DWSNZ upgrade	1,680,000	7%	93%	115,988	115,988	-	-	-	-	-	-	-	-	-	-	13
	Total	4,395,900			300,644												

Mapara Catchment																	
Mapara	Mapara Scheme Capacity Increase	4,000,200	21%	79%	838,882	220,196	320,898	297,788	-	-	-	-	-	-	-	-	388
	Total	4,000,200			838,882												
Kinloch Catchment																	
Kinloch	Kinloch Water Treatment Plant	5,145,000	21%	79%	1,098,402	1,098,402	-	-	-	-	-	-	-	-	-	-	178
Kinloch	Kinloch Low Zone Reservoir & Construction	4,606,900	40%	60%	1,857,057	-	1,101,480	755,577	-	-	-	-	-	-	-	-	325
Kinloch	Kinloch Fire Flow Improvements	542,200	61%	39%	331,816	64,258	267,558	-	-	-	-	-	-	-	-	-	372
	Total	10,294,100			3,287,275												
WASTEWATER INFRASTRUCTURE																	
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded Cost (\$)	Year 1: 2024/25 (\$)	Year 2: 2025/26 (\$)	Year 3: 2026/27 (\$)	Year 4: 2027/28 (\$)	Year 5: 2028/29 (\$)	Year 6: 2029/30 (\$)	Year 7: 2030/31 (\$)	Year 8: 2031/32 (\$)	Year 9: 2032/33 (\$)	Year 10: 2033/34 (\$)	Year 11-30: 2034/35 - 2053/54 (\$)	HUEs
Acacia Bay Catchment																	
Acacia Bay	Acacia Bay Wastewater Connection to Taupō	2,920,000	15%	85%	429,760	-	-	83,597	346,163	-	-	-	-	-	-	-	86
Acacia Bay	Acacia Bay Tank	382,550	35%	65%	135,062	-	135,062	-	-	-	-	-	-	-	-	-	83
	Total	3,302,550			564,822												
Kinloch Catchment																	
Kinloch	Kinloch Wastewater MBR Upgrade Second Reactor	1,813,300	88%	12%	1,600,000	-	96,443	1,503,557	-	-	-	-	-	-	-	-	333
	Total	1,813,300			1,600,000												
Mangakino Catchment																	
Mangakino	Mangakino Wastewater Treatment Plant Upgrade	8,212,000	11%	89%	925,409	-	-	64,008	861,401	-	-	-	-	-	-	-	105
	Total	8,212,000			925,409												

Taupō North Catchment																
Taupō North	Control Gates Bridge Siphon	2,942,500	55%	45%	1,605,298	114,567	1,490,731	-	-	-	-	-	-	-	-	1,194
	Total	2,942,500			1,605,298											
Taupō North & Acacia Bay Wastewater Catchment																
Taupō North and Acacia Bay Wastewater	Northern Wastewater Solution	7,724,143	60%	40%	4,608,955	-	-	-	-	103,569	106,894	4,398,492	-	-	-	1,973
	Total	7,724,143			4,608,955											
Taupō South Catchment																
Taupō South	Southern trunk main upgrade	4,106,550	68%	32%	2,807,874	2,807,874	-	-	-	-	-	-	-	-	-	556
	Total	4,106,550			2,807,874											
Taupō Central Catchment																
Taupō Town	Eastern trunk main capacity upgrade	2,665,200	6%	94%	152,899	-	-	-	13,493	139,406	-	-	-	-	-	1,170
	Total	2,665,200			152,899											
Tūrangi Catchment																
Tūrangi	Alternative Disposal Site Tūrangi Wastewater	7,152,000	12%	88%	888,566	-	-	49,813	412,536	426,217	-	-	-	-	-	300
	Total	7,152,000			888,566											
Wider Taupō Urban Area Wastewater Catchment																
Wider Taupō Urban Area Wastewater	Taupō Wastewater Treatment Plant Side Stream - Solids Filtrate Treatment	5,152,500	89%	11%	4,600,000	93,741	1,463,697	3,042,562	-	-	-	-	-	-	-	4,188
Wider Taupō Urban Area Wastewater	Wastewater Treatment Plant Primary Clarifier	2,678,750	80%	20%	2,155,122	1,055,939	1,099,183	-	-	-	-	-	-	-	-	3,697
Wider Taupō Urban Area Wastewater	Taupō Wastewater Treatment Plant Pump Station Upgrade	983,700	91%	9%	896,299	-	896,299	-	-	-	-	-	-	-	-	4,241
	Total	8,814,950			7,651,421											

TRANSPORT NETWORK																	
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded Cost (\$)	Year 1: 2024/25 (\$)	Year 2: 2025/26 (\$)	Year 3: 2026/27 (\$)	Year 4: 2027/28 (\$)	Year 5: 2028/29 (\$)	Year 6: 2029/30 (\$)	Year 7: 2030/31 (\$)	Year 8: 2031/32 (\$)	Year 9: 2032/33 (\$)	Year 10: 2033/34 (\$)	Year 11-30: 2034/35 - 2053/54 (\$)	HUEs
Taupō-Kinloch Transport Corridor Catchment																	
Taupō-Kinloch Transport Corridor	Second Bridge Crossing	80,024,000	70%	30%	55,631,796	108,658	112,099	115,645	317,562	327,017	26,957,201	27,693,614	-	-	-	-	5,651
	Total	80,024,000			55,631,796												
District-Wide Catchment																	
District Wide	Napier Road to Crown Road Footpath (Yrs 1-3)	321,048	23%	77%	74,000	-	36,424	37,576	-	-	-	-	-	-	-	-	4,042
District Wide	Nga Roto Estate Footpath Link (Yrs 1-3)	38,294	48%	52%	18,375	18,375	-	-	-	-	-	-	-	-	-	-	6,402
District Wide	Norman Smith cycle lane enhancements (Yrs 1-3)	758,512	41%	59%	313,726	101,334	104,543	107,849	-	-	-	-	-	-	-	-	6,323
District Wide	Norman Smith cycle lane enhancements (Yr 4 onwards)	547,985	19%	81%	101,983	-	-	-	101,983	-	-	-	-	-	-	-	6,546
District Wide	Lake Terrace Street Lighting (Yrs 1-3)	153,174	19%	81%	29,400	29,400	-	-	-	-	-	-	-	-	-	-	10,138
District Wide	Tauhara Road and AC Baths (Yrs 1-3)	762,914	30%	70%	225,389	11,581	59,738	154,070	-	-	-	-	-	-	-	-	7,419
District Wide	Whangamata Road Improvements (Yrs 1-3)	746,662	18%	82%	136,901	9,362	62,777	64,762	-	-	-	-	-	-	-	-	18,935
District Wide	Whangamata Road Improvements (Yr 4 onwards)	1,506,700	19%	81%	283,364	-	-	-	139,604	143,760	-	-	-	-	-	-	6,335
District Wide	Roundabout Crown on Napier Road	3,428,700	49%	51%	1,680,000	-	-	-	-	57,622	710,277	912,101	-	-	-	-	6,380
District Wide	Wairakei Drive Shared Path	1,551,100	34%	66%	520,000	-	-	-	19,143	197,125	303,733	-	-	-	-	-	9,841

District Wide	Napier Road and Lake Terrace Intersection Improvements	2,677,280	19%	81%	520,040	-	-	-	-	-	-	19,284	247,270	253,486	-	-	11,713
District Wide	Footpath connection Airport to Waitahanui	3,525,432	10%	90%	367,500	-	-	-	-	88,236	90,637	93,113	95,514	-	-	-	29,330
District Wide	Lake Terrace and Ruapehu Street platform	324,040	29%	71%	94,498	-	-	46,556	47,942	-	-	-	-	-	-	-	12,146
District Wide	Ped/cycle bridge Riverside Park to Countdown	765,355	25%	75%	188,997	-	-	-	-	-	-	-	-	30,927	158,070	-	20,746
District Wide	Rifle Range and Mere Street intersection	2,985,413	28%	72%	850,486	-	-	60,640	468,330	321,516	-	-	-	-	-	-	11,037
District Wide	Taharepa Road and Crown Road intersection	1,680,134	30%	70%	497,273	29,597	152,673	315,003	-	-	-	-	-	-	-	-	7,414
District Wide	Tauhara Road and Spa Road intersection	1,342,850	24%	76%	326,336	-	-	-	-	-	-	-	-	15,218	311,118	-	9,826
	Total	23,115,593			6,228,268												

DESTINATION PARKS

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded Cost (\$)	Year 1: 2024/25 (\$)	Year 2: 2025/26 (\$)	Year 3: 2026/27 (\$)	Year 4: 2027/28 (\$)	Year 5: 2028/29 (\$)	Year 6: 2029/30 (\$)	Year 7: 2030/31 (\$)	Year 8: 2031/32 (\$)	Year 9: 2032/33 (\$)	Year 10: 2033/34 (\$)	Year 11-30: 2034/35 - 2053/54 (\$)	HUEs
District-Wide Catchment																	
District Wide	Owen Delany Park Upgrade Project	9,620,345	30%	70%	2,898,630	-	1,554,221	1,344,409	-	-	-	-	-	-	-	-	9,827
District Wide	Taupō Events Centre 4th Court	13,008,253	28%	72%	3,591,781	-	-	-	-	-	3,591,781	-	-	-	-	-	13,344
District Wide	Tūrangi Recreation & Events Centre	17,971,984	29%	71%	5,125,424	-	-	-	2,216,378	2,909,046	-	-	-	-	-	-	11,515
District Wide	Two Mile Bay parking improvements	1,028,503	31%	69%	315,068	30,634	284,434	-	-	-	-	-	-	-	-	-	9,221
District Wide	Hickling Park project	2,935,425	27%	73%	779,007	-	-	-	-	-	-	88,965	690,042	-	-	-	15,194
	Total	44,564,510			12,709,910												

SCHEDULE 2 – ASSETS CONSTRUCTED IN ANTICIPATION OF GROWTH

Schedule 2 provides the capital expenditure incurred on assets and programmes attributable to new growth constructed in anticipation of growth, in accordance with s201A of the LGA. All figures exclude GST.

WATER SUPPLY						
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
Acacia Bay Catchment						
Acacia Bay	Acacia Bay Cherry Lane Reservoir	1,400,287	14%	86%	190,439	2004_05; 2005_06
	Total	1,400,287			190,439	
Kinloch Catchment						
Kinloch	Kinloch Water Treatment Plant 2024-2034	14,072,558	22%	78%	3,043,137	2018_19; 2019_20; 2020_21; 2021_22; 2022_23; 2023_24
Kinloch	Kinloch Low Zone Reservoir & Construction 2022-2024	1,412,400	44%	56%	616,109	2022_23; 2023_24
Kinloch	Kinloch Reservoir	2,213,050	24%	76%	529,247	2015_16; 2016_17; 2017_18; 2018_19
Kinloch	Kinloch Water Reticulation upgrade	648,547	11%	89%	70,014	2004_05; 2005_06; 2006_07; 2007_08
Kinloch	Kinloch Water Treatment & Storage 2010-2012	87,352	12%	88%	10,867	2010_11; 2011_12
Kinloch	Kinloch Water Treatment & Storage 2013-2015	38,776	12%	88%	4,830	2012_13; 2013_14
	Total	18,472,683			4,274,204	
Mapara Catchment						
Mapara	Mapara New Pump Station and Rising Main	1,094,648	38%	62%	414,968	2015_16; 2016_17; 2017_18; 2018_19; 2019_20; 2020_21
	Total	1,094,648			414,968	
Pukawa, Omori, Kuratau Catchment						
Pukawa/Omori/Kuratau	Omori water DWSNZ upgrade 2021-2023	6,019,711	7%	93%	420,087	2021_22; 2022_23; 2023_24
Pukawa/Omori/Kuratau	Omori water pre-treatment 2018-2020	172,669	5%	95%	9,047	2019_20; 2020_21; 2021_22
	Total	6,192,380			429,134	
Taupō North Catchment						
Taupō North	Brentwood Reservoir Land	605,208	11%	89%	64,844	2020_21
Taupō North	Poihipi Reservoir Land 2021-2022	50,000	27%	73%	13,626	2023_24
	Total	655,208			78,470	
Taupō South Catchment						
Taupō South	Tauhara Ridge Reservoir 2022-2024	2,023,900	62%	38%	1,253,422	2022_23; 2023_24
Taupō South	Tauhara Ridge Reservoir Land 2021-2022	350,000	53%	47%	185,150	2021_22
Taupō South	Napier Road Reservoir Land 2021-2022	50,000	30%	70%	14,818	2023_24
	Total	2,423,900			1,453,390	
Wider Taupō Urban Area Water Supply Catchment						
Wider Taupō Urban Area Water supply	Taupō WTP Reticulation	17,750,990	8%	92%	1,345,574	2014_15

Wider Taupō Urban Area Water supply	Taupō WTP Building	7,730,900	33%	67%	2,515,140	2014_15
Wider Taupō Urban Area Water supply	Taupō WTP Capacity Upgrade	1,698,524	60%	40%	1,018,834	2018_19; 2019_20; 2020_21
	Total	27,180,414			4,879,548	

WASTEWATER INFRASTRUCTURE

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
Kinloch Catchment						
Kinloch	Kinloch Wastewater Treatment Plant MBR	17,517,582	19%	81%	3,295,660	2018_19; 2019_20; 2020_21; 2021_22; 2022_23
Kinloch	Kinloch Land Disposal System	3,463,174	10%	90%	354,480	2017_18; 2018_19; 2019_20; 2020_21
	Total	20,980,756			3,650,140	

Taupō North Catchment

Taupō North	Control Gates Bridge Siphon 2020-2021	150,000	100%	0%	150,000	2019_20; 2020_21
	Total	150,000			150,000	

Taupō South Catchment

Taupō South	Southern trunk main upgrade (stage 1)	10,429,000	69%	31%	7,228,123	2019_20; 2020_21; 2021_22; 2022_23; 2023_24
	Total	10,429,000			7,228,123	

TRANSPORT NETWORK

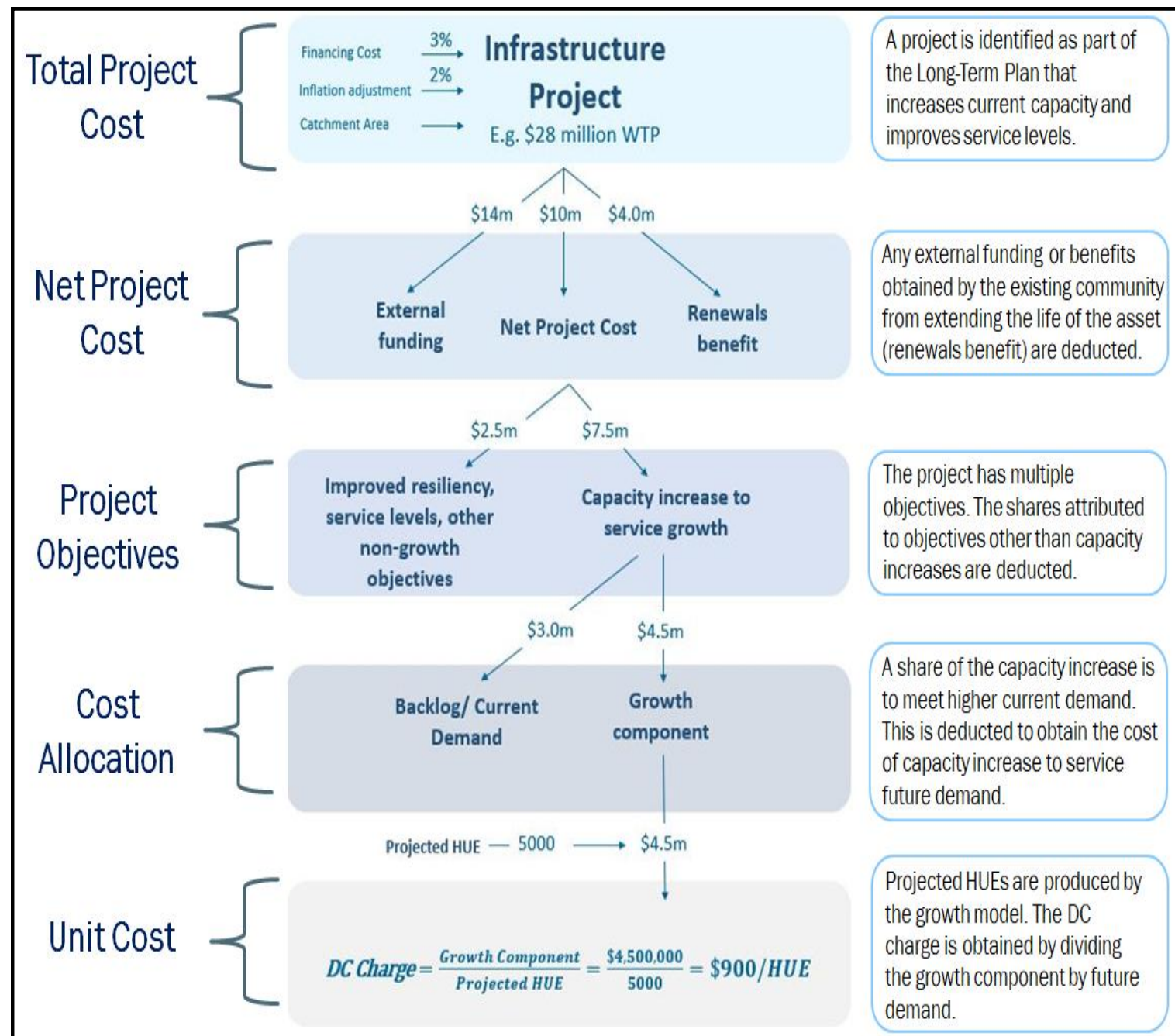
Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
District-Wide Catchment						
District Wide	Whangamata Road Improvements 2024/34	2,081,893	10%	90%	203,581	2021_22; 2022_23; 2023_24
District Wide	Sweeny East Taupō Arterial (ETA)	104,753,312	10%	90%	10,003,629	2006_07; 2007_08; 2008_09; 2009_10; 2010_11; 2011_12
District Wide	Wakeman Road Extension	2,507,018	100%	0%	2,507,018	2007_08; 2008_09; 2009_10
District Wide	Poihipi Seal widening 2022-2024	676,646	14%	86%	96,601	2021_22; 2022_23; 2023_24
District Wide	Poihipi Seal widening 2016-2018	673,124	26%	74%	177,542	2015_16; 2016_17; 2017_18
District Wide	Poihipi Seal widening 2019-2021	535,403	27%	73%	147,226	2018_19; 2019_20; 2020_21
District Wide	Downers Point (Acacia Bay) Upgrade	246,820	72%	28%	176,693	2005_06; 2006_07
District Wide	Poihipi Seal widening 2005-2006	73,463	26%	74%	19,377	2004_05; 2005_06
	Total	111,547,679			13,331,667	

DESTINATION PARKS

Catchment Area	Project Description	Total cost (\$)	% Funded by DCs	% Funded from other sources	DC funded cost (\$)	Years
District-Wide Catchment						
District Wide	Great Lake Walkway Upgrade 2019-2021	3,466,896	47%	53%	1,612,818	2019_20; 2020_21; 2021_22
District Wide	Otumuheke Stream/Spa Park Upgrade	1,391,150	33%	67%	463,717	2015_16; 2016_17; 2017_18; 2018_19
	Total	4,858,046			2,076,535	

SCHEDULE 3 – FUNDING MODEL

This schedule illustrates the funding model used to calculate development contributions under the Policy.

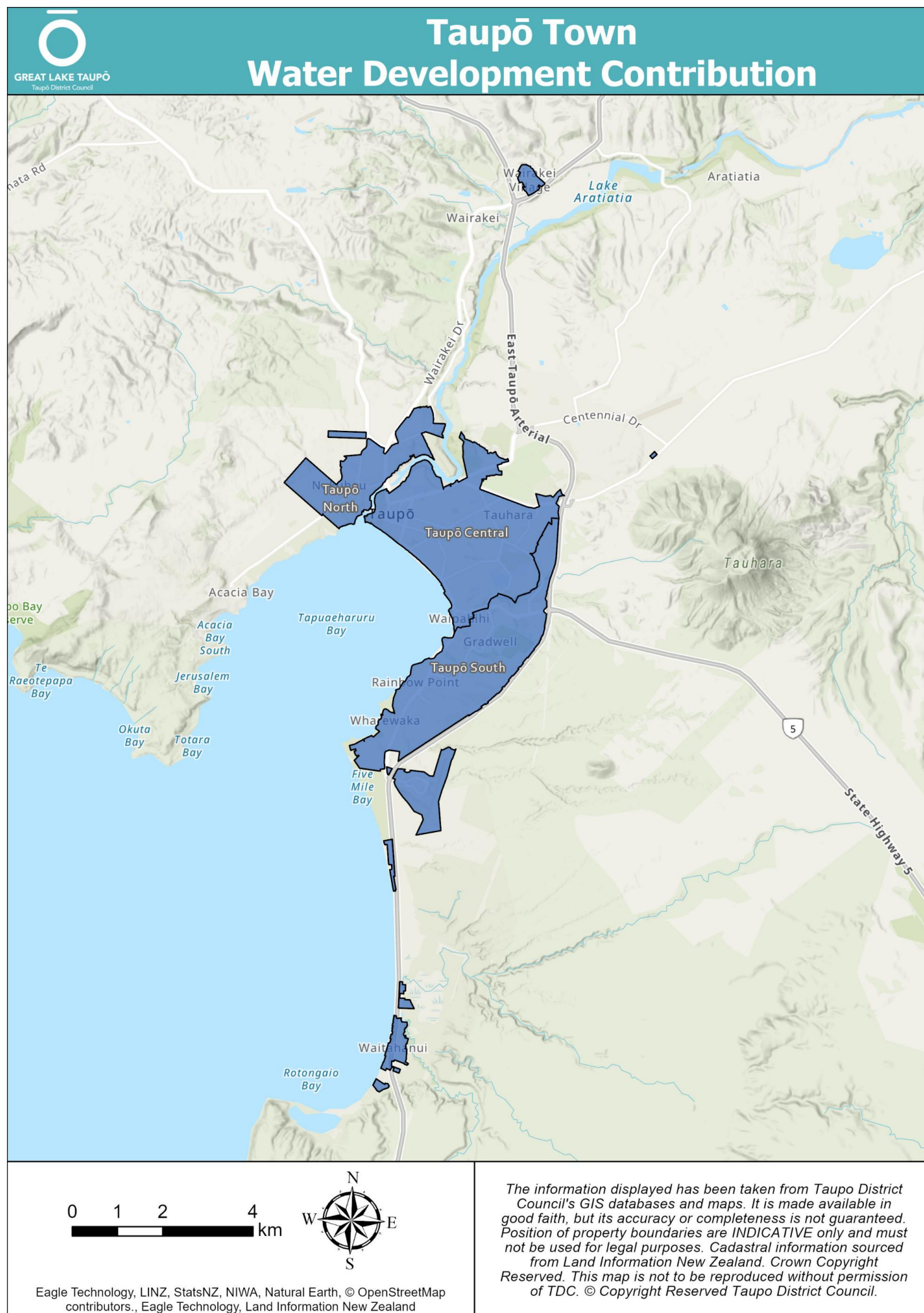


Part 3: Catchment maps

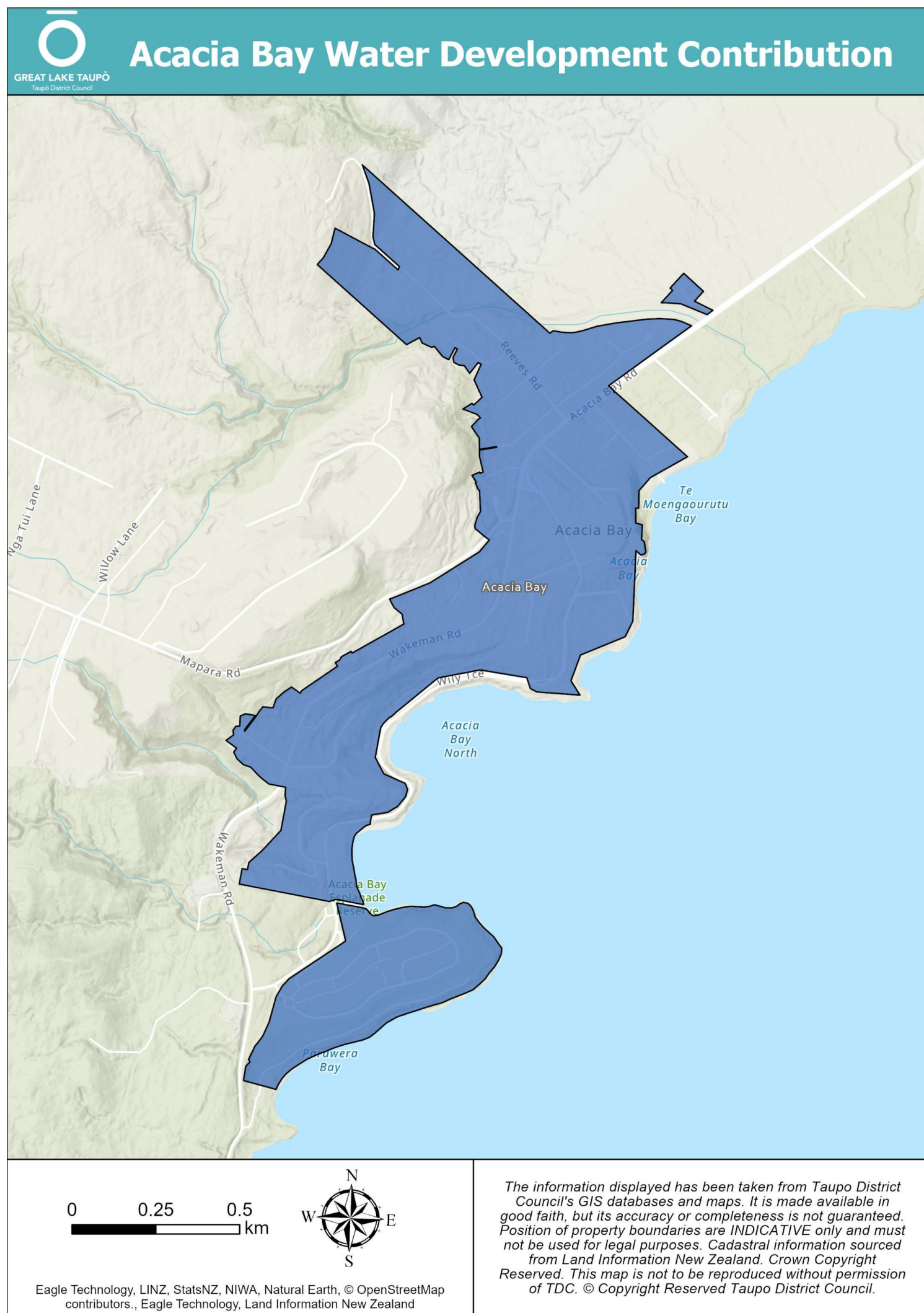
The maps in this section outline the boundaries of the catchments within which development contributions will apply.

WATER CATCHMENT MAPS

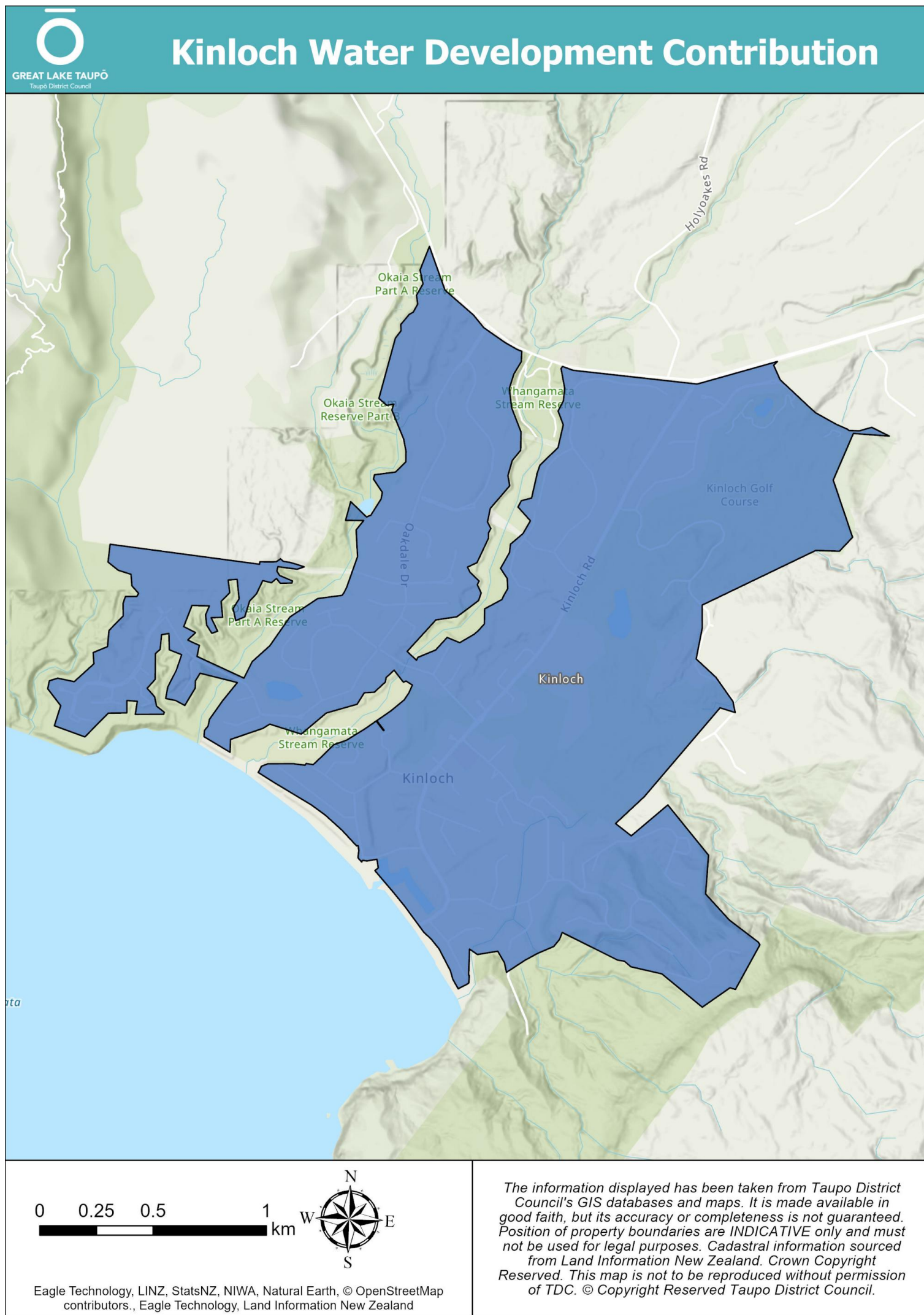
WATER SUPPLY CATCHMENT AREA – TAUPŌ NORTH, TAUPŌ CENTRAL, TAUPŌ SOUTH



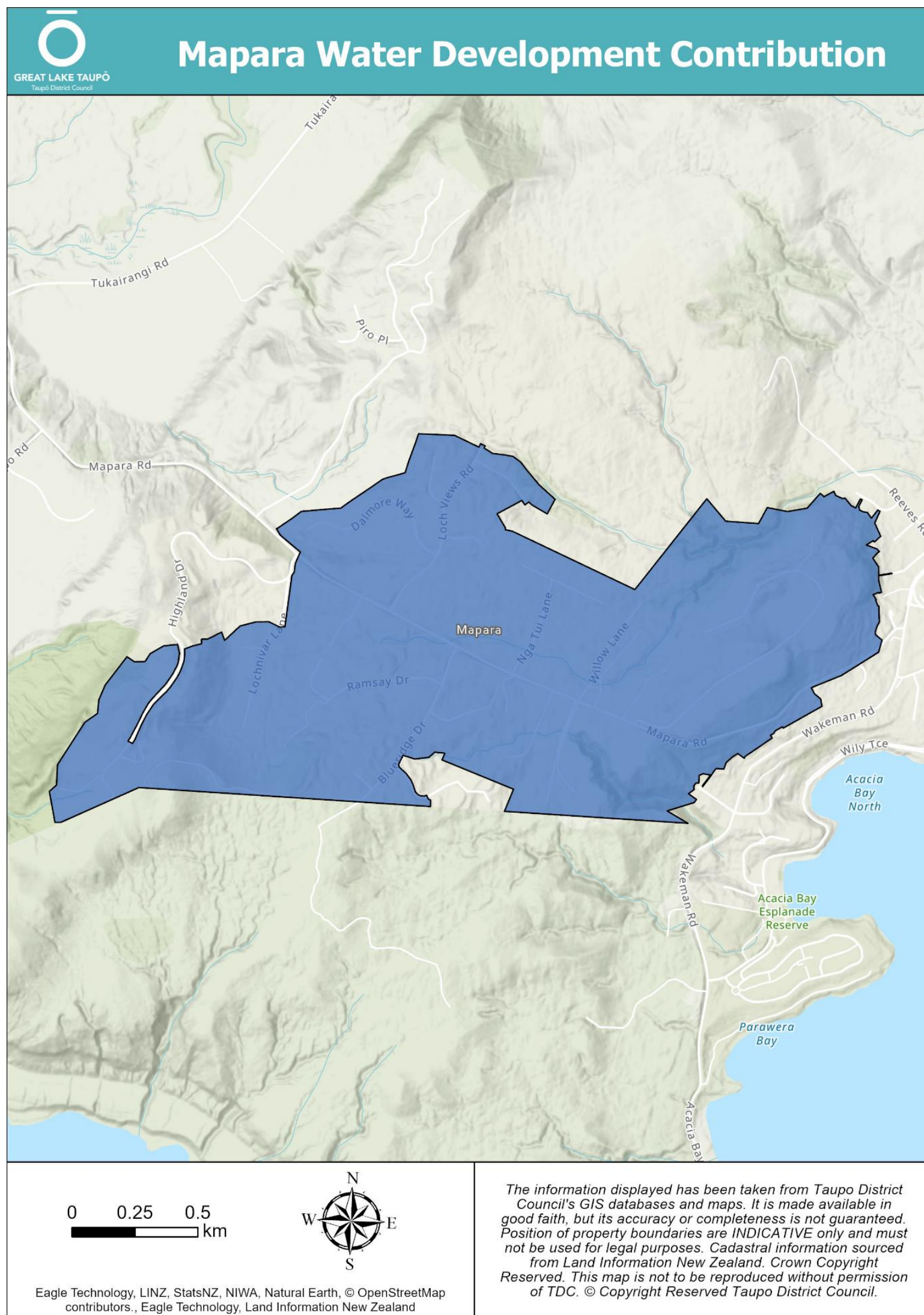
WATER SUPPLY CATCHMENT AREA – ACACIA BAY



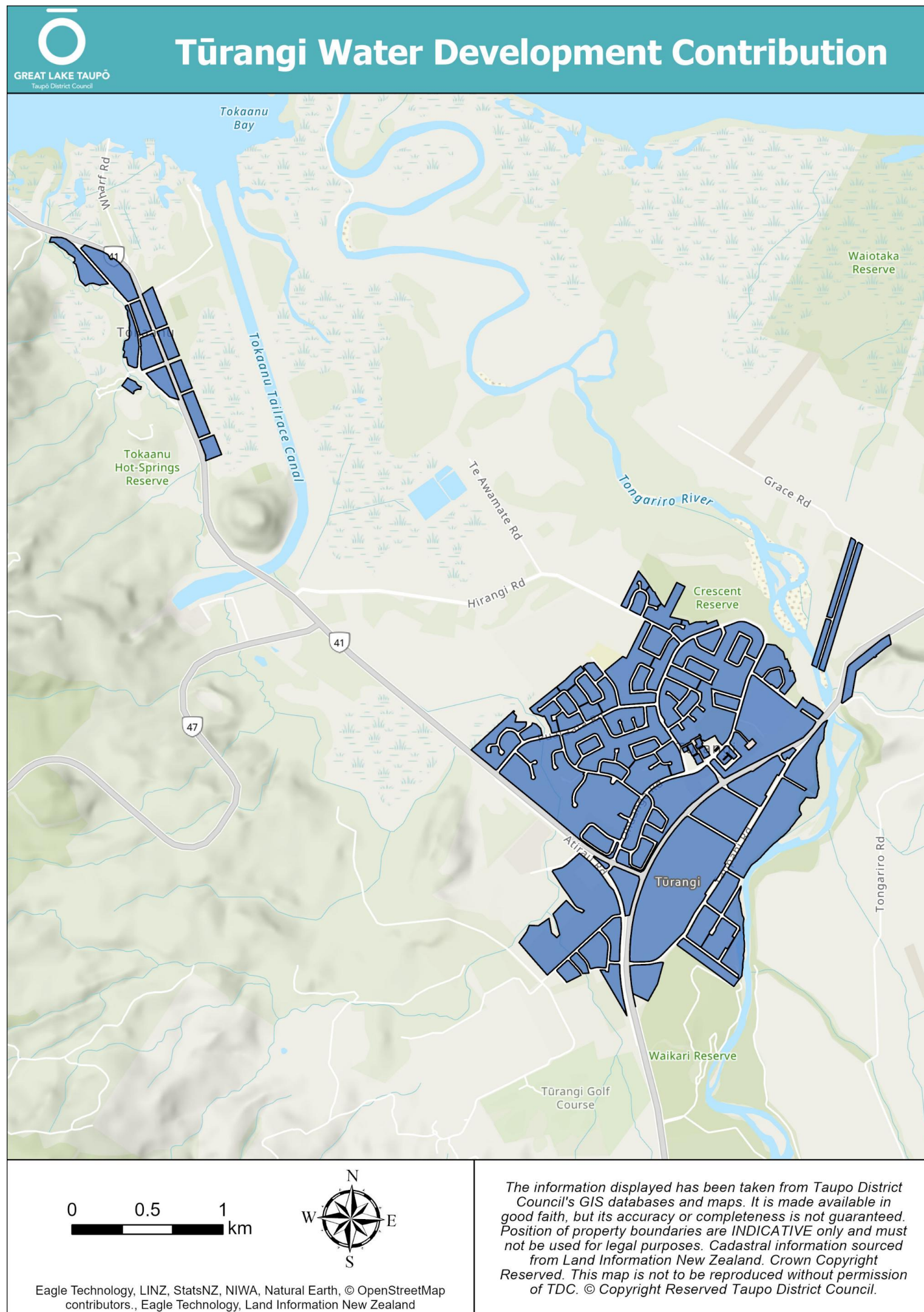
WATER SUPPLY CATCHMENT AREA – KINLOCH



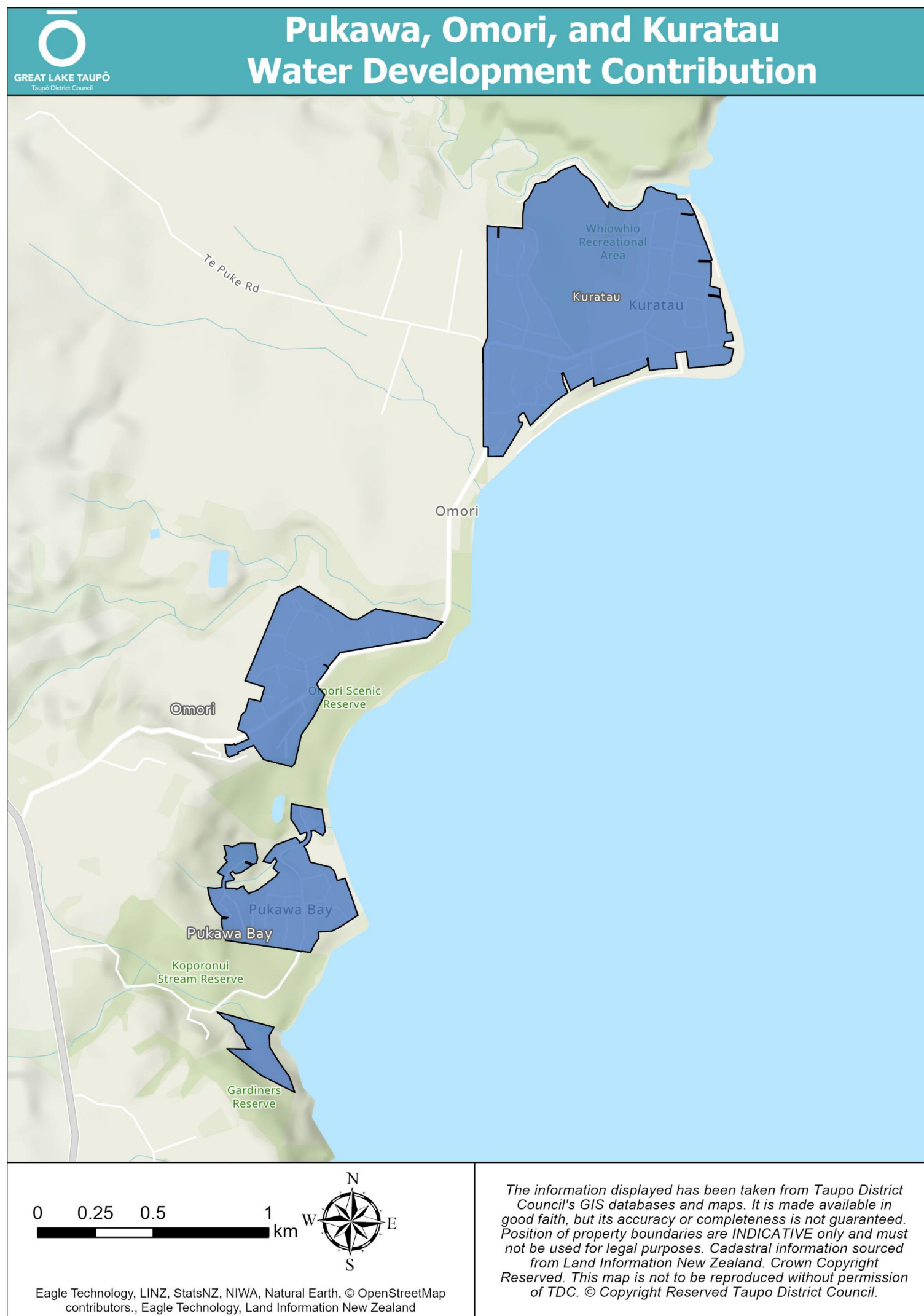
WATER SUPPLY CATCHMENT AREA – MAPARA



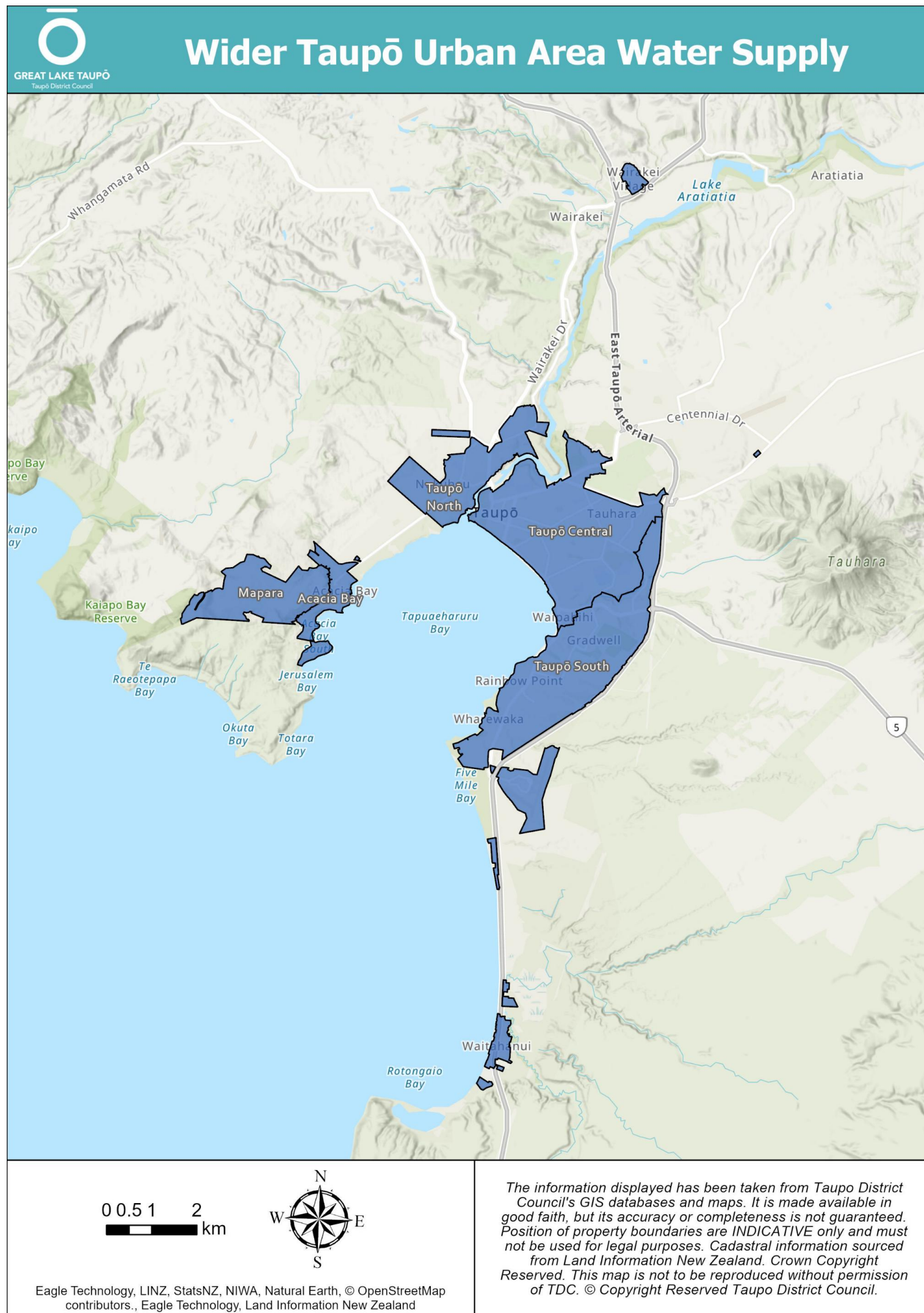
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WATER SUPPLY CATCHMENT AREA – PUKAWA, OMORI, KURATAU

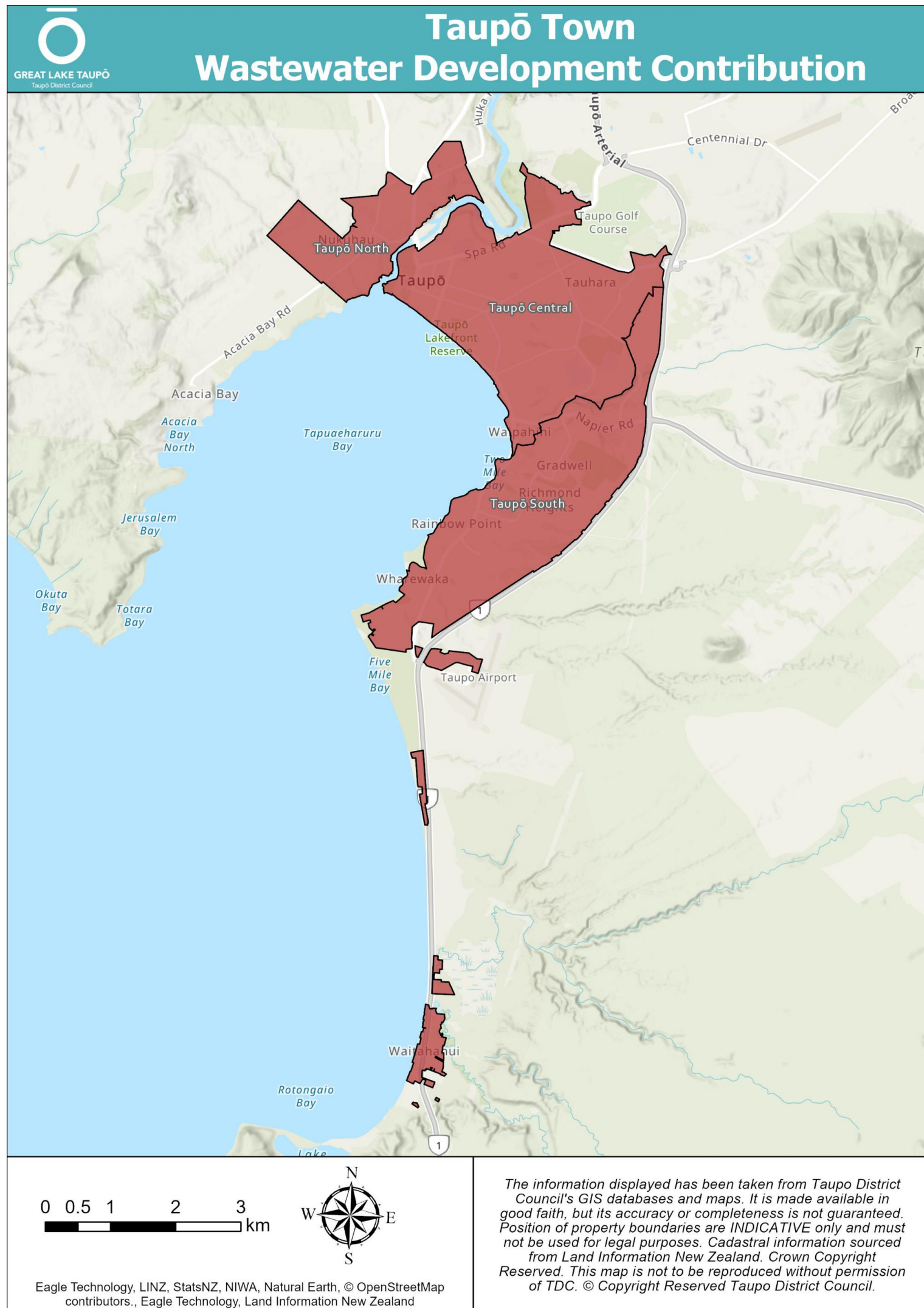


WATER SUPPLY CATCHMENT AREA – WIDER TAUPŌ URBAN AREA

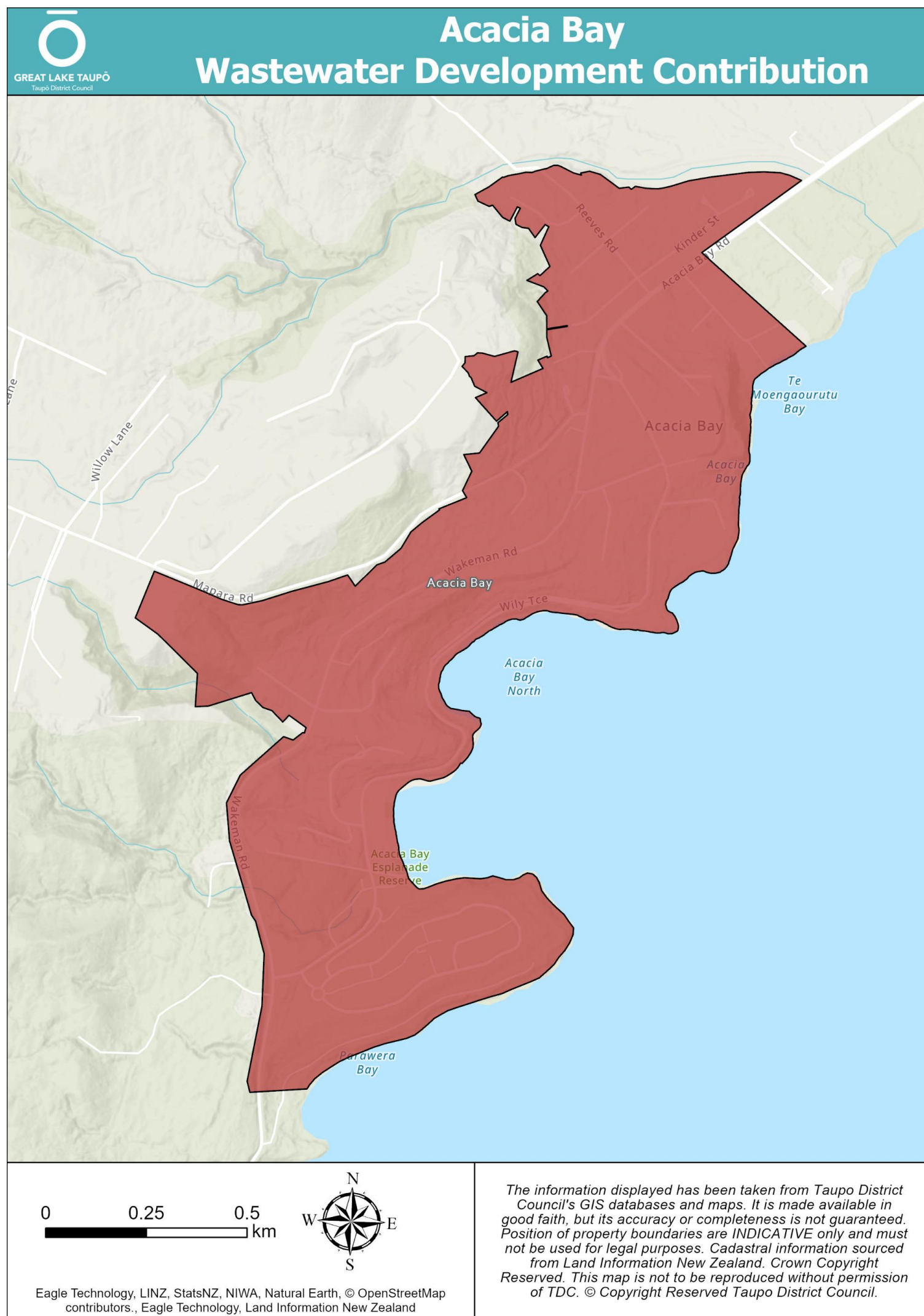


WASTEWATER CATCHMENT MAPS

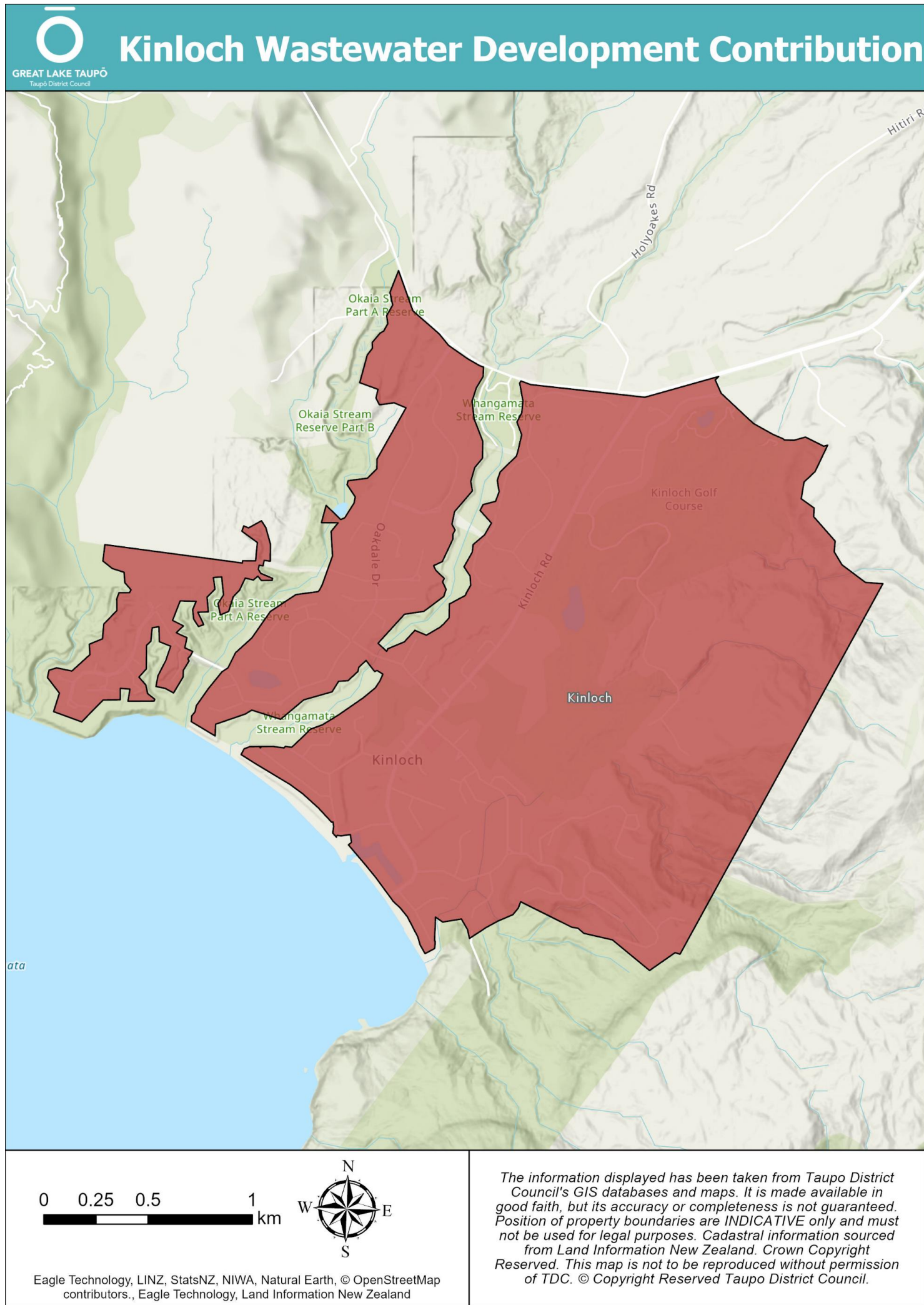
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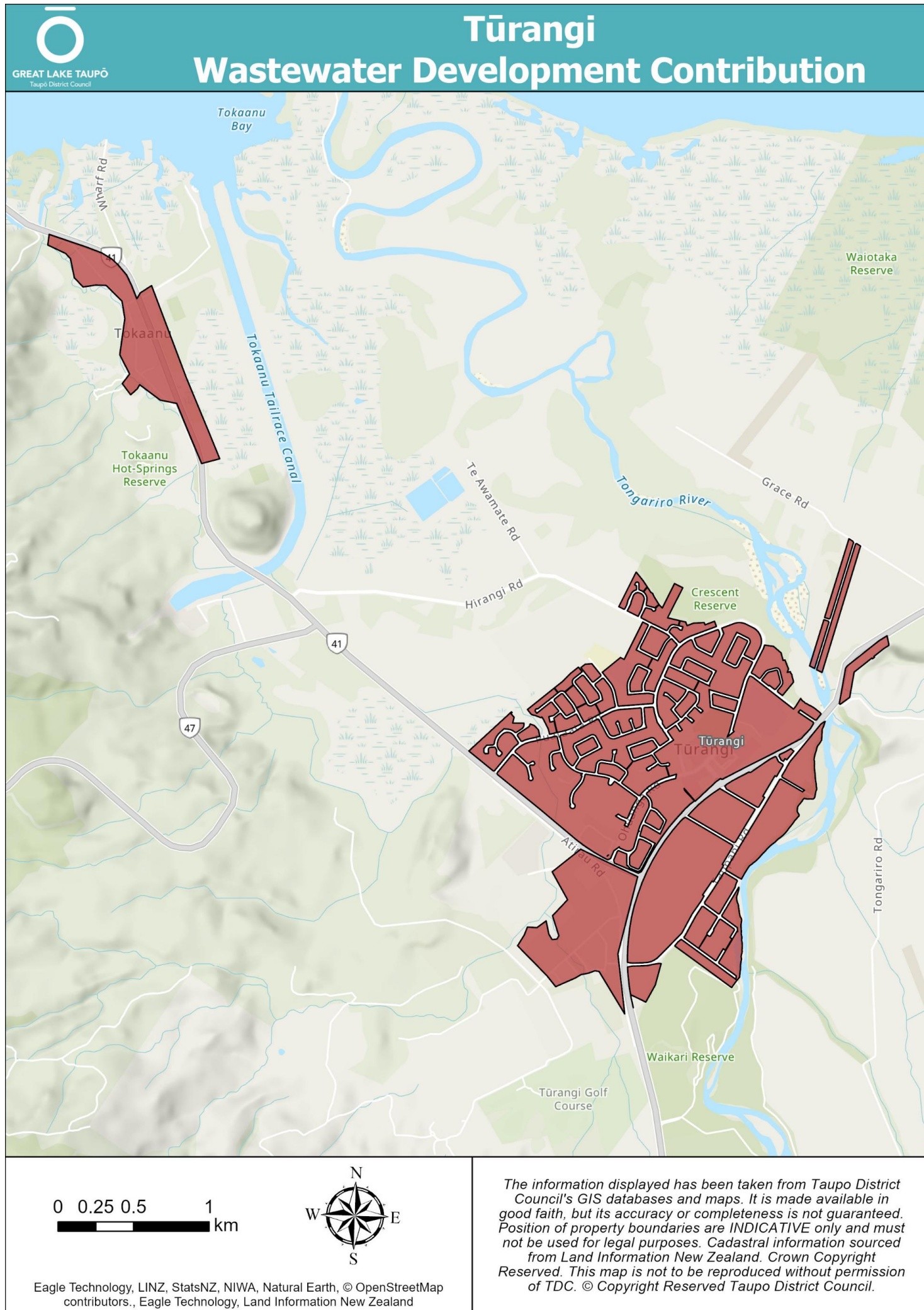
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – ACACIA BAY



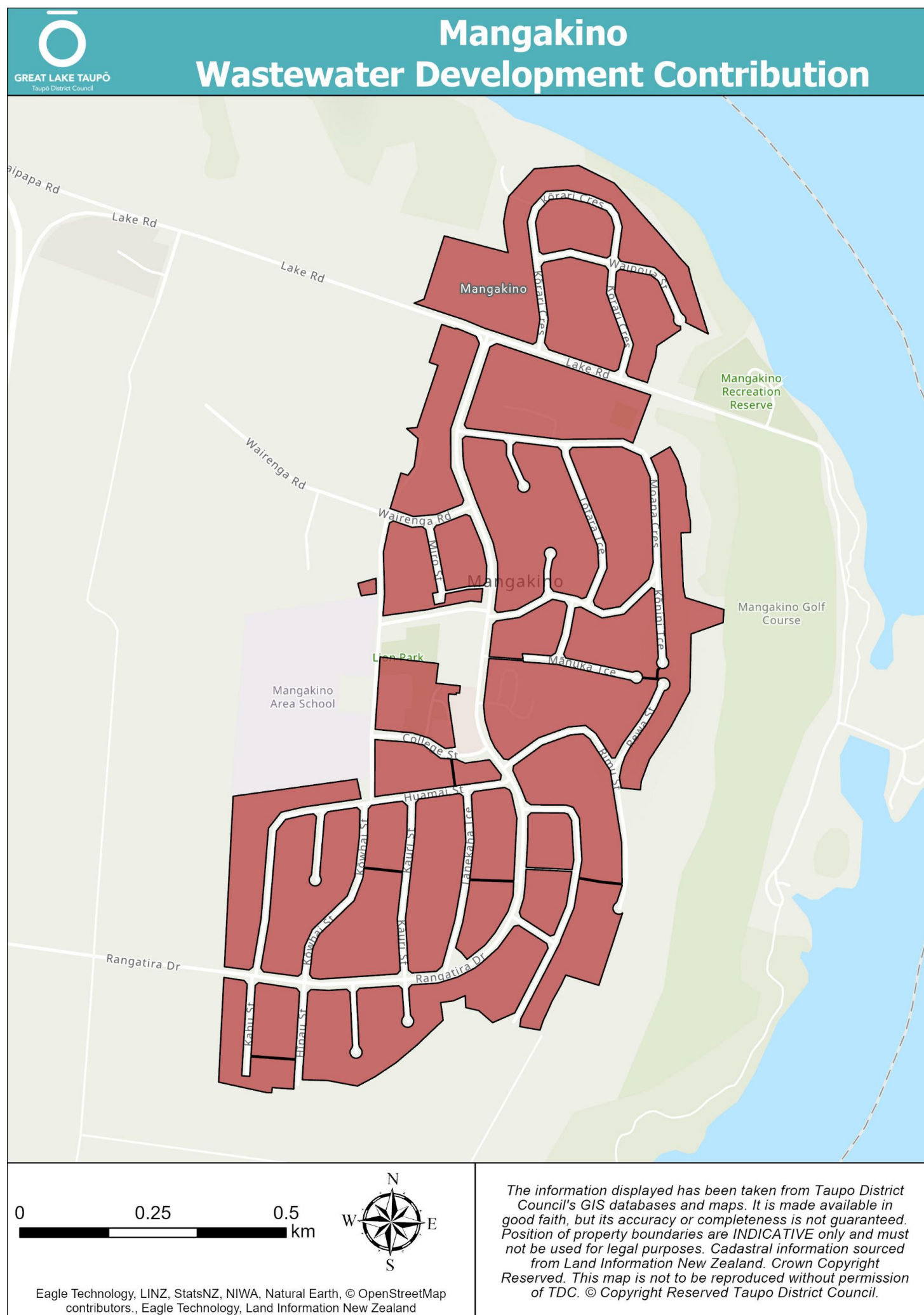
WASTEWATER INFRASTRUCTURE CATCHMENT AREA – KINLOCH



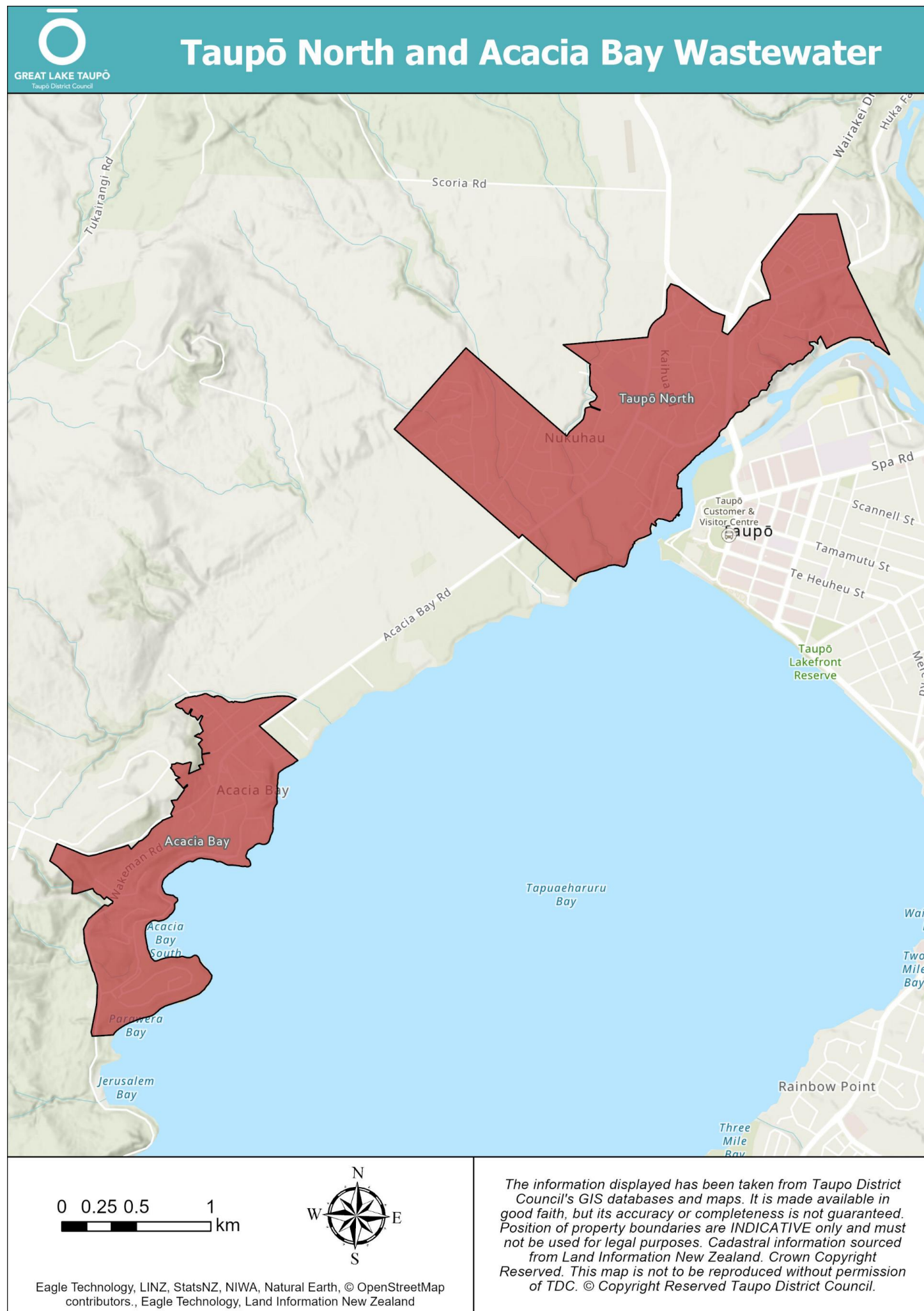
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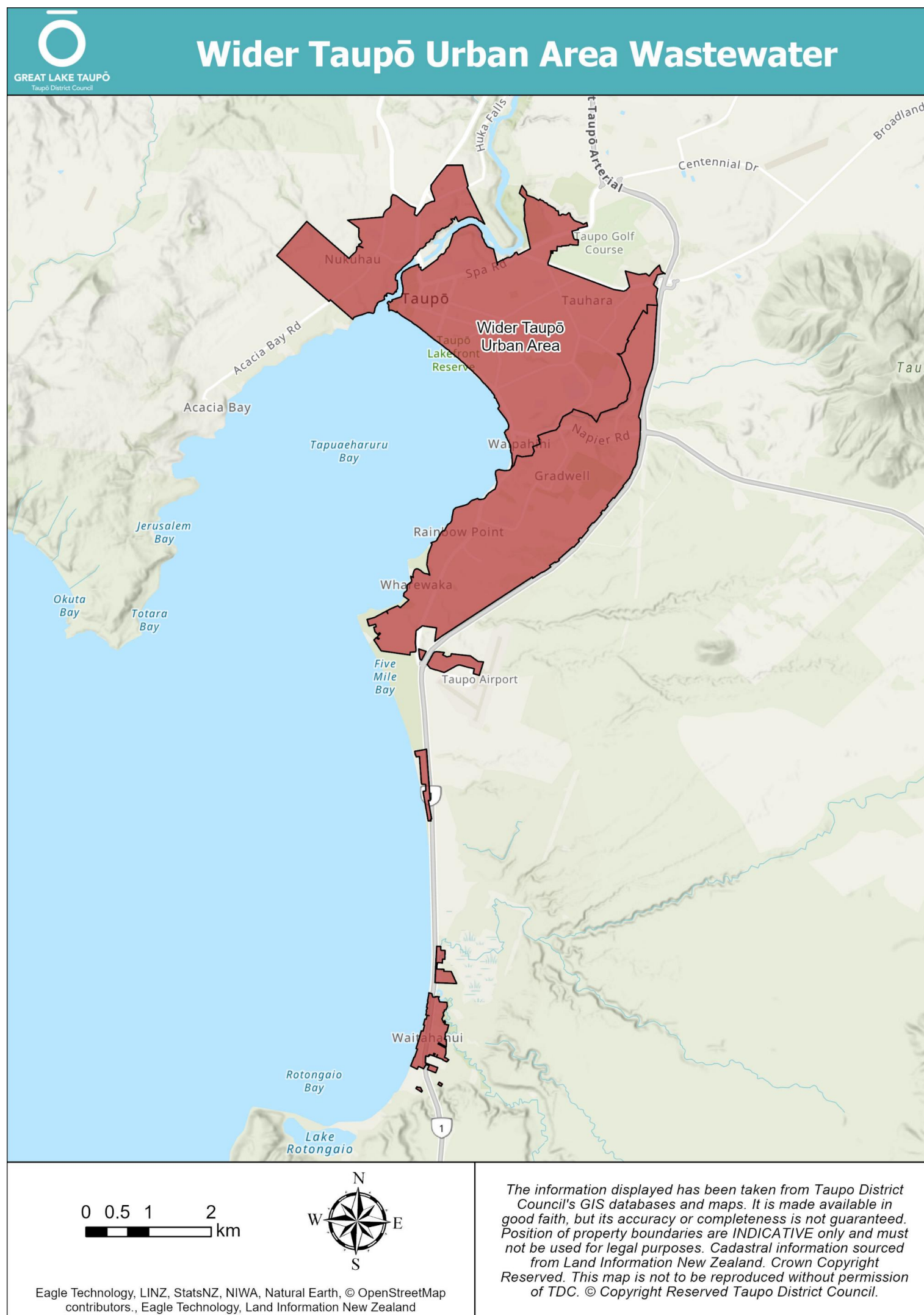
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WASTEWATER INFRASTRUCTURE CATCHMENT AREA – TAUPŌ NORTH AND ACACIA BAY

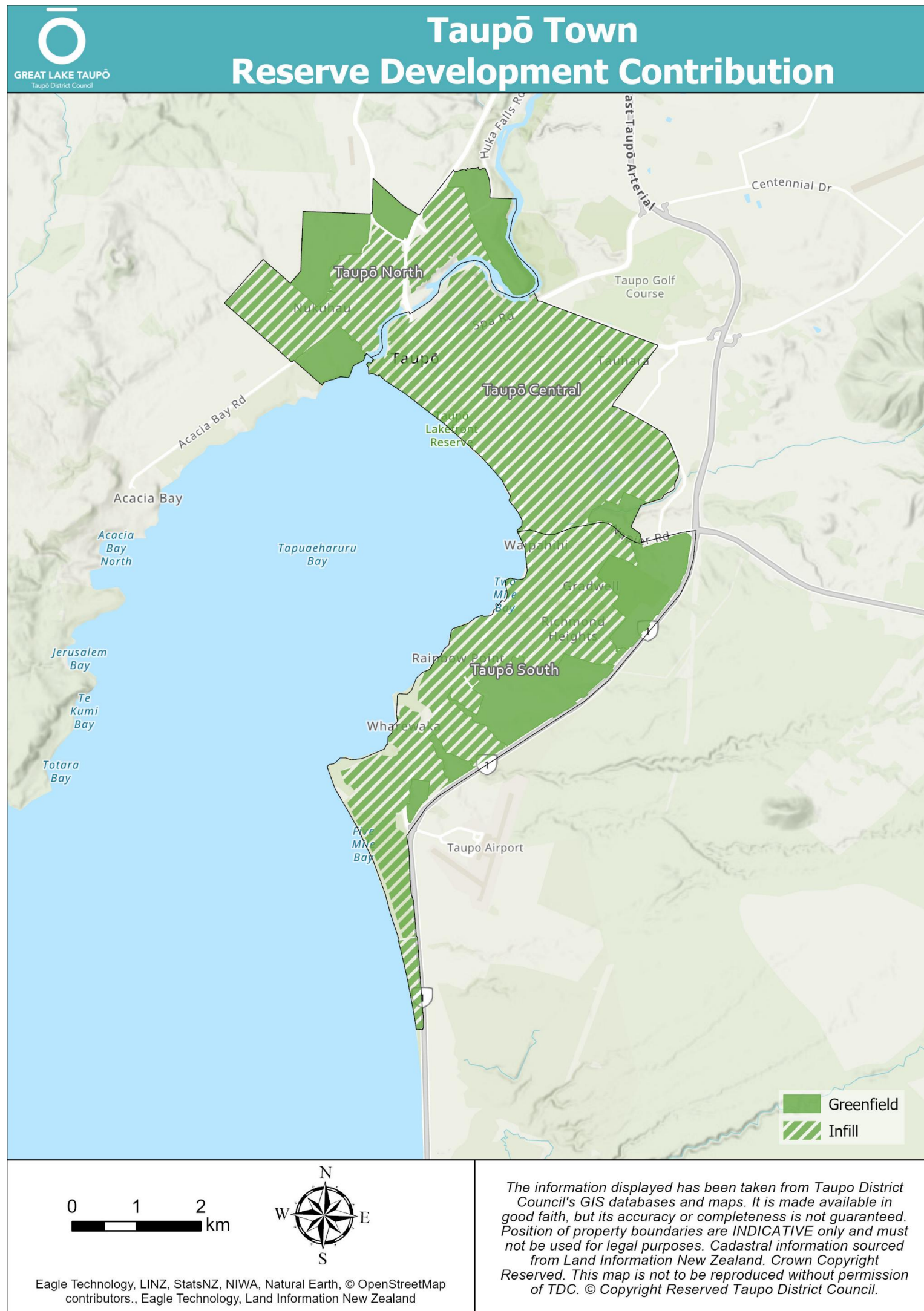


WASTEWATER INFRASTRUCTURE CATCHMENT AREA – WIDER TAUPŌ URBAN AREA

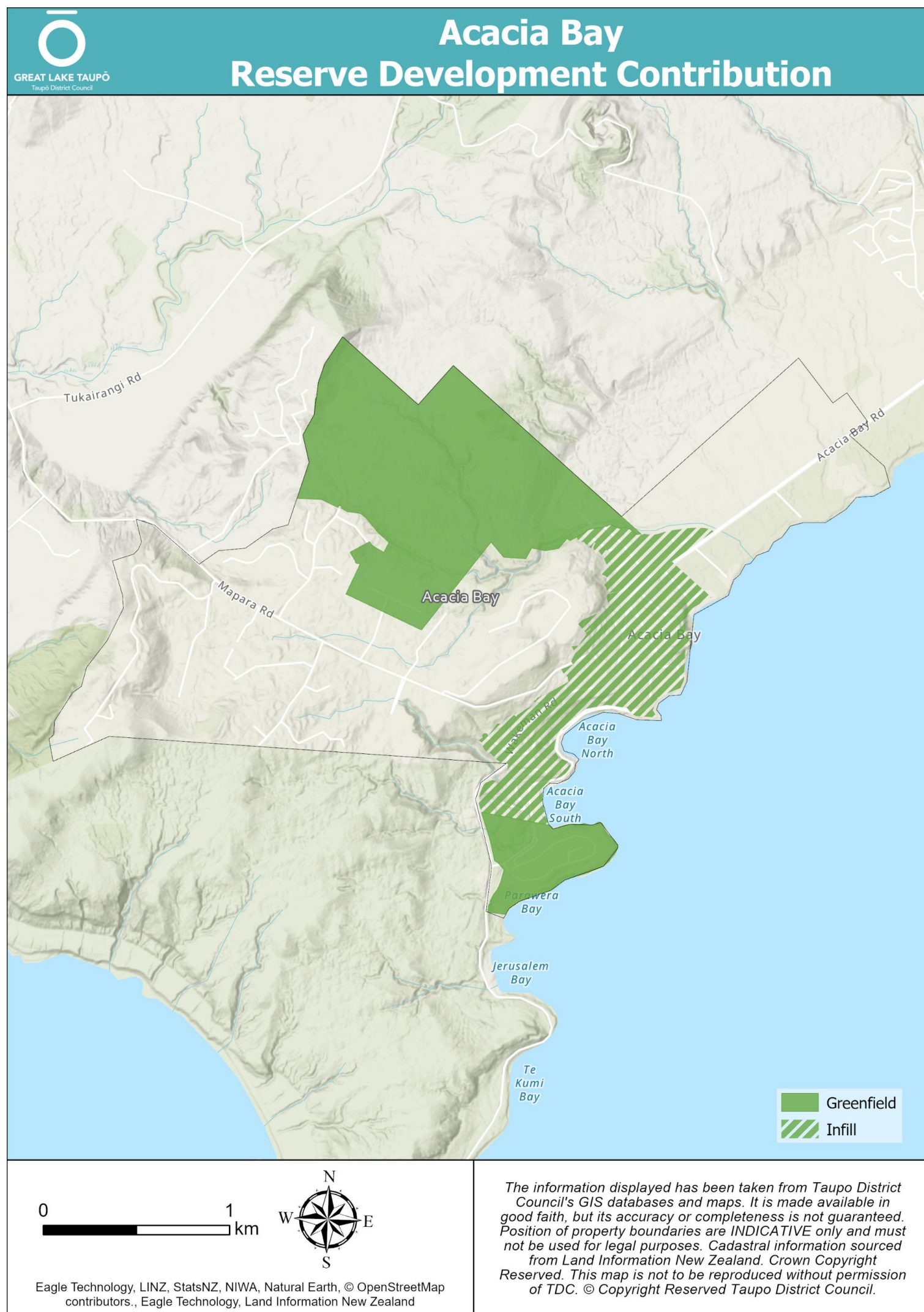


RESERVES CATCHMENT MAPS

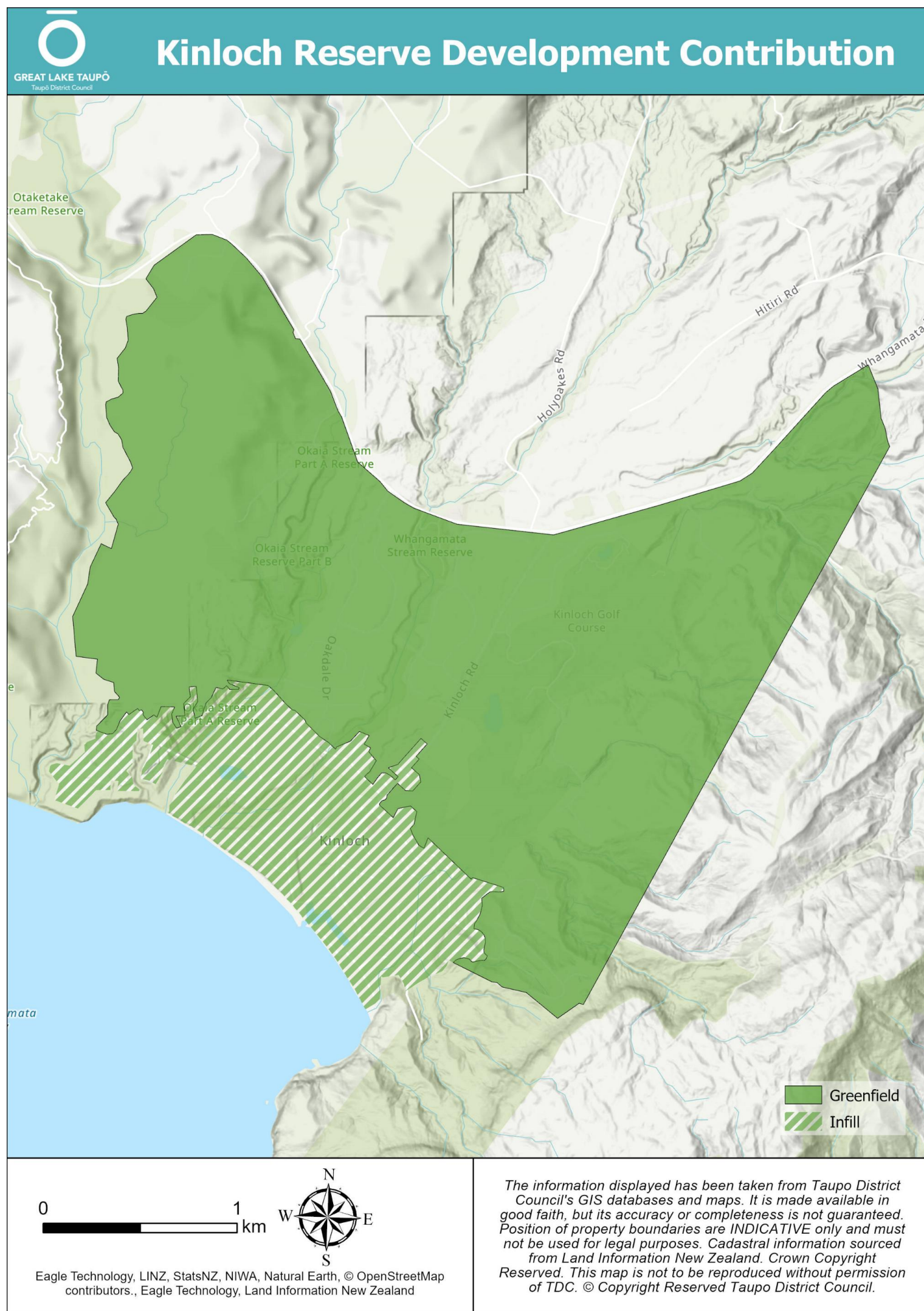
PARKS & RESERVES CATCHMENT AREA – TAUPŌ NORTH, TAUPŌ CENTRAL, TAUPŌ SOUTH



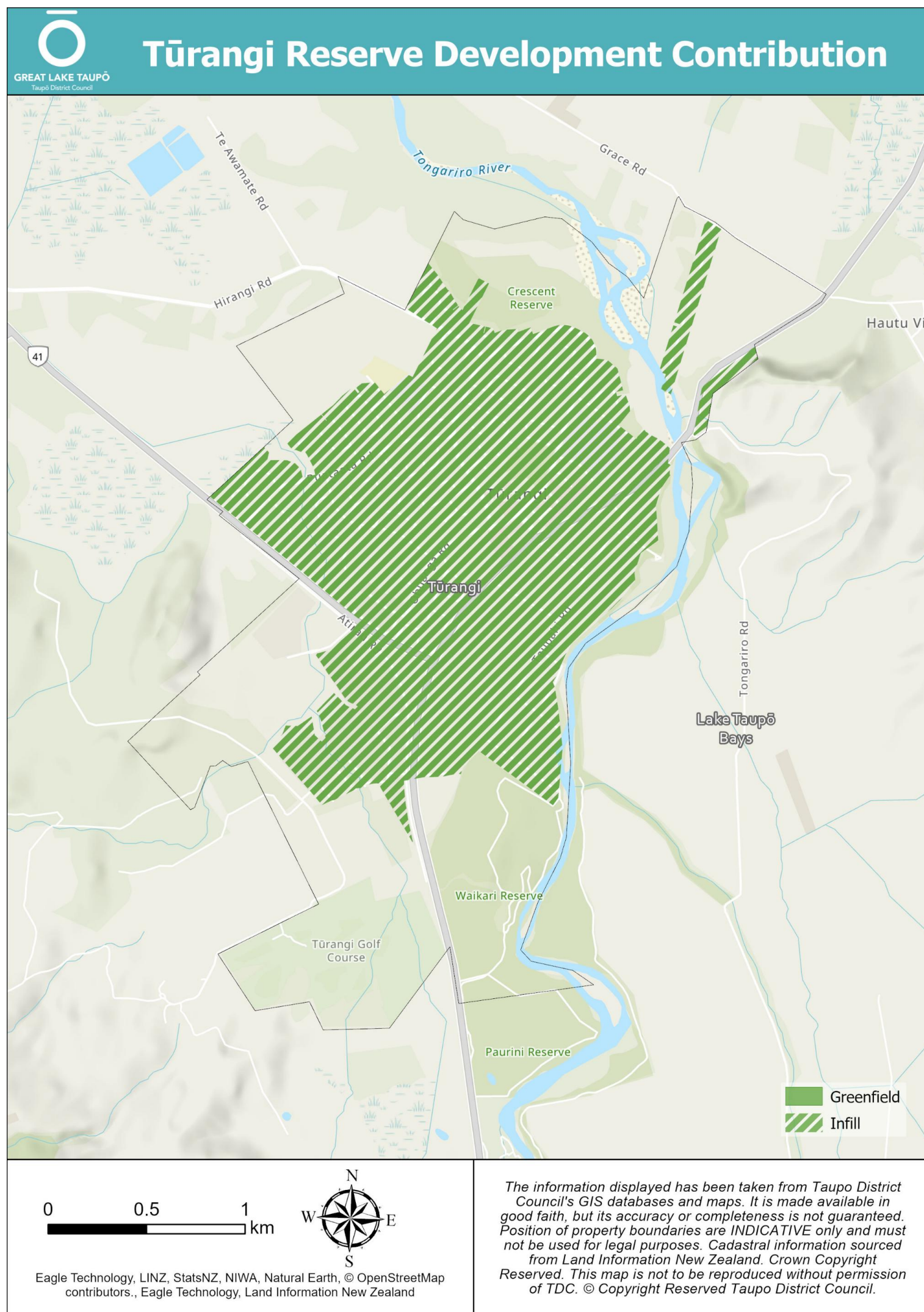
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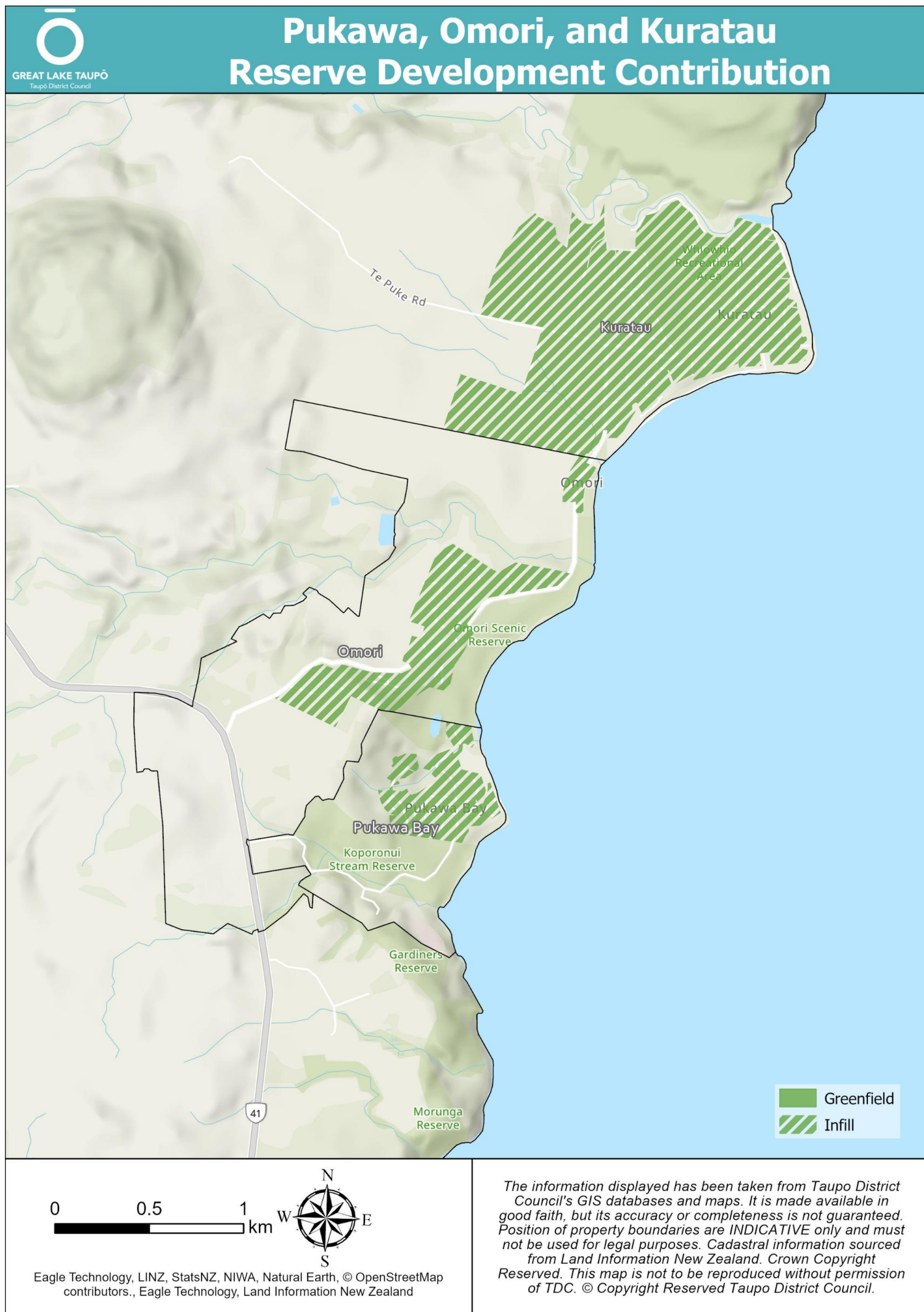
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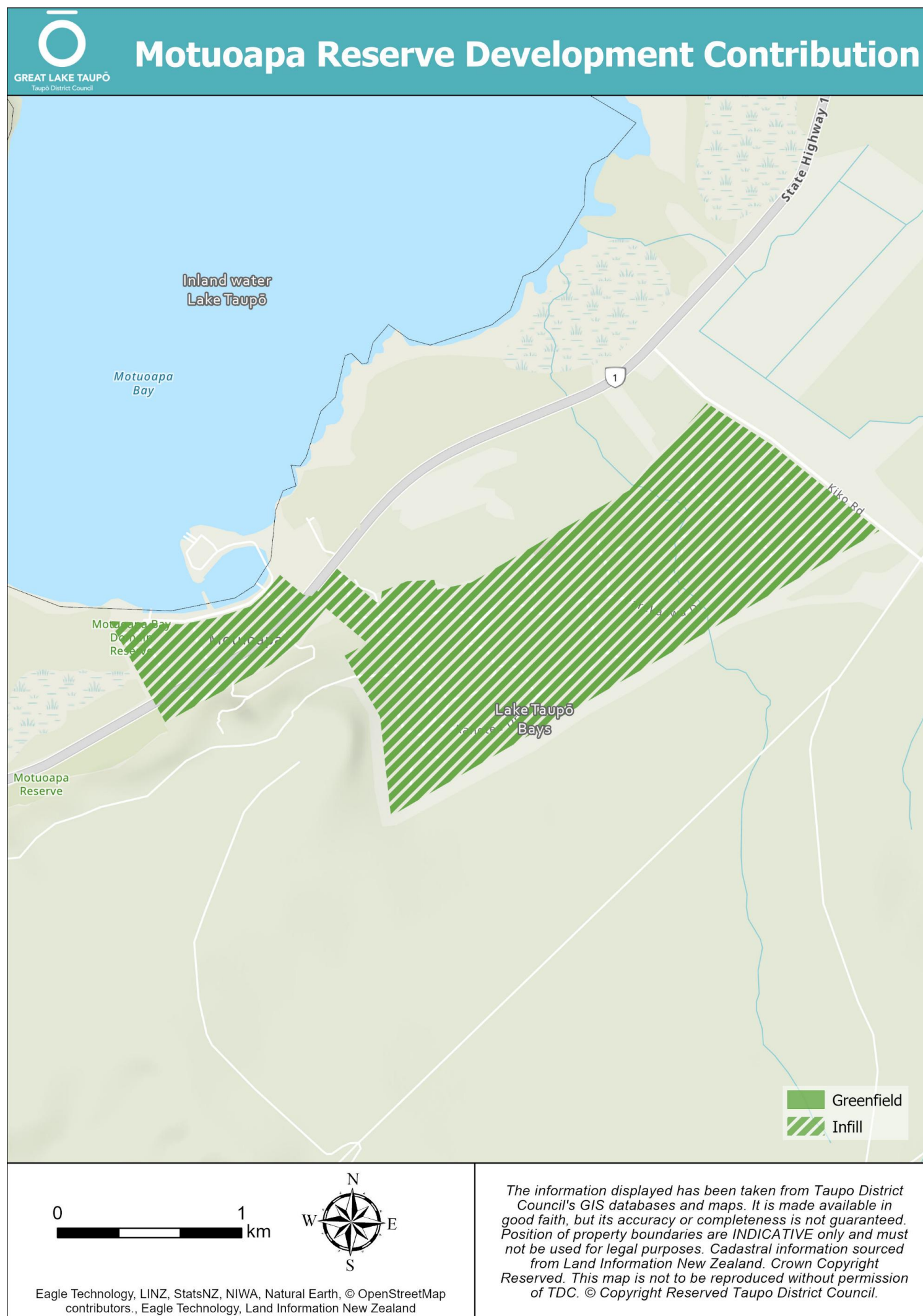
PARKS & RESERVES CATCHMENT AREA – TŪRANGI



PARKS & RESERVES CATCHMENT AREA – PUKAWA, OMORI, KURATAU



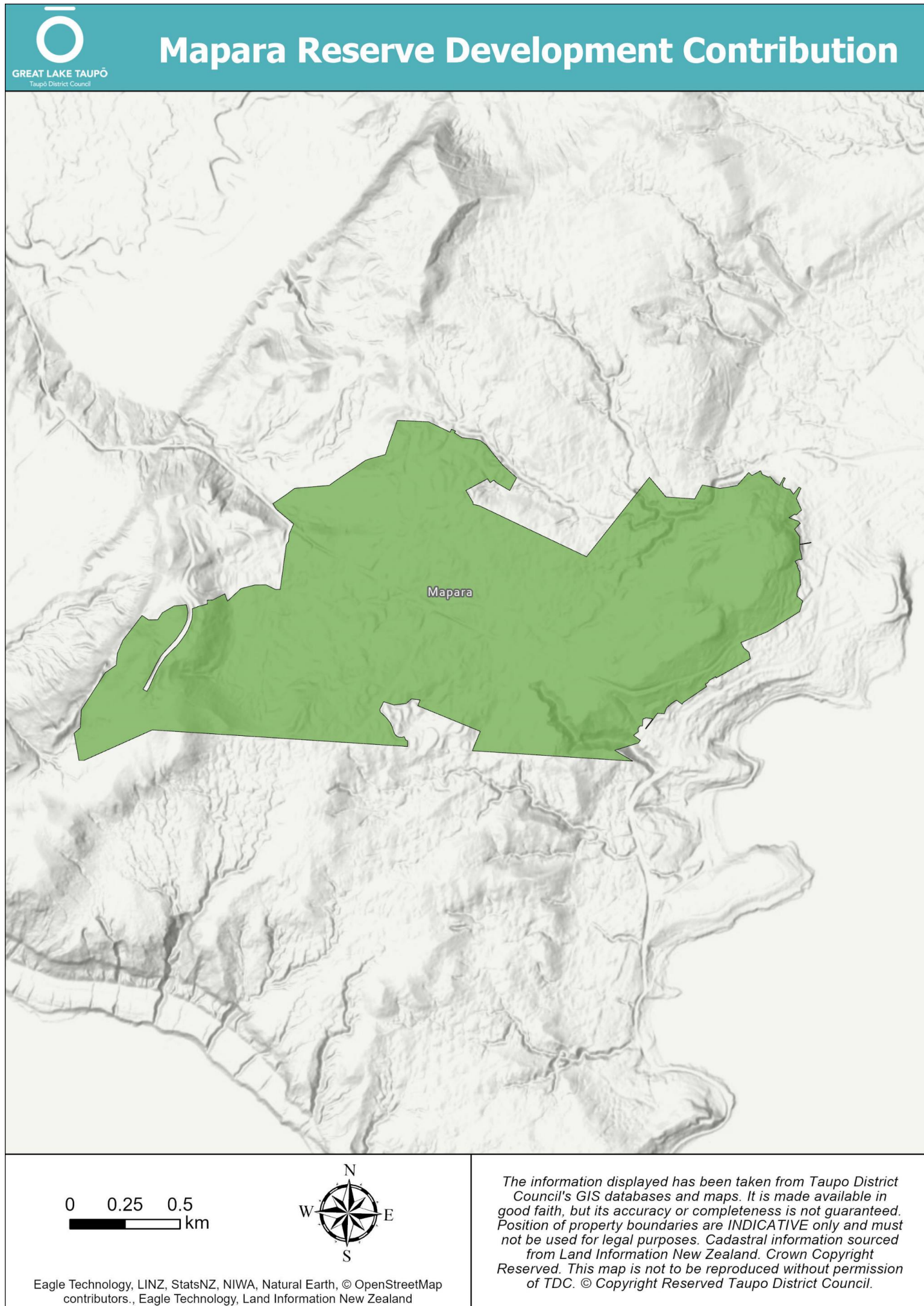
PARKS & RESERVES CATCHMENT AREA – MOTUOAPA



PARKS & RESERVES CATCHMENT AREA – MANGAKINO



PARKS & RESERVES CATCHMENT AREA – MAPARA



TRANSPORT NETWORK CATCHMENT MAPS

TRANSPORT NETWORK CATCHMENT AREA – TAUPŌ-KINLOCH TRANSPORT CORRIDOR



2025-2028 Waikato Triennial Agreement

Purpose

1. The Waikato Triennial Agreement for the 2025-2028 triennium sets the context for partnership and progress. It is a statutory requirement under the Local Government Act 2002 and represents the shared desire of local government in the Waikato region to work collaboratively within and across boundaries to maximise efficiency and effectiveness and to promote sustainable growth and development. It is intended to align collective efforts to work with central government, iwi Māori, and others committed to building a strong, cohesive and prosperous region, thereby contributing to New Zealand's economic growth and development. The Waikato Mayoral Forum will be critical to the successful execution of this agreement. Such collaboration will result in measurable improvements in the way the region positively competes for resources and talent, and the manner in which it leads its communities.

Strategic context

Waikato key to New Zealand's economy

2. The Waikato region is a cornerstone of New Zealand's economy. The region's location as a critical national transport, freight and logistics corridor supports a diverse economy spanning agriculture, advanced manufacturing, technology, renewable energy, aquaculture, tourism, forestry and healthcare. The region is home to significant natural resources including major river catchments, geothermal energy, 10,000km² of coastal marine area, 1,200km of coastline and \$1.1B in flood protection infrastructure. These strengths are bolstered by an expanding Māori economic base and the longstanding cultural and regional leadership of the Kingitanga.
3. Despite its strengths, the region faces environmental and social challenges. Whilst increased development and population growth across some parts of the region provides opportunities for the wider regional economy, it also introduces challenges including inequities in housing, health, education, transport and significant impacts on the environment that need to be managed. Addressing these issues is essential to ensuring a resilient and prosperous future for Waikato communities.

Navigating national and global waves of change

4. The New Zealand Government has launched a programme of legislative reform aimed at enabling growth and infrastructure development. Key reforms include:
 - Replacement of the Resource Management Act 1991 with the Natural Environment Act and the Planning Act, which will respectively manage environmental protection and enable land-use planning for development.
 - Amendments to the Local Government Act 2002, refocusing councils on core infrastructure and essential services, enhancing financial discipline, and increasing transparency and accountability.
 - A proposal to simplify local government by removing elected regional councillors and replacing them with interim Combined Territories Boards (CTBs) comprising the city and district council mayors in each region. The CTBs would be charged with developing regional reorganisation plans designed to identify the best way councils can work together to deliver effective and efficient services in the region.

5. These reforms will significantly reshape governance, operating models and structures of Waikato local authorities.

Connected regional leadership

6. Regional leaders must navigate the acceleration of global and national change to deliver best outcomes for the people and places they serve. Geopolitical fragmentation, climate change, demographic shifts, digital disruption, and resource competition are contributing to ongoing structural challenges like inflation and affordability. These pressures require a shift toward permanent transformation and a continuing focus on partnerships, relationships and collaborative governance models that support responsive decision-making in financially constrained environments.
7. In this evolving context, Waikato’s anchor institutions—including local councils, iwi, and community-based organisations — play a key role in providing economic stability, social cohesion, and identity. Their deep-rooted presence and shared interest in the region’s future positions them well to collaborate and guide strategic investment in infrastructure, housing, health, education, and employment.
8. Waikato councils have a proven track record of working together, including through initiatives such as Local Water Done Well (LWDW), which addresses water service delivery and infrastructure funding challenges. Building on this foundation, through the Waikato Mayoral Forum, the Waikato councils are committed to strengthening partnerships with iwi Māori and engaging constructively with central government to align on long-term strategic objectives that deliver enduring benefits for the Waikato region and New Zealand as a whole.

Current legislative context

9. The Waikato Triennial Agreement codifies how the region’s mayors will work together. Under the Local Government Act 2002, all local authorities in each region must enter into a Triennial Agreement no later than 1 March after the election. The Agreement details protocols for communication and coordination among the members. Proposed changes to the Local Government Act (not yet enacted as at March 2026) intend to remove reference to the ‘four wellbeings’ and restate the purpose of local government to include democratic decision-making, infrastructure, public services, and supporting economic growth.

Role of the Mayoral Forum

10. The Waikato Mayoral Forum is a central governance and leadership body for advancing the region’s collective interests. It plays a pivotal role in shaping the future success of Waikato’s diverse communities by leveraging interdependencies and connections across council boundaries to foster economic growth, social resilience, and regional cohesion.
11. Through the Forum, councils are expected to champion a shared regional vision, develop a coherent and inclusive development plan, and collectively position the Waikato as an attractive destination for public and private investment. The Chair of the Mayoral Forum acts as the region’s principal representative, ensuring Waikato is well-positioned to collaborate with central government, neighbouring regions—particularly Auckland and Bay of Plenty—and other strategic stakeholders, to identify and pursue investment opportunities at scale.

12. The Forum is responsible for guiding decisions on significant regional programmes and partnerships with central government. Key areas of focus for the term of this agreement include (but are not limited to):
- 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.
13. Each agreed work programme will be formally included in the Mayoral Forum's agenda and will be led by Mayors, supported by Chief Executives and designated working groups. This structure ensures strategic alignment, progress and accountability, and coordinated delivery across the region.

Role of Waikato Chief Executive Forum

14. The Waikato Chief Executive Forum (CE Forum) is a key group supporting the Mayoral Forum. In conjunction with elected members, the CE Forum identifies and develops the regionally significant and strategic programmes of work that comprise the Mayoral Forum agenda. Through their staff, the CEs will identify topics for the Mayoral Forum agenda, sign off work and present work to the Mayoral Forum for feedback, endorsement and approval through each council's own decision-making processes, if required.
15. Funding decisions will be made by CEs, consistent with their delegations, or via recommendation to the Mayoral Forum and then on to each council's Long Term Plan or Annual Plan processes.

SIGNATORIES

16. The parties:
- Hamilton City Council
 - Hauraki District Council
 - Matamata-Piako District Council
 - Ōtorohanga District Council
 - Rotorua District Council
 - South Waikato District Council
 - Taupō District Council
 - Thames-Coromandel District Council
 - Waikato District Council
 - Waikato Regional Council
 - Waipā District Council
 - Waitomo District Council.

Principles

17. Signatories to this agreement recognise that:

- a) While the communities within the region are diverse and encompass a range of desired outcomes, it is important for local government to collaborate on strategic regional issues and opportunities. On occasions, issues and opportunities that are shared by some councils might be of lesser importance to others. The Triennial Agreement therefore acknowledges that it will be appropriate to have a range of sub-agreements that address more localised or sub-regional matters between and among councils depending on what is best for the people and places we serve.
- b) Collaboration can aid in effective and efficient planning and encourage shared services and a collective approach to reduce costs, increase available resources, and help to make strategic judgements about the allocation of resources.
- c) Collaboration can assist councils promote outcomes consistent with the purpose of local government.
- d) There is a need for open communication, information sharing and seeking agreement on strategic issues.
- e) We will speak as one voice when there is unanimous agreement and in good faith attempt to reach unanimity on issues of regional and national significance critical to the wellbeing of the region and its communities.
- f) We acknowledge that it might not always be possible to achieve common direction on all strategic issues brought before the Forum given that each party to the agreement has functions, obligations, and rights to make decisions for their area which may conflict with the position of other signatories to this agreement. However, we commit to working through regionally significant programmes of work requiring collaboration and a common direction.
- g) Where appropriate, aligning with and influencing Central Government policy is important to the delivery of good quality, cost effective infrastructure, public services, and regulatory functions to promote and enhance the wellbeing of our communities. The forum will play an active role negotiating with Central Government on common, agreed, positions on national policy that affect Local Government and their communities and, where regional functions can be better convened, governed and or implemented at a regional level, such as when they require Local Government relationships, knowledge, expertise, and support.

Protocols for communication and coordination

18. Signatories to this agreement recognise that:

- a) Each council has accountability to different communities and will work together on issues where it is agreed that the region will benefit from a collaborative approach.
- b) When a council has a significant disagreement with the position of the others, the other councils will make every effort to respectfully accommodate, acknowledge and fairly represent the dissenting view.
- c) When a significant decision or issue affects a particular council then that council should be consulted in formulating the region's response.
- d) Councils agree to act in good faith and in a transparent manner on issues of information and disclosure.

- e) Councils should provide early notification of decisions that may affect other councils in the region. Communication protocols may be developed between councils where it is agreed better communication is desired.
- f) All formal public communications from Mayoral Forum meetings will be circulated to all councils for comment prior to their release, unless otherwise agreed by the Mayoral Forum in order to meet urgent and unforeseen deadlines.
- g) Councils will apply a 'no surprises' approach whereby early notice will be given over disagreements concerning policy or work programmes before critical public announcements are made.
- h) If councils make decisions that are inconsistent with the agreement, they must explicitly note that inconsistency and the reasons for it and notify the other councils that are parties to the agreement.

General approach to collaboration

19. Signatories to this agreement should:

- a) Share resources for the purpose of preparing background information on the various communities within the region. Such information may include demographics, survey data and scientific studies and the analysis of social, economic, environmental, and cultural trends.
- b) Seek to attract investment and Government support in the region by aligning community interests, working collaboratively through Waikato Mayoral Forum work streams and other options, developing agreed positions on matters of importance to the region and continuing to develop and strengthen existing joint approaches to engage with Government agencies and other organisations.
- c) Actively identify opportunities and projects to collaborate; building upon the approaches that were used to bring about Waikato Waters Ltd and IAWAI - Flowing Waters.
- d) Promote communication and cooperation among the region's councils with respect to shared services and other collaborative opportunities.
- e) Make draft strategies, policies and plans available to all councils in the region for discussion and development.
- f) Provide guidance on the implementation of strategic collaborative projects and monitor progress of collaborative initiatives.
- g) Utilise the Waikato Mayoral Forum work streams and other collaborative options to ensure that all councils can participate in identifying, delivering, and funding regionally significant projects and programmes, facilities, and services to more than one council.
- h) Invite Government Ministers, relevant officials, corporate, community and iwi leaders to meet to discuss issues of strategic importance to the region.
- i) Advocate for strategic investment in the region and promote the strategic benefits and advantages of the Waikato as part of the nationally strategically important upper North Island.

- j) If necessary, establish one or more joint committees or other joint governance arrangements to give better effect to communication and coordination or to assist with identifying, delivering and funding regionally significant projects and programmes, facilities, and services to more than one district, or to consider proposals for new regional council activities.

Mayoral Forum meetings

20. Signatories to this agreement will endeavour to hold a meeting of Mayors and the Regional Chairperson (supported by their Chief Executives) at least quarterly to discuss any pertinent issues and to review the performance of workstreams within the agreement. These meetings will be under the banner of the Waikato Mayoral Forum.
21. The Waikato Mayoral Forum is not a formal committee constituted under the Local Government Act, and therefore meetings are not public. Recommendations from the Mayoral Forum are for members to take to their respective councils for consideration and decisions.
22. The Chief Executives' Forum will also meet regularly to advance initiatives as requested by the Mayors and Regional Chairperson.
23. Special meetings may be called at the request of four members.
24. The secretariat will prepare an agenda for the Mayoral Forum meetings in consultation with the Chair and the Chief Executives' Forum.
25. Agendas for meetings will be issued and minutes will be taken and circulated.
26. The appointed Mayoral Forum Chairperson will ensure minutes are taken, approved, and circulated.
27. Any public communications from these meetings will be approved by the Mayoral Forum prior to their release, unless otherwise agreed by participants to delegate to the Chair in order to meet urgent deadlines.
28. The Waikato Mayoral Forum shall have the power to invite people to attend and participate in its meetings on a permanent and/or issues basis.

Secretariat support

29. The Mayoral Forum will appoint Co-Lab to carry out the secretariat function.
30. As part of that role, Co-Lab's functions will include preparing agendas (in consultation with the Forum Chair, workstream leads (refer below), and the CE Forum Chair), arranging venues on the day of meetings, taking minutes and actions, keeping any books and accounts and attending to any other business required to support the forum.

31. Councils will fund Co-Lab for the secretariat role on the following basis:

Council	%ages
Hamilton City	20.6%
Hauraki District	5.1%
Matamata-Piako District	5.6%
Ōtorohanga District	3.2%
Rotorua Lakes District	10.4%
South Waikato District	4.7%
Taupō District Council	7.8%
Thames-Coromandel District	7.8%
Waikato District	11.1%
Waikato Regional Council	10.7%
Waipā District	9.2%
Waitomo District	3.8%
	100.0%

32. Co-Lab will also undertake the activities noted above in relation to any programmes of work agreed by the Mayoral Forum. The basis of funding the secretariat for these programmes will mirror the (yet to be agreed) funding allocation for other costs associated with each programme.

Significant new activities proposed by the regional council

33. If the regional council or a regional council-controlled organisation proposes to undertake a significant new activity then section 16 of the Local Government Act 2002 shall be adhered to.

34. The regional council agrees to discuss the issues involved at one or more of the existing fora and to provide preliminary draft proposals to the affected councils for early comment, including any amendments to the regional council's Significance and Engagement Policy.

35. Where the regional council proposes to undertake a significant new activity that involves one or more territorial authorities within the region the following protocols will apply:

- a) The regional council will as soon as practicable inform all councils within the region of the nature, scope, and reasons for the proposal.
- b) Councils will be given a reasonable period but no less than 40 working days, to respond to any such proposal. The regional council will fully consider any submissions on the proposal made by councils within the region.
- c) Should there be substantive disagreement between the councils on whether the regional council should undertake the activity, the parties will refer the matter to mediation as set out in the process in s16 (4)-(6) of the Local Government Act for resolving disagreement.

Significant new activities proposed by councils

36. New activities of regional significance proposed and or led by a council or councils, and agreed by the Mayoral Forum, will follow the spirit and intent of the protocols set out for the regional council and regional council-controlled organisations when new regional activities are proposed.

Consultation in relation to the Regional Policy Statement

37. To meet the requirements of clause 3A of Schedule 1 to the Resource Management Act 1991, the consultation process to be used by affected councils in relation to any further changes to the Waikato Regional Policy Statement will be developed and agreed to by all the councils. Protocols will be developed that ensure affected councils have full and effective involvement in the scoping and drafting of any changes to the Waikato Regional Policy Statement.

Strategic priorities of regional significance

38. As noted above, the Mayoral Forum makes decisions about significant programmes of work undertaken at regional scale. For the 2025-2028 triennium, these include, but are not limited to:

- 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.

39. The Mayoral Forum, through the CE Forum, will develop and agree a work programme for the triennium to implement these initiatives following adoption of the Triennial Agreement by all councils.

40. The Mayoral Forum will exercise governance oversight over this work programme.

Term of the Triennial Agreement

41. The Triennial Agreement will continue to operate until such time as it is either amended by the accord of all parties or is renewed following the 2028 local government elections.

Other (sub-regional) agreements

42. This Agreement does not prevent councils from entering into other agreements among themselves or outside the Waikato region. The Mayoral Forum recognises that it may make sense to collaborate and partner at a sub-regional level. Nothing in this agreement should be construed to prevent councils addressing issues, or capitalising on opportunities, at a sub-regional level. However, any other such agreement should not be contrary to the purpose and spirit of this Agreement.

Resolving disagreement

43. In the event of a disagreement over the terms of this agreement, the parties agree to refer the issue to mediation for a resolution. In the absence of an agreement to mediation between the local authorities, the matter will be referred to a process as specified by the Minister of Local Government.

AUTHORITY This agreement is signed by the following on behalf of their respective authorities:

Council	Mayor/Chair signature	Date
Hamilton City Council		
Hauraki District Council		
Matamata-Piako District Council		
Ōtorohanga District Council		
Rotorua District Council		
South Waikato District Council		
Taupō District Council		
Thames-Coromandel District Council		
Waikato District Council		
Waikato Regional Council		
Waipā District Council		
Waitomo District Council		

TRIENNIAL AGREEMENT
Manawatū-Whanganui REGION
2025 -2028

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Purpose

The signatories are committed to working together to promote the social, economic, environmental, and cultural wellbeing of their communities—in accordance with principles of sustainable management for current and future generations, and of the Treaty of Waitangi.

The purpose of this Triennial Agreement (the Agreement) is to ensure appropriate communication, coordination and collaboration between local authorities within the Manawatū-Whanganui Region.

This Agreement is established under section 15 of the Local Government Act 2002 (LGA). It is effective until such time as it is either amended by the agreement of all parties or is renewed following the 2028 local authority elections (and no later than 1 March 2029).

Parties

The signatories to this agreement comprise *principal signatories* (those local authorities whose boundaries are completely or primarily encompassed within the Manawatū-Whanganui Region and who primarily identify with that region) and *non-primary signatories* (those local authorities whose boundaries bisect the Manawatū-Whanganui Region but whose principal identification is with another region).

Principal Signatories:

- Manawatū-Whanganui Regional Council (Horizons)
- Horowhenua District Council
- Manawatū District Council
- Palmerston North City Council
- Rangitikei District Council
- Ruapehu District Council
- Tararua District Council
- Whanganui District Council

Non-primary Signatories:

- Stratford District Council
- Taupō District Council
- Waitomo District Council

This Agreement is binding on all local authorities of the Manawatū-Whanganui Region. It is recognised that non-primary signatories retain discretion over the extent of their involvement, in proportion to the extent to which issues and decisions under consideration affect them.

Working Together

This Agreement focuses on responding to issues and opportunities facing our communities and local environment. The parties agree to work together in good faith for the good governance and sustainable development of their local areas and the region as a whole.

Signatories to this Agreement recognise that obligations to the Treaty of Waitangi, and to provide opportunities for Māori to contribute to local decision-making, extend to regional cooperation and joint decision-making. Central Government, too, has overlapping but distinct priority areas. The parties will seek to collaborate on matters of shared interest.

The wellbeing of our communities and health of our environment are best served by local authorities working together. We face increasingly complex governance issues, many of which cannot be resolved by any one organisation acting alone. Cooperation is necessary to tackle challenges such as:

- Delivering better social outcomes for communities, through affordable housing, well-functioning urban environments, infrastructure, and transport links;
- Improving the resilience of our environment and communities to the effects of climate change;
- Improving the health of our ecosystems and waterways;
- Supporting the development of a vibrant, sustainable regional economy.

The parties value and will maintain open communication, collaboration and trust, applying a 'no surprises' policy by ensuring other parties receive early notification of significant proposals that may affect them and their communities, and of divergent views on proposed decisions before critical public announcements are made.

Collaboration and cooperation between local authorities can yield administrative efficiencies, allowing for better use of available resources and more effective community participation. The parties undertake to work together toward common priorities and community outcomes, and making efficient use of resources, in accordance with LGA s14(1)(e).

While collaboration and cooperation are desirable, the region's communities and landscapes are diverse, and each local authority has the legislative mandate to govern its own area as appropriate.

Governance

The primary mechanism to implement this Agreement is the Manawatū-Whanganui Mayoral Forum (the Mayoral Forum), comprised of the region's Mayors and the Chair of Horizons Regional Council. The Forum will meet quarterly and operate in accordance with its agreed terms of reference, which are attached at Appendix One.

The Manawatū-Whanganui Mayoral Forum will:

- Provide governance oversight of our response to regionally significant challenges;
- Promote understanding and alignment of effort across councils, with central government, and with tangata whenua;
- Advocate for the interests of the region, its councils and communities.

The Mayoral Forum will be supported by the Manawatū-Whanganui Chief Executives Forum.

The Chief Executives Forum will:

- Identify and escalate to the Mayoral Forum strategic issues and opportunities for collaboration;
- Report to the Mayoral Forum on the delivery of its agreed actions, work programmes or collaborative projects.

Other groups will support regional coordination:

- The Climate Action Joint Committee is to continue. Terms of Reference are attached at Appendix Two.

- Regional Transport Committee is to continue, as required by s105(2) of the Land Transport Management Act 2003.
- For the avoidance of doubt, Manawatū-Whanganui Civil Defence and Emergency Management Group will continue, as required by s12 of the Civil Defence Emergency Management Act 2002.
- The Accelerate 35 (A35) Lead Team will continue to progress regional economic development.
- The Regional Leadership Group, convened by the Ministry for Social Development, will bring together senior officials from central and local government, tangata whenua, and other community groups with a focus on social wellbeing, health, and education.

These arrangements complement other mechanisms for inter-council collaboration, such as Local Government New Zealand, Taituarā, the Association of Local Government Information Management, the Institute of Public Works Engineering Australasia, the Local Authorities Public Relations Network, and the Manawatū-Whanganui Local Area Shared Services CCO (MWLASS).

Recognition of Resolutions by Joint Committee

Within the parameters set through legislation – and acknowledging each local authority’s mandate to govern in its own area – the parties agree to:

- Have particular regard to resolutions made by joint committees in developing policies, determining priorities, and allocating resource;
- Progress to the fullest possible extent actions identified through joint planning and decision-making arrangements.

Servicing and Support

Horizons will host a permanent secretariat to support the Manawatū-Whanganui Mayoral Forum. The secretariat will be funded jointly by participating councils.

Significant New Activities

When a party is considering a major policy initiative or proposal that may have implications for other parties, and unless such disclosure is inconsistent with the Local Government Official Information and Meetings Act 1987 or commercial confidences precludes such disclosure, they will give early notification to the affected parties and share the information with the Mayoral Forum and the Chief Executives Forum.

Horizons Regional Council will provide early advice to the Chief Executives Forum and the Mayoral Forum of any significant new regional council activity, in addition to other requirements specified in LGA s16.

Significant Facilities and Services

The Mayoral Forum and Chief Executives Forum may from time to time explore options for identifying, delivering and funding facilities and services of significance to more than one district. Any Party to this Agreement may raise these issues for consideration.

Consultation in Relation to Resource Management Act 1991 (RMA) Policy & Plans

The following consultation process will apply to the preparation of a new, or change, variation, or review of an existing, regional policy statement, regional plan or district plan by a local authority in the Region:

- The Regional Council will seek the input of territorial authorities, and vice-versa, for the preparation or review of the regional policy statement, or regional or district plan.
- For the regional policy statement or a regional plan, the Regional Council will make the draft version available to all territorial authorities in the Region for discussion and development.
- The parties to this Agreement acknowledge their obligation to act in accordance with the principles of consultation set out in LGA s82.

In addition, the parties agree to cooperate in implementing national policy statements, to ensure alignment of regional and district policies and plans, as well as efficiency of process. The parties undertake to report, through Chief Executives, to the Mayoral Forum on opportunities to share information, jointly commission advice, or otherwise pool effort in order to give effect to national direction within appropriate timeframes and in a practicable way.

Other Agreements

This Agreement does not prevent the Parties from entering into other agreements among themselves or outside the Manawatū-Whanganui region. Any other such agreement should not, however, be contrary to this Agreement.

Resolving Disagreement

All parties to this Agreement are committed to working strenuously, in good faith, to resolve any disagreements that may arise in relation to its application. Where a party has a significant disagreement with the position of the others, all parties will make every effort to accommodate, acknowledge or at least fairly represent the dissenting view.

In the event of a disagreement over the actions taken to give effect to this Agreement that cannot be successfully resolved by affected parties, the parties agree to refer the issue of disagreement to mediation. Should agreement on a mediator not be possible, a mediator will be appointed by the president of the Manawatū Branch of the Law Society. If mediation is unsuccessful, any of the local authorities affected may ask the Minister of Local Government to make a binding decision on the proposal. The cost of mediation will be met equally by the parties that have agreed to the mediation.

Agreement to Review

This Agreement remains in force until local authorities ratify a new agreement.

Any party may request an amendment to this Agreement by writing to the Chair of the Mayoral Forum at least two weeks before a regular quarterly meeting of the Forum. The Mayoral Forum will review the Agreement no later than the final meeting before triennial local body elections and recommend any changes to the incoming councils.

Any agreed amendment will be referred to each local authority for ratification. No amendment to this Agreement has effect until signed by all parties.

Statutory Requirements

This document is deemed to duly constitute fulfilment of section 14(1)(e), 15 and 16 of the LGA, and Schedule 1 Clause 3A(1) of the RMA.

Authority

This Agreement is signed by the following on behalf of their respective authorities.

Signing Page

This Agreement is signed by the following on behalf of their respective authorities.

Council	Role / Name	Signature	Date
Horizons Regional Council	Nikki Riley Chairperson		
Horowhenua District Council	Bernie Wanden Mayor		
Manawatu District Council	Michael Ford Mayor		
Palmerston North City Council	Grant Smith Mayor		
Rangitikei District Council	Andy Watson Mayor		
Ruapehu District Council	Weston Kirton Mayor		
Stratford District Council	Neil Volzke Mayor		
Tararua District Council	Scott Gilmore Mayor		
Taupō District Council	John Funnell Mayor		
Waitomo District Council	John Robertson Mayor		
Whanganui District Council	Andrew Tripe Mayor		

Appendix One - Manawatū-Whanganui Mayoral Forum Terms of Reference

Statement of Purpose

The purpose of the Manawatū-Whanganui Mayoral Forum is to support effective leadership on shared priorities and matters of importance to the region's communities.

Objectives

The Manawatū-Whanganui Mayoral Forum has the following objectives:

- To enable Manawatū-Whanganui councils to work more collaboratively in response to regionally significant challenges and opportunities;
- To provide a forum for engagement between councils, central government, tangata whenua, and other leaders in the region;
- To explore, with iwi and hapū, how governance relationships might be further progressed in future;
- To provide a collective voice to advocate for and raise the profile of these issues and opportunities;
- To increase the effectiveness of local government in meeting the needs of Manawatū-Whanganui communities;
- To develop and implement programmes (including joint plans where appropriate), which are responsive to the needs and expectations of the community; and
- To prepare for institutional changes, such as joint planning arrangements, and oversee preliminary work to inform joint strategies and plans.

Principles

In pursuit of these objectives the Manawatū-Whanganui Mayoral Forum will observe the following principles:

- Establish and maintain close liaison with other local government networks to ensure as far as possible the pursuit of common objectives and the minimisation of duplication;
- Establish and maintain close liaison with Ministers of the Crown and local Members of Parliament;
- Recognise that obligations to the Treaty of Waitangi, and opportunities for Māori to contribute to local decision-making, extend to regional cooperation and joint decision-making;
- Work towards shared positions on issues of mutual concern, formalising these through letters of support, submissions and/or public statements as appropriate;
- Exercise its functions with due regard to the tangata whenua and cultural diversity of the community;
- Establish processes for reporting back to its respective councils and communities.

Powers

The Manawatū-Whanganui Mayoral Forum shall have the power to:

- Make submissions and undertake advocacy to external organisations on matters germane to the Committee's objectives;
- Engage with key agencies and neighbouring regions on matters relating to the Committee's objectives;
- Recommend to the parties actions that materially contribute to attainment of the Committee's objectives.

Membership

Membership shall to open to the eight councils wholly or primarily within the Manawatū-Whanganui Region (Horowhenua District Council, Manawatū District Council, Palmerston North City Council, Rangitīkei District Council, Ruapehu District Council, Tararua District Council, Whanganui District Council, Manawatū-Whanganui Regional Council (Horizons)).

Each member council shall be represented by its Mayor (or Chair in the case of the Regional Council) and supported by its Chief Executive. On occasions where the Mayor or Chair cannot attend, a council may be represented by its Deputy Mayor or Chair.

The Mayoral Forum will have the power to co-opt other members on a permanent and/or issues basis.

Election of Chair

The Manawatū-Whanganui Mayoral Forum shall select a Chair and Deputy Chair at the first meeting immediately following the Triennial Elections. These appointments may be reviewed after a period of 18 months.

The Chair selected will preside at all meetings of the Mayoral Forum.

The Mayoral Forum may appoint spokespersons from its membership for issues being considered, in which case each member council agrees to refer all requests for information and documents to the duly appointed spokespersons.

Meetings

Meetings will be held quarterly at Regional House in Palmerston North, unless otherwise advised.

Special meetings may be called at the request of members.

The secretariat will prepare an agenda for Mayoral Forum meetings in consultation with the Chair and the Chief Executives Forum.

Agendas for meetings will be issued and minutes will be taken and circulated.

Quorum

The quorum will consist of four members (half the number of members including vacancies).

Meetings may be held in person or by other means (such as audiovisual link) as the Committee agrees and where permissible under New Zealand law and the standing orders of the parties.

Decision Making

The practice of the Forum will be to determine issues before it by consensus.

If the consensus is to determine issues by voting, the determination shall be determined by a majority of votes of members attending the meeting.

Remuneration and Expenses

Each party shall be responsible for remunerating its representative on the Committee.

Standing Orders

The Committee shall apply the standing orders of Manawatū-Whanganui Regional Council.

Secretariat

The Manawatū-Whanganui Mayoral Forum will appoint Manawatū-Whanganui Regional Council to carry out the secretariat function on such terms and conditions as it shall decide for the discharge of duties, including the taking of minutes and the keeping of any books and accounts and attending to any other business of the forum.

Variations to this Agreement

Amendments to this agreement may be required from time to time. Changes will be approved by the parties, on the recommendation of the Mayoral Forum.

Appendix Two – Climate Action Joint Committee Manawatū-Whanganui Terms of Reference

Statement of Purpose

The purpose of the Climate Action Joint Committee (CAJC) is to support a coordinated response to climate change across the Councils and communities of the Manawatū-Whanganui Region.

It is established in accordance with Section 7, clauses 30 and 30A of the Local Government Act 2002.

Objectives

The Climate Action Joint Committee's operating objectives are to:

- Collaborate on action to build organisational, community, and regional resilience in the face of climate change;
- Make use of available environmental, social, cultural and economic research, skills and capabilities to leverage opportunities and mitigate the impacts of climate change;
- Develop a climate action plan, including recommended actions for councils to contribute to mitigation of greenhouse gas emissions and to support community resilience to the effects of climate change;
- Work collectively as a region to engage with central government, including any actions to deliver on responsibilities under the National Adaptation Plan and Emissions Reduction Plan, and to support a Just Transition for our region;
- Promote consistent and effective leadership, advocacy, communication and engagement on climate change issues to enable individual and collaborative action;
- Champion the integration of partner strategies, programmes, and plans and encourage partnerships with iwi and others in central and local government, health, education, youth, NGOs and business;
- Oversee implementation of agreed joint projects;
- Share climate change evidence and guidance to inform Council work programmes and support explicit consideration of climate change impacts in decisions; and
- Monitor and report annually on implementation of the joint action plan.

Powers

The Climate Action Joint Committee does not have the power to legally bind any Council to any act or decision, unless that act or decision has been agreed to by decision of that council.

Within that context, the parties agree to:

- Have particular regard to the recommendations of the Committee in developing policies, determining priorities, and allocating resource;
- Progress, to the fullest possible extent, actions identified through joint planning and decision-making arrangements.

The Climate Action Joint Committee shall have the power to:

- Receive regular monitoring reports and presentations on the matters relevant to the Committee's objectives;
- Develop, adopt, and progress a joint climate action plan;
- Make submissions and undertake advocacy to external organisations on matters germane to the Committee's objectives;
- Engage with key agencies and neighbouring regions on matters relating to the Committee's objectives;
- Recommend to the parties actions that materially contribute to attainment of the Committee's objectives;
- Receive any grant or subsidy;

- Receive financial contributions from member authorities, as may be mutually determined and acceptable to individual local authorities; and
- Determine and make payments from its funds for any or all of the purposes of its objects.

Decision making

The practice of the forum will be to determine issues before it by consensus.

If the consensus is to determine issues by voting, the determination shall be determined by a majority of votes of members attending the meeting.

Council decisions on the Joint Committee's recommendations

Where a Council makes specific decisions on the Climate Action Joint Committee's recommendations, these will be reported to the Joint Committee by its delegate. Where the decision is materially different from the Joint Committee's recommendation the report will set out the reasons for that decision.

Membership

The Committee consists of the following members:

- The Mayor/Chair or designated delegate of each local authority within the Manawatū-Whanganui Region (total 8 members); and
- Up to eight non-Councillor members, to represent the views of Tangata Whenua. These appointments will be made by Horizons (HRC) on the recommendation of iwi leaders, taking into consideration their skills, attributes or knowledge that will assist the work of the Committee.

This Committee may invite advisors to attend relevant portions of the Committee's business.

Election of Co-Chairs

The committee will elect Co-Chairs by the system described in clause 25(4) Schedule 7 of the Local Government Act 2002.

The governance group will have two Co-Chairs:

- A Councillor member of the group; and
- A Tangata Whenua member of the group.

Each Co-Chair shall preside on an alternate basis. If a Co-Chair is absent from a meeting at which they are scheduled to be the presiding member, the other Co-Chair shall preside at the meeting.

Remuneration and Expenses

Each party shall be responsible for remunerating its representative on the Committee.

Tangata Whenua members shall be eligible for compensation for joint committee activity including travel and attendance at meetings.

Standing Orders

The Committee shall apply the standing orders of Manawatū-Whanganui Regional Council.

Meeting Quorum

The quorum will consist of:

- Half of the members present (in-person or on-line) if the number of members (including vacancies) is an even number; or
- A majority of members present (in-person or on-line) if the number of members (including vacancies) is an odd number.

Non-elected positions to which no appointment has been made are not considered to be vacancies for the purposes of forming a quorum.

Meetings may be held in person or by other means (such as audio visual link) as the Committee agrees where permissible under New Zealand law and the standing orders of the parties.

Meeting Schedule

The Committee will sit at least twice each year.

Special meetings may be called at the request of members.

Agendas for meetings will be issued and minutes will be taken and circulated.

Approved minutes and approved final reports and papers will be made available via Horizons' website.

Duration

In accordance with clause 30(7) of Schedule 7 of the Local Government Act 2002, the Climate Action Joint Committee is not to be discharged following each triennial local government election.

Variations to this Agreement

Amendments to this agreement may be required from time to time. Changes will be approved by the parties, on the recommendation of the Climate Action Joint Committee.



New Zealand Legislation

Local Government Act 2002

If you need more information about this Act, please contact the administering agency: **Department of Internal Affairs**

- Warning: Some amendments have not yet been incorporated

40 Local governance statements

- (1) A local authority must prepare and make publicly available, following the triennial general election of members, a local governance statement that includes information on—
 - (a) the functions, responsibilities, and activities of the local authority; and
 - (b) any local legislation that confers powers on the local authority; and
 - (ba) the bylaws of the local authority, including for each bylaw, its title, a general description of it, when it was made, and, if applicable, the date of its last review under section 158 or 159; and
 - (c) the electoral system and the opportunity to change it; and
 - (d) representation arrangements, including the option of establishing Māori wards or constituencies, and the opportunity to change them; and
 - (e) members' roles and conduct (with specific reference to the applicable statutory requirements and code of conduct); and
 - (f) governance structures and processes, membership, and delegations; and
 - (g) meeting processes (with specific reference to the applicable provisions of the Local Government Official Information and Meetings Act 1987 and standing orders); and
 - (h) consultation policies; and
 - (i) policies for liaising with, and memoranda or agreements with, Māori; and
 - (j) the management structure and the relationship between management and elected members; and
 - (ja) the remuneration and employment policy, if adopted; and
 - (k) equal employment opportunities policy; and
 - (l) key approved planning and policy documents and the process for their development and review; and
 - (m) systems for public access to it and its elected members; and
 - (n) processes for requests for official information.
- (2) A local authority must comply with subsection (1) within 6 months after each triennial general election of members of the local authority.
- (3) A local authority must update its governance statement as it considers appropriate.

Section 40(1)(ba): inserted, on 14 October 2007, by section 7 of the Local Government Act 2002 Amendment Act 2006 (2006 No 26).

Section 40(1)(ja): inserted, on 5 December 2012, by section 20 of the Local Government Act 2002 Amendment Act 2012 (2012 No 93).



LOCAL GOVERNANCE STATEMENT

Adopted on 31 March 2026

[A3911117]

1

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Next review date:	After each triennial election
Document number:	A3911117
Sponsor/Group:	Legal and Governance Manager

LOCAL GOVERNANCE STATEMENT

1. Purpose

The Taupō District Council's Local Governance Statement is a collection of information about the processes that Council uses to engage with the Taupō district community.

The Statement outlines how the Council makes decisions and how the public can be involved in decision-making processes.

Section 40 of the Local Government Act 2002 (LGA) requires Council to adopt a Local Governance Statement within six months following a triennial election.

2. Functions, Responsibilities and Activities

The purpose of the Taupō District Council is to enable democratic local decision-making and to promote the social, economic, environmental and cultural well-being of communities in the present and for the future.

Under various pieces of legislation, the Council is also responsible for:

1. Formulating the district's strategic direction in conjunction with the community through the Long-term Plan (LTP) and undertaking annual reporting on progress through the preparation of the Annual Report.
2. Determining the services and activities to be undertaken by the Council.
3. Managing various regulations and upholding the law, including the formulation and enforcement of bylaws.
4. Advocating on behalf of the local community with central government, other local authorities and other agencies.
5. Managing land use and subdivision through the Taupō District Plan.
6. Encouraging local communities to be part of the decision-making processes of local government.
7. Ensuring effective succession of Elected Members.

3. Local Legislation Conferring Powers on Council

Some councils are bound by legislation (known as Local Legislation) that only applies to that council. Taupō District Council is subject to the following piece of legislation:

- Taupō Borough Empowering (Information Centre) Act 1970

4. Electoral System and Opportunity to Change it

Council's electoral system is governed by the Local Electoral Act 2001. This Act provides a choice of two electoral systems for the election of Mayor and Councillors. The choices are "First Past the Post (FPP) or "Single Transferable Vote" (STV) system.

FPP allows voters to tick as many candidates' names as they want, up to the number of vacancies to be filled. The candidate(s) that receive the most votes is/are declared the winner. This form of voting is used in parliamentary elections to elect Members of Parliament to constituency seats.

STV requires the voters to rank candidates in an order of preference and uses a cascading system of transferring votes to ensure that all of a voter's preferences are taken into account. Once a particular candidate has achieved enough votes to be elected any "excess" votes for that candidate are transferred to the voter's next highest preference. Because each voter's preferences will be different the system requires a computer to calculate the result and a number of "iterations" will need to be run before the final result is declared.

Taupō District Council currently operates its elections under the FPP electoral system.

Under the Local Electoral Act 2001, there are three ways that the electoral system may be changed from one type to the other. First, the Council can resolve to make a change. Secondly, the Council can conduct a binding poll on whether to make a change. Thirdly, electors can demand a binding poll by at least 5% of electors signing a petition demanding that a poll be held.

If the electoral system is changed, the new electoral system must be used for at least the next two triennial general elections; that is, we cannot change our electoral system for one election and then change back for the next election.

The Council's last review of the electoral system was in July 2020 where it was resolved that the 2022 and 2025 triennial elections would be conducted under FPP. While each of the ways of making a change has a slightly different date for initiating the process the matter can and will be reviewed again in 2026 for application at the 2028 and 2031 triennial elections.

5. Representation Arrangements

The current membership of Council consists of 12 Councillors plus the Mayor [total of 13]. At the present time the 12 Councillors are elected on a ward basis by the electors of each ward with the Mayor elected at large by the electors of the whole district.

Council is required to review the representation arrangements for the district every six years. The last review was completed in 2021. We are next required to review the arrangements prior to the 2028 elections.

5.1. Wards

The Taupō district is divided into five wards as follows:

1. Mangakino Ward [one Councillor]
2. Taupō Ward [seven Councillors]
3. Taupō East Rural Ward [one Councillor]
4. Tūrangi/Tongariro Ward [one Councillor]
5. Te Papamārearea Māori Ward [two Councillors]

Refer to Appendix A for maps outlining Ward boundaries.

5.2 Māori Wards and Constituencies

The Local Electoral Act 2001 also gives the Council the ability to establish separate wards for Māori electors. On 23 November 2020, Council resolved to establish Māori wards for Taupō district. This decision was confirmed on 27 April 2021 following engagement with the community. It was subsequently decided in conjunction with Māori and our iwi partners that our two Māori ward councillors should be elected via one district-wide ward, Te Papamārearea. At the 2025 triennial elections, a Māori Ward poll was voted on and the result was to remove the Māori Ward. This poll is binding and will apply for Taupō District Council triennial elections to be held in 2028 and 2031.

5.3 Review of Representation Arrangements

The Local Electoral Act 2001 requires the Council to review its representation arrangements at least once every six years. The next review will be undertaken in 2027 and the resulting decisions can remain in place until 2034. Reviews must include the following:

1. The number of elected members (within the legal requirement to have a minimum of 6 and a maximum of 30 members including the Mayor)
2. Whether the elected members (other than the Mayor) shall be elected by the entire district, or whether the district will be divided into wards for electoral purposes, or whether there will be a mix of 'at large' and 'ward' representation
3. If election by wards is preferred, the boundaries and names of those wards and the number of members that will represent each ward
4. Whether to have community boards and, if so, how many, their boundaries and membership, and whether to subdivide a community for electoral purposes.

Through the review process there is the right to make a written submission to the Council, and the right to be heard.

There is also the right to appeal or object to any decision made by the Council to the Local Government Commission, which will make a binding decision for the district's representation arrangements. Further details on the matters that the Council must consider in reviewing its membership and basis of election can be found in the Local Electoral Act 2001.

6. Members' Roles and Conduct

The Mayor and Councillors of Taupō District Council have the following roles:

1. Setting the policy direction of Council
2. Monitoring the performance of Council
3. Representing the interests of the district [on election all members must make a declaration that they will perform their duties faithfully and impartially, and according to their best skill and judgement in the best interests of the district].
4. Employing the Chief Executive Officer [under the Local Government Act 2002 the Council employs the Chief Executive Officer, who in turn employs all other staff on its behalf].

6.1 Role of the Mayor

The Mayor is elected by the district as a whole and as one of the elected members shares the same responsibilities as other members of Council. In addition, the Mayor has the following roles:

1. provide leadership to—
 - (a) the other members of the territorial authority; and

- (b) the people in the district of the territorial authority.
- 2. to lead the development of the territorial authority's plans (including the long-term plan and the annual plan), policies, and budgets for consideration by the members of the territorial authority.
- 3. For the above purposes the Mayor has the power to:
 - (a) appoint the deputy mayor:
 - (b) to establish committees of the territorial authority:
 - (c) to appoint the chairperson of each committee
- 4. A mayor is a member of each committee of a territorial authority.

6.2 Role of the Deputy Mayor

The Deputy Mayor can be appointed by the Mayor or elected by Councillors at the first meeting of Council. In addition to their role as an elected member, the Deputy Mayor must perform all of the responsibilities and duties, and may exercise the powers of Mayor [as summarised above] if the Mayor is absent or incapacitated, or if the office of Mayor is vacant. The Deputy Mayor may be removed from office by resolution of Council.

6.3 Role of the Committee Chairperson

The Mayor or Council may create one or more committees of Council. A committee chairperson is responsible for presiding over meetings of the committee, ensuring that the committee acts within the powers delegated by Council, and as set out in the Terms of Reference and Delegations from Council to Committees 2025-2028 (A3550306) . A committee chairperson may be removed from office by resolution of Council.

6.4 Legislation regarding Conduct of Elected Members

Elected members have specific obligations as to their conduct in the following legislation:

1. Schedule 7 of the Local Government Act 2002, which includes obligations to act as a good employer in respect of the Chief Executive Officer and to abide by the current code of conduct and standing orders.
2. The Local Authorities [Members' Interests] Act 1968, which regulates the conduct of elected members in situations where there is, or could be, a conflict of interest between their duties as an elected member and their financial interests [either direct or indirect].
3. The Secret Commissions Act 1910, which prohibits elected members from accepting gifts or rewards which, could be seen to sway them to perform their duties in a particular way.
4. The Crimes Act 1961 regarding the acceptance of gifts for acting in a certain way and the use of official information for private profit.
5. The Local Government Official Information and Meetings Act 1987 (LGOIMA) which sets out the procedural requirements for meetings of local authorities and confidentiality of information.
6. Financial Markets Conduct Act 2013 (FMCA) makes elected members personally liable if product disclosure statements to investors contain untrue information. Council does not, at this time, offer securities to the public.
7. Health and Safety at Work Act 2015 introduced a new term of "officers". This is any person occupying a position in relation to the business or undertaking, that allows the person to exercise significant influence over the management of the business or undertaking. This will include Elected Members and the Chief Executive.

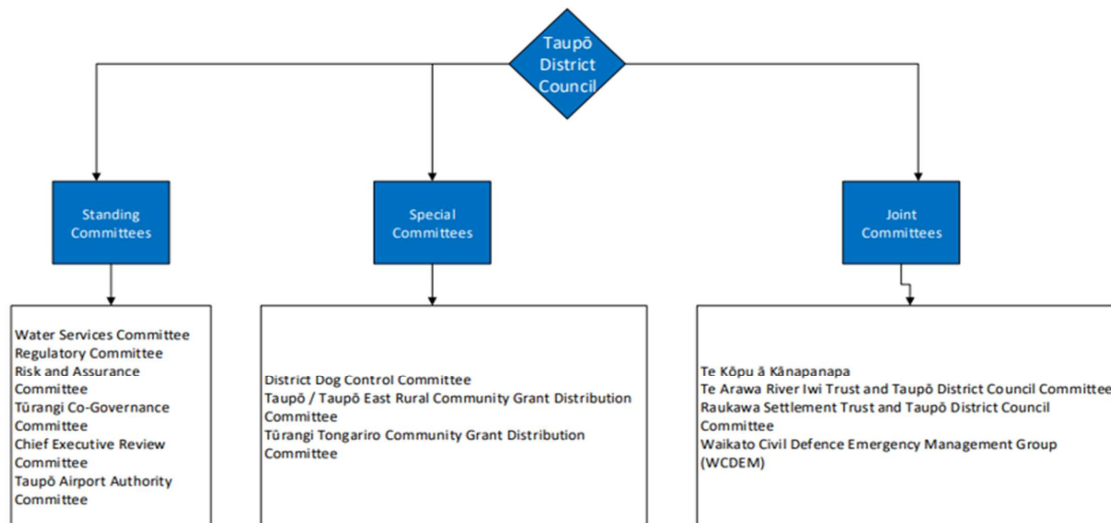
8. The Public Records Act 2005's purpose is to provide a framework for ensuring records are full and accurate, well maintained and accessible.
9. The Local Government (Pecuniary Interests Register) Amendment Act 2022 requires Elected Members to declare pecuniary interests and for the local authority to publish a summary of these interests on its website.

6.5 Code of Conduct

All elected members are required to adhere to a code of conduct. Adopting such a code is a requirement of the Local Government Act 2002. Once adopted such a code may only be amended by a 75 per cent or more vote of the Council. The code sets out the Council's understanding and expectations of how the Mayor and Councillors will relate to one another, to staff, to media and to the general public in the course of their duties. It also covers disclosure of information that is received by or is in possession of elected members and contains details of the sanctions that the Council may impose if an individual breaches the code.

A copy of the adopted Code of Conduct can be viewed at <http://www.taupodc.govt.nz/repository/libraries/id:25026fn3317q9slqygym/hierarchy/our-council/governance-documents/documents/Taupo%20District%20Council%20Code%20of%20Conduct%202020-2022.pdf>.

7. Governance Structures



8. Conduct of Meetings

The legal requirements for Council meetings are set down in the Local Government Act 2002 and the Local Government Official Information and Meetings Act 1987 (LGOIMA).

All Council and committee meetings must be open to the public unless there are reasons to consider some items with the public excluded. Although meetings are open to the public, members of the public do not have speaking rights unless prior arrangements are made with Council.

The LGOIMA contains a list of circumstances where councils may consider items with the public excluded. These circumstances generally relate to protection of personal privacy, professionally privileged or commercially sensitive information, and the maintenance of public health, safety and order. Even if one or more of the exhaustive list of circumstances exist, Council still needs to consider whether the exclusion of public is outweighed by other considerations which render it desirable, in the public interest, to make that information available and deal with the matter in public. The Council agenda is a public document, although parts may be withheld if the above circumstances apply and in that case, a general indication of the subject matter and the LGOIMA reason(s) will be provided.

The Mayor or committee chairperson is responsible for maintaining order at meetings and may, at his or her discretion order the removal of any member of the public for disorderly conduct or remove any member of Council who does not comply with standing orders.

Minutes of meetings must be kept as evidence of the proceedings of the meeting. These must be made publicly available, subject to the provisions of the LGOIMA.

For ordinary meetings of Council and its committees, appropriate notice of the time and place of the meeting must be given (according to Schedule 7 of the Local Government Act). Extraordinary meetings should have notice given as is reasonable in the circumstances or if no notice is given, a public notice should give the reasons why it was not notified, and the nature of the business as soon as practicable following the meeting. Emergency meetings may be called by the Mayor or, if the Mayor is unavailable, the Chief Executive and should have notice given as is reasonable in the circumstances, at least 24 hours before the time appointed for the meeting.

During meetings the Mayor and Councillors must follow standing orders (a set of procedures for conducting meetings). The Council may suspend standing orders by a vote of 75 per cent of the members present. A copy of the standing orders can be viewed at

<https://www.taupodc.govt.nz/repository/libraries/id:25026fn3317q9slqygym/hierarchy/our-council/governance-documents/documents/Taupo%20District%20Council%20Standing%20Orders%202022-2025.pdf>.

9. Consultation Policy

The Taupō District Council has a Significance and Engagement Policy which:

1. enables Council and its communities to identify the degree of importance attached to particular issues, proposals, assets, decisions and activities.

2. provides clarity about how and when communities can expect to be engaged in decisions made by Council.
3. informs Council from the beginning of a decision-making process about the extent, form and type of engagement required.

Consultation is also carried out according to consultation principles set out in legislation including:

- a. the Principles of Consultation (sections 82-90 of the Local Government Act 2002) including the special consultative procedure;
- b. the first schedule of the Resource Management Act 1991; and
- c. as required by the Reserves Act 1977.

10. Working with Māori and our iwi partners

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.

We acknowledge these responsibilities are distinct from the Crown's Treaty obligations and lie within a Taupō District Council context.

Taupō District Council will work in partnership with iwi and hapū to give effect to Treaty Settlement legislation and any provisions that result from these. Taupō District Council values and prioritises our relationships with Māori in our district.

We have long standing relationships that we commit to enhance and foster in our day to day business; and when we engage hapū, iwi, Māori. Strong strategic partnerships can help the Council to deliver outcomes that exceed what it can deliver alone. Council relationships with our iwi partners operate at two levels: rangatira ki te rangatira (chief-to-chief) and officer-to-officer.

In relation to our engagement processes, we will endeavour to engage iwi partners and hapū in the early stages of projects and planning processes, rather than during or near the end of the mahi. This will enable iwi/hapū to provide feedback in the early stages and identify how they wish to be engaged and participate going forward.

10.1 Māori contributing to Local Government Decision-making

Taupō District Council has statutory obligations to provide opportunities for Māori to contribute to local government decision-making processes under:

- Local Government Act 2002
- Resource Management Act 1991

The Local Government Act 2002 outlines how councils should engage with Māori as follows:

- The relationship to Māori culture and traditions: The relationship of Māori and their culture and traditions with their land, water, sites, wāhi tapu, valued flora and fauna,

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and other taonga must be taken into account when a council is making an important decision involving land or a body of water . (see section 77 (1)(c)).

- Opportunities to contribute: Councils should provide opportunities for Māori, to contribute to council decision-making processes. (see section 14 (1)(d))
- Processes to contribute: Councils must develop and maintain processes and opportunities for Māori to contribute to council decision making process. Councils must also consider ways they can help build Māori capacity to contribute to council decision-making and provide all relevant information to Māori. (see section 81)
- Develop Māori capacity to contribute: The ways in which councils intend to develop Māori capacity to contribute to council decisions, over the ten-year period of the Long-Term Plan (LTP), must be detailed in their Long-Term Plans (see Schedule 10, part 8).

Council also needs to be cognisant of the requirements of section 8 of the Resource Management Act 1991:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

10.2 Working in partnership with our iwi partners

Working in a partnership arrangement and embedding this approach across Taupō District Council is a priority for Council. This aligns with the principles of partnership (the duty to act in good faith in the nature of a partnership), participation (of Māori in council processes), protection (the duty to actively protect the rights and interests of Māori).

Ngāti Tūwharetoa Treaty of Waitangi Settlement

In 2018 Ngāti Tūwharetoa completed a Treaty of Waitangi Settlement with the Crown. There are a number of requirements for Council that resulted from this settlement. Council works with Ngāti Tūwharetoa to implement these obligations.

Council partners, engages, and fosters its relationships with hapū / iwi within the Taupō district in the following ways:

Te Kotahitanga o Ngāti Tūwharetoa facilitated hapū clusters - Council attends and presents projects/activities for initial hapū consideration and feedback as to how they wish to be engaged going forward. The usual process includes attending the cluster hui, and hapū then self identify how they wish to be engaged in relation to those projects and activities.

Management protocol with the Tūwharetoa Māori Trust Board

Signed in 2004/05, the protocol enables the two chief executives to meet regularly to share information and foster that chief-to-chief relationship. The relationship is particularly important for discussing how the Board or specific hapū can participate in Council activities.

Te Kōpu ā Kānapanapa

Te Kotahitanga o Ngāti Tūwharetoa is the mandated post Treaty settlement entity established as a result of the settlement of the Tūwharetoa Comprehensive Claims. Te Kōpu ā Kānapanapa, a joint committee of Waikato Regional Council and Taupō District Council, with representatives from Te Kotahitanga o Ngāti Tūwharetoa, Waikato Regional

Council and Taupō District Council, was established under the Ngāti Tūwharetoa Claims Settlement Act 2018.

Its purpose is to restore, protect, and enhance the environmental, cultural, and spiritual health and well-being of the Taupō catchment for the benefit of Ngāti Tūwharetoa and all people in the Taupō Catchment (including future generations).

Te Kaupapa Kaitiaki

One of Te Kōpu ā Kānapanapa's functions is to prepare and review Te Kaupapa Kaitiaki. Te Kaupapa Kaitiaki's purpose is to:

- promote the sustainable and integrated management of the Taupō Catchment environment for the benefit of Ngāti Tūwharetoa and all people in the Taupō Catchment (including future generations); and
- provide for the relationship of Ngāti Tūwharetoa and their culture and traditions with their ancestral lands, water, sites, geothermal resources, wāhi tapu, and other taonga; and
- respect Ngāti Tūwharetoa tikanga in the management of the Taupō Catchment.

Taupō District Council, Te Kotahitanga o Ngāti Tūwharetoa and the Waikato Regional Council worked collaboratively to develop Te Kaupapa Kaitiaki which was adopted in November 2022. Te Kōpu ā Kānapanapa is now moving into the implementation phase to bring the legislative purpose and adopted plan; Te Kaupapa Kaitiaki to life.

Joint Management agreement with Ngāti Tūwharetoa

This agreement under the Resource Management Act relates to Māori multiply-owned and Māori freehold land within the district. Councillors and appropriately qualified persons on behalf of Ngāti Tūwharetoa can hear resource consents and private plan changes, where they are on or affecting multiply owned Māori land. When signed in 2009, the agreement was the first of its kind.

Joint Management Agreements with Ngāti Raukawa and Te Arawa River Iwi Trust

The Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 requires Council to form joint management committees with river iwi within the Taupō District and enter into agreements for the co-management of the Waikato River.

Joint committees were formed and agreements were signed with both Ngāti Raukawa (2013) and Te Arawa River Iwi Trust (2017). These committees meet at least once a year and processes outlined in the agreements are implemented.

Joint Management Agreement with Tūwharetoa Māori Trust Board

Council has been working with the Tuwharetoa Māori Trust Board to negotiate a joint management agreement under the Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010. This work is ongoing.

Waipāhīhī C75 Māori Reservation Trust

The Waipāhīhī Foreshore Māori Reservation Trust consists of delegated representatives from Waipāhīhī Marae for the two hapū of Ngāti Hinerau and Ngāti Hineure, alongside two elected member representatives of the Taupō District Council. The Trust administers and manages the 1.93 hectares foreshore area from north of the Two Mile Bay sailing centre to the former Sea Scouts den.

The area has sites of significance for the hapū including the Taharepa Bath adjacent to the northern boundary and the Ōnekeneke Stream. The reserve is a Māori reservation under s 439 of the Māori Affairs Act and manages the reserve as vested in the trustees. The reserve is set aside for the benefit of the beneficial owners (Ngāti Hinerau, Ngāti Hineure) as well as the general public.

Tutemohuta Reservation Trust

The Trust is responsible for decision-making for the Tutemohuta Hall and Reserve at Waitahanui. Trustees are appointed by the Māori Land Court and include two representatives of Council, three for the Tauhara Middle 14 Trust and one community representative. The land was gifted to the community by Tauhara Middle 14 Trust for use as a reserve and a hall.

Ngāti Tūrangitukua Treaty of Waitangi Settlement

Ngāti Tūrangitukua is a hapū of Ngāti Tūwharetoa and resides at the southern end of Lake Taupō. In 1998 the Ngāti Tūrangitukua Charitable Trust completed a Treaty of Waitangi Settlement with the Crown. There are several obligations for Council that resulted from this settlement, completed in 1999. Council works with Ngāti Tūrangitukua and the Ngāti Tūrangitukua Charitable Trust to implement what was agreed to at that time.

Mana Whakahono ā Rohe

This is a comprehensive relationship-based agreement between Taupō District Council and Ngāti Tūrangitukua.

The agreement includes a Mana Whakahono ā Rohe - which is an iwi participation tool under the Resource Management Act 1991 (RMA), designed to assist tangata whenua and local authorities to discuss, agree and record how they will work together under the RMA, including how tangata whenua will be involved in resource management decisions.

The agreement also covers matters wider than the RMA, which reflects the aspirations of both parties to enhance their working partnership on a range of functions within the Ngāti Tūrangitukua rohe and Ngāti Tūrangitukua's aspiration to make decisions over particular matters within its rohe.

Among these include input into the development of Council policies, co-design of community infrastructure, reserve management and input into environmental, cultural, and economic development and "three waters" issues and initiatives in Tūrangi. A co-governance committee made up of equal representation from Council and Ngāti Tūrangitukua has been established to oversee the implementation of the agreement.

Rangitāiki River Forum

The Rangitāiki River Forum was established in May 2012 under the Ngāti Manawa Claims Settlement Act 2012 and the Ngāti Whare Claims Settlement Act 2012. The forum is a joint committee of the Bay of Plenty Regional Council and the Whakatāne District Council, for the protection and enhancement of the environmental, cultural, and spiritual health and wellbeing of the Rangitāiki River and its resources for the benefit of present and future generations. The Taupō District Council has a member on the forum.

Kohineheke Ancillary Claim

Council is involved in the settlement of a claim between the Crown and the original families over the land in the Kohineheke area in Tūrangi.

10.3 Processes Council has in place to support staff in working with and engaging iwi partners, hapū, Māori:

- a. Protocol for Accidental Discovery of Archaeological Sites
- b. Engagement agreement between Tūwharetoa Māori Trust Board and Council's CEOs
- c. Māori Rates Officer – because of a sizeable ownership and unique nature of Māori Land, Council supports this administration function with a designated officer. That person manages and processes all matters concerning Māori Land Council rates.
- d. Iwi and Co Governance team
- e. Induction by district Iwi partners to support the incoming elected members for the 2025/2028 triennium
- f. Training support to help build staff knowledge

10.4 Building Staff Knowledge

Local government has obligations to Māori through statute. We recognise that there is a need to build staff knowledge and understanding of matters in relation to Te Tiriti o Waitangi/Treaty of Waitangi principles, te reo Maori, te ao Māori or Maori perspectives, and our obligations to Māori.

Council staff will benefit from having a baseline awareness and understanding of those obligations. It will help in their understanding as to how they may give effect to those obligations in their day-to-day mahi. This will mean different things for staff dependent on their respective roles in the organisation.

Tools to support staff include:

- Providing staff with treaty awareness training will be a valuable tool to equip staff and the organisation to look at what we must do, what we should do and what we can do to contribute to better outcomes for Māori and our natural surroundings.
- Te reo Māori tuition sits alongside and complements treaty awareness training. Te reo Māori tuition will provide an insight to Māori perspectives, protocol, pronunciation and sentence structures.

Building capability in te reo Māori will instil confidence in staff as we look to foster and consolidate relationships with our iwi partners and Māori. A simple thing such as correct pronunciation will go a long way to helping build those relationships. It will be a clear indication that we value our indigenous language and in turn our relationships with iwi partners and Māori.

11. Management Structures and Relationships

The Local Government Act 2002 requires Council to employ a Chief Executive whose responsibilities are to employ other staff on behalf of the Council, implement Council decisions and provide advice to the Council. Under the Local Government Act 2002 the Chief Executive is the only person who may lawfully give instructions to a staff member. Any complaint about individual staff members should therefore be directed to the Council's Chief Executive, rather than the Mayor or Councillors.

11.1 Chief Executive

The Chief Executive is appointed by the Council in accordance with Section 42 and Clauses 33 and 34 of Schedule 7 of the Local Government Act 2002.

11.2 Management Structure

The Council management is organised into five departments. These departments, and the general manager of each department are listed below:

- Chief Executive Office
- Community Infrastructure and Services
- Organisation Performance
- People and Community Partnerships
- Strategy and Environment

12. EQUAL EMPLOYMENT OPPORTUNITIES POLICY

Council has adopted the following policy statement:

"The Taupō District Council supports the principle of equal opportunity of employment and intends to eliminate all forms of discrimination. The Council will provide a culturally sound, sensitive, safe and healthy working environment which promotes a positive climate for employees and actively seeks to enhance employee skills and abilities to ensure appointment and promotional opportunities on merit."

To achieve this Council has adopted the following goal:

"To ensure that employment related matters and decisions are based only on skills and abilities and are determined on merit regardless of gender, marital status, family responsibilities, sexual orientation, creed, age, disability, colour, race or ethnic origin."

13. Key Approved Planning and Policy Documents

13.1 Long-term Plan

Under the Local Government Act 2002 (LGA), the Council is required to develop a Long-term Plan [LTP] in consultation with the community. The LTP describes the activities that Council will undertake to deliver on its responsibilities to promote the social, economic, environmental, and cultural well-being of the district. This involves

Council identifying, in detail, what needs to be done and how each project will be funded.

The LTP covers the 10 years from the date of its publication and is reviewed and updated at least every three years. In addition, the LTP must contain an Infrastructure Strategy which covers 30 years for our roading assets. The current LTP covers the period 2024-2034. Planning for the development of the 2027-37 LTP has started.

The LTP is audited by Audit NZ to ensure that it complies with the requirements of the LGA. Policies that must be included within the LTP:

1. Infrastructure Strategy
2. Financial Strategy
3. Revenue and Financing Policy
4. Significance and Engagement Policy
5. Funding Impact Statement

13.2 Annual Plan

An Annual Plan must be completed in the years where Council does not adopt an LTP. An Annual Plan makes any necessary adjustments to the budgets included in the LTP for the relevant financial year. Council is only required to formally consult on an Annual Plan if there are 'materially or significant' changes from what was proposed in the LTP. Annual plans will be prepared for 2026/27, 2028/29 and 2029/30.

13.3 Taupō District Council District Plan

Under the Resource Management Act 1991, Council is required to have a District Plan. The District Plan describes what land uses and subdivision are able to occur in the district.

The District Plan can be viewed online at www.Taupō.govt.nz. The Government is currently reforming the Resource Management Act 1991, which has resulted in a halt on most changes to the District Plan. The new planning legislation is expected to require council to prepare a land use plan to replace the District Plan.

13.4 Taupō District Future Development Strategy

The Future Development Strategy is the plan to manage growth in the Taupō District. It identifies the district's residential, retail, commercial and industrial growth needs and the constraints the district faces to meet anticipated growth. The Future Development Strategy was adopted by Council on 25 March 2025 and can be viewed online at www.Taupō.govt.nz. The Government is proposing to enact the Planning Bill which would require Council to engage at a regional level on spatial planning.

13.5 Water Services Strategy and Water Services Delivery Plan

A water services strategy is required by the Local Government (Water Services) Act 2025. It details strategic priorities, objectives and outcomes in relation to the three water services. It also explains how council expects to meet those priorities and objectives along with factors that might impact delivery. It must also set out the expected capital and operating costs and expected investment to meet growth demands.

Council adopted its Water Services Delivery Plan in July 2025. The plan sets out how council intends to deliver the three water services to the community, demonstrating financial sustainability and regulatory compliance.

13.6 Other Key Policies

View Taupō District Council's key strategies and policies online at <http://www.taupodc.govt.nz/our-council/policies-plans-and-bylaws/Pages/policies-plans-bylaws.aspx>

14. Contact details for Taupō District Council

Main Office:	Taupō Main Office, 30 Tongariro Street, Taupō
Service Centres:	Tūrangi Customer and Visitor Information Centre, 1 Ngawaka Place, Tūrangi
	Mangakino Service Centre, Rangatira Drive
Address [postal]:	Private Bag 2005, Taupō 3352
Phone (Main Office):	(07) 376 0899
Phone (Tūrangi):	(07) 376 0899
Phone (Mangakino):	(07) 376 0899
Internet:	www.Taupō.govt.nz or https://online.taupo.govt.nz/online-services/new/contact-us/step/1
Email:	info@taupo.govt.nz

14.1 Contact details of the Mayor and Councillors

Mayor and Councillors' contact details can be viewed online at <https://www.taupodc.govt.nz/council/mayor-and-councillors> Councillors can be emailed as a group via councillors@taupo.govt.nz or individual councillors can be emailed using the format councillorsurname@taupo.govt.nz.

14.2 Systems for Processing Complaints

In the first instance, most complaints are dealt with and resolved by the department involved.

However, depending on the seriousness of the complaint it may be escalated to the appropriate general manager or to the Chief Executive. People wishing to make complaints should do so in writing addressed to the appropriate person.

15. Requests for Official Information

Under the Local Government Official Information and Meetings Act 1987 (LGOIMA) any person may request information from the Council. Any request for information is a request made under LGOIMA. You do not have to say you are making a request under LGOIMA.

Once a request is made the Council must supply the information unless good reason exists for withholding it. The LGOIMA says that information may be withheld if release of the information would endanger the safety of any person or prejudice maintenance of the law or, subject to being outweighed by public interest considerations, if release would:

1. compromise the privacy of any person
2. reveal confidential or commercially sensitive information

3. cause offence to tikanga Māori or would disclose the location of wāhi tapu in relation to certain Resource Management Act matters
4. prejudice public health or safety
5. prejudice measures to prevent or mitigate material loss to members of the public
6. compromise the effective conduct of the Council's public affairs in certain ways
7. compromise legal professional privilege
8. disadvantage the Council while carrying out negotiations or commercial activities
9. allow information to be used for improper gain or advantage.

The Council must answer requests as soon as reasonably practicable, but in no case later than 20 working days (although there are certain circumstances where this time-frame may be extended). The Council may charge for official information under guidelines set down by the Ministry of Justice.

In the first instance you should address requests for official information to the Business Support team businesssupport@taupo.govt.nz . Council may charge for providing official information where extensive research is involved. Council adopts a Fees and Charges schedule annually which prescribes the fee for LGOIMA requests. This can be viewed online at <https://www.taupodc.govt.nz/rules-regulations-and-licenses/fees-and-charges/land-information-memorandum-and-corporate-services-fees> .

16. Council Bylaws

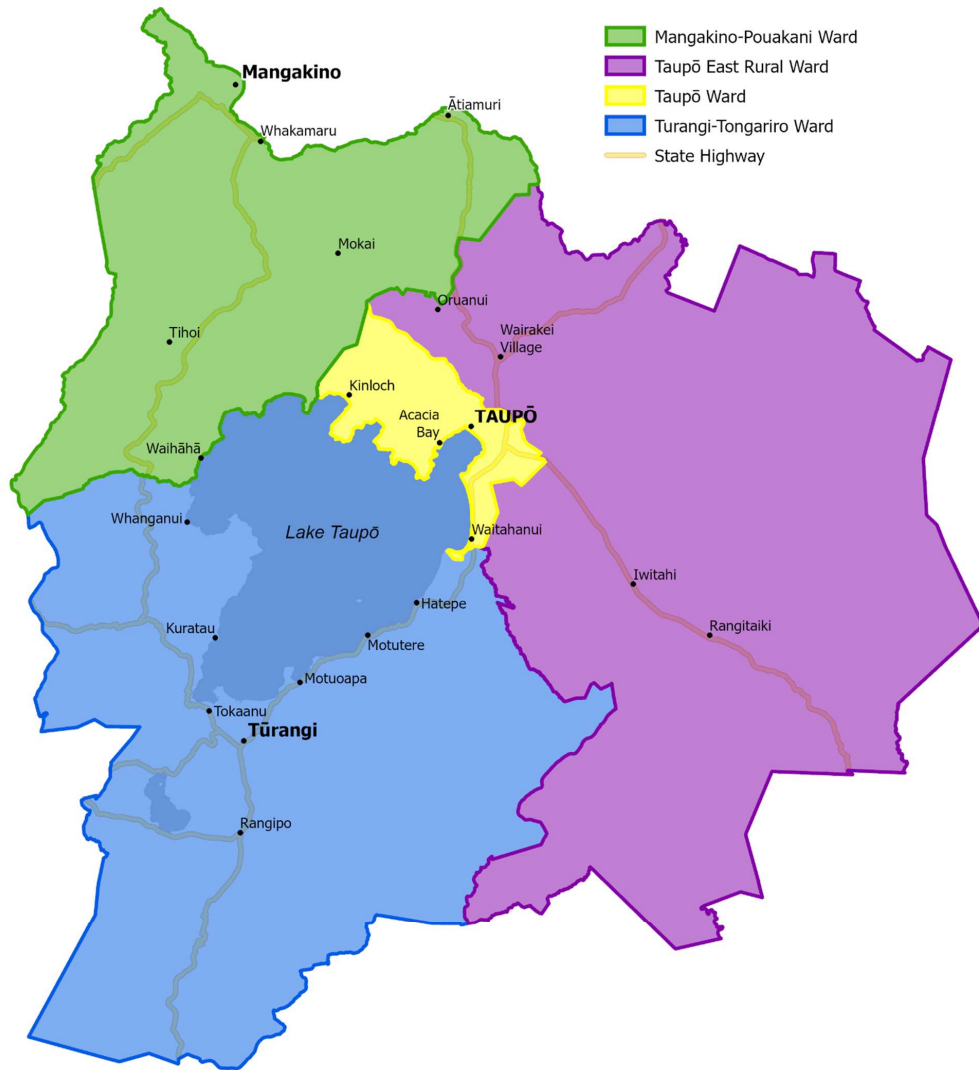
A local authority can adopt a bylaw for the purposes of:

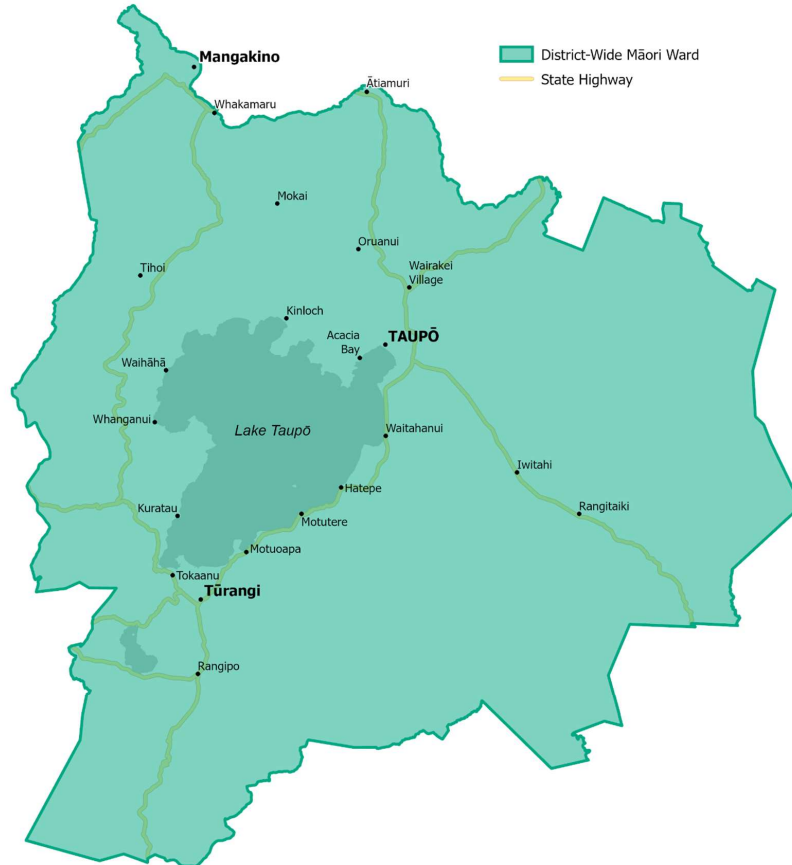
1. protecting the public from nuisance.
2. Protecting, promoting and maintaining public health and safety
3. Minimising the potential for offensive behaviour in public places.

A local authority can also adopt a bylaw for some specific purposes described in the LGA including waste management, trading and public places and cemeteries.

A list of Council's bylaws is outlined in Appendix B. This list includes: the bylaw title, a general description, when it was made, and if applicable, the date of its last review.

APPENDIX A – Ward Map





APPENDIX B - Taupō District Council Bylaws

<u>TITLE OF BYLAW</u>	<u>GENERAL DESCRIPTION</u>	<u>BYLAW MADE</u>	<u>LAST REVIEW</u>	<u>NEXT REVIEW</u>
TDC Solid Waste Bylaw: 2024	Regulates waste management, collection, transport & disposal of waste	2007	2024	2034
TDC Cemetery Bylaw 2023	Controls & manages all cemeteries within Council control	2006	2023	2033
TDC Control of Dogs Bylaw 2021	Sets standards of control that must be observed by dog owners	2004	2021	2031
TDC Traffic Bylaw 2014	Regulates parking & the use of roads & public places	2008	2024	2034
Alcohol Control Bylaw 2023	To reduce crime and disorder within Taupō District by providing alcohol controls in public places.	2018	2023	2033
TDC Trade Waste Bylaw 2016	Regulates the disposal of trade waste	2010	2025	2030
TDC Water Supply Bylaw 2015	Regulates Council and customer responsibilities for the supply and use of drinking water	2009	2025	2035
TDC Animal Bylaw 2021	Sets the requirements for keeping animals within Taupo District to ensure the health and safety of any persons and animals; and to protect of the public from nuisance.	2016	2021	2031
TDC Litter Bylaw 2021	Regulates the requirements for litter within Taupō District to ensure the health and safety of any persons, and for the protection of the environment.	2016	2021	2031
TDC Public Places Bylaw 2021	Sets the requirements for public places within Taupo District to ensure the health and safety of any persons, and to protect the public from nuisance.	2016	2021	2031
TDC Reserves Bylaw 2021	Sets the requirements for reserves within Taupo District to ensure the health and safety of any persons, and to protect the public from nuisance.	2016	2021	2031
Freedom Camping Bylaw 2023	Manage freedom camping in parts of Taupō district.	2017	2023	2033