



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

Date:	Wednesday, 1 April 2026
Time:	10:30 am
Location:	Te Mataapuna Tūrangitukua Park Hirangi Road Tūrangī

AGENDA

MEMBERSHIP

Co-Chair Poumatua Te Wharau Walker

Co-Chair Mayor John Funnell

Members

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

Quorum 4

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

**Julie Gardyne
Chief Executive**

Auditory Announcement

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

Reports Not Council Policy

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

Public Forum

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

Livestreaming and Recording

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

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

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

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

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

Order Of Business

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

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

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

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

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

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

5.1 ELECTION OF CO-CHAIR | POUMATUA FOR THE MEETING

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

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

TE PŪTAKE | PURPOSE

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

NGĀ KŌRERORERO | DISCUSSION

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

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

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.2 PUBLIC FORUM

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

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

TE PŪTAKE | PURPOSE

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

NGĀ KŌRERORERO | DISCUSSION

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

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

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

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

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Extract from Standing Orders

5.3 LEASE TO DEPARTMENT OF CONSERVATION (FORMER TŪRANGI SERVICE CENTRE)

Author: Heather Holt, Reserve Management & Property Officer

Authorised by: Chris Haskell, Property and Development Manager

TE PŪTAKE | PURPOSE

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

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee:

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

TE WHAKAMAHUKI | BACKGROUND

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

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

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

NGĀ KŌRERORERO | DISCUSSION

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

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

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

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

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

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

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

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

or

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

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

Option 2: Decline the request for a new lease

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

Analysis Conclusion:

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

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

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

Long-term Plan/Annual Plan

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

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

Mana Whakahono ā rohe

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

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

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

No further authorisation is required.

Ngā Hiraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

Taupō District Council is committed to meeting its statutory obligations including in relation to Te Tiriti O Waitangi/Treaty of Waitangi principles, consideration of Maori interests and meaningful engagement with Maori. 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 Maori interests, informed decision-making and enabling effective Maori participation in Council processes.

In line with these obligations and commitments staff engaged with the Mana Whakahono Joint Working Group at its meeting on 25 February 2026 to discuss the proposed lease variation. The group considered the request to extend the lease for a further one-year term and confirmed that they have no issues with the proposed variation. This feedback supports progressing the lease extension in a manner consistent with our collaborative approach and ongoing engagement with iwi partners.

Ngā Tūraru | Risks

Although a variation isn't technically possible due to expiry of the lease, the risks arising from this course of action are negligible. Any risk that is not foreseen is mitigated by Council's longstanding relationship with DOC.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 TŪRANGI WHAREPAKU

Author: Pete Bradshaw, Special Projects Lead - Property

Authorised by: Chris Haskell, Property and Development Manager

TE PŪTAKE | PURPOSE

The purpose of this document is to present the Co-Governance Committee with options and recommendations regarding the design and configuration of the new public toilet facility in Tūrangi, to support informed decision-making and provide clear direction to the project team.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

The project to deliver a new public toilet amenity in Tūrangi is underway and progressing well.

Following a series of design workshops involving a working group consisting of council officers, community and hapū representatives and the selected supplier (Exeloo), the initial design phase is nearing completion, with recommendations now presented for consideration.

Whilst there are a range of views on what the new wharepaku could and should look like, the working group has been keen to find a balance between operational requirements, mana whenua values and community needs whilst remaining financially prudent. The options and recommendations set out in this document are intended to provide the committee with the information required to make the decisions sought – namely, the building design and the number of unisex versus gender-neutral toilets.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee

1. Directs officers to implement design option 3 as set out in this document; and
2. Directs officers with regard to the number of unisex versus gender specific toilets to be implemented.

TE WHAKAMAHIKI | BACKGROUND

The proposal has not been presented previously.





In early 2025, substantial damage to the existing public toilets was discovered. Following a structural engineering assessment, a decision was made to demolish and replace the public toilet facility earlier than programmed in the 2024-34 Long-term Plan (LTP). The existing toilets are now permanently closed to the public, with temporary toilet facilities in place outside of the Turtle Pools.

\$656k was approved in Taupō District Council's 2025/26 Annual Plan to commence the replacement of the public toilet amenities in Tūrangi town centre earlier than identified in the 2023-34 LTP, and the project has since been initiated to undertake this work.

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

In September 2025, the Tūrangi Co-Governance Committee resolved to rebuild the new facility on the same site as the existing toilets and to establish a Steering/Working Group to provide design input and general direction to the Project Team. The composition of this group includes various Council officers, the appointed supplier (Exeloo), and nominated community and hapū representatives (Clint Green and Te Wharau Walker Junior, respectively).

The following guiding principles were established by the working group and were a key factor in supplier selection and the subsequent design of the new amenity:

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

A number of design workshops have taken place in the early part of 2026, with the resulting options presented below for further consideration. These take into consideration not only the views of the project working group but also the views offered by the wider community and hapū via formal engagement opportunities.

NGĀ KŌRERORERO | DISCUSSION - BUILDING DESIGN OPTIONS

Building design options are presented below for consideration and approval.

It should be noted that any delays or re-litigation during the approval process may impact project delivery timelines and the ability to deliver the new facility in mid-2026 as planned.

It should also be noted that, with the exception of the *Do Nothing* option, the removal of three trees in the surrounding area will be required. The Committee resolved in February that this could proceed should the design require it.

Finally, all options are subject to resource and building consent. These cannot be progressed until the design is finalised; however, preliminary discussions with the Planning and Building Consent teams suggest this presents a low risk.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

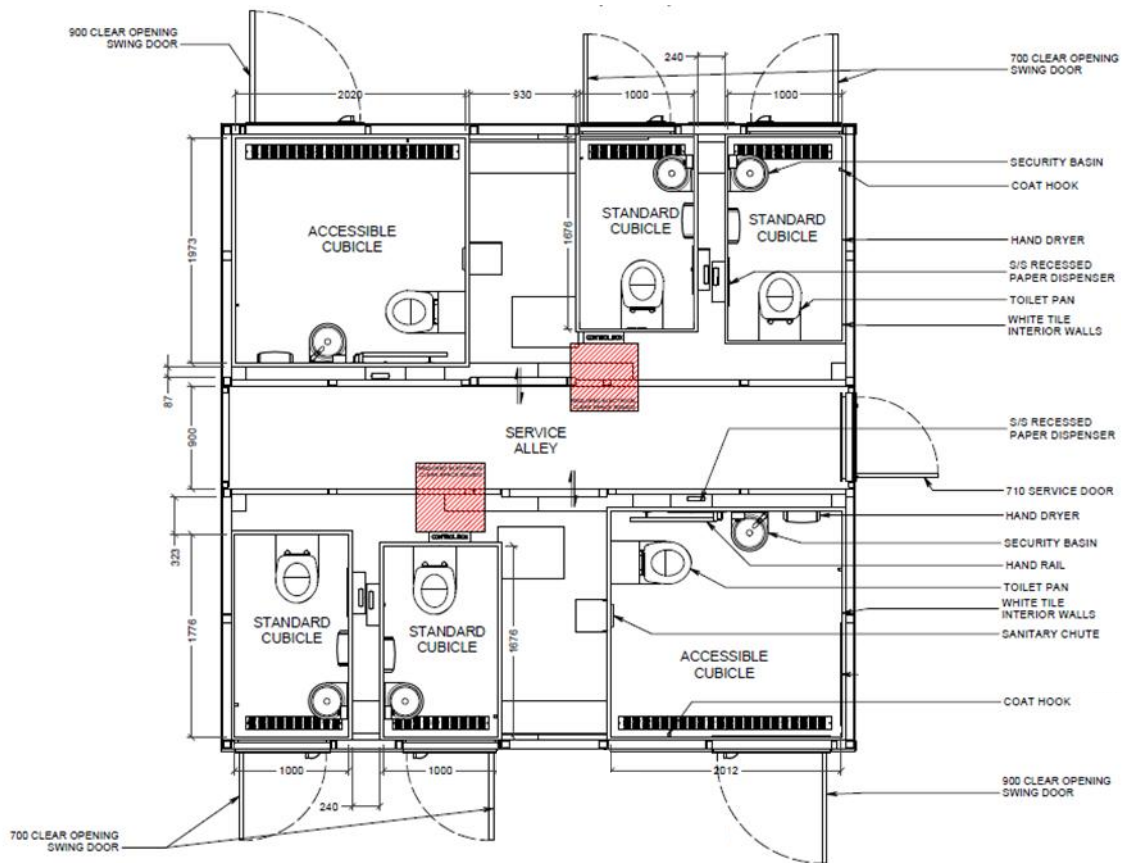
Option 1. Do Nothing

This is not considered a realistic option as the existing toilet block has been permanently closed and a replacement budgeted for and promised to the community.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Savings of \$656k, less costs incurred to date. 	<ul style="list-style-type: none"> • Significant reputational risk with public backlash to be expected. • The temporary toilets currently in place are not intended as a long-term solution and only partially meet demand.

Option 2. Base Design (Pre-Design Workshops)





There is little to no customisation, additional features or landscaping to tie the building in with its surroundings.

The interior of the cubicles would be largely tile and stainless steel similar to the image shown below – designed to be functional, robust and easy to maintain.



The minimum number of individual units (six) was based on affordability, the recommendation of our supplier, and following analysis of reference sites in Tokoroa, Rotorua and Mangakino, as well as the former toilet block in Tūrangi.

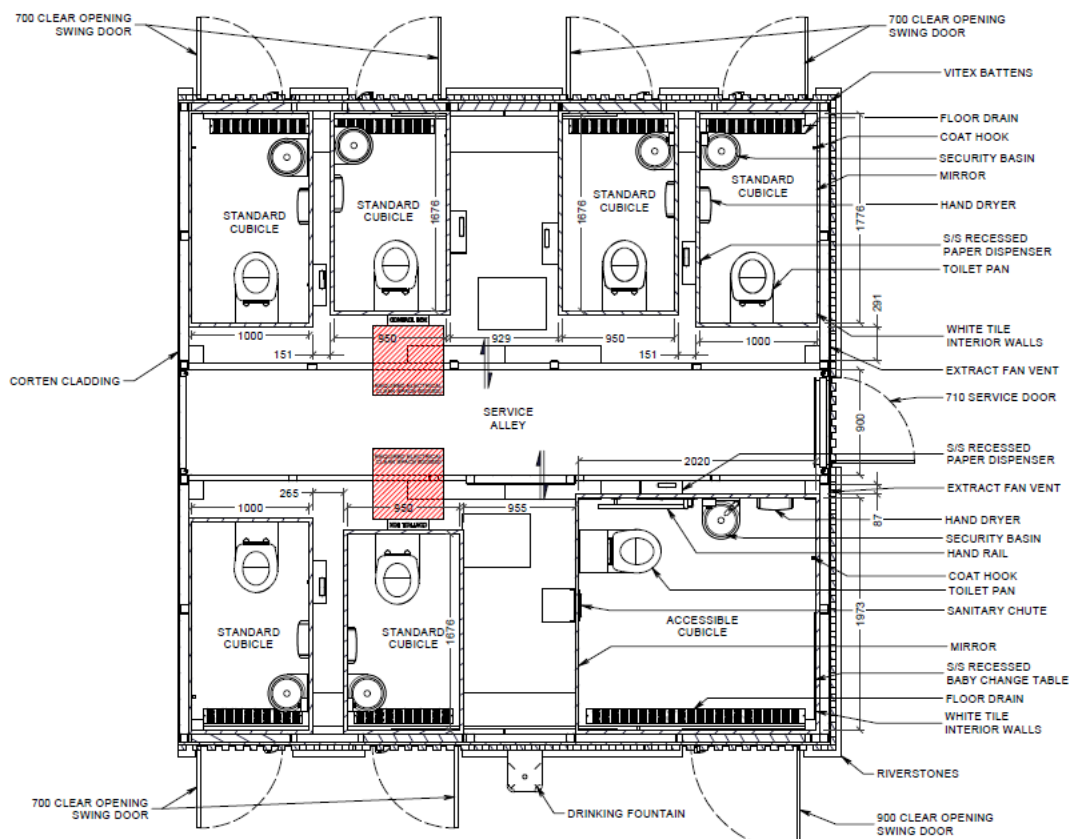
Whilst no historic usage data exists for the former public toilets, nor for the temporary toilets that have been in place since mid-2025, it is acknowledged that at times of peak demand (e.g. a bus load of people stopping for a rest break), there may be queues.

Item	Estimated Cost (\$)	Rationale / Notes
Project Budget (a)	656,000	As approved in the 25/26 Annual Plan.
Non-Construction Costs (b)	121,400	E.g. Capitalisation of staff time, consenting fees, infrastructure costs, etc.
Remaining Construction Budget (a-b), (c)	486,000	The maximum amount within the approved budget that can be spent on the new facility.
Construction Contingency @ 10%	48,600	To cater for the unknowns.
Base Design Cost – Delivered (d)	376,355	As detailed above. This also includes demolition of the existing amenity.
Variance (c-d)	109,645	Represents the amount that can reasonably be spent on additional items to enhance the facility both operationally and aesthetically. This excludes the construction contingency stated above.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Savings of around \$110k. • Meets functional/operational requirements. • Meets basic community needs. 	<ul style="list-style-type: none"> • Does not incorporate the key ideas and concepts raised following design hui and community/hapū engagement whilst still operating within the project's budgetary constraints. • Does not include any value-add features. • Will not look aesthetically pleasing or unique and will not reflect mana whenua values or narratives. • Increased risk of vandalism as the building does not have 'mana' or meaning to the local community, nor will there be provision for additional crime prevention items such as CCTV, tree removal improving passive surveillance, etc. In short, there is minimal consideration given to Crime Prevention Through Environmental Design (CPTED) principles outside of the actual core building design.

Option 3. Proposed Design – Post Design Workshops - **RECOMMENDED**





The proposed design builds on the base design and represents a recommended approach that incorporates the key ideas and concepts raised following design hui and community engagement whilst still operating within the project’s budgetary constraints.

The working group consider that the following additional features are important and can’t easily and cost-effectively be added retrospectively:

Item	Estimated Cost (\$)	Rationale / Notes
Change to 6 standard units and 1 accessible unit	20,000	There is no perceived need for more than one accessible unit. Having an additional standard unit would help reduce queues at times of peak demand, although it comes at additional cost upfront and ongoing. This becomes more important if a decision is made to adopt gender specific toilets.

Shelter	20,000	Whilst we don't want to encourage loitering in the vicinity of the amenity, some shelter from the elements is thought to be important, particularly at times of peak usage. Seating will not be incorporated within the shelter but may be considered as part of the broader landscaping solution.
Feature Panel / Wall (Lasercut corten steel)	4,800	This is deemed to be an important design feature and allows for the incorporation of patterns and text that support the Tūrangitukua narrative. It is an opportunity to customise the base building to make it something unique to Tūrangi. Corten Steel has been recommended as it fits in with the organic / natural look desired by mana whenua.
Timber Batten Cladding	17,800	This would be used to clad three sides of the building. It softens the look and feel of the building and ties in with the organic/natural look desired by mana whenua.
'Hard as Rocks' River stone Cladding	6,000	This would be used at the base of two sides of the building. The river stones ground the building and connect it to the river, which is a unique feature of the Tūrangi landscape. It ties in with the organic/natural look desired by mana whenua.
Curved roof line	8,000	As requested by mana whenua. Moves away from an angular base roof design and is more complementary to the flow of the surrounding environment.
Tree removal and replacement planting	5,000	Deemed to be necessary to ensure clear lines of sight to the building. This supports CPTED design principles and enables improved passive surveillance.
Accumulator tank	9,800	The accumulator tank effectively functions as a temporary reservoir and ensures a steady supply of water when needed to flush the toilets. This has been a problem in the past during periods of peak usage, and whilst it is believed this can be addressed by upgrading the water infrastructure feeding the new amenity, the accumulator tank would provide extra certainty and increased risk mitigation. This cost may be reduced by \$3600 if a pump is not required.
1 x Baby Change Table	3,200	Seen as necessary to have at least one baby change facility. This would be located in the accessible toilet.
General Landscaping	15,000	This will be used to tie the building in with its surroundings. It includes both hard and soft landscaping. Design work will continue in parallel.
Total Additional Items	109,600	

The working group consider that the following additional features (whilst still important) are lower priority and can be added retrospectively. It is suggested that these items be implemented later in the project on a 'best-efforts' basis should remaining project budget / contingency allow.

Item	Estimated Cost (\$)	Rationale / Notes
1 x Wall Mounted (exterior) Stainless Drinking Fountain	2,700	Useful as a water bottle refill station and would be used by many – particularly those travelling through.
Interior Vinyl Design	5,000	Basic designs/patterns may be applied over the wall tiles to soften the look and feel and offer a degree of customisation
2 x CCTV Cameras	8,000	Vandalism / Anti-social behaviour deterrent as recommended by the local police and aligned with CPTED principles. Precise locations to be determined.
Non-essential General Landscaping	5,000 – 30,000	This will be used to tie the building in with its surroundings. It includes both hard and soft landscaping. Design work will continue in parallel. The budget for landscaping may be adjusted up or down according to cost fluctuations in other areas.
Total Additional Items	20,700 – 45,700	

Note: Costs subject to confirmation upon finalisation of scope.

Advantages	Disadvantages
<ul style="list-style-type: none"> Incorporates the key ideas and concepts raised following design hui and community/hapū engagement whilst still operating within the project's budgetary constraints. Better aligned with CPTED principles and more likely to reduce risk of vandalism / anti-social behaviour. Includes high priority value-add features. Will look more aesthetically pleasing and unique and will better reflect mana whenua values and narratives. This in turn will give the building 'mana' / meaning in the community and will hopefully mean the building is well respected. Additional cubicle provides greater flexibility contingency at times of peak demand and/or if gender specific toilets are adopted. 	<ul style="list-style-type: none"> Most costly option, but still falls within the approved budget. Some items have been left out of scope due to budgetary constraints.

Analysis Conclusion:

Option 3 is the preferred option as this delivers a balance between operational, community and mana whenua requirements whilst still working within the approved project budget.

NGĀ KŌRERORERO | DISCUSSION - UNISEX VS GENDER SPECIFIC TOILETS

Whilst Council Officers recommend the adoption of unisex toilets for the reasons listed below, the final decision ultimately lies with the Tūrangi Co-Governance Committee.

When considering options, the Committee should note the following:

- Any decision made now is reversible in the future at minimal cost
- Under the proposed cleaning regime, toilets will be serviced/cleaned four times per day.
- If a decision is made to allow gender specific toilets it is strongly recommended that the size (standard) plus one (accessible) unit design option be chosen.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Do Nothing

This option is not applicable.

Option 2. All Unisex - **RECOMMENDED**

Advantages	Disadvantages
<ul style="list-style-type: none"> • Aligned with national/global trends (as confirmed with supplier). • Consistent with the approach TDC have taken on other recent public toilets (e.g. Mangakino, Otumuheke Stream, etc.) • More flexible and cost efficient (up front and ongoing) as fewer cubicles required to service public needs. Project budget will only allow for a limited number of cubicles. • Greater efficiency during busy periods as people don't have to queue up to use gender specific facilities. • Less impact if individual cubicles are out of action for cleaning/maintenance purposes. • Accessible to all genders. 	<ul style="list-style-type: none"> • Cleanliness/hygiene concerns relating to urine left on the toilet seat or floor.

Option 3. Limited number of designated wahine (female) only toilets

An alternative option to the one presented above is to designate 1 (or more at the discretion of the Co-Governance Committee) wahine-only toilets, leaving the remainder as unisex.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Addresses cleanliness/hygiene concerns. • If combined with a 6 (standard) plus 1 (accessible) unit configuration, does not materially impact the usability or flexibility of the toilet block overall. Note, this advantage reduces the more gender specific cubicles are adopted. 	<ul style="list-style-type: none"> • Not aligned with national/global trends (as confirmed with supplier). • Inconsistent with approach TDC have taken on other recent public toilets (e.g. Mangakino, Otumuheke Stream, etc.) • Less flexible and cost efficient (up front and ongoing) as fewer cubicle required to service public needs. The project budget will only allow for a limited number of cubicles. • Reduced efficiency during busy periods as people don't have to queue up to use gender specific facilities. • More impact if individual cubicles are out of action for cleaning/maintenance purposes. • Gender specific cubicles are not accessible to all genders.

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Analysis Conclusion:

Option 2 is the preferred option.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The recommendations in this document can be delivered within the approved project budget of \$656k.

Long-term Plan/Annual Plan

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

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

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

In line with these obligations and commitments:

- Ngāti Tūrangitukua views were sought and reflected in the locations options analysis exercise.
- Te Wharau Walker Junior (Ngāti Tūrangitukua) has been appointed to the Project Working / Steering Group (as nominated by the Co-Governance Committee). Te Wharau acts as a bridge between the project team and hapū and in his role to date has contributed to the project's guiding principles and high-level requirements. Te Wharau (supported by Amy Walker) is also involved in all design workshops to ensure hapū perspectives are well represented.
- The Tūrangi Co-Governance Committee will have final sign off on the building design.
- A whakatau was held in Tūrangi in December 2025, providing opportunity for hapū to share key mana whenua values and narratives. At a high level, the importance of the wai (water), the maunga (mountains) and the environment were discussed along with general principles relating to Manaakitanga and Kaitiakitanga.
- The Mana Whakahono Joint Working Group (MWJWG) has been briefed on progress.

- A project update was provided to hapū at the March marae meeting. The main feedback can be summarised as follows:
 - General support for the proposed design of the amenity.
 - Desire for at least some wahine / female only cubicles (on grounds of cleanliness / hygiene).
 - Opportunity to theme the toilets. Hapū to advise on appropriate designs / patterns to be used where appropriate on both exterior and interior of the amenity.
 - Appropriate application of Te Reo on signage in support of English text / imagery.

Respecting the principles of the Mana Whakahono a Rohe agreement, it is important that the views and values of mana whenua are heard and, where appropriate and feasible, incorporated into the design of any new development on the whenua.

As with other recent initiatives in Tūrangi (specifically Te Mataapuna and Te Kapua Park Papa Takaro) this approach has resulted in enriched project outcomes that are well respected by the community and leave a lasting legacy of the underlying narratives for future generations.

Ngā Tūraru | Risks

There is a risk that delays in decision making and/or re-litigation of design matters will impact the ability to deliver the project in mid-2026.

All options are subject to resource and building consent. Whilst deemed low risk, this process could result in time delays and adjustments to the building design.

Instability and uncertainty in the Middle East may impact cost and availability of materials.

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

Risks relating to options presented above are discussed in the relevant section of the document.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

That said, community input has been actively sought by the Council's Community Engagement Team as follows:

COMMUNITY REPRESENTATION ON WORKING / STEERING GROUP

A community representative (Clint Green) was appointed to the project working / steering group. In this role, Clint provided input into the design on behalf of the wider community.

NETWORKING HUI

During the recent networking hui with local businesses, social services, and community groups, an update on the project was provided, with attendees invited to offer feedback while the project was still in the planning phase. In summary:

- There was strong agreement that improved, permanent facilities are overdue
- There appeared to be general acceptance of the high-level solution proposed
- Only one participant approached afterwards stating that he felt the detailed design should be left to the experts with his only request being the inclusion of a handrails for accessibility.

MEETING WITH SENIOR SERGEANT BILLY ASHER (NZ POLICE – TŪRANGI)

A recent meeting was held with Senior Sergeant Billy Asher to gather insights from a policing and community safety perspective.

In summary, Senior Sargent Asher echoed the view that where possible, the facility should be well lit with clear lines of sight (enabling passive surveillance) and avoidance of areas prone to antisocial behaviour (e.g. alleyways or other 'hidden spots'). He also strongly recommended installing additional CCTV cameras and noted the benefits of working in partnership with hapū, suggesting that cultural elements such as hapū-led artwork often acted as a deterrent to vandalism (e.g. Te Kapua Park Papa Tākaro and Te Mataapuna).

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

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

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

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

WHAKAKAPINGA | CONCLUSION

In conclusion, whilst there are many views on what the new wharepaku could and should look like, the working group has been keen to find a balance between operational requirements, mana whenua values and community needs while remaining financially prudent. The options and recommendations contained in this document aim to provide the committee with the information they require to make the decisions asked of them – namely, the building design and the makeup of unisex versus gender neutral toilets.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.5 OPERATIONS AND COMMUNITY ENGAGEMENT UPDATES FOR TŪRANGI

Author: Marama Isherwood, Southern Lake Taupō Engagement Partner

Authorised by: Tania Russell, Community Engagement and Development Manager

TE PŪTAKE | PURPOSE

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

NGĀ KŌRERORERO | DISCUSSION**Community Engagement**

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

- Long-term Plan (LTP) Engagement
- Representative Group Review
- Tūrangi Market – Carol Harwood Licence to Occupy
- Matariki Proposal
- Wednesday Waiata

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.6 MANA WHAKAHONO WORKPLAN UPDATE

Author: Sue Mavor, Co-Governance Management Partner

Authorised by: David Rameka, Iwi and Co-Governance Manager

TE PŪTAKE | PURPOSE

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

NGĀ KŌRERORERO | DISCUSSION

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

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

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Tūrangi Co-Governance Committee receives the Mana Whakahono workplan update (A3906573).

NGĀ TĀPIRIHANGA | ATTACHMENTS

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

5.7 MEMBERS' REPORTS

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

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

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

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil