



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

Date:	Tuesday, 26 May 2026
Time:	1.00 pm
Location:	Council Chamber Level 1, 67 Horomātangi Street Taupō

AGENDA

MEMBERSHIP

Chairperson Mayor John Funnell

Deputy Chairperson Cr Kevin Taylor

Members

- Cr Rachel Cameron
- Cr Duncan Campbell
- Cr Nicola de Lautour
- Cr Ngāhuia Foreman
- Cr Sandra Greenslade
- Cr Kylie Leonard
- Cr Steve Manunui
- Cr Wahine Murch
- Cr Christine Rankin
- Cr Yvonne Westerman
- Cr Hope Woodward

Quorum 7

**Julie Gardyne
Chief Executive**

Auditory Announcement

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

Reports Not Council Policy

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

Public Forum

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

Livestreaming and Recording

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

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

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

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

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

Order Of Business

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4.1 ORDINARY COUNCIL MEETING - 28 APRIL 2026

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Council meeting held on Tuesday 28 April 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 28 April 2026

5.1 PUBLIC FORUM

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

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

NGĀ KŌRERORERO | DISCUSSION

Standing Orders provide for a period of up to 30 minutes to be made available at the start of meetings for members of the public to bring matters to the attention of the Council.

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

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

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

WHAKAKAPINGA | CONCLUSION

It is recommended that the Council receives comments from members of the public.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council receives comments from members of the public.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Extracts from Standing Orders

5.2 NOTICE OF MOTION - ACKNOWLEDGE STANDING ORDERS

Author: Julie Gardyne, Chief Executive

Authorised by: John Funnell, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell has given notice, in accordance with Standing Order 27, that he intends to move at this meeting (26 May 2026) the following motion:

That Taupo District Council:

- 1. Notes recent public reporting concerning local authority meeting conduct, particularly Rotorua, where questions have been raised regarding the ability of elected members to fully participate in formal proceedings.*
- 2. Affirms that the ability of elected members to speak to matters before the Council, within the framework of Standing Orders, is a fundamental component of representative democracy.*
- 3. Confirms that Standing Orders are to be applied in a manner that facilitates orderly debate while preserving each member's reasonable opportunity to participate.*
- 4. Agrees that any speaking time limits adopted by the Council (including any standard limits applied by the Chairperson) are to be applied consistently, fairly, and without undue restriction of members' participation.*
- 5. Further affirms that elected members should not be unreasonably prevented, whether by procedural requirements or their application, from bringing forward or speaking to matters of public interest.*
- 6. Notes that maintaining public confidence in local democratic processes requires that meeting procedures are applied in a manner that is transparent, even-handed, and consistent with the principles of natural justice.*

NGĀ KŌRERORERO | DISCUSSION

The Notice of Motion is attached.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

The Notice of Motion will be moved at the meeting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Notice of Motion - Acknowledge Standing Orders

5.3 KINLOCH KINDERGARTEN PROPOSAL

Author: Aidan Smith, Team Leader - Corporate Planning

Authorised by: Warrick Zander, General Manager Strategy and Environment

TE PŪTAKE | PURPOSE

This paper seeks a Council decision on whether it wants to support the Kinloch Families Trust proposal for a new Kinloch Kindergarten, by agreeing in principle to using development contributions money to purchase and lease back the proposed kindergarten site.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The Kinloch Families Trust presented their proposal for a new Kinloch kindergarten at a Council workshop on 14 April 2026.

This is a decision-making paper to determine whether or not Council will support the proposal.

The paper sets out how Council could support the proposal by using development contribution money, without an impact on rates or any planned projects. Almost \$1 million in additional development contributions is being collected from the Seven Oaks development area. The cost of purchasing the proposed kindergarten site to support the new kindergarten proposal is estimated to be \$450,000 – 520,000 (plus GST if any). The remainder of the collected development contributions would be available to be used for reserve improvements for the Kinloch domain or lakefront.

Alternatively, if Council chooses not to support the kindergarten proposal, all of this development contributions money could go towards reserve improvements (as yet un-scoped) for the Kinloch domain or lakefront.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council either

1. Agrees in principle to support the Kinloch kindergarten proposal, by agreeing in principle:
 - a. to purchase 44 Okaia Dr from Kinloch Families Trust at fair value (estimated to be \$450,000 – \$520,000 plus GST if any) to be a Council reserve
 - b. to provide a long-term lease to Kinloch Families Trust for the purpose of building and running a kindergarten, and
2. Delegates approval of the final terms of the arrangement to the Regulatory Committee.

OR

3. Declines to support the Kinloch kindergarten proposal.

TE WHAKAMAHIKI | BACKGROUND

The Kinloch Families Trust presented their proposal for a new Kinloch kindergarten at a Council workshop on 14 April 2026 (a copy of the kindergarten proposal presentation is attached).

This proposal has been developing for a number of years. In 2024, during the development of the Long-term Plan 2024 – 34, Council considered the proposal, but at the time did not have a funding mechanism available to it other than using ratepayer funds. Officers were directed to work with the Kinloch Families Trust to identify alternative funding options. Officers signed a memorandum of understanding (MOU) with the Kinloch Families Trust in January 2025 to support the parties working together. The MOU contained the commitment that Officers would bring the matter before Council for a decision, subject to:

- Council having a commitment to hold the adjacent sites as a reserve as part of the Seven Oaks development area Resource consent
- The Trust securing a resource consent and the funding required to construct the Kindergarten building and associated infrastructure, including a car park.

The Seven Oaks development area resource consent identifies the adjacent lots as Council reserve, and the Trust has secured resource consent for the Kindergarten. They have not yet secured the funding required,

but are seeking a Council decision, as other potential major funders are seeking a demonstration of anchor support from Council before committing themselves.

Since 2024, new developments have been successfully consented around the proposed kindergarten site. They are paying significant Development Contributions money, which is available for purchasing or improving reserves in Kinloch, and could be used to support the Kinloch kindergarten proposal, should Council wish to do so.

At the workshop on 14 April 2026, officers identified the availability of this Development Contribution money, should Council wish to support the new kindergarten proposal. Council directed officers to provide a decision-making paper (this paper), and to identify and explain further:

- the opportunity cost – how the Development Contribution money could otherwise be used, if Council does not support the kindergarten proposal
- how the proposal aligns with Council's plan for improving and standardising its various lease arrangements across the district.

NGĀ KŌRERORERO | DISCUSSION

The Kindergarten proposal

The Kinloch Families Trust (KFT) and Seven Oaks Kinloch Limited (Seven Oaks Ltd), a land development business, have approached Council for support to enable a new kindergarten to be built in Kinloch. KFT organise the current Kinloch kindergarten, which operates from the Kinloch Community Hall. KFT has identified that it would be better to have its own, fit-for-purpose building.

KFT is seeking Council's support alongside the funding and contribution from donors and the wider community. Seven Oaks Ltd has gifted land to KFT at 44 Okaia Dr for the new kindergarten, but KFT need to raise around \$950,000 to build the new kindergarten building. KFT are looking for a way to realise the value of the donated land as well as use it for the future kindergarten building.

This paper does not assess the merits of Kinloch Families Trust's proposal for a new kindergarten building. Instead, it aims to identify options for how Council could support this proposal, should Council determine that there was merit in doing so.

How Council could support the kindergarten proposal without a rates impact.

Officers have identified an option, should Council wish to support the kindergarten proposal, that has no rates impact for Council, and minimises any ongoing financial contribution or risk for Council.

The identified option for Council support is:

1. Council would purchase 44 Okaia Dr from KFT, using development contribution money collected from the area for the purpose of purchasing and improving local reserves. This is the site they have been gifted from Seven Oaks Ltd.
2. Purchase would be at market price. Estimated to be \$450,000 – \$520,000 (plus GST if any).¹
3. KFT would have to fundraise the remainder of the build cost. But having this financial support, and support from Council is likely to aid their fundraising efforts.
4. Council would lease the land to KFT, on a long-term basis, to support them building the kindergarten. Lease could be at cost (if there are any land maintenance or other costs for Council), or another type of lease arrangement could be negotiated to provide some level of revenue to Council. The Kinloch Families Trust is a duly incorporated charitable trust (#50155412). A non-commercial lease would be contingent on the kindergarten remaining not-for profit.
5. KFT would own and operate the kindergarten with no ongoing support or contribution from Council.

Figure 1 (below) provides a diagram of how the proposal would result in Council having a significant (3 lot) reserve, in proximity to existing recreational facilities. With two of the lots to be a playfield, and the third lot to be leased for a kindergarten.

¹ [Homes.co.nz](https://www.homes.co.nz) identifies a market value of \$460,000 (\$435,000 – \$485,000). The 2022 Council valuation is \$535,000. Similar sites are currently for sale for around \$495,000.

Is it appropriate to use development contributions from the area to purchase reserve land, which would then be leased for a Kindergarten?

As shown in Figure 1 (below), significant development contributions have been paid, or will be due, from consented developments in the local area. Around \$400,000 has already been collected, and a further \$500,000 plus is expected. The bulk of this money is for the purposes of purchasing and improving new local reserves in the vicinity of these developments, although it is reasonable to use a proportion for improvements to larger community reserves in the wider-Kinloch area (such as the Kinloch domain and lakefront reserve).

In addition, the newly consented development (labelled Area 4) in the diagram, will be required to provide two new lots for a local park / reserve. The site that has been requested is the one across from the existing playground, basketball court and bike track. The idea is that it is preferable to have one central reserve play space, rather than two small and isolated reserves. This new reserve is adjacent to the proposed kindergarten site.

Given the existing facilities in the area, including bike track, half basketball court and playground, plus the two lots for a new grass park to come, there is adequate provision of local facilities in the area. This means that there is little need for further improvement in new facilities or new reserve land required beyond the two new lots. There are currently no specific investment plans for this money. It is not set aside for any particular project. The options are therefore to build more playgrounds or other facilities in the area (with ongoing maintenance and depreciation and rates impacts), and/or purchase more reserve land (again with ongoing maintenance costs unless leased to the kindergarten).

While collected with the intent to be used locally, it may be reasonable for Council to put the funds towards wider community reserves projects (like upgrades to the Kinloch domain or lakefront reserve) that still benefit these new development areas, instead of supporting the kindergarten proposal.

Purchasing the proposed site (44 Okaia Dr) alongside the two new reserve lots aligns reasonably with Council’s Development Contribution Policy and the provision of quality local parks and play facilities for the area. It results in Council owning a significant (3 lot) reserve, in proximity to existing recreational facilities. It allows two of the lots to be a playfield, with the third lot to be leased to a community group, in this case a kindergarten.

Figure 1 – Map of local area and table of Development Contributions for reserves



Area	Size	Development contributions for new local reserves	Development contributions for improvements to local reserves	Resource consent
Area 1	132 lots	Reserve (land plus bike track, playground, 1/2 basketball court) given in lieu of money		RM200118
Area 2	29 lots	\$36,656	\$0	RM180119
Area 3	15 lots (& 10 low density)	\$365,477	\$20,975	RM230207
Area 4	83 Lots	To come: Reserve land equal to 2.075 lots to be given in lieu of money (at 2.5% of the land value)	To come: \$242,360 (at \$2,920 per lot) Half (\$120,000) intended to be spent locally, the other half in wider Kinloch.	RM240388 & RM240389
Area 5	30 low density	To come: \$300,000 – \$350,000 (2% land value – 2021 policy)	To come: \$25,170 (at \$839 per lot – 2021 policy)	RM230207
Total	259 lots (residential)	\$702,133 – 752,133	\$288,505	

Notes. “To come” is where these are consented, making development contributions applicable. But they have not yet been invoiced or paid. All figures exclude GST.

Does purchasing land to be leased to a kindergarten set a precedent?

There are several examples of kindergartens on Council reserve land.

It is common for Council to provide reserve land to not-for profit, community-oriented organisation’s buildings. While most kindergartens are on privately owned land, education land, or Māori land, there are a number of kindergartens (and similar) on Council owned land and Council reserve land, including:

- Tawa Street Day-care / Kindergarten (Tauhara, Taupō)
- Waikato Street Day-care / Kindergarten (Central, Taupō)
- Rickit Street Playgroup / Playcentre (Central, Taupō)
- Domain - School's out (Central, Taupō)
- Waipahihi reserve - School's out and Day-care / Kindergarten (Richmond Heights, Taupō)
- Laughton Street Day-care / Kindergarten (Central, Taupō)

The opportunity cost – how the Development Contribution money could otherwise be used, if Council does not support the kindergarten proposal.

The 2024 Long-term Plan and 2024 Development Contribution Policy, allocated \$0.9 million in development contributions (\$500,000 of which had already been collected, and around 400,000 from future growth) to contribute to the \$6.1 million budgeted for improvements to Kinloch lakefront and domain (Kinloch lakefront development plan) over 2030/31 – 2032/33.²

The money identified in Figure 1 (around \$1 million) is additional to this. It is additional because:

- a large amount of it came in from a consent in late 2024, just before the new 2024 Development Contribution Policy applied. The older 2021 policy required significantly higher development contributions for reserves than the 2024 Policy. The change in policy was an intent to collect less land and instead collect money for improvements to existing land.
- the rest of it came from a consented greenfield residential development in an area that was previously zoned low-density residential. Low-density residential properties provide substantially lower development

² Page 6 and Page 47 of Council's [Long-term Plan 2024 – 2034](#) refer

contributions for reserves under the 2024 policy. No new greenfield areas were zoned or anticipated by the 2024 policy.

The below table sets out the legislative requirements and policy guidance on how this additional money should be used, summarised as the conditions 1 – 5 in the left-hand column. With the options for use of the money being either 5a, or 5b (or a combination of both).

Note there is around \$1 million dollars available from development contributions from the Seven Oaks development area. The site for the kindergarten is estimated at around \$500,000. This is in addition to the \$0.9 million already allocated towards improvements to Kinloch lakefront and domain (\$6.1 million is budgeted in the 2024 Long-term Plan for 'Kinloch lakefront development plan' over 2030/31 – 2032/33).

Requirements of legislation:	What it means in this instance
<p>The principles set out in Section 197 AB of the Local Government Act 2002, the legislation governing development contributions, include:</p> <ul style="list-style-type: none"> • <i>“development contributions should only be required if the effects or cumulative effects of developments will create or have created a requirement for the territorial authority to provide or to have provided new or additional assets or assets of increased capacity”</i> 	<ol style="list-style-type: none"> 1. The money can only be used for a new capital project – it cannot be used for operating expenses, or maintenance or renewals. 2. It should be used for the growth share of any project – where the capital investment is needed to service, or because of the effects of growth.
<ul style="list-style-type: none"> • <i>“development contributions must be used—</i> <ol style="list-style-type: none"> (i) <i>“for or towards the purpose of the activity or the group of activities for which the contributions were required; and</i> 	<ol style="list-style-type: none"> 3. It must be used for reserves (either new reserves or improvements to existing reserves)
<ol style="list-style-type: none"> (ii) <i>“for the benefit of the district or the part of the district that is identified in the development contributions policy in which the development contributions were required”.</i> 	<ol style="list-style-type: none"> 4. It must be used in Kinloch.
<p>Direction in Council's 2024 policy:</p>	
<p><i>“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.”</i></p> <ul style="list-style-type: none"> • <i>“Neighbourhood Parks means small recreation spaces with a basic playground that is within walking distance of most urban residential properties.</i> • <i>“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.”</i> 	<ol style="list-style-type: none"> 5. It should be used for either (or both of): <ol style="list-style-type: none"> a. expanding or upgrading the local reserve, with or without leasing part of it to a new Kindergarten. This is the existing reserve shown in Figure 1, which already includes a bike track, ½ basketball court, a playground, plus 2 lots to come for a grass park. and/or b. upgrading the Kinloch Domain, or Kinloch Lakefront Reserve.³ These projects are not yet scoped or planned. They would be subject to confirmation through the 2027 Long-term Plan, including the commitment of substantial ratepayer funded contributions – or otherwise, a reduction in scope and scale to just growth-related investment.

³ There is an existing project in the Long-term Plan 2024 – 2034 with \$6.1 million budgeted for improvements to Kinloch lakefront and domain (Kinloch lakefront development plan) over 2030/31 – 2032/33 [Page 6 and Page 47 of Council's [Long-term Plan 2024 – 2034](#) refers]

How the proposal aligns with Council’s plan for improving and standardising its various lease arrangements across the district.

Council has a whole range of leases for both buildings and reserve land with non-commercial parties. These currently have varying lease arrangements depending on the circumstances and decisions at the time. Council is developing a policy to make its lease arrangements more consistent so that they are fair, transparent and easier to administer – with everyone knowing what is expected and required.

Should Council agree in principle to proceed with purchasing 44 Okaia Dr and to a long-term lease with KFT for a kindergarten, lease arrangements will be developed to align with the Council’s new (or draft) policy.

NGĀ KŌWHIRINGA | OPTIONS

Officers have identified and assessed three options.

Analysis of Options

Option 1 – Do not support the kindergarten proposal

Under this option Council would resolve not to support the kindergarten proposal. Development Contributions money would instead be applied to reserve improvement projects in Kinloch through the upcoming 2027 Long-term Plan.

Advantages	Disadvantages
<ul style="list-style-type: none"> • \$450,000 – \$520,000 (plus GST if any) can be applied to other reserve improvement projects in Kinloch to be identified through the upcoming 2027 Long-term Plan. • Aligns reasonably with Council’s Development Contributions Policy. 	<ul style="list-style-type: none"> • Kinloch kindergarten proposal would not proceed, unless it can find some other financial backer. • Other reserve improvement projects may have a rating impact from maintenance and depreciation.

Option 2 – Support the kindergarten proposal

Under this option Council would resolve to support the kindergarten proposal by agreeing in principle:

1. to purchase 44 Okaia Dr from KFT at fair value (estimated to be \$450,000 – \$520,000 plus GST if any) to be a Council reserve
2. to provide a long-term lease to KFT for the purpose of building and running a kindergarten.

Agreement in principle can be contingent on any requirements that Council wishes to stipulate. For example, subject to KFT raising the remaining funds required, or subject to the receipt of the remaining expected development contributions.

Council could require approving final details, or delegate these to Council’s Regulatory Committee (as currently drafted in the recommendations).

Advantages	Disadvantages
<ul style="list-style-type: none"> • Kinloch kindergarten proposal would be able to proceed, if it can fund the remaining build costs. • One-off capital contribution with no ongoing commitment, responsibility or liability for Council. No ongoing depreciation. Any maintenance or other costs would be expected to be met by KFT through the lease. • Aligns reasonably with Council’s Development Contributions Policy. 	<ul style="list-style-type: none"> • The opportunity cost of \$450,000 – \$520,000 (plus GST if any) not being able to be applied to other reserve improvement projects in Kinloch to be identified through the upcoming 2027 Long-term Plan. • Risk that if the kindergarten fails, Council will be left to manage the land, or may even be asked to take over or provide financial support to the Kindergarten.

Option 3 – Delay decisions until engagement with the wider community has been completed

Under this option Council would defer its decision until it has consulted the wider community, either as a stand-alone consultation, or as part of the Long-term Plan 2027 (which has consultation expected around April – May 2027, and final adoption in June 2027).

Advantages	Disadvantages
<ul style="list-style-type: none"> Allows consultation with the Kinloch community on the best use of this money (noting that it is not ratepayer funded money and Council would not normally consult the community on development contribution land purchases, but the community may have a view on the best use of this money). 	<ul style="list-style-type: none"> Kinloch kindergarten proposal would be delayed until Council has consulted with the community. Major fundraising efforts are likely to be stalled until the Kinloch Community Trust can show it has anchor support from Council. Delays Council's decision. If Council has an agreed position, it would be preferable to make the decision now rather than prolong the uncertainty for the parties involved.

Discounted options

The following options have been discounted for the reasons stated.

Option	Reason for discounting
Council leases a site on an existing Council reserve for a kindergarten.	The Kinloch Family Trust (KFT) already has land for a kindergarten that has been gifted to it. What it needs is money for the build costs. The land that was gifted to KFT was for a kindergarten, not for its sale. Moving from the site is likely not acceptable to KFT or the land donor.
Co-investment in a joint community building and a kindergarten	Would have a rates impact and would require ongoing Council costs (e.g. depreciation). Council's usual, and preferred approach to support community, and not-for-profit buildings, is to provide council reserve land for lease at cost, without taking on any ongoing financial commitment. Council already has the Kinloch Community Hall, which it provides for the kindergarten currently.
Council provides a loan to support funding the kindergarten build.	Banks and other philanthropic funders can provide low interest rate loans to charitable organisations. The primary impediment would be whether the kindergarten operation can service loan costs (including both interest and principal payments). A heavily discounted Council loan option would have a rating impact (i.e. Council would have to cover the interest on the loan). This option has not been explored in detail.

Analysis Conclusion:

All options are feasible depending on support for the use of these funds by Council. The determining factor is whether or not Council wants to support the Kinloch kindergarten proposal because Council considers there to be benefits to the wider community.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the kindergarten proposal is estimated to be \$450,000 – \$520,000 plus GST if any, to be funded from the around \$1 million available from development contributions from the Seven Oaks development area. The remainder is available to be used on upgrading the Kinloch Domain or Kinloch Lakefront Reserve, subject to confirmation in the 2027 Long-term plan. This is in addition to the \$0.9 million of development contributions already allocated towards this project.⁴

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 is of relevance to this particular matter.

⁴ There is an existing project in the Long-term Plan 2024 – 2034 with \$6.1 million budgeted for improvements to Kinloch lakefront and domain (Kinloch lakefront development plan) over 2030/31 – 2032/33 [Page 6 and Page 47 of Council's [Long-term Plan 2024 – 2034](#) refer]

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

The governing legislation for the collection and use of development contributions is the Local Government Act 2002. The legislative principles and requirements relating to this decision are discussed in the section on opportunity costs, which sets out the limitations and requirements for the use of development contributions.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

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

The key aspects for consideration with regards to this proposal are as follows:

Council's Development Contributions Policy 2024 outlines how Council will collect and use development contributions. The policy principles and requirements relating to this decision are discussed in the section on opportunity costs, which sets out the limitations and requirements for the use of development contributions.

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.

No engagement with Māori has been undertaken on this issue because there are no matters of particular relevance to Māori.

Ngā Tūraru | Risks

Whenever Council uses development contributions to purchase land or undertake improvement works, there is the chance that a developer challenges the collection and use of development contributions.

Any of the options in this paper contain some risk of interested or affected parties challenging the decision, if it is not one they agree with, especially if they feel they did not get a chance to have their say in the process. We know there are views within the Kinloch community with respect to what is considered best for Kinloch, and what Council should do with this money.

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 - moderate degree of significance because the financial consequences and impacts of purchasing reserve land with development contributions are below the thresholds for significance in the policy.

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.

Council may wish to consult, noting that it is not ratepayer funded money and Council would not normally consult the community on development contribution land purchases, but the community may have a view on the best use of this money. Any such consultation could be a stand alone process or part of the wider Long-term Plan process.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communications have been planned at this time.

WHAKAKAPINGA | CONCLUSION

This is a decision-making paper to determine whether or not Council will support the proposal.

The paper sets out how Council could support the proposal by using development contribution money, without an impact on rates or any planned projects. Almost \$1 million in additional development contributions

is being collected from the Seven Oaks development area. The cost of purchasing the proposed kindergarten site to support the new kindergarten proposal would be \$450,000 – 520,000 plus GST if any, with the remainder available to be used for reserve improvements for the Kinloch domain or lakefront.

Alternatively, if Council chooses not to support the kindergarten proposal, all of this development contributions money could go towards reserve improvements (as yet un-scoped) for the Kinloch domain or lakefront.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Kindergarten proposal presentation (14 April 2026)

5.4 TAUPŌ DISTRICT WIDE RESERVES MANAGEMENT PLAN - DELEGATION TO REGULATORY COMMITTEE

Author: Kara Scott, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

The purpose of this report is for Council to decide on its delegation of functions for the review of the Taupō district wide reserves management plan. This is in accordance with the Reserves Act 1977.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

This report seeks direction from Council on how it would like to delegate decision-making for the review of Taupō District's recreation reserve management plans, as required under the Reserves Act 1977.

Taupō District Council administers a large number of existing reserve management plans that are outdated and require review. To make that process more efficient they are being collectively reviewed and consolidated into a single reserve management plan.

The review process involves engagement with the community, considering feedback, workshops, holding hearings if required, and consolidating into one reserve management plan. To do this, Council must determine an appropriate committee and decision-making structure.

Three options considered are:

1. Full Council undertakes the review and decision-making.
2. Regulatory Committee undertakes the review and decision-making.
3. Regulatory Committee undertakes the review and makes recommendations to Council for decision-making.

This report recommends Option 2, for the Regulatory Committee to undertake the review and decision-making. This option is considered most efficient as it is an established committee tasked with working regularly under the Reserves Act 1977, among other pieces of legislation.

If Council prefers to maintain the ability to make the final decision, Option 3 enables this.

There are no significant financial, legal, policy, or risk issues associated with any of the options. Māori engagement obligations will be met under all options, with iwi and hapū engagement included in the review process.

The decision is assessed as low significance, meaning no additional engagement or media communication is required prior to Council making its decision.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council delegates its statutory functions under the Reserves Act 1977 for the preparation and decision-making of the district wide reserve management plan to the Regulatory Committee.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

The reserves relating to this paper are areas of land set aside for public recreation. They are managed under the Reserves Act 1977. In the Taupō District, recreation reserves include sportsgrounds, recreation parks, neighbourhood playgrounds, lakeshore reserves, and spaces used for civic activities and events.

The Reserves Act requires reserve management plans to be developed for recreation reserves, and for them to be kept under continuous review. This is so the management plans can be updated to reflect changing situations over time.

The existing Taupō District Council reserve management plans are either out of date or are ready for review⁵. The management plans that require review and updating in this process are:

- AC Baths Reserve 1993
- Hipapatua/Reid's Farm Recreation Reserve 2017
- Kinloch Recreation Reserves 2007
- Mangakino and Whakamaru Reserves 2000
- Nukuhau Boat Ramp Area 2005
- Secombe Park Vegetation Management Plan 2011
- Southwestern Bay Settlements 2015
- Spa Thermal Park and Riverbank Recreational and Scenic Reserve 2000
- Tapuaeharuru Bay Lakeshore Reserves 2022 (a targeted amendment was made in 2022 but most of the plan has not been reviewed since 2007)
- Taupō Sportsgrounds 2010
- Taupō Urban Area and Acacia Bay Neighbourhood Recreation Reserves 2006
- Te Rangiita Waitetoko Lakeside Reserve 1993
- Tongariro Domain 2005
- Tutemohuta Reserve Waitahanui Community Management Plan 1992

Feedback from the community will be gathered holding two rounds of engagement and the opportunity for the representative groups to input into the process.

To review the district-wide reserves management plan, we need to decide on a committee and decision-making structure. This structure will support the review by allowing decision makers to work through the proposed content, gather and consider feedback from the community, hold hearings, and make final decisions on the reserves management plans.

NGĀ KŌRERORERO | DISCUSSION

There are three options for Council to establish a committee structure to review and make decisions on the district wide reserves management plan:

1. Full Council elected members to undertake the review and decision-making.
2. The Regulatory Committee to undertake the review and decision-making.
3. The Regulatory Committee to undertake the review and make recommendations to Council for decision-making.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Full Council elected members to undertake the review and decision-making.

⁵ Excluding Tūrangi Reserves and Motutere Recreation Reserve – these management plans have recently been reviewed.

Advantages	Disadvantages
<ul style="list-style-type: none"> Enables all of the elected members to be involved in the development of the reserve management plan. 	<ul style="list-style-type: none"> Potentially inefficient as it engages full Council resources when only those working within the Reserves Act are likely to be needed for a review. Not all elected members regularly work within the Reserves Act 1977. Council has a heavy workload with significant strategic matters such as the Long-term Plan and reform of the local government sector.

Option 2. The Regulatory Committee to undertake the review and decision-making.

Advantages	Disadvantages
<ul style="list-style-type: none"> Does not take up more Council resources than needed when Council has a heavy workload. The committee is already established and working under the Reserves Act 1977. The Regulatory Committee is made up of elected members, all familiar with decision-making on behalf of the district as a whole. 	<ul style="list-style-type: none"> There would be limited opportunities for elected members not on the committee to be involved in the process.

Option 3. The Regulatory Committee to undertake the review and make recommendations to the Council for decision-making.

Advantages	Disadvantages
<ul style="list-style-type: none"> All elected members would be involved in the final decision. The committee can undertake most of the work, is already established and working under the Reserves Act 1977. 	<ul style="list-style-type: none"> The process is for a review of the existing reserve management plans and is not considered to require full Council input, therefore less efficient on resources. It is more challenging for elected members to make decisions that are not on the committee to be up to speed.

Analysis conclusion

Option 2 is considered the most efficient and effective method to undertake the review. The reasons for this are:

- The terms of reference and delegations for the Regulatory Committee allows for the Committee to be delegated the function of developing, and if requested, making decisions in relation to reserve management plans. Doing so would align with Council’s intent to take a consistent approach to reserve management decisions across the district.
- The Regulatory Committee is made up of elected members who are elected by the community to make decisions on behalf of the entire Taupō District.
- Local input will be provided by way of engagement with the representative groups; councillor connect forums and wider community engagement.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

This decision relates to whether Council or the Regulatory Committee should oversee its development and adoption. The development of the new district wide reserves management plan has been budgeted for. There is no financial consequence related to that decision.

Ngā Aronga Ture | Legal Considerations

Under the Reserves Act 1977 the Council can delegate the process of reserve management plans to a committee nominated by them. The legal process under section 41 of the Act must still be undertaken.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications of choosing any option.

Te Kōrero tahi ki te Māori | Māori Engagement

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

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

- The Regulatory Committee includes representation from the Te Papamārearea Maori ward.
- The management plan review process will include iwi/hapū engagement with those that have an interest in the reserves and relevant matters being considered. An engagement plan has been developed with Council's Iwi and Co-governance team.

Ngā Tūraru | Risks

If a situation arises where there are matters of such strategic importance that full Council wishes to have a greater influence on the development of the management plan, then Council can review the delegation.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

The report recommends Option 2; Council to delegate the review and decision-making of the district wide reserves management plan to the Regulatory Committee. This is considered the most efficient option and makes best use of Council resources.

The Regulatory Committee is already established, operates under the Reserves Act, includes the Mayor, and is well suited to oversee a technical review process. Full Council has a heavy workload to focus on, including Long-term Plan matters and wider reform of the sector.

There are no significant financial, legal, policy, or risk issues associated with any of the options. Māori engagement obligations will be met under both, with iwi and hapū engagement included in the review process.

The decision is assessed as low significance, meaning no additional engagement or media communication is required prior to Council making its decision.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.5 RESOURCE MANAGEMENT ACT 1991 OBJECTIONS (SS 357, 357A AND 357B) – DELEGATION TO REGULATORY COMMITTEE

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

The purpose of this report is to amend the scope of activity within the Terms of Reference and Delegations of the Regulatory Committee to include hearing objections to resource management decisions under sections 357, 357A and 357B of the Resource Management Act 1991.

WHAKARĀPOPOTANGA MATUA | EXECUTIVE SUMMARY

The Resource Management Act 1991 (RMA) enables applicants to lodge objections with Council in relation to:

- Decisions on resource consent applications (sections 357 and 357A); and
- Costs associated with processing resource consents (section 357B).

Currently, Council delegations require these objections to be heard and determined by full Council. However, the RMA requires that objections be heard within 20 working days of lodgement.

While Council meets on a scheduled monthly cycle, this statutory timeframe does not always align with those meeting dates. In contrast, the Regulatory Committee can be convened more readily, with a lower quorum and members who have relevant expertise and familiarity with the subject matter.

Delegating this function to the Regulatory Committee would support timely and efficient decision-making, while ensuring decisions are made by an appropriately qualified governance body.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council amends the Terms of Reference and Delegations from Council to Committees 2025-28 document (A3550306) by adding the following to point 1 of the Scope of activity for the Regulatory Committee:

- Hear objections to resource management decisions under sections 357, 357A and 357B of the Resource Management Act 1991

TE WHAKAMAHIKI | BACKGROUND

The proposal has not been presented previously.

The RMA provides several points within the consent process where applicants may lodge objections. These may relate to:

- Substantive consent decisions; or
- Costs incurred during processing.

Given current economic pressures, it is anticipated that objections—particularly relating to costs—may increase. Additionally, objections may arise where applicants dispute the necessity of information requested during the consent process.

NGĀ KŌRERORERO | DISCUSSION

Objections under sections 357–357B are typically:

- Infrequent; and
- Limited in scope, with clearly defined statutory parameters.

Given this, it is considered appropriate for these hearings to be delegated to the Regulatory Committee on a case-by-case basis.

There is **no requirement for hearing panel accreditation** for these objection hearings.

While the RMA is expected to be replaced in the future, the current statutory requirements remain in force, and Council must ensure it can meet the prescribed timeframes.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Retain decision-making with full Council.

Advantages	Disadvantages
<ul style="list-style-type: none"> • No amendment required to the current Terms of Reference and Delegations from Council to Committees 2025-28. 	<ul style="list-style-type: none"> • Difficulty meeting statutory timeframes. • May require additional or extraordinary Council meetings. • Higher administrative burden and reduced efficiency.

Option 2. Delegate decision-making to the Regulatory Committee.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Enables timely hearings within statutory deadlines. • More efficient use of elected members' time. • Reduces need for extraordinary Council meetings. 	<ul style="list-style-type: none"> • Minor reduction in full Council involvement in these decisions.

Analysis Conclusion:

The preferred option is Option 2 to delegate the decision making to the Regulatory Committee because it ensures compliance with statutory timeframes while improving operational efficiency.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be nil.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for under the Annual Plan.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

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

Resource Management Act 1991

The proposal provides for delegation of decisions on objections made under sections 357, 357A and 357B of the Resource Management Act 1991 to the Regulatory Committee.

Authorisations as follows are required for the proposal:

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

Authorisations are not required from external parties.

Ngā 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, the Regulatory Committee includes representation from Cr Wahine Murch of Te Papamārearea ward.

Ngā Tūraru | Risks

There are no known risks.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

Delegating the hearing of objections under sections 357, 357A, and 357B of the Resource Management Act 1991 to the Regulatory Committee will:

- Enable compliance with statutory timeframes;
- Improve efficiency of Council decision-making; and
- Reduce the need for additional Council meetings.

Accordingly, it is recommended that the Terms of Reference and Delegations be amended.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Rights of Objection - Resource Management Act 1991 reference
2. Regulatory Committee Terms of Reference and Delegations 2025-28 - tracked changes version

5.6 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - APRIL 2026

Author: Julie Gardyne, Chief Executive

Authorised by: Julie Gardyne, Chief Executive

TE PŪTAKE | PURPOSE

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

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

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

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

ENGAGEMENTS

ENGAGEMENT	DAY	DATE	TIME
Risk and Assurance Committee meeting (Council Chamber)	Tuesday	2	10.30am-2.30pm
Tūrangi Co-Governance Committee workshop (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	3	9.30am-10.30am
Tūrangi Co-Governance Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	3	10.30am-12.30pm
Tongariro Representative Group Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	3	2pm-3.30pm
Regional Transport Committee meeting (Waikato Regional Council, 160 Ward Street, Hamilton)	Monday	8	9.30am-12.30pm
Council meeting – Hear Submissions and Deliberate on the Fees and Charges (Council Chamber)	Tuesday	9	10.45am-12.30pm
Water Services Committee meeting (Council Chamber)	Thursday	11	1pm-2.30pm
Rangitāiki River Forum meeting (Bay of Plenty Regional Council, 5 Quay Street, Whakatāne)	Friday	12	10.30am-1.30pm
Waikato Civil Defence Emergency Management Group meeting (Waikato Regional Council, 160 Ward Street, Hamilton)	Monday	22	10am-1pm
Closed Chief Executive Review Committee meeting (Council Chamber)	Thursday	25	10.30am-11.30am
Te Arawa River Iwi Trust and Taupō District Council Co-Governance hui (Rotorua)	Thursday	25	1pm-3pm
Taupō Airport Authority Committee meeting (Taupō Airport conference room, Taupō Airport, ANZAC Memorial Drive, Taupō)	Monday	29	1.30pm-3.30pm
Council meeting (Council Chamber)	Tuesday	30	1pm-3pm

APPOINTMENTS

No new requests for appointments have been received.

TRAINING AND CONFERENCE OPPORTUNITIES

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

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

- Mayor John Funnell: Local Government New Zealand All-of-local-government meeting on Thursday 14 May and Rural Provincial Sector meeting on Friday 15 May in Wellington with travel, accommodation and attendance costs to be paid by Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Receives the information relating to engagements for June 2026; and
2. Retrospectively approves / declines the attendance of Mayor John Funnell at the Local Government New Zealand All-of-local-government meeting on Thursday 14 May and Rural Provincial Sector meeting on Friday 15 May in Wellington with travel, accommodation and attendance costs to be paid by Council.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

RESOLUTION TO EXCLUDE THE PUBLIC

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Plain English reason for passing this resolution in relation to each matter
<p>Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 28 April 2026</p>	<p>Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7</p>	<p>It is necessary for the public to be excluded to protect privacy of property owners and negotiations that are taking place.</p>

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