



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

Date:	Tuesday, 25 August 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 Tīmatanga – opening prayer gifted by Iraia Bailey of Ngāti Tūwharetoa to Taupō District Council

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

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

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

Order Of Business

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4.1 ORDINARY COUNCIL MEETING - 28 JULY 2026

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the public and confidential portions of the minutes of the Council meeting held on Tuesday 28 July 2026 be approved and adopted as true and correct records.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 28 July 2026 [↓](#)

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 28 JULY 2026 AT 1.14 PM**

PRESENT: Mayor John Funnell (in the Chair), Cr Rachel Cameron, Cr Duncan Campbell, Cr Nicola de Lautour, Cr Ngāhuia Foreman, Cr Sandra Greenslade, Cr Steve Manunui, Cr Wahine Murch (until 3.09pm), Cr Christine Rankin, Cr Kevin Taylor, Cr Yvonne Westerman, Cr Hope Woodward

IN ATTENDANCE: Chief Executive (J Gardyne), General Manager Organisation Performance (S Matthews), General Manager Community Infrastructure and Services (T Hale), General Manager People and Community Partnerships (H Tattle), General Manager Strategy and Environment (W Zander), Legal and Governance Manager (N McAdie via MS Teams), Finance Manager (J Paenga), Communications Manager (L McMichael), Acting Executive Manager Mayor's Office (B Forlong), Senior Solicitor (F Bramwell), Rates Manager (K Green), Resource Consents Manager (H Williams), Senior Policy Advisor (P Caruana), Governance Quality Manager (S James), Senior Project Manager (T Delich), Senior Committee Advisor (K Watts)

MEDIA AND PUBLIC: One member of the public

- Notes:
- (i) This meeting was livestreamed and is available to view on Taupō District Council's YouTube channel.
 - (ii) The meeting was opened at 1.14pm and immediately adjourned. It was reconvened at 1.46pm.
 - (iii) The karakia had been said to open the previous meeting held at 10.15am.
 - (iv) Cr Wahine Murch left the meeting at 3.09pm. She was not present for resolutions TDC202607/11 and TDC202607/C01.

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TDC202607/02 RESOLUTION

Moved: Cr Wahine Murch
Seconded: Cr Nicola de Lautour

That the apology received from Cr Kylie Leonard for lateness be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/02 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Nil

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 EXTRAORDINARY COUNCIL MEETING - 30 JUNE 2026

TDC202607/03 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Ngāhuia Foreman

That the minutes of the Extraordinary Council meeting held on Tuesday 30 June 2026 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/03 above.

4.2 ORDINARY COUNCIL MEETING - 30 JUNE 2026

TDC202607/04 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Wahine Murch

That the minutes of the Council meeting held on Tuesday 30 June 2026 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/04 above.

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

5.1 PUBLIC FORUM

Item **withdrawn**.

5.2 PROPOSED AMENDMENTS TO DELEGATIONS MANUAL

The Corporate Solicitor introduced herself, the Rates Manager, and Resource Consents Manager. She summarised key points from the report and advised that in addition, the Rates Manager role had been changed to Rates Team Leader to better align with other councils.

TDC202607/05 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Ngāhuia Foreman

That Council makes the following changes to its delegations:

1. Revokes Clause 3 of Resolution TDC201804/01.
2. Incorporates into Council's Delegations Manual all delegations to Council officers and contracted Resource Consent Planners under the Resource Management Act 1991, as set out in Attachment 1.
3. Revokes resolution TDC202408/07.
4. Incorporates into Council's Delegations Manual all delegations to Council officers under the Local Government (Rating) Act 2002, as set out in Attachment 2.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/05 above except for Cr Duncan Campbell who abstained from voting.

5.3 RECEIPT OF FINAL STATEMENTS OF INTENT – COUNCIL CONTROLLED ORGANISATIONS

The General Manager People and Community Partnerships advised that this was a mechanical item for Council to receive the Statements of Intent formally from the Council Controlled Organisations (CCOs). They had been approved by the boards of each CCO.

In response to questions, the following was clarified:

- A letter of expectation was provided to Destination Great Lake Taupō (DGLT) from Council. The other CCOs were not typically provided with letters of expectation, however, draft Statements of Intent were received by Council in March of each year and an opportunity given at that time for comment.
- The CCOs would report back to Council within six months and produce an annual report as well.

TDC202607/06 RESOLUTION

Moved: Cr Christine Rankin
Seconded: Cr Yvonne Westerman

That Council receives the final Statements of Intent from the following Council Controlled Organisations:

- i. Taupō Airport Authority (TAA);
- ii. Destination (Great) Lake Taupō (DGLT);
- iii. Bay of Plenty Local Authority Shared Services (BOPLASS); and
- iv. New Zealand Local Government Funding Agency Limited (LGFA).

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/06 above.

5.4 FINANCIAL STEWARDSHIP, EFFICIENCY AND CONTINUOUS IMPROVEMENT UPDATE

The General Manager Organisation Performance advised that the report had been produced to communicate what has happened and was happening in the organisation. It showed the continuous improvement being

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made and noted the cost pressures on the organisation with depreciation being the biggest cost.

She advised that some of this information would be communicated going forward in the monthly performance report.

In answer to questions, the following was clarified:

- Impacts on rates had been modified by cost containment and this was shown by the Community Leadership, Regulatory and Strategic Property activity which had been decreased by \$2.4 million. If inflation was added to this, a lot of budget control was required to get this activity to offset core infrastructure projects. In the last Long-term Plan, it had offset critical water infrastructure that was needed.
- A net decrease overall of activities had been achieved.
- Groups of activities would be named and standardised by central government going forward.
- There was a potential benefit to using Artificial Intelligence (AI) to deliver services, as an example in the regulatory process. The first stage of AI implementation was to enable the organisation with tools that were safe. Following this, the process was to convert more users to using AI by following a workplan and doing this in a measured and appropriate manner.
- The updated reporting was the beginning of the process to be able to provide more information and measurable outcomes to the community in the future.
- Salaries were benchmarked against government guidelines and the private sector market.

Members were appreciative of being provided with this report and were keen to be updated going forward so that they could see the work that was being done to reduce the impact on rates.

TDC202607/07 RESOLUTION

Moved: Cr Rachel Cameron

Seconded: Cr Christine Rankin

That Council receives the report providing a financial stewardship, efficiency and continuous improvement update.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/07 above.

5.5 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - JUNE 2026

It was clarified that the off-track activities in the Chief Executive's report were internal rather than external. A public workshop would be held the following week to update members on progress with the Broadlands Road landfill resource consent application.

The Senior Project Manager advised that four significant projects had decreased in risk from the previous month. The SCADA upgrade project had increased in risk due to a delay in the contracted work. The Mangakino Lakefront Upgrade Project was going well, it was up to preparing tenders for stage 1 which was the area around the toilets. Work was underway on Owen Delany Park and was progressing well. An invitation for an opening on 4 September had gone out, and the building consent for the grandstand and clubrooms had been lodged.

The General Manager Community Infrastructure and Services advised that three waters projects would come before the Water Services Committee in the next few months for approval through the Water Services Strategy which would be run alongside work on the Long-term Plan.

The Finance Manager advised that \$67.9 million of the capital expenditure performance had been achieved which was 72.6% of the forecasted budget.

TDC202607/08 RESOLUTION

Moved: Cr Steve Manunui
Seconded: Cr Kevin Taylor

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

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/08 above.

5.6 ELECTORAL SYSTEM FOR THE 2028 AND 2031 TRIENNIAL ELECTIONS

The Senior Committee Advisor highlighted that if Council wanted to change the electoral system, a decision was required by 12 September 2026. Given the current changing environment and associated consultation and engagement already planned, it was recommended that Council continued with First Past the Post (FPP). The electoral system chosen would be in place for the next two triennial elections under existing legislation.

In response to questions, the following was clarified:

- The timeframe for deciding the electoral system was set by legislation so could not be put off until the representation review had been completed.
- Consultation was not required ahead of changing the electoral system, however Council could choose to conduct a poll. Alternatively 5% of electors could demand a poll.

Members requested that a workshop be held ahead of the next Council meeting on 25 August so that more information could be provided regarding the two electoral systems FPP and Single Transferable Vote (STV).

TDC202607/09 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Rachel Cameron

That Council agrees to let the 'electoral system for the 2028 and 2031 Triennial elections' item lie on the table and be brought back to the 25 August 2026 Council meeting.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/09 above.

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

The Senior Committee Advisor added the Planning Reform workshop to the August engagements. It would be held on Tuesday 25 August from 10.30am to 11.30am.

She advised that Council usually budgeted for three elected members plus the Mayor to attend the Local Government New Zealand SuperLocal conference. However, given it was to be held nearby in Rotorua and accommodation would not be required, more members attending could be accommodated.

TDC202607/10 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Sandra Greenslade

That Council:

1. Receives the information relating to engagements for August 2026;
2. Approves the attendance of Cr Rachel Cameron, Cr Duncan Campbell, Cr Nicola de Lautour, Mayor John Funnell, Cr Sandra Greenslade, Cr Steve Manunui, Cr Hope Woodward at Local Government New Zealand SuperLocal conference on Wednesday 14 October and Thursday 15 October in

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Rotorua with travel, accommodation (if necessary) and attendance costs to be paid by Council.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/10 above.

Cr Wahine Murch left the meeting at this point (3.09pm).

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

TDC202607/11 RESOLUTION

Moved: Cr Kevin Taylor

Seconded: Cr Ngāhuia Foreman

RESOLUTION TO EXCLUDE THE PUBLIC

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Plain English reason for passing this resolution in relation to each matter
Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 30 June 2026	Section 7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information Section 7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	To enable the Council to discuss a negotiating position without compromising its commercial interests, while preserving confidentiality over legal advice received.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/11 above.

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

6.1 CONFIRMATION OF CONFIDENTIAL PORTION OF ORDINARY COUNCIL MINUTES - 30 JUNE 2026

TDC202607/C12 RESOLUTION

Moved: Cr Rachel Cameron

Seconded: Cr Hope Woodward

That the confidential portion of the minutes of the Council meeting held on Tuesday 30 June 2026 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202607/C12 above.

The meeting closed at 3.11pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 25 August 2026.

CHAIRPERSON

4.2 ORDINARY COUNCIL MEETING - 6 AUGUST 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 Thursday 6 August 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 6 August 2026 [↓](#)

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON THURSDAY, 6 AUGUST 2026 AT 10.30AM**

PRESENT: Mayor John Funnell (in the Chair), Cr Rachel Cameron, Cr Duncan Campbell, Cr Nicola de Lautour, Cr Ngāhuia Foreman, Cr Sandra Greenslade, Cr Kylie Leonard, Cr Steve Manunui (via MS Teams), Cr Wahine Murch, Cr Christine Rankin, Cr Kevin Taylor, Cr Hope Woodward (via MS Teams)

IN ATTENDANCE: Chief Executive (J Gardyne), General Manager Organisation Performance (S Matthews), General Manager People and Community Partnerships (H Tattle), General Manager Community Infrastructure and Services (T Hale), General Manager Strategy and Environment (W Zander), Acting Executive Manager Mayor's Office (B Forlong), Policy Advisor (A Wilson), Digital Content Creator (C Hollinger), Senior Committee Advisor (K Watts)

MEDIA AND PUBLIC: 14 members of the public

Notes: This meeting was livestreamed and is available to view on Taupō District Council's YouTube channel.

- 1 **KARAKIA**
- 2 **WHAKAPĀHA | APOLOGIES**

TDC202608/01 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Kylie Leonard

That the apology received from Cr Yvonne Westerman for lateness be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/01 above.

- 3 **NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST**
Nil
- 4 **WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES**

4.1 ORDINARY COUNCIL MEETING - 28 JULY 2026

TDC202608/02 RESOLUTION

Moved: Cr Sandra Greenslade
Seconded: Cr Kylie Leonard

That the minutes of the Council meeting held at 10.15am on Tuesday 28 July 2026 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/02 above.

5 NGĀ KAUPAPA HERE ME NGĀ WHAKATAUNGA | POLICY AND DECISION MAKING**5.1 HEAD START PROPOSAL**

The Policy Manager advised that a series of emails and facebook comments received by members of the community had been included with supporting information to the agenda. He advised on decisions made by other councils:

- Rotorua Lakes Council had met and agreed to be part of a Head Start proposal in the Bay of Plenty region. It had resolved that if this proposal was not supported by Cabinet, it preferred to work with Taupō District Council to explore options.
- Waitomo and Ōtorohanga District Council had submitted a joint Head Start proposal.
- South Waikato, Waipā and Waikato District Councils had submitted a Western Waikato unitary proposal which also included Taupō District Council and Hamilton City Council. Hamilton City Council was holding its meeting at the same time and had not reached that agenda item yet.

The significant change that had occurred since the 28 July meeting was that councils had included Taupō District Council in the Western Waikato unitary model even though Council had not chosen this. The agenda report included more information about the consequences of this. If this was approved by Cabinet and went to the detailed design phase, Council would be committed to working on this and would need to adjust priorities and face the challenge of recourcing the work. It was not part of current budgets or work plans.

The General Manager Organisation Performance advised that both sets of financial modelling included in the agenda (from Western Waikato and Taupō District Council) showed that the Western Waikato unitary proposal was less favourable than Council's current state. The data sets were different as well because Western Waikato was using 2024/25 Annual Reports which included water services whereas Council used the 30 June 2026 data set with waters separated. This meant that the same things were not being compared.

Questions had been raised about why the TEL fund was included in the debt metric. The General Manager Organisation Performance advised it was an asset that Taupō District Council used to offset debt headroom. Modelling showed that the Western Waikato unitary proposal was detrimental to the Taupō District community.

The resolutions from the 28 July Council meeting had been split into two different documents which were a covering letter to the Minister and a response to officials at the Ministry for Cities, Environment, Regions and Transport (MCERT). The letter to the minister was for political messaging while the letter to MCERT was more of a process document.

The sixth recommendation of the agenda report contained a suggested wording amendment.

Members thanked staff for all of the work done and the community for providing feedback. Most supported the recommendations and felt that Council should not be rushed into decisions that would affect generations to come. One member expressed his disappointment that Council was not grasping the opportunity of amalgamation but others felt that the risks outweighed any opportunities.

TDC202608/03 RESOLUTION

Moved: Cr Rachel Cameron

Seconded: Cr Christine Rankin

That Council receives the community feedback on the Western Waikato unitary proposal, and notes that the proposal does not align with the known views and preferences of the community.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/03 above except for Cr Duncan Campbell who voted against.

TDC202608/04 RESOLUTION

Moved: Cr Wahine Murch
Seconded: Cr Ngāhuia Foreman

That Council confirms its strong opposition to being named as a directly affected council in the Western Waikato unitary proposal.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/04 above except for Crs Duncan Campbell, Sandra Greenslade and Hope Woodward who voted against.

TDC202608/05 RESOLUTION

Moved: Cr Sandra Greenslade
Seconded: Cr Kevin Taylor

That Council confirms, aligned with its previous resolution, that if Council is forced to amalgamate, a subregional unitary authority that is comprised of a smaller group of neighbouring councils, aligns with the views and preferences of the Taupo district community.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/05 above except for Crs Duncan Campbell and Hope Woodward who voted against.

TDC202608/06 RESOLUTION

Moved: Cr Sandra Greenslade
Seconded: Cr Ngāhuia Foreman

That Council approves the response to Government officials in relation to the Head Start process which confirms if required to amalgamate, Council's preference would be to amalgamate with Ruapehu, Waitomo and Ōtorohanga district councils.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/06 above except for Cr Duncan Campbell who voted against.

TDC202608/07 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Christine Rankin

That Council approves the accompanying letter to Government Ministers in relation to the Head Start process.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/07 above except for Cr Duncan Campbell who voted against.

TDC202608/08 RESOLUTION

Moved: Cr Wahine Murch
Seconded: Cr Ngāhuia Foreman

That Council delegates approval to the Mayor and Deputy Mayor to make any minor editorial changes to either the response or letter that do not alter the intent of Council's resolutions, ahead of the 9 August 2026 deadline.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202608/08 above.

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

Nil

The meeting closed at 11.57am with a karakia from all.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 25 August 2026.

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CHAIRPERSON

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 [↓](#)

Extracts from Standing Orders 2022-2025**15. Public Forums | Ngā Matapakinga a te Marea**

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

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

15.1 Time limits | Ngā tepenga wā

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

Speakers can speak for up to 5 minutes. Where the number of speakers presenting in the public forum exceeds 6 in total, the chairperson has discretion to restrict the speaking time permitted for all presenters.

15.2 Restrictions | Ngā Herenga

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

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

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

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

15.4 No resolutions | Kāore he tatunga

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

15.5 Application of restrictions | Te hāngaitanga o ngā Herenga

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

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

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

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

LGOIMA, s 46A(7).

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

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

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

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

LGOIMA, s 46A(7A).

5.2 ADOPTION AND APPROVAL OF PLAN CHANGES 47, 48 AND 49 RECOMMENDED DECISIONS FOR NOTIFICATION

Author: Hilary Samuel, Senior Policy Advisor

Authorised by: Nick Carroll, Policy Manager

TE PŪTAKE | PURPOSE

This report seeks that Council adopt the independent panel's recommended decisions on the following Plan Changes, and approval to notify as per clauses 10 and 11 of the First Schedule of the Resource Management Act 1991 (RMA):

- Plan Change 47 – Māori Purpose Zone
- Plan Change 48 – Designations
- Plan Change 49 – Minor Corrections

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The independent hearing panel for Plan Changes 47-49 was made up of David Hill (Chair) and also included Commissioner Eugene Berryman-Kamp for Plan Change 47. The plan changes have been heard (where necessary) and the panel has now released its recommended decisions. The panel was granted delegation to make recommendations to Council. Under the First Schedule of the Resource Management Act 1991 the Council is now required to consider adopting the recommended decisions and approving for notification. Following notification, submitters will have 30 working days to appeal. If no appeals are received, or once appeals are resolved, then Council needs to give final approval before they become operative.

It is recommended that Council adopts the decisions and approves for notification to allow the benefits of the plan changes to be realised and avoid further process.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. adopts the independent panel's recommended decision on the following plan changes, as attached, and directs officers to notify the decisions pursuant to clauses 10 and 11 of the First Schedule of the Resource Management Act 1991 as soon as practical:
 - (a) Plan Change 47 – Māori Purpose Zone (MPZ)
 - (b) Plan Change 49 – Minor Corrections
2. adopts the independent commissioners recommended decision on Plan Change 48 Designations, as attached, and directs officers to recommend this decision to requiring authorities pursuant to clause 13 of the First Schedule of the Resource Management Act 1991 as soon as practical; and
3. delegates authority to the Policy Manager to authorise any minor editorial changes prior to notification.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been before Council at a prior meeting where Council approved the Plan Changes for notification in August 2025. Since that point the plan changes have been notified, submissions notified for further submissions and a hearing held (where necessary). No hearing was needed for PC48 or PC49.

NGĀ KŌRERORERO | DISCUSSION

The three plan changes all have recommended amendments throughout and following the submission and hearings process. The key changes from the notified versions are outlined below (note this is a summary of key changes, full changes are recorded in the attached decisions).

Plan Change	Panel recommendation
PC47 – Māori Purpose Zone	• A new prohibited activity rule on land which is not Māori land, this rule lapses on 31 December 2028 and may be removed without further process. • A new objective and policy to provide a clearer connection between strategic directions and MPZ • Minor amendments to the introductory section. • Minor amendments to the objectives • Minor wording changes to the Policies • Minor wording amendments to the Rules • Change of activity status from Restricted Discretionary Activity (RDIS) to Non-Complying (NC) for Industrial activities within MPZ-Urban • Minor amendments to the standards • Amendments to the Schedule in relation to MPS-1 (Māori Purpose Site) • Minor amendments to the District Wide Standards.
PC48 – Designations	• Deletion of sites within TDC05 • Additional conditions for TDC17 and TDC20 • Various minor site and numbering corrections. • Minor corrections to SCHED1515-CCD – Conditions on other designations.
PC49 – Minor Corrections	• Include Rural Lifestyle Zone (RLZ) in Vehicle Crossing Requirements • Correct references to the Noise Control Boundary Overlay to be consistent. • Move TEMP-R4 to PER to Chapter 12.7 Signs. • Remove Rule ENGY_R3.6. • Correct EW-R1.9. • Update planning map to align with Transpower designations. • Insert text as follows: "The General Rural Zone comprises all land outside of the Rural Zones, Residential Zones, Mixed Use Zone, Centres Zones, and Industrial Zones, unless expressed otherwise in this chapter." • Update the District Plan maps to remove the Unserviced Residential Area layer in specified locations. • Expand SIGN-R1.9 to reference "GIZ-PREC1 – Taupō".

NGĀ KŌWHIRINGA | OPTIONSAnalysis of Options

Option 1. Adoption of the Recommended Decisions from Commissioners

Advantages	Disadvantages
• Decisions can be notified. • Weight of provisions increases meaning land can be developed more easily according to the new provisions. • No further process with commissioners. • No additional cost. • Increased certainty for resource consent processing.	• No disadvantages have been identified.

Option 2. Rejection of the Recommended Decisions from Commissioners

Clear reasons or concerns need to be given if the decision is returned, however the this does not guarantee that the decision will be amended in accordance with Councillors wishes.

Advantages	Disadvantages
No advantages have been identified.	- Additional process required (decision goes back to Commissioners). - Decision cannot be notified. - Provisions cannot be given additional weight resulting in ongoing regulatory costs for landowners. - Returning the recommended decision to commissioners does not guarantee that it will be amended in accordance with councillors' wishes. - Will be an additional cost for further process.

Analysis Conclusion:

It is recommended that the Commissioners recommended decisions be adopted and approved for notification.

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

The financial impact of the proposal is estimated to be minimal, limited to notification costs only.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for within the Policy work programme.

Ngā Aronga Ture | Legal Considerations

All of these matters have been considered through the First Schedule Process under the Resource Management Act 1991.

Ngā Hīraunga Kaupapa Here | Policy Implications

All policy matters have been considered through the First Schedule Process under the Resource Management Act 1991.

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.

Appropriate and thorough engagement has been undertaken prior to and through the First Schedule Process under the Resource Management Act 1991.

Ngā Tūraru | Risks

As with any decision for a Plan Change, it is able to be appealed to the Environment Court.

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

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

Officers have undertaken an assessment of the matters in the [Significance and Engagement Policy \(2022\)](#), and are of the opinion that the proposal under consideration is significant. The First Schedule Process under the Resource Management Act 1991 has been followed.

TE KŌRERO TAHI | ENGAGEMENT

Appropriate and thorough engagement has been undertaken prior to and through the First Schedule Process under the Resource Management Act 1991.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

The decision will be notified to all submitters, and is also required to be publicly notified within the newspaper and on the Council's website.

WHAKAKAPINGA | CONCLUSION

The three plan changes outlined within this report have undergone a significant process over the past two years. It is recommended that the Council approves the recommended decisions and directs officers to notify the decisions.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Plan Change 47 Maori Purpose Zone - Recommended Decision [↓](#)
2. Plan Change 48 Designations - Recommended Decision [↓](#)
3. Plan Change 49 Minor Corrections - Recommended Decision [↓](#)

**Decision following the hearing of Submissions on
Plan Change 47 – Māori Purpose Zone to the Taupō
District Plan 2026 (updated) under the Resource
Management Act 1991.**

DECISION

Pursuant to clause 10 of Schedule 1 RMA, Plan Change 47 - Māori Purpose Zone to the Taupō District Plan is **Recommended for Approval** with amendments to the provisions publicly notified. The reasons for this and the provisions are set out below.

Plan Change number:	PC 47 - Māori Purpose Zone
Hearing Commissioners:	David Hill (Chair) Eugene Berryman-Kamp
Notification period:	19 February 2026 – 19 March 2026
Further submissions:	16 April 2026 – 30 April 2026
Hearing:	12 June 2026
Hearing closed:	20 July 2026
Appearances	See Appendix 1

INTRODUCTION

1. This decision report is made on behalf of Taupō District Council (**TDC** or **Council**) by Independent Hearing Commissioners David Hill (Chair) and Eugene Berryman-Kamp appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (**the RMA**).
2. The Commissioners have been delegated authority by the Council to make a Recommendation on PC 47 to the Taupō District Plan (**TDP**) after considering the plan change documentation (including the section 32 evaluation), all the submissions and further submissions, TDC Response to Submissions and s.42A Report and Addenda, legal submissions, evidence and representations presented or made during the hearing of submissions, and Council's reply evidence and closing legal submissions.

THE PLAN CHANGE

3. The s.42A Report prepared by Rowan Sapsford (Consultant Planner) and Hilary Samuel (TDC Senior Policy Advisor) noted the following:

The purpose of the plan change is to provide a planning framework that better enables the use and development of land in a manner that responds to the social, cultural, environmental and economic aspirations of Māori landowners and communities within the district.

... While [the District Plan's] zones provide for a wide range of activities, they do not always appropriately recognise the unique characteristics, aspirations, ownership structures and development patterns associated with Māori land....[and] can create unnecessary barriers to papakāinga style development, cultural activities, collective land use models, and the integrated use of land for social, cultural and economic purposes.¹

4. The s.32 RMA evaluation report (**the s.32 Report**) for the Māori Purpose Zone (**MPZ**) noted in summary:

This report identified that the Operative District Plan (ODP) provisions have not enabled tangata whenua to develop multiply owned Māori land and does not effectively recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, water, sites, waahi tapu and other taonga. The report identified that:

- *Multiply owned Māori land tenure provides significant challenges for the owners. It is difficult to subdivide land and to sell it which has flow on challenges for raising capital.*
- *District Plan has tended to treat multiply-owned Māori land much the same as land in general title. This may have inhibited development of that land. For example, some Māori owned land has previously been identified as growth areas (within TD2050 and the District Plan) which in order to be developed requires all owners to agree on what and how development will occur. Multiple ownership can make this process difficult.*
- *Council has a requirement under Section 6e of the RMA to recognise and provide for the relationship with Maori and their ancestral lands.²*

5. The s.32 Report also noted that the National Planning Standards 2019 provides that such a zone must be titled *Māori Purpose Zone (MPZ)*, is a special purpose zone, and has the following description:

Areas used predominantly for a range of activities that specifically meet Māori cultural needs including but not limited to residential and commercial activities.

6. While the s.32 Report stated that “Additional MPZ are able to be added through submissions on PC47 or through future First Schedule processes”³, as we discuss later with respect to MPS-1, doing so through submissions can raise scope issues that tend to militate against such unless very clearly signalled.

7. The notified version of PC 47 described the purpose of the MPZ as follows:

The purpose of the Māori Purpose Zone is to enable a range of activities on Māori Land that

¹ S.42A Report at [40]-[41].

² PC 47 S.43 Report at page 5.

³ PC 47 S.43 Report at page 7.

specifically meet Māori cultural needs on land owned by tangata whenua and to assist Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting....

Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993.

8. Importantly, for context, those sub-sections of s.129(1) of Te Ture Whenua Māori Act 1993 (**TTWMA**) relate to the following land statuses:
 - (a) Maori customary land;
 - (b) Maori freehold land; and
 - (c) General Land owned by Maori.
9. The TTWMA defines *Māori land* only in terms of (a) and (b) above. Despite that, we were told in response to a question at hearing that the inclusion of (c) as Māori land under PC 47 was intentional and reflects the land status categories used in the TDP under the definition of "*papakāinga*".
10. Proposed SCHED13.11 – MPZ identified the following sites:

Site ID	Identifier	Legal Description	Type
MPS-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174, SEC 1 SO 36174, SEC 55 TN OF Turangi	Urban
MPS-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1	Urban
MPS-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41	Urban
MPS-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22	Urban
MPS-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862	Rural

11. MPS-1 to MPS-5 are shown as maps in PC 47 – annotated MPZ-1 to MPZ-5 respectively (this is corrected back to MPS-1 to MPS-5 in the final recommended text as the zone comprises individual Māori Purpose Sites, not separate sub-zones).
12. PC 47 includes:
 - 4 objectives.
 - 6 policies.

- 3 rules (including subdivision).
- 8 standards.
- 4 definitions for:
 - Māori Purpose Sites (MPS).
 - Māori Purpose Activities.
 - Māori Cultural Activities.
 - Marae.

Consequential (minor) amendments are made to the following chapter sections:

- 7.2 Infrastructure.
- 7.3 Transport.
- 12.3 Earthworks.
- 12.5 Light.
- 12.6 Noise.
- 12.7 Signs.
- 12.8. Temporary Activities.

Cross-references to other chapters of the TDP are also identified and required as applicable.

13. The s.32 report summarises the way in which PC 47 is said to satisfy or align with the explicit or implicit requirements of the following:

- Resource Management Act 1991.
- National Policy Statement for Urban Development 2020.
- National Policy Statement for Freshwater Management 2020.
- National Policy Statement for Highly Productive Land 2024.
- National Policy Statement for Indigenous Biodiversity 2023.
- Te Ture Whaimana – The Vision and Strategy for the Waikato River.
- Waikato Regional Policy Statement and Plan.
- Bay of Plenty Regional Policy Statement and Plan.
- Hawkes Bay Regional Policy Statement and Plan.
- Taupō Future Development Strategy.
- The following settlement acts:
 - Ngāti Tūrangitukua Claims Settlement Act 1999.
 - Central North Island Forests Land Collective Settlement Act 2008.
 - Affiliate Te Arawa Iwi and Hapu Claims Settlement Act 2008.
 - Ngāti Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010.
 - Ngāti Manawa Claims Settlement Act 2012.
 - Raukawa Claims Settlement Act 2014.
 - Hineuru Claims Settlement Act 2016.
 - Ngāti Tūwharetoa Claims Settlement Act 2018.
- Te Kaupapa Kaitiaki.
- The following Iwi Environmental Management Plans:

- Central North Island Forests Iwi Collective (CNI): He Mahere Pūtahitanga (2018);
 - Te Arawa River Iwi Trust (TARIT) Environmental Management Plan (2015);
 - Ngāti Tūwharetoa Environmental Iwi Management Plan (EIMP) (2003);
 - Ngati Tahu - Ngati Whaoa Iwi Environmental Management Plan (IEMP): Rising above the mist - Te aranga ake i te taimahatanga (2019);
 - Raukawa Environmental Management Plan: Te Rautaki Taiao a Raukawa (2015).
14. A brief assessment against the recently issued National Environmental Standards for Papakāinga (**NES-P**), which commenced on 2 July 2026, was provided in anticipation in a 19 June 2026 Addendum to the s.42A Report by Mr Sapsford. That Addendum noted that while there were some inconsistencies with PC 47, in the meantime and until a broader plan change addressing the matter occurs, the provisions of the NES-P would simply prevail, requiring no immediate amendments to PC 47.
15. Finally, and because there appeared to be some confusion over the intended application of PC 47, the s.42A Report records:
- PC47 has not been developed as a district-wide rezoning exercise applying generally to all Māori land. Rather, it has been initiated in response to specific requests from landowners seeking a planning framework more suited to the intended use and development of identified land parcels. The provisions have therefore been developed having regard to the particular characteristics and aspirations associated with those sites, while also ensuring that the wider purpose and function of the District Plan is maintained.⁴*
16. In other words, the provisions are only intended to apply to Māori land (as defined in the TDP) that is brought into and under the MPZ by mutual agreement. They do not apply to land that otherwise has that nominal status.

NOTIFICATION PROCESS AND SUBMISSIONS

17. PC 47 was publicly notified on 19 February 2026, with the submission period closing on 19 March 2026. Eighteen submissions were received. The summary of submission decisions sought was notified for further submission on 16 April 2026 and closed on 20 April 2026. Eight further submissions were received. No late submissions or late further submissions were recorded.
18. The s.42A Report identifies the key issues raised in submissions under the following topics:
- Key Issue 1 - Relationship with Higher Order Policies;
 - Key Issue 2 - Purpose and Function of MPZ;
 - Key Issue 3 - Management of Internal and External Effects within a MPZ;
 - Key Issue 4 - PC47 Engagement Process; and

⁴ S.42A Report at [44].

- Key Issue 5 - Definition of MPS-1.
19. The s.42A Report included the following appendices:
 - a) Appendix 1 contained the identification and analysis of each submission point with recommendations for changes (or not) to the notified PC 47.
 - b) Appendix 2 contained the recommended textual amendments to PC 47.
 - c) Appendix 3 included the legal advice from James Winchester (Barrister) regarding MPS-1 (which we discuss below).
 20. The 19 June 2026 s.42A Addendum 1 addressed matters raised by submitters at the hearing, responded to further questions from the Hearing Panel (see next), and recommended a further minor amendment to PC 47 - changing the reference from “dwelling” in Standard 6 to “residential unit” as that latter term is defined in and used throughout the TDP.
 21. The three questions posed by the Hearing Panel were:
 - a) Why was a Māori Purpose Zone used rather than precincts?
 - b) How does the proposal satisfy clause 8.3 of the National Planning Standards?
 - c) Why was the plan change publicly notified rather than limited notified under clause 5A of Schedule 1?
 22. Considered responses were given in section 4 of Addendum 1 and the Hearing Panel accepts the explanations given therein. We do not repeat that material in this decision.

HEARING AND HEARING PROCESS

23. Two s.41 RMA Directions and three Minutes were issued prior to the hearing:
 - a) setting out the timetable for report, evidence and legal submissions exchange etc on 7 May 2026;
 - b) Responding to submitter Johnnie Mushet’s request for additional speaking time and specific matters raised on 7 May 2026;
 - c) Three Minutes responding to further requests and matters raised by submitter Johnnie Mushet on 4 June, 15 June and 16 June 2026 (discussed briefly below).

We record our gratitude to all those who provided their material in accordance with those directions. Being able to pre-read and reflect on the material ahead of time greatly assisted the efficient management of the hearing and our inquiry therein.

24. The hearing was held in Taupo on 12 June 2026 and adjourned pending receipt of a finalised set of recommended provisions following further discussion with submitters.
25. Council’s s.42A closing statement was provided by Mr Sapsford on 17 July 2026 along with further legal advice from Mr Winchester regarding Mr Sapsford’s proposed *prohibited activity* status provision – which we discuss further below.

26. The hearing was closed on 20 July 2026 following receipt and consideration of Council's closing statement.

PRELIMINARY MATTERS

27. For the record we first refer to matters raised by submitter Johnnie Mushet and responded to by us in Minutes 1-3 dated 4, 15 and 16 June.
28. Mr Mushet had raised a series of matters that he described as procedural; sought the striking out of the proposal for MPS-1; the release and inclusion of cultural values material relating to a reserve management plan; and a stay of proceedings and suspension of the appointed hearing panel.
29. Those matters are detailed in the respective Minutes issued and are not repeated here. We simply record that we were not satisfied that they constituted sufficient grounds or reached the required thresholds for the relief sought.
30. With respect to the matter of consultation and engagement, which was raised in a number of submissions, we note that this was comprehensively addressed as key issue #4 in the s.42A Report and we have nothing further to add – other than that we are satisfied that those were both adequate and sufficient in terms of the requirements and expectations of Schedule 1 of the RMA and in the context of the nature and substance of PC 47. Additionally, any perceived shortcoming was further addressed at and through the hearing.

Key Issues for Determination

31. As noted in paragraph 18 above, the s.42A Report discussed 5 key issues raised by submitters. Rather than repeat that material we simply note that we agree with the analysis presented there and accept the conclusions drawn – which we paraphrase in summary as follows:
- a) the operative District Plan already contains substantial strategic direction addressing the matters referred to in submissions such that further repetition in PC 47 is not formally required;
 - b) the MPZ is a special purpose zone with its own policy logic but there is merit in refining the wording of the introduction and policy framework to better reflect the direction in the National Planning Standards 2019 and the purpose of the Zone;
 - c) the MPZ is intentionally structured to function predominantly as a mixed-use environment capable of accommodating multiple generations, activities, and functions over time. The framework appropriately balances enabling development with effects management; and
 - d) while not all submitters agree with the outcomes of the process or the final notified provisions, the engagement process undertaken for PC 47 was robust, appropriate, and consistent with the scale and nature of the plan change.
32. From the material heard or read we have identified the following additional key issues for determination:

- a) Whether the whenua identified as MPS-1, which is currently owned by the Crown and managed by the Department of Conservation, should be included in PC 47;
- b) Whether the provisions should reference documents such as *Te Kaupapa Kaitiaki*, which are already cited in the Strategic Directions chapter of the TDP (for example 6.6 TW-P1);
- c) Whether PC 47 should be amended to align with the recently gazetted NES-P; and
- d) Recommended changes to PC 47.

33. We address those issues below.

Inclusion of MPS-1

- 34. **The issue:** MPS-1 is Recreation reserve (part Kohineheke Reserve) whose status does not currently accord with the proposed definition of Māori land. Furthermore, there was a discrepancy between the notified area mapped as MPS-1 and the legal description in Schedule 13.11 (i.e. the parcel referenced as Section 2 SO 36174 (**Section 2**)).
- 35. Submitters John and Beverley Campbell (Sub #2), Courtney Lambert (Sub #8 and FS #19) and Johnnie Mushet (Sub #9 and FS #24) opposed the inclusion of MPS-1.
- 36. For completeness we note that, as notified, Sched13.11-MPZ identified the following parcels as being MPS-1:
 - Lot 41 DP 29782.
 - Pt Lot DP 32861.
 - Sec 56 TN of Turangi.
 - Sec 2 SO 36174.
 - Sec 1 SO 36174.
 - Sec 55 TN of Turangi.
- 37. Two questions arose:
 - a) whether it is appropriate to include land within the MPZ that currently has a Crown reserve status but has been clearly signalled as intended to transfer as Māori land in the near future; and
 - b) whether there is scope to amend the planning map to include Section 2.
- 38. **Responses:** Council's initial s.42A position, having received further legal advice⁵, was to be cautious and recommended that MPS-1 be removed from PC 47 with consequential amendment to Schedule 13.11, subject to what submitters presented at

⁵ S.42A Report, Appendix 3 MPS-1 Legal Advice, dated 19 May 2026.

the hearing.⁶ That position arose both from a concern about scope for including missed parcels in the map as well as the current status of the proposed MPS-1 land.

39. Relevantly we note that Rhiannon Bertaud-Gandar, Senior Analyst, Te Tari Whakatau - The Office of Treaty Settlements and Takutai Moana had made a further submission dated 30 April 2026 in which it was noted:

The Crown's commitment to transfer this land is recorded in the 1998 Ngāti Tūrangitukua Deed of Settlement and Ancillary Claims Deed Further agreements were recorded in a Heads of Agreement, also entered in 1998....

Implementation of the commitment to transfer the land is progressing steadily.... Currently, the land is owned by the Department of Conservation and Taupō District Council. While the land currently has reserve status under the Reserves Act 1977, reserve status will be removed when the land transfers to the whānau.

We are aiming to finalise remaining matters in the coming months, and give effect to the transfer in 2027.

We are satisfied that is a sufficiently reliable and committed source for present purposes.

40. In her legal submissions for Tītari, Rea and Rangipoia Whānau, Maia Wikaira, in her legal submissions, submitted that the scope for removal of MPS-1 was limited to the parcels identified as Sec 1 SO 36174 and Sec 2 SO 36174 – those being the only specific parcels identified for removal in opposing submissions.
41. Ms M Wikaira then addressed two matters, which she identified as:
 - a) scope for inclusion of the MPS-1 parcels; and
 - b) the ability to address the reserve status issue by delaying the operative effect of MPS-1 until the reserve status is lifted.
42. Ms M Wikaira noted that, of the four parcels included in the notified legal description, but not reflected in the notified map, the Whānau original submission identified all but the Section 2 parcel, whilst also noting for inclusion the two esplanade reserve parcels Lot 2 DP 26622 and Lot 13 DP 23178. As such Ms M Wikaira submitted that all bar Section 2 were in scope for inclusion in PC 47 because all potentially affected persons had effectively been put on notice through the submission process (citing the now familiar caselaw on the question of scope). On that point we agree.
43. Turning to Section 2, Ms M Wikaira submitted that, regardless of that parcel not being included on the map, it was clear from the submissions of Mr Mushet and the Campbells that they read PC 47 as applying to that parcel, referenced it specifically (Mr Mushet) and locationally (the Campbells), and participated both in the submission

⁶ S.42A Report at [151].

and further submission process and the hearing (Mr Mushet). By implication therefore, she submitted, it was clearly before the Hearing Panel.

44. On the second question, Ms M Wikaira submitted that the Hearing Panel has jurisdiction to delay the operative effect of a provision, citing clauses 17 and 20 of Schedule 1 RMA. Clause 20 requires public notification of the date on which a plan becomes operative with an adjunct requirement to essentially re-notify 5 days prior to that operative date. Ms M Wikaira submitted that such a date (for MPS-1) could be directly linked to the date specified (in due course) in legislation enacted pursuant to the 1998 Ngāti Turangitukua Deed of Settlement and Ancillary Claims Deed vesting that land in the relevant Ancillary Claimants.
45. At the hearing, Ms M Wikaira confirmed that the Whānau formally withdrew the relief sought regarding Section 2 – to avoid complicating matters further. In response to a question from the Hearing Panel, she also confirmed that she did not seek a finding on the matter of scope for inclusion of Section 2.
46. We note that, apart from the matters raised and addressed in our Minutes, submitter opposition was centred around a desire for retaining the land and its access as public reserve. While that is perfectly understandable, the Hearing Panel has no jurisdiction over that matter and including or excluding the land from PC 47 does not and would not affect the commitment noted in paragraph 39 above or its subsequent process.
47. Having considered Ms M Wikaira's submissions, Mr Winchester, in reply to a question from the Hearing Panel, agreed that there was no obvious legal impediment to the future operative linkage proposed.
48. Furthermore, having heard the evidence, in his Closing Statement Mr Sapsford changed his s.42A recommendation. He recommended that MPS-1 now be included in the MPZ (without Section 2 for the reason noted in paragraph 45 above) with the two additional esplanade reserve parcels identified – that is, the following parcels:
 - Lot 41 DP 29782.
 - Pt Lot DP 32861.
 - Sec 56 TN of Turangi.
 - Sec 1 SO 36174.
 - Sec 55 TN of Turangi.
 - Sec 55 TN of Turangi.
 - Lot 13 DP 23178.
 - Lot 2 DP 26622.
 - Sec 1 SO 36174.
49. However, he was concerned to ensure that the enabling provisions not apply until such time as the land transferred and met the requisite definition of PC 47. As a transitional measure he proposed a Prohibited Activity (PR) rule to effectively "freeze" the provisions until that occurred. He proposed the following:

MPZ-R4-PR-Buildings (1) Any building within a MPZ on land which is not Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Act 1993.

50. The Hearing Panel sought legal advice from Council to ensure that adopting such a rule (which would be the only prohibited activity rule in the TDP) would have no unintended or adverse effect on the current owner, the Crown, in the interim.
51. Mr Winchester's helpful advice⁷ was that would be unlikely, particularly because s.4(3) RMA provides a statutory exemption for any work or activity of the Crown undertaken on land held or managed under the Conservation Act 1987 or any other Act specified in Schedule 1 of that Act (in this case the Reserves Act 1977) - provided that is consistent with any strategy or plan made under that legislation and has no significant adverse effect beyond the boundary of the land. As the proposed PR rule relates only to buildings, regardless of whether any such is intended, clearly that would be able to be sited in accordance with the qualification. Furthermore, Mr Sapsford records that he discussed the proposed rule with the Department of Conservation, and reports:

*... DoC staff have advised that no buildings are currently anticipated on the land. Any works undertaken by DoC are likely to relate to pest control and would not be affected by the proposed rule, which applies only to buildings.*⁸
52. We note, also, that Mr Sapsford's proposed amendment is accompanied by a s.32AA RMA evaluation as is required - and we accept that evaluation.⁹
53. **Discussion and Finding:** This is an unusual situation where, effectively, a live future zone is sought for land that does not yet qualify for that status. Typically, one would wait for the land in question to be brought into alignment with the purpose etc of a zone before rezoning that land.
54. However, the Hearing Panel accepts that, on the evidence before it, the present situation is a merited exception to that proposition. On its face, the land will transfer in the foreseeable future; the future intended owners seek the land's inclusion in the MPZ; and the land will have the appropriate status as Māori land under the TDP. Furthermore, if the land is not zoned now then, seemingly, the time and cost expense of a plan change would be required in short order. It is that timing matter that Mr Sapsford has sought to address through his proposed PR rule.
55. We see no material harm being created for any person from adopting what is proposed – both MPS-1 and the PR rule. It does not change, nor does it influence, the parallel process of the transfer negotiations. It is also pragmatic in not requiring parties (including Council) to re-engage in a plan change process in the forecast near future.
56. We are, however, concerned that this option should not remain on the table unexercised without limit. We understand that negotiations on the matter have endured for some considerable time and, while we have no reason to question the

⁷ James Winchester, Proposed Plan Change 47 – Māori Purpose Zone – Use of Prohibited Activity Status, 16 July 2026.

⁸ S.42A Closing Statement, 17 July 2026, at [25].

⁹ S.42A Closing Statement, 17 July 2026, at section 2.2.

confident expectation that it will resolve next year, think that the Plan provision should be grand-parented so that, should it not be completed within a reasonable time limit, then the option is vacated and a plan change process will need to be pursued.

57. We set that lapse period at 31 December 2028, which, on current evidence, provides sufficient overlap time for completion. At that time, if the land has not transferred, the MPS-1 map and associated legal description in Schedule 13.11 and the PR rule shall lapse and may be deleted from the TDP without further process.

Inclusion of *Te Kaupapa Kaitiaki*

58. **The Issue:** Mr George Asher, Chairman, Ngati Kurauia Taiao Committee, Tokaanu Marae, among other submitters, argued for the explicit inclusion of *Te Kaupapa Kaitiaki* in the MPZ objectives, noting that this should be recognised as the foundation of the zone, a governing framework in his terms, in accordance with s.181 (in particular) of the Ngāti Tūwharetoa Claims Settlement Act 2018.

59. Section 181 of that Act states:

181 Obligations of local authority in relation to RMA planning documents

- (1) *A local authority must recognise and provide for the vision, objectives, desired outcomes, and values of Te Kaupapa Kaitiaki each time the authority—*
 - (a) *prepares an RMA planning document; or*
 - (b) *reviews or varies an RMA planning document.*
- (2) *A local authority must comply with subsection (1)—*
 - (a) *to the extent that the RMA planning document relates to resource management issues in the Taupo Catchment; and*
 - (b) *to the extent that Te Kaupapa Kaitiaki is relevant to the RMA planning document; and*
 - (c) *in a manner that is consistent with the purpose of the Resource Management Act 1991.*

60. Mr Asher, and other submitters heard, was not satisfied that just including that reference as a policy (TW-P1) in the Strategic Directions - Tangata Whenau chapter (6.6) of the TDP provided sufficient cross-referenced weight and direction.

61. Policy TW-P1 states:

Recognise and provide for the following matters in land use planning and decision making:

- a. *The relationship of Māori/iwi/hapū and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred sites), and other taonga (treasures).*
- b. *Mātauranga Māori, kaitiakitanga and tikanga Māori.*
- c. *The unique role of mana whenua hapū as kaitiaki at place of nga taonga tuku iho.*
- d. *The vision, objectives, values and desired outcomes in Te Kaupapa Kaitiaki.*

62. **The Response:** The s.42A Report disagreed, noting that policy TW-P1 specifically

recognises the role of *Te Kaupapa Kaitiaki*, whose principles are thereby embedded in the framework of the TDP and apply across the whole district. Contained within the suite of higher order strategic directions they therefore apply to and must be read into the MPZ – along with all other zones. Repetition of those directions in each zone chapter (for example) would, therefore, be both unnecessary and inefficient – noting that the approach taken is established plan drafting practice.

63. However, having heard the evidence from submitters, including from Mr Asher, in his Closing Statement Mr Sapsford reconsidered his position. He agreed that there was merit in providing a clearer connection between the strategic directions and the MPZ, and recommended a new objective and an amendment to policy MPZ-P4 as follows:

MPZ-O2 Recognise the role of Iwi and hapū planning documents, including Te Kaupapa Kaitiaki, in supporting the use and development of Māori Purpose Zones by their owners.

MPZ-P4.8 activities are supported by any relevant iwi or hapū planning documents.

64. Mr Sapsford noted that, framed this way, the inclusion should not be interpreted as only giving relevance to *Te Kaupapa Kaitiaki* and/or other relevant documents where those supported an intended use or development – since they speak at all times through the strategic direction policy TW-P1 - it simply particularises that relevance with respect to the MPZ.
65. **Discussion and Finding:** While Mr Sapsford's proposed amendment does not give full voice to that sought by Mr Asher and other submitters, we agree that it is both appropriate and sufficient in this context. We note, also, that Mr Sapsford's proposed amendment is accompanied by a s.32AA RMA evaluation as is required - and we accept that evaluation¹⁰.

National Environmental Standards – Papakāinga (NES-P)

66. **The Issue:** Whether PC 47 must give effect to the NES-P – and, if so, to what extent and how?

67. The NES-P took effect on 2 July 2026, after the hearing on PC 47 but before this decision issued. It is therefore relevant and applies.

68. We note that s.43B(5) of the RMA states that:

A land use consent or a subdivision consent granted under the district rules before the date on which a national environmental standard is published under the Legislation Act 2019 prevails over the standard.

69. In other words, the NES-P standards would over-ride the proposed PC 47 rules (where directly relevant) with respect to a resource consent that either was in train but not determined prior to 2 July 2026, or is the subject of a consent application made after PC 47 becomes operative. And while s.74(1)(f) RMA requires a territorial authority to prepare and change its district plan in accordance with any regulations (NES-P being a regulation), it is silent on the question of when that must occur – i.e. it is not required

¹⁰ S.42A Closing Statement, 17 July 2026, at section 3.1.

immediately because the regulations apply notwithstanding.

70. The definition of *Māori ancestral land* in the NES-P covers all the land identified for inclusion in PC 47 (including MPS-1 once returned).
71. NES-P generally relates to *papakāinga developments*, which are defined to include ancillary non-residential activities – themselves defined to include commercial activities and visitor accommodation provided those both support and are subsidiary to the residential activities.
72. **The Response:** Ms Jade Wikaira, a planning consultant representing Waitetoko Marae and the Wikaira Whānau (but related to the submitters and therefore not claiming independent expert witness status), noted that PC 47 was more restrictive than the NES-P in regard to building coverage and set-back standards and sought that those be applied instead.¹¹
73. In his s.42A Addendum 1, Mr Sapsford accepted that some of the MPZ rule framework may be more restrictive than the NES-P but noted that the NES-P's practical implementation remained to be tested across the TDP and, in the event of any material inconsistency, the provisions of the NES-P would prevail anyway.¹²
74. Mr Sapsford suggested that implementation of the NES-P was best done via a future plan change / review, where its full implications could be determined and addressed across the District, rather than partially in PC47 at this late stage.
75. **Discussion and Finding:** We accept Mr Sapsford's reasoning noting, as he does correctly, that the NES-P applies in any event and must be considered under any relevant consent application.

Other Matters

76. **The Issue:** Submitters sought particular changes to the MPZ standards including to:
 - a) S1 – Maximum Combined Coverage;
 - b) S5 - Minimum Building Setbacks from MPS boundary;
 - c) S6 - Number of Dwellings per MPS.
77. **The Response:** These proposed changes were not supported by the s.42A authors, noting that the MPZ remained a land use zone whose effects beyond the zone boundary – which, for particular sites, are not necessarily large - still need to be assessed and managed¹³. This was best done through a consent process where exceedance to the standard was sought and which, as noted, are provided for by way of a streamlined, non-notified consent pathway.
78. **Discussion and Finding:** Apart from the practical zone interface argument advanced by the s.42A authors, which has considerable planning merit, we note that it is incumbent

¹¹ Jade Wikaira, Evidence, 12 June 2026 at [24]-[34].

¹² S.42A Addendum 1, at Section 3.

¹³ S.42A Report at section 4.4.

upon submitters who seek to change standards, for example, to provide a robust s.32A or s.32AA plan analysis and justification for the change sought. That has not been provided and therefore would fail anyway to satisfy the necessary RMA prescription.

79. Those further changes sought are not agreed.
80. With respect to those other amendments recommended for approval by the s.42A Report at section 4.4.1¹⁴, and having reviewed the explanations and reasons given, the Hearing Panel agrees and recommends those for approval. Those matters relate to the identified submission points from:
 - Cheal Consultants;
 - NZTA and Fire and Emergency New Zealand;
 - Shane Heremaia; and
 - Waitetoko Marae, Titari, Rea and Rangipoia Whānau, and Wikaira Whānau.

PART 2 OF THE RMA

81. The final check is to consider whether PC 47 is more appropriate for achieving the purpose of the RMA, and the objectives identified for the subject matter.
82. Section 32(1)(a) of the RMA requires assessment of whether the objectives of a plan change are the most appropriate way for achieving the purpose of the RMA. Section 72 of the Act also states that the purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of the RMA. In addition, section 74(1) provides that a territorial authority must prepare and change its district plan in accordance with the provisions of Part 2. The Hearing Panel finds that PC 47 satisfies those requirements.
83. Section 6 of the RMA sets out a number of matters of national importance that must be recognised and provided for. We find that PC 47, subject to the amendments, recognises and provides for these matters, especially with regard to s.6(e) – the relationship of Māori and their culture and traditions with their ancestral lands, and has been comprehensively addressed by the reports and evidence provided.
84. Section 7 of the RMA identifies a number of other matters to which particular regard must be had. We find that PC 47, subject to the recommended amendments, does so particularly in respect of s.7(a) – kaitiakitanga.
85. Section 8 requires that the principles of the Treaty of Waitangi are taken into account. Appendix 6 of the s.32 Report for PC 47 records the Iwi engagement undertaken, and the hearing heard from a number of relevant submitters. We are satisfied that the substance of PC 47 accords with s.8 RMA.
86. Finally, in terms of s. 5 of the RMA, we find that PC 47 is consistent with the purpose

¹⁴ S.42A Report at [105]-[109].

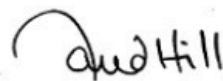
of the Act as it will provide for the social, economic and cultural wellbeing of people and communities while safeguarding the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying, or mitigating any adverse effects on the environment.

DECISION AND RECOMMENDATION

87. Having considered all of the submissions, presentations, evidence and legal submissions made, and for the reasons set out above, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Plan Change 47 – Māori Purpose Zone is **recommended for approval**, subject to the amendments set out in **Appendix 2** to this decision.
88. Submissions and further submissions on PC 47 are accepted, accepted in part, or rejected consistent with this decision and as specifically referred to in the s.42A Appendix 1 – *Recommended Decisions on Submissions to PC 47* and as further amended in the s.42A Closing Statement. The Hearing Panel notes that it has not found any further amendments as being necessary other than the grandparenting of Mr Sapsford's prohibited activity rule and MPS-1.
89. The summary reasons for this decision are that PC 47:
- a) will assist the Council in achieving the purpose of the RMA;
 - b) is consistent with the provisions of Part 2 of the RMA;
 - c) is supported by the necessary evaluation in accordance with s.32 and s.32AA RMA;
 - d) accords with s.18A of the RMA; and
 - e) will better assist the effective implementation of the Taupō District Plan.

APPENDICES

90. Attached as **Appendix 1** is the: Appearances at the Hearing and tabled evidence/statements.
91. Attached as **Appendix 2** is the: Recommended MPZ Amendments to the Taupō District Plan.
92. Attached as **Appendix 3** is the: Recommended MPZ Parcel Maps to the Taupō District Plan.



David Hill (Chair)
Independent Hearing Panel

and for Commissioner Eugene Berryman-Kamp

Date: 3 August 2026

Appendix 1 – Appearances at the Hearing and tabled evidence/statements

Taupō District Council

James Winchester – Legal

Rowan Sapsford – Consultant Planner and s.42A Author

Hilary Samuel – TDC Senior Policy Advisor and s.42A Author

Tabled:

Contact Energy Ltd

Fire & Emergency NZ

NZ Defence Force

NZ Transport Agency, Waka Kotahi

Submitters

Jade Wikaira - Waitetoko Marae

Maia Wikaira - Titari, Rea and Rangipoia Whānau

Maia Wikaira - Wikaira Whanau

Johnnie Mushet

Dr Hemopereki Simon

George Asher - Ngati Kurauia Taiao Committee, Tokaanu Marae Chairman

Tredeggar Hall - Nukuhau Pā, Ngāti Rauhoto - Ngāti Te Urunga

Bronson Perich (on-line)

Shane Heremaia (on-line)

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Appendix 2: PC 47 Māori Purpose Zone to the Taupō District Plan

Part 3 Area Specific Matters: Special Purpose Zones – Māori Purpose Zone

The purpose of the Māori Purpose Zone is to provide for areas that function predominantly to enable a range of activities on Māori Land that specifically meet Māori cultural needs including but not limited to residential and commercial activities. Māori Purpose Zones are located on land owned by tangata whenua / mana whenua and are intended to assist enable Māori communities to provide for their unique social, cultural, environmental and economic needs within the Taupō District.

This zone is one way that the Plan recognises and provides for the relationship of Māori with their ancestral lands.

The zone enables tangata whenua / mana whenua to exercise their customary responsibilities as kaitiaki and mana whenua and to undertake activities that reflect Māori customs and values. Pā/marae provide an important community focal point for social gatherings and cultural activities. Papakāinga and other activities that support, and are compatible with, Māori Purpose Activities are anticipated in this zone. These include small scale business, community, and educational activities within a mixed-use setting.

District-wide chapters may also contain provisions that may be relevant for activities in the Māori Purpose Zone.

The Māori Purpose Zone is mapped on the district planning maps.

Māori Purpose Sites (MPS) are defined as a contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments. Māori Purpose Sites are listed in listed in SCHED13.11 - MPZ

MPZ are Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Land Act 1993. These Sites have been introduced into the Plan through the first schedule process after being identified by the relevant owners or trustees.

MPZ - Objectives

MPZ-01 The Māori Purpose Zone recognises the relationship of Māori with their culture, traditions and ancestral lands by providing for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows whānau to better establish and maintain an ongoing relationship with their ancestral lands.

MPZ-02 Recognise the role of Iwi and hapū planning documents, including Te Kaupapa Kaitiaki, in supporting the use and development of Māori Purpose Zones by their owners.

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MPZ-O23 Activities that specifically meet Māori cultural needs can take place within the Māori Purpose Zone in a manner that maintains and promotes the spiritual, cultural, social, economic and environmental interests and associations of tangata whenua/mana whenua with their ancestral lands.

MPZ-O34 Tangata whenua can exercise their rights and responsibilities as mana whenua in the Māori Purpose Zone to:

1. exercise their rights of kaitiakitanga, self-determination over their ancestral lands, water, sites and wāhi tapu;
2. provide a safe, nurturing environment for ngā uri (descendants), whānau (family), hapū (extended family), and iwi me ngā manuhiri (tribe and visitors);
3. ensure the protection, maintenance and promotion of ngā taonga tuku iho (treasures); and
4. avoid, remedy or mitigate adverse effects of activities.

MPZ-O45 Māori Purpose Activities and the comprehensive, coordinated and efficient development and use of ancestral land is enabled in the Māori Purpose Zone, whilst ensuring actual or potential adverse effects of activities are avoided, remedied or mitigated.

MPZ Policies

MPZ-P1 Provide for activities within the Māori Purpose Zone that meet Māori cultural needs, including but not limited to:

1. Māori purpose activities;
2. Māori cultural activities;
3. residential activities;
4. general small scale business activities;
5. business service activities;
6. Hauora, social services and educational facilities;
7. accommodation activities;
8. residential visitor accommodation;
9. agricultural, pastoral and horticultural activities; and
10. community facilities.

MPZ-P2 Recognise and provide for the purpose ~~role, character~~ and function of different Māori Purpose Zones including those located within rural and urban settings.

MPZ-P3 Manage the scale, ~~character~~ location and intensity of activities within a MPZ to ensure that they are compatible with the purpose and function ~~and character~~ of the Māori Purpose Zone.

MPZ-P4 Manage activities that are potentially compatible with the purpose, and function ~~and predominant character~~ of the Māori Purpose Zone and ensure it is appropriate for such activities to establish ~~in the Māori Purpose Zone~~ having regard to whether:

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1. the purpose of the activity assists tangata whenua/mana whenua to achieve MPZ-O1 - MPZ-O4;
2. the activity will assist Māori communities to provide for their social, cultural, environmental and economic needs;
3. there is adequate existing and/or planned infrastructure to service the activity;
4. any adverse effects on the environment can be avoided or appropriately remedied or mitigated;
5. any potential conflict between activities within the zone can be avoided or appropriately remedied or mitigated;
6. the extent to which the activity aligns with the classification of reserve land and with any reserve management plan activities on the site;
7. activities or development within the zone will not create, accelerate, displace, or increase the effects of a natural hazard.
8. activities are supported by any relevant iwi or hapū planning documents.

MPZ-P5 Avoid land use and development which is incompatible with the purpose and function ~~and character~~ of the Māori Purpose Zone.

MPZ-P6 Recognise and provide for the positive effects of any landowner initiated ~~these~~ activities in ~~Māori Purpose Zones~~ a MPS which will result in an enhancement of the natural environment including freshwater quality.

MPZ Rules

MPZ-R1 – PER Activities	Subject to
(1) Any activity, building, or structure	a) Compliance MPZ-S1 to S8 unless specifically provided for in SCHED13.11 - MPZ; and b) Compliance with any relevant standards in SCHED13.11 - MPZ; and c) Compliance with standards from MPZ - Other Plan Matters; and d) Is not identified as a CON, RDIS, DIS, NC or <u>PR</u> activity within the MPZ.
(2) Business Activities	a) Is required to be owned or run by a resident of the site. b) No Industrial Activities in MPZ Urban c) Compliance with MPZ S1 to S9 including any identified Standard in SCHED13.11 - MPZ; and d) Compliance with standards from MPZ - Other Plan Matters; and e) Is not identified as a CON, RDIS, DIS, NC or <u>PR</u> activity within the MPZ.
MPZ -R2 – RDIS activities	Subject to

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(1) Any activity that does not comply with any part of MPZ-R1.	Matters of Discretion a) MPZ - Objectives and MPZ - Policies b) Those standards or rules which the proposal does not comply with. c) Any effects on the ability of the site to provide for traditional uses. d) Any effects on the amenity of the zone and its ability <u>of the zone</u> to function effectively as <u>a</u> mixed-use site. e) Any effects on the functioning of the surrounding environment including effects on Infrastructure. f) The results of any geotechnical assessments associated with any proposed residential land uses – where an application triggers MPZ S6. g) <u>The likelihood and consequence posed by any natural hazards occurring on the site.</u> Notification: Applications under MPZ-R2-RDIS (1) will not be notified.
<u>MPZ-R3-NC Activities</u>	
<u>(1) Industrial Activities within MPZ-Urban</u>	
<u>MPZ-R4- PR-Buildings</u>	Note: This rule will lapse on 31 December 2028 and may then be removed from the Plan without further process.
<u>(1) Any building within a MPZ on land which is not Māori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Māori Act 1993.</u>	

MPZ Standards

MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
S1 – Maximum Combined Coverage	
i 15% of the total area of that MPS Or where a marae is present on a MPS 15% of that part of the MPS not covered by Marae buildings.	ii 60% of the total area of that MPS Or where a marae is present on a MPS 40% of that part of the MPS not covered by Marae Buildings.

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MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
This standard does not apply to: i. Marae buildings ii. Rainwater collection tanks. iii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.	This standard does not apply to: iv. Marae buildings v. Rainwater collection tanks. ii. Ramps, landings, and other roofed structures to provide access to buildings for the mobility impaired.
S2 – Outdoor Living Spaces	
N/A	20% of the site shall be planted in grass or vegetation or landscaped with permeable materials.
S3 – Maximum Height to Boundary	
N/A	No building or structure shall project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level, as measured along boundaries of the MPS. This standard does not apply to: i. Road boundaries. ii. Adjoining sites that have a common wall along a shared boundary. iii. Boundaries abutting an access lot or right of way, in which case the farthest boundary of the access lot or right of way shall be used for the purpose of assessing compliance with this standard. iv. Boundaries adjoining sites zoned Commercial, Mixed Use, Open Space, or Industrial. v. Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the recession plane by more than 3m measured vertically. vi. Structures for the generation of electricity to service the residential unit to which it is

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MPZ-R3 - Standards	
MPZ – Rural	MPZ - Urban
	affixed (such as solar panels, or micro wind turbines)
S4 – Maximum Building Height	
i No building or structure shall exceed a height of 12m <u>This standard does not apply to Antennas, aerials, satellite dishes, pouwhenua, chimneys, flues, and architectural features less than 1m in width, providing they do not exceed the height limit by more than 3m.</u>	ii No building or structure shall exceed a height of 8m + 1m for pitched roofs. This standard does not apply to: i. pouwhenua ii. Structures for the generation of electricity to service the residential unit to which it is affixed (such as solar panels, or micro wind turbines).
S5 – Minimum Building Setbacks from MPS boundary	
i 15m from the MPS boundary. Exception: Waharoa and Water tanks	ii 5m from the front boundary of the MPS iii 1.5m from all other boundaries of the MPS
S6 Number of Dwellings per MPS	
<u>No more than 15 per MPS which have a nominal allotment less than 2 ha.</u>	N/A
S7 – Business Activities	
i The maximum gross area of Business these Activities shall not exceed 200m ² or 15% of the total area of that MPS for indoor and 200m ² or 15% of that MPS for outdoor, whichever is the larger.	ii The maximum gross area of Commercial and Home-Business Activities shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whichever is the larger.
S8 - Community and Education Facilities uses (includes education, spiritual and health facilities).	
i The maximum gross area of these activities shall not exceed 15% of the total area of the MPS for indoor and 15% of the MPS for outdoor. Exception: Marae Buildings	ii The maximum gross area of these uses shall not exceed 100m ² (indoor and outdoor) or 15% of the total area of that MPS whatever is the larger. Exception: Marae Buildings

MPZ - Other Plan Matters

All activities shall comply with the relevant matters where applicable as identified below:

1. Chapters 1-6

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2. Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport
3. Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards
4. Chapter 9 Historic and Cultural Values
5. Chapter 10 Natural Environment
6. Chapter 11 Subdivision
7. Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

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SCHED13.11 - MPZ

Site ID	Identifier	Legal Description	Type	Standard
MPS-1	Te Rangitautahanga Road Turangi 3334	LOT 41 DP 29782, PT LOT DP 32861, SEC 56 TN OF Turangi, SEC 2 SO 36174, SEC 1 SO 36174, SEC 55 TN OF Turangi, Section 55 TN OF Turangi, Lot 13 DP 23178, Lot 2 DP 26622, Section 1 SO 36174	Urban	Note: MPS-1 will lapse, and its associated map removed, if its status as Māori land is not confirmed on or before 31 December 2028.
MPS-2	46 Hirangi Road Turangi 3334	Waipapa 1D2B1	Urban	
MPS-3	State Highway 1 Turangi	PT Tauranga Taupo 2B2L41	Urban	
MPS-4	301 State Highway 1 Turangi	Tauranga Taupo 2B2L22	Urban	
MPS-5	3245 State Highway 1 Turangi	Tauranga Taupo 2B2M3A ML 17862	Rural	

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Part 2 – District Wide Matters

7. Energy, Infrastructure and Transport

7.2 INF – Infrastructure

INF-R5 – Stormwater Standards

3. All Residential Zones and MPZ

7.3 Transport

TRAN-R5 - Maximum Equivalent Vehicle Movements
6. Vehicle movements within the MPZ a. MPZ Rural - <u>100 EVM per day where access is to a State Highway, otherwise</u> 200 EVM's for that MPS or 24 per dwelling whichever is higher. b. MPZ Urban - 150 EVMs for that MPS or 24 per dwelling whichever is higher.
10. Minimum Standards for Driveways and Accessways <u>Note: For the purposes of Tran-R4 10 and Table 1 Rural Zones include MPZ-Rural and Residential Zones include MPZ-Urban.</u>

12 General District Wide Matters

12.2 Air – Emissions

<u>AIR – R2 – PER Activities within MPZ</u>	<u>Subject to</u>
<u>2. Any activity provided for as a PER activity</u>	a. <u>There shall be no discharge of offensive or objectionable odour:</u> I. <u>at or beyond the boundary of that MPS,</u> II. <u>within the notional boundary of any residential building within that MPS</u>

12.3 Earthworks

<u>EW-R1 – Per Activities</u>	<u>Subject to</u>
11. Earthworks within MPZ	b. Disturbance of the MPS at any one time while redeveloping – no maximum c. No dust or silt nuisance beyond the boundary of the MPS

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	d. 1.5m vertical ground alteration outside the minimum building setback in a new face or cut and / or fill for MPZ-Urban e. 0.5m vertical ground alteration within the minimum building setback requirement for MPZ - Urban
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12.5 Light

LIGHT-R1 PER activities within RLZ, MRZ, GRZ, LRZ, MUZ, NCZ, GIZ-PREC1-Taupō-Light Overlay, MPZ	Light X – MPZ Max Artificial Light
1. Any activity provided for as a PER activity	a. Maximum artificial light levels of 8 lux (lumens per square meter) at the boundary. b. For MPZ 8 LUX (lumens per square meter) at the boundary of that MPS.

12.6 Noise

NOISE-R2 - MRZ, GRZ, LRZ, MPZ-Urban , NCZ NOISE LIMITS
1.The noise rating level arising from any activity measured within the boundary of any MRZ, GRZ, LDRZ, MPZ-Urban or NCZ site or the notional boundary of any residential zone site, other than from the site where the noise is generated, shall not exceed the following limits:...
NOISE-R8 GRUZ, and RLZ and MPZ-Rural
1. The noise rating level arising from any activity measured within the notional boundary of any GRUZ, or RLZ or MPZ Rural site or within the boundary of any GRZ site, other than the site where the noise is generated, shall not exceed the following limits: a. 7.00am — 10.00pm 55dB L_{Aeq} (15 mins) b. 10.00pm — 7.00am 40dB L_{Aeq} (15 mins) and c. 10.00pm – 7.00am 70dBA L_{AF}(max) ... 3. Maximum Noise – Electricity Generation Core Sites Noise from uses at Electricity Generation Core Sites established either prior to the notification of this Plan (July 2000) or approved by way of resource consent shall comply with the noise limits specified in R8.1 above as measured:

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- a. outside the noise control boundary relating to each Electricity Generation Core Site as shown on the Planning Maps; or
- b. within the Notional Boundary of any residential unit within the GRUZ ~~or~~ RLZ or MPZ-Rural where this is beyond the noise control boundary; or
- c. at the boundary the MRZ, GRZ or LRZ where this is beyond the noise control boundary.
- d. Any new Buildings with habitable rooms (i.e. Residential units, retirement homes, etc), built within the noise control boundaries shall be required to ensure they are appropriately designed to achieve suitable internal noise levels (35dB L_{Aeq}).
- e. The noise control boundary will be either the Electricity Generation Core Site boundary or the existing 40dB L_{Aeq} and 75dB $L_{AF(max)}$ contour where this is beyond the Core Electricity Generation Site boundary, as shown on the planning maps.

4. **Maximum Noise - well drilling and testing**

Noise from well drilling and testing:

- a. at the boundary of any site within the MRZ, GRZ or LRZ; within the notional boundary of any residential unit or accommodation activity within the RLZ ~~and~~ GRUZ ~~or~~ MPZ- Rural shall not exceed the noise levels set out in below, measured and assessed in accordance with the provisions of NZS 6803:1999 *Acoustics - Construction Noise*, if the occupiers do not agree to vacate the premises at the noise generator's expense during the drilling period.
- b. Time Period Monday to Sunday (Inclusive)

....

Noise-R9-MPZ

~~The noise level arising from any activity measured within the boundary of any Residential Environment site or the notional boundary of any Rural Environment site, other than from the MPS where the noise is generated, shall not exceed the following limits:~~

- ~~i. 7.00am – 7.00pm 50dBA $L_{Aeq(15mins)}$~~
- ~~ii. 7.00pm – 10.00pm 40dBA $L_{Aeq(15mins)}$~~
- ~~iii. 10.00pm – 7.00am 40dBA L_{Aeq} and 70dBA $L_{AF(max)}$~~

MATTERS OF DISCRETION

- ~~a. Ambient sound levels and the impact of any cumulative increase.~~
- ~~b. The degree to which the sound is intrusive and contrasts with the level, character, duration and timing of the existing sound environment.~~

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e. The length of time and the level by which the noise limits will be exceeded, particularly at night. d. The nature and location of nearby activities and the effects they may experience resulting from the increase in sound levels. e. Whether the noise levels are likely to detract from the amenity or general environmental quality of the immediate area. f. The topography of the allotment and any influence this may have on sound propagation. g. Proposed methods for the avoidance, remedying or mitigation of potential adverse effects and the degree to which they would be successful including: i. Insulation, barriers and isolation of the source of the noise.

12.7 Signs

SIGN-R1 - PER activities	Subject to
11. Signs within the MPZ	a. Maximum total face area of signs <u>visible from outside of the site</u> - 4m² b. Signage must relate to the activity undertaken on the MPS c. No flashing, reflectorised or illuminated signage d. Where a sign faces a State Highway: ii. A sign must not display more than 6 words, symbols, or graphics and no more than 40 characters iii. Lettering and symbols used must be at least 160 millimetres in height.

12.8 Temporary Activities

TEMP-R2 PER activities within MPZ, GRUZ and RLZ	Subject to
1. Any temporary activity, being an activity of up to a total of four operational days in any 6 month period, which	a. There are no new permanent structures constructed; and b. Once the activity has ceased, the site (including vegetation and the surface of the ground of the site) is re-instated to its condition prior to the activity commencing; and c. An allowance of 14 non-operational days in any six month period associated with the activity is not exceeded.

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exceeds any standard(s).	
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Part 2 –District Wide Matters - Subdivision

SUB-P14 Māori Purpose Zone

Within the Māori Purpose Zone, avoid subdivision that will alienate Māori from their customary lands.

Rules	
SUB-R12 – RDIS Activity MPZ	Subject to
1. Subdivision within MPZ	Matters of Discretion a) Those Objectives and Policies set out in MPZ1 and MPZ2 b) The need for the land to remain as Māori land. c) The need to ensure an ongoing connection between the land and its ancestral owners. d) The ability of the land to meet Māori cultural needs. e) That the land is to be used for traditional activities. f) The likelihood and consequence posed by any natural hazards occurring on the site. Notification: Applications under SUB-R12-RDIS Activity MPZ will not be notified.

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3 Interpretation

3.1 Definitions

Māori Purpose Sites (MPS) A contiguous land area zoned as Māori Purpose Zone, which may comprise one or more allotments

Māori Purpose Activities: means the use of land and structures for a range of activities for Māori cultural, community and living purposes, and integrated Māori development, including but not limited to one or more of the following activities:

- marae;
- papakāinga;
- urupā;
- wānanga;
- customary activities;
- home business;
- arts and cultural centres;
- cultural education and research facilities;
- Māori cultural activities;
- childcare services, kōhanga reo or kura (schools).

Māori Cultural Activities: means activities undertaken by or associated with whanau, hapū or iwi that are in accordance with tikanga.

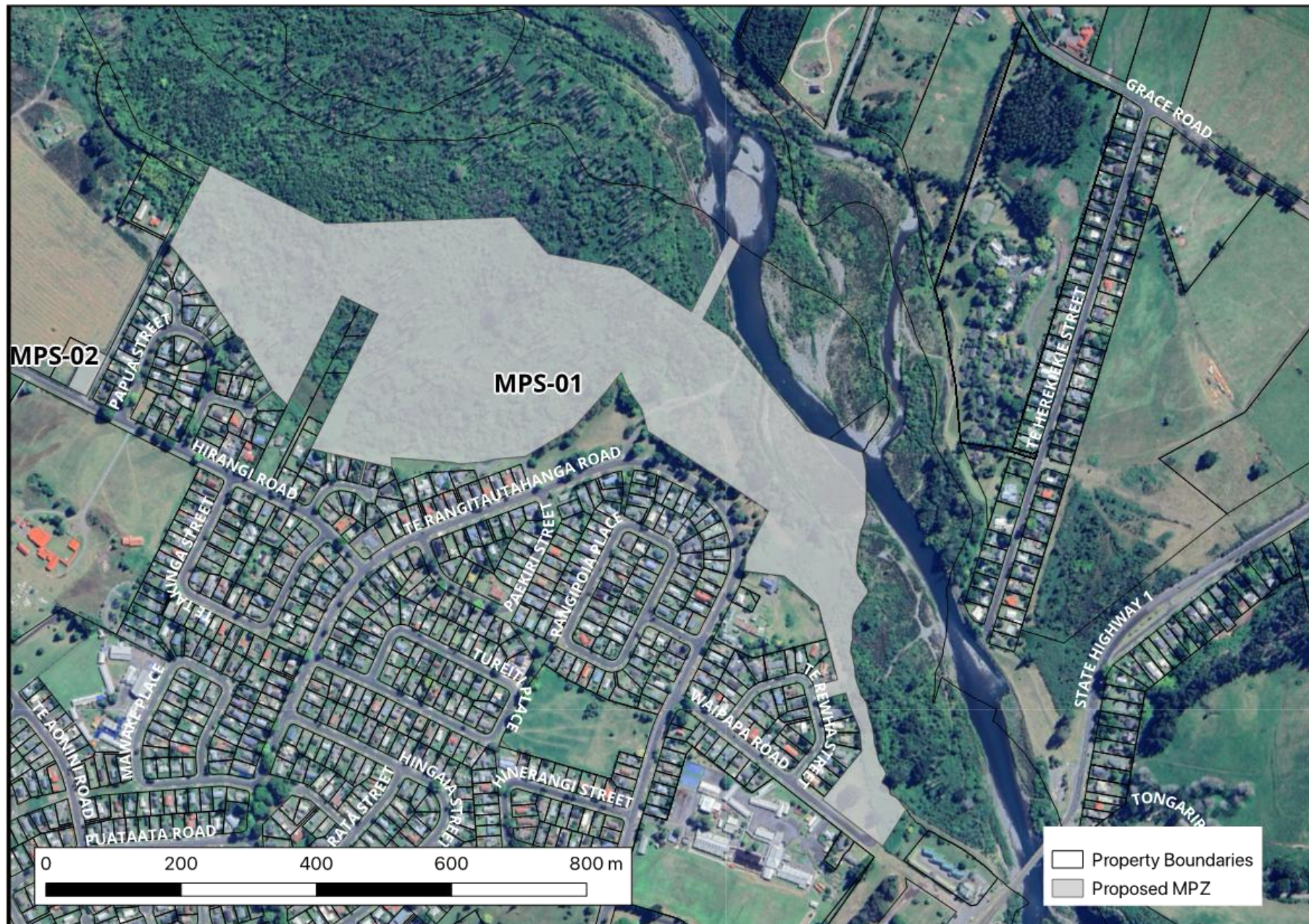
Marae: Means kaupapa Māori cultural complex centred around a wharenui (meeting house). A complex can include a range of ancillary structures and activities such as whare kai (kitchen & dining facilities), a whare moe (sleeping spaces), whare hui (meeting spaces), Whare paku (ablution blocks), administration spaces, whare taonga (spaces for displaying treasures), permanent hāngī pits, outdoor food preparation areas, small-scale associated storage areas, carving installations, and landscaped outdoor areas.

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Maps of Proposed Māori Purpose Zones

PC 47 Māori Purpose Zone

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Decision on Submissions on Plan Change 48 – Designations to the Taupō District Plan 2026 (updated) under the Resource Management Act 1991.

DECISION

Pursuant to clause 10 of Schedule 1 RMA, Plan Change 48 - Designations to the Taupō District Plan is **Recommended for Approval** with amendments to the provisions publicly notified. The reasons for this and the provisions are set out below.

Plan Change number:	PC 48 - Designations
Hearing Commissioners:	David Hill
Notification period:	19 February 2026 – 19 March 2026
Further submissions:	16 April 2026 – 30 April 2026
Hearing:	Not Required

INTRODUCTION

1. This decision report is made on behalf of Taupō District Council (**TDC** or **Council**) by Independent Hearing Commissioner David Hill (appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (**the RMA**)).
2. The Commissioner has been delegated the authority by the Council to make a Recommendation on PC 48 to the Taupō District Plan (**TDP**) after considering the plan change documentation, all the submissions, and TDC's s.42A Report and Addendum 1. No submitter sought a hearing and the Commissioner determined that a hearing was not required.

THE PLAN CHANGE

3. The s.42A Report prepared by Christle Pilkington (TDC Senior Policy Advisor) noted that in August 2024 TDC had given notice to all requiring authorities (**RAs**) whose designations had not lapsed, in accordance with cl.4(1A) of Schedule 1 RMA. The purpose of that notice being to invite RAs to give written notice as to whether they required their designation(s) to be included in the TDP with or without modification.

4. In response, 13 RAs sought to roll over 82 designations; 2 RAs lodged 12 Notices of Requirement (**NoRs**) for new designations; and 8 designations were lapsed.
5. That was the basis for PC 48.
6. PC 48 was notified for submissions between 19 February 2026 – 19 March 2026; and for further submissions between 16 April 2026 – 30 April 2026. Ten submissions were received on 24 designations; 4 further submissions in support of the original submission were received.
7. One late submission was received. The s42A report recommends¹ that submission be granted a waiver under s.37 RMA as it was received 2 working days following the closing of submissions; was within scope; created no prejudice to the RA concerned or any other person; and was in time to be included in the summary of submissions. I agree and grant a s.37 RMA waiver to submitter Carole Stratford on behalf of Whakamoenga Point Management Co Ltd.
8. The s.42A Report notes that cl.9(3) of Schedule 1 RMA stipulates that any existing designation sought to be rolled over without modification, on which no submissions are made, are to be included in the Plan without further assessment. Those designations are shown in plain black text in **Appendix A**.
9. The s.42A Report included the following appendices:
 - a) **Appendix A** contained recommended text for designations.
 - b) **Appendix B** contained the recommended TDP Schedule 15 conditions of consent for designations.
 - c) **Appendix C** contained the track changed new text, deleted text, and designations not rolled over by the Requiring Authority.
10. Those appendices are attached to this recommendation decision.

PROCESS MATTERS

11. One s.41 RMA Direction was issued prior to the hearing setting out the timetable for report, evidence and legal submissions exchange etc on 7 May 2026.
12. The s.42A Report notes that whilst in an advanced stage of preparation for PC 48 the Government introduced its “plan stop” RMA amendment². TDC applied for an exemption for PC 48 (among others) on 26 August 2025, which was granted on 3 December 2025.
13. The s.42A Report also draws attention to the fact that formatting in line with that required by the National Planning Standards 2019 has been adopted.

STATUTORY CONSIDERATION

¹ S.42A Report at section 2.0.

² S.80P Resource Management Consenting and Other System Changes Amendment Act 2025, the relevant part of which commenced on 21 August 2025.

14. Clause 9 of Schedule 1 RMA notes that decisions on NoR provisions must be in accordance with s.168A(3) (for territorial authority designations) or s.171 (for non-territorial authority designations) as the case may be.

Key Issues for Determination

15. The s.42A Report identified the following key issues arising:
- (a) *The extent of designation TDC05 as it applies over private residential properties adjacent to Hot Water Beach. Three submissions and one further submission were received on this matter, supporting the removal of the designation as it extends over private residential property;*
 - (b) *The requirement for conditions associated with TDC17 and TDC20 as they are located within an amenity landscape area (TDC17), and outstanding landscape, and significant natural area (TDC20);*
 - (c) *Minor corrections to designation purposes, site identifiers, designation hierarchies, requiring authority responsible, and spatial extent of designations as shown on Planning Maps. The modifications sought in written notices are shown in green, bold text in Appendix C, and deletions shown in red strikethrough. Further changes sought through submissions and further submissions are inserted in green, bold text in Appendix A, and deletions shown in red strikethrough;*
 - (d) *Rollover of designation TRU01, with modification to site identifier, and requiring authority details.³*

16. We address those issues below.

TDC05 Hot Water Beach

17. **The issue:** Submitters #3, #4, and #5 sought removal of the TDC05 recreation reserve designation as it applies to their individual properties at 201 Lake Terrace, 5/203, 6/203, and 10/203 Lake Terrace.
18. TDC as RA supported the removals, also seeking a modification to remove the designation from 4/204 Lake Terrace.
19. **Responses:** The s.42A Report agreed and recommended the removals sought.
20. **Finding:** In view of the length of time since this designation was first imposed and the fact that no subsequent action has been taken to acquire the properties, its removal from the identified properties is entirely appropriate and recommended.

Conditions on TDC17 and TDC20

21. **The Issue:** TDC17 (Blue Ridge: Water Supply) and TDC20 (Whakamoenga Point Water Treatment Facility) are new NoRs involving two water treatment plants.
22. TDC17 is within a Low Density Residential Zone, with an Amenity Natural Features and Landscapes (ANFL) overlay (ANFL22).

³ S.42A Report at [4.1].

23. TDC as RA did not consider conditions necessary in relation to TDC17.
24. TDC20 is located within the General Rural Zone, within a Significant Natural Area (SNA) and an Outstanding Natural Features and Landscapes (ONFL) overlay.
25. Submitters sought that a number of conditions are attached to those designations including regulating maximum height of structures, screen planting, set-backs, and exterior finishes.
26. **The Response:** The s.42A Report generally agreed with the assessments and conclusions of the AEEs provided with the two NoR requests – but also partly agreed with submitters that some conditions would be appropriate.
27. With respect to TDC17, the s.42A Report recommended conditions on maximum height and external finishes – those being directly related to amenity. It considered additional controls on setbacks and site coverage unnecessary as existing TDP rules will apply and are sufficient. Furthermore, the requirement for a s.176A RMA Outline Plan would provide an opportunity for assessing those matters.
28. With respect to TDC20, the s.42A Report agreed in part with submitters and recommended conditions on maximum height, landscaping and external finishes – those being directly related to amenity in a location with an ONFL and SNA overlay. It considered additional controls on landscaping, potential flooding and roading unnecessary as the requirement for a s.176A RMA Outline Plan would also provide an opportunity for additional assessment.
29. **Finding:** Having reviewed those matters I agree with the reasons for and conditions proposed as provided in the s.42A Report Appendix B. Those conditions are not unduly onerous and will provide the appropriate amenity.

Minor Corrections

30. **The Issue:** a number of RAs sought minor corrections to their existing designations and/or planning maps.
31. **The Response:** The s.42A Report discusses these in sections [7.22]-[7.105], noting that, with the exception of TPR07/TPR10 discussed next, no submissions were received on those and therefore recommended their adoption.
32. With respect to Transpower NZ's designations [7.83]-[7.96], the only submission recommended for rejection was that from Contact Energy Ltd concerning an area of transmission line (TPR07 – Wairakei Electricity Outdoor Switchyard and TPR10 – Wairakei to Whakamaru C Line Electricity Transmission Line) over a Contact site. Transpower sought to modify the spatial extent of those designations. However, Transpower subsequently advised that this matter had been resolved.⁴
33. An Addendum to the s.42A Report was provided addressing the matters raised in Transpower's Hearing Statement relating to TPR01, TPR02, TPR07, TPR08, TPR09, and

⁴ Transpower, Hearing Statement, 11 June 2026.

TPR10. Modified condition schedules were recommended for TPR08 – Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections, and TPR10 – Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line.

34. **Discussion and Finding:** As all matters have been resolved, the modifications sought or proposed are accepted as recommended.

Designation TRU01 – Wheao /Flaxy

35. **The Issue:** Designation TRU01 – Wheao/Flaxy relates to a transmission line associated with two former power stations in the name of Trustpower Limited. Trustpower did not seek a roll-over of the designation and therefore the designation was not provided for in PC 48.
36. It was subsequently learned that financial responsibility for the asset now lies with Contact Energy Limited, However, the s.42A Report records that formal transfer under s.180 RMA did not occur prior to notification of PC 48. Contact sought its inclusion in a submission to PC 48, dated 19 March 2026, albeit with a corrected alignment.
37. **The Response:** The s.42A Report concludes that the documentation provided was insufficient to satisfy the Schedule 1 RMA requirements for a designation. No further correspondence or evidence was filed post notification of the s.42A Report.
38. **Finding:** As the s.42A report recommendation was not contested with additional information or evidence from Contact Energy, I agree that the material filed is insufficient to warrant a simple roll-over of designation TRU01 and therefore it should lapse. Contact Energy's submission is accordingly rejected.

PART 2 OF THE RMA

39. Whilst the amendments included in PC 48 are minor in nature, Part 2 RMA is still in play and must be considered under both s.168A(3) and s.171(1). I confirm that no remaining matters of significance affecting sections 6, 7 or 8 arise.
40. I also confirm that PC 48 as recommended for amendment accords with the provisions of the relevant statutory planning instruments and no contrary submissions were received. No additional s.32 RMA evaluation is required.
41. Finally, In terms of section 5 of the RMA, I find that PC 48 is consistent with the purpose of the Act as it enables the related infrastructural matters to continue to provide for the social, economic and cultural wellbeing of people and communities while safeguarding the needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying, or mitigating any adverse effects on the environment.

DECISION AND RECOMMENDATION

42. Having considered the responses to the cl.4 Schedule 1 of the Resource Management Act 1991(RMA) pre-notification written notice, the s.42A Report and its Addendum 1, the submissions made and evidence filed, and for the reasons set out above, pursuant to Schedule 1, cl. 9 and cl.10 of the RMA, Plan Change 48 – Designations is

recommended for approval by Council, or **recommended for referral**, as necessary, to the relevant requiring authority, subject to the amendments set out in **Appendices 1 and 2** to this decision

43. Submissions on PC 48 are accepted, accepted in part, or rejected consistent with this decision and as specifically referred to in the s.42A Report. I have seen no good RMA reason to amend any of the recommendations made in the s.42A Report and its Addendum 1.
44. The summary reasons for this decision are that PC 48:
 - a) will assist the Council in achieving the purpose of the RMA;
 - b) is consistent with the provisions of Part 2 of the RMA;
 - c) gives effect to the higher order documents;
 - d) accords with s.18A of the RMA; and
 - e) will better assist the effective implementation of the Taupō District Plan.

APPENDICES

45. **Appendix 1** is the Recommended PC 48 Designations.
46. **Appendix 2** is the Recommended PC 48 SCHED15-CCD - Conditions of Consent for Designations.



David Hill
Independent Hearing Commissioner

Date: 3 August 2026

Appendix 1: PC 48 - Designations to the Taupō District Plan

Taupō District Plan
Plan Change 48
Designations

New proposed text is shown in green.
Deleted text is shown in ~~red strikethrough~~.

Requiring Authority: CNZ - Chorus NZ Ltd

Taupō Exchange	
Designation Unique Identifier	CNZ01
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Whakaipo Avenue, Taupō Lots 132, 133 and 134 DP 22989 and Part Lot 8 DPS 743
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D20.

Tūrangi Exchange	
Designation Unique Identifier	CNZ02
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Tautauhanga Road, Tūrangi Lot 90 DP 28176
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D31.

Mangakino Exchange	
Designation Unique Identifier	CNZ03
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Commerce Street, Mangakino Part Pouakani Block
Lapse Date	Has been given effect to

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D6.

Omori Exchange	
Designation Unique Identifier	CNZ04
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Omori Road, Omori Lot 1 DP 65642
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D11.

Pihanga Radio Station	
Designation Unique Identifier	CNZ05
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	State Highway 1, Pihanga Section 1 SO 26546
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D12.

Rangitaiki Exchange	
Designation Unique Identifier	CNZ06

Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	State Highway 5, Rangataiki Part Runanga 2A Block
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D14.

Wairakei Exchange	
Designation Unique Identifier	CNZ07
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Raukawa Crescent, Wairakei Part Section 29 Block X Tatua SD
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D36.

Whakaparataranga Radio Station	
Designation Unique Identifier	CNZ08
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Tutukau Road, Orakeikorako Parts Tahorakuri No 3 Block
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation.

	Prior reference: D39.
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Whakatau Radio Station	
Designation Unique Identifier	CNZ09
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Matea Road, Rangitaiki Section 1 SO 47542
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D40.

Requiring Authority: KL – Kordia Limited

Tuhingamata Broadcast Facilities	
Designation Unique Identifier	KL01
Designation Purpose	Broadcasting, Telecommunication (including radio and microwave communications) and ancillary and associated purposes
Site Identifier	Highland Drive, Acacia Bay Part Lot 3 DPS 67095 with easements and right of way DPS 34803, over Lot 42 DPS 34803
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – KL01
Additional Information	Rollover designation with modification. Prior reference: D94

Requiring Authority: MCOR – Minister of Corrections

Tongariro Prison	
Designation Unique Identifier	MCOR01
Designation Purpose	Prison Purpose
Site Identifier	Area 1 DP 489525 Area 2 DP 489525
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D29

CCS Taniwha Street Taupō	
Designation Unique Identifier	MCOR02
Designation Purpose	Community Corrections Activity
Site Identifier	Taniwha Street, Taupō Section 1 Block XI Town of Taupō
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D23

CCS Atirau Road Tūrangi	
Designation Unique Identifier	MCOR03
Designation Purpose	Community Corrections Activity
Site Identifier	Atirau Road, Tūrangi Section 1 SO 35426
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification.

	Prior reference: D32
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Requiring Authority: MCOU – Minister for Courts

Taupō Court House	
Designation unique identifier	MCOU01
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes
Site identifier	Story Place, Taupō Section 1 SO Plan 57934 Block II Tauhara SD
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation with modification. Prior reference: D19

Requiring Authority: MSNZ – Meteorological Services of New Zealand

Taupō Automatic Weather Station	
Designation Unique Identifier	MSNZ01
Designation Purpose	Meteorological Purposes
Site Identifier	Taupō Airport, Taupō Section 1 SO 534655
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D33

Requiring Authority: MEDU – Minister of Education

Hilltop School	
Designation unique identifier	MEDU01
Designation purpose	Education Purposes
Site identifier	Hilltop School Rokino Road, Taupō Part Section 7 Block II Tauhara SD (SO 42209)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D2

Te Kura o Hirangi	
Designation unique identifier	MEDU02
Designation purpose	Education Purposes
Site identifier	Te Kura o Hirangi Mawake Place, Tūrangi Lot 104 DP 2822
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D3

Kuratau School	
Designation unique identifier	MEDU03
Designation purpose	Education Purposes
Site identifier	Kuratau School State Highway 41, Tūrangi

	Waituhi Kuratau 1A1A Block
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D4

Mangakino School	
Designation unique identifier	MEDU04
Designation purpose	Education Purposes
Site identifier	Mangakino School Karamu Street, Mangakino Part Pouakani 2 Block (SO 42746)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D5

Marotiri School	
Designation unique identifier	MEDU05
Designation purpose	Education Purposes
Site identifier	Marotiri School Tihoi Road, Whakamaru Part Tihoi 3B, 8B, 2B, 3, 4, 6& 8 subdivision of B Block (SO 40256)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification.

	Prior reference: D7
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Mountview School	
Designation unique identifier	MEDU06
Designation purpose	Education Purposes
Site identifier	Mountview School Rangatira Street, Taupō Lot 42 DPS 13555
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D9

Rangitaiki School	
Designation unique identifier	MEDU07
Designation purpose	Education Purposes
Site identifier	Rangitaiki School Rangitaiki School Road, Rangitaiki Part Wharetoto 9 Block (SO 58884)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D15

Tauhara College	
Designation unique identifier	MEDU08
Designation purpose	Education Purposes
Site identifier	Tauhara College

	Invergarry Road, Taupō
	Section 1-2 Survey Office Plan 48662
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note.
	Rollover designation with modification.
	Prior reference: D17

Tauhara School	
Designation unique identifier	MEDU09
Designation purpose	Education Purposes
Site identifier	Tauhara School Crown Road, Taupō Part Section 30 Block II Tauhara SD (SO 38578), and Part Section 30 Block II Tauhara SD (SO 40838)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note.
	Rollover designation with modification.
	Prior reference: D18

Taupō Intermediate	
Designation unique identifier	MEDU10
Designation purpose	Education Purposes
Site identifier	Taupō Intermediate Kōtare Street, Taupō Part Section 30 Block II Tauhara SD (SO 42527), and Section 1 SO 57384
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D21

Taupō Nui-A-Tia College	
Designation unique identifier	MEDU11
Designation purpose	Education Purposes
Site identifier	Taupō Nui-A-Tia College Spa Road, Taupō Section 3-5 Suburbs of Taupo and Closed Road Survey Office Plan 37406 and Lot 1-2 Deposited Plan 36655 and Section 22 Suburbs of Taupo
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D22

Taupō School	
Designation unique identifier	MEDU12
Designation purpose	Education Purposes
Site identifier	Taupō School Tamamutu Street, Taupō Block XV Town of Taupō
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification.

	Prior reference: D24
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Tirohanga School	
Designation unique identifier	MEDU13
Designation purpose	Education Purposes
Site identifier	Tirohanga School Tirohanga Road, Tirohanga Section 17 Block XII Atiamuri SD (SO 39498)
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D27

TKKM o Whakarewa I Te Reo ki Tuwharetoa	
Designation unique identifier	MEDU14
Designation purpose	Education Purposes
Site identifier	TKKM o Whakarewa I Te Reo ki Tuwharetoa Waikato Street, Taupō Section 1 SO 59805
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D16

Tongariro School	
Designation unique identifier	MEDU15
Designation purpose	Education Purposes
Site identifier	Tongariro School Waipapa Road, Tūrangi

	Part Lot 1 DP 29783
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D28

Waipahihi School	
Designation unique identifier	MEDU16
Designation purpose	Education Purposes
Site identifier	Waipahihi School Parata Street, Taupō Part Section 39 Block VI Tauhara SD and Lot 270 DPS 22877
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D34

Wairakei School	
Designation unique identifier	MEDU17
Designation purpose	Education Purposes
Site identifier	Wairakei School Kauri Drive, Wairakei Village Lot 115 DPS 53288
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification.

	Prior reference: D35
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Te Kura o Waitahanui	
Designation unique identifier	MEDU18
Designation purpose	Education Purposes
Site identifier	Te Kura o Waitahanui State Highway 1, Waitahanui Part Tauhara Middle 4A Block
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D37

Whakamaru School	
Designation unique identifier	MEDU19
Designation purpose	Education Purposes
Site identifier	Whakamaru School Kaahu Road, Whakamaru Section 1 SO 39744
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Refer to explanatory note. Rollover designation with modification. Prior reference: D38

Requiring Authority: MPOL – Minister of Police / NZ Police

Mangakino Police Station	
Designation Unique Identifier	MPOL01

Designation Purpose	Police Station
Site Identifier	88 Rangatira Drive, Mangakino Part Pouakani Māori Land Plan: ML 14984 SO 42746
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D42

Taupō Police Station	
Designation Unique Identifier	MPOL02
Designation Purpose	Police Station
Site Identifier	20 Story Place, Taupō Sec 2 SO 57934
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D43

Tūrangi Police Station	
Designation Unique Identifier	MPOL04
Designation Purpose	Police Station
Site Identifier	2 & 4 Ohuanga Road, Tūrangi
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D45

Requiring Authority: NZTA – New Zealand Transport Agency

State Highway 1	
Designation Unique Identifier	NZTA01
Designation Purpose	To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure.
Site Identifier	State Highway 1 from the South Waikato District boundary in the north to the Ruapehu District boundary in the south.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Varies
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D80, D95, D101, D102 The following sections of State Highway 1 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Atiamuri River Bridge to SH 5, Gaz 1997 p 1573 • Mapou Road to Tawhaa Road, Gaz 1997 p 3871 • Tawhaa Road to Blake Road at Waitahanui, Gaz 1975 p 1303 • Blake Road to North abutment of Tauranga/Taupō Bridge, Gaz 2002 p 1035 • Tauranga-Taupō River to 3B/6 Roads District boundary, Gaz 1978, p 730 • No 316 Rds District boundary to Tongariro River Bridge / Northern boundary of Hautu 1A (60 chains north of Waimarino, Gaz 1969, p 865 • Taupehi Road to SH 47 junction (Rangipo) / Northern boundary of Ohuanga North 5A to SH 47 at Rangipo, Gaz 1973 p 95

State Highway 5	
Designation Unique Identifier	NZTA02
Designation Purpose	To construct, operate, maintain, and improve a state highway, cycleway and / or shared path, and associated infrastructure

Site Identifier	State Highway 5 from the Rotorua Lakes District boundary in the north-east to the Hastings District boundary in the south-east.
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Varies
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D104 The following sections of State Highway 5 are a Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: • Southern abutment of Mihi Bridge, Gaz 1997 p 3871 • Taupō Borough boundary to Southern boundary (extended) of Part 4A2A, Blocks III and VII, Tauhara S.D., Gaz 1973 p 2768

State Highway 30	
Designation Unique Identifier	NZTA03
Designation Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site Identifier	State Highway 30 from the intersection with State Highway 32 in the east to the Waitomo District boundary in the west.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Varies
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D105

State Highway 32	
Designation Unique Identifier	NZTA04
Designation Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure

Site Identifier	State Highway 32 from the intersection with State Highway 30 in the north to the intersection with State Highway 41 in the south.
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Varies
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D106 The following sections of State Highway 32 are a Limited Access Road, as declared under Section 88 of the Government Roding Powers Act 1989: • Taupō/Taumarunui City boundary to SH 41 junction, Gaz 1971 p 1229

State Highway 41	
Designation Unique Identifier	NZTA05
Designation Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site Identifier	State Highway 41 from the intersection with State Highway 1 in the south-east to the Ruapehu District boundary in the west.
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D103 The following sections of State Highway 41 are a Limited Access Road, as declared under Section 88 of the Government Roding Powers Act 1989: • Ngapuke Road to Kuratau River Bridge, Gaz 1976 p 2506 • Kuratau River Bridge to Waihi Road, Gaz 1976 p 2664 • Waihi Road to 4 mile south of Te Pananga Saddle Road, Gaz 1969 p 614

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State Highway 46	
Designation Unique Identifier	NZTA06
Designation Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site Identifier	State Highway 46 from the intersection with State Highway 1 in the east to the to the Ruapehu District boundary in the west
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D107

State Highway 47	
Designation Unique Identifier	NZTA07
Designation Purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site Identifier	State Highway 47 from the intersection with State Highway 41 in the north-east to the Ruapehu District boundary in the south-west
Lapse Date	Has been given effect to.
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Requiring Authority: SPK – Spark New Zealand Trading Ltd

Taupō Exchange	
Designation Unique Identifier	SPK01
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	Whakaipo Avenue, Taupō

	Lots 132, 133 and 134 DP 22989 and Part Lot 8 DPS 743
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Secondary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D20.

Mt Maroanui Radio Station	
Designation Unique Identifier	SPK04
Designation Purpose	Telecommunication and Radio Communication and Ancillary Purposes
Site Identifier	State Highway 1, Mt Maroanui Part Tatua East 23B No.2 Block
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D10.

Requiring Authority: TDC – Taupo District Council

Kinloch Reservoir & Treatment Site	
Designation Unique Identifier	TDC01
Designation Purpose	Utility Reserve
Site Identifier	Whangamata Road, Taupō Lot 2 DPS 27304 Blocks VI and VII Tuhiangamata West SD
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary

Conditions	No
Additional Information	Rollover designation. Prior reference: D50.

Acacia Bay Reservoir Site	
Designation Unique Identifier	TDC02
Designation Purpose	Local Purpose Reserve, Acacia Bay Water
Site Identifier	Mapara Road, Acacia Bay Lot 1 DPS 14240 Block IV Tuhingamata East
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D51.

Cherry Lane Reservoir Site	
Designation Unique Identifier	TDC03
Designation Purpose	Local Purpose and Scenic Reserve, Mapara Water Supply Area
Site Identifier	Acacia Heights Drive, Acacia Bay Lot 5 DPS 44798 Block IV Tuhingamata East SD
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D52.

Tauhara Reservoir	
Designation unique identifier	TDC04
Designation purpose	Utility Reserve Reservoir

Site identifier	Crown Road, Taupō
	Lot 1 DP 315897
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation. Prior reference: D55.

Hot Water Beach	
Designation Unique Identifier	TDC05
Designation Purpose	Recreation Reserve
Site Identifier	Lake Terrace, Taupō Part Lot 2 DPS 21665, Part Lot 1 DPS 21665, Part Lot 1 DPS 4894, Lot 2 DPS 4894, Lot 1 DP 23446, Part Lot 1 DPS 29933, Part Lot 3 24539, Part Lot 21 7633, Part Lot 1 DPS 7633, Part Lots 26, 27, 28 DP 23448, Lot 1 DP 29954, Lot 6 DP 25372, Lots 7 & 8 DP 25372, Lot 12 DP 25372
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D93.

All Weather Synthetic Sports Field Site (Hockey Turf)	
Designation unique identifier	TDC06
Designation purpose	Recreation purposes
Site identifier	AC Baths Ave, Taupō Sec 80 SO 42624 Sec 1 SO 40260 Lots 1 2 DPS 75775
Lapse date	Has been given effect to

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TDC01
Additional information	Rollover designation. Prior reference: D96.

Lake Terrace Water Treatment Plant	
Designation unique identifier	TDC08
Designation purpose	Water Treatment Plant
Site identifier	151 Lake Terrace, Taupō Pt Section 312 Block II Tauhara SD Rec Res & Sec 1 SO 59764
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TDC02
Additional information	Rollover designation. Prior reference: D53.

Locheagles Water Reservoirs	
Designation Unique Identifier	TDC09
Designation Purpose	Water Storage
Site Identifier	Locheagles Rise, Kinloch Lot 1 DP 392784
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D115.

Kinloch Water Treatment Plant	
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Designation unique identifier	TDC10
Designation purpose	Water Treatment Plant
Site identifier	231 Kinloch Road, Kinloch Lot 1 DPS 14571
Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC03
Additional information	Rollover designation. Prior reference: D117.

Atiamuri Water Treatment Plant	
Designation Unique Identifier	TDC11
Designation Purpose	Water Treatment Plant
Site Identifier	9 Moana Ave, Atiamuri Lot 1 DPS 61120 contained within Record of Title 523140
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC04
Additional Information	Rollover designation. Prior reference: D118.

River Road Water Treatment Plant	
Designation unique identifier	TDC12
Designation purpose	Continued operation and maintenance of a water treatment plant and associated buildings and infrastructure.
Site identifier	145 Tiverton Downs Road, Broadlands Lot 1 DPS 67464 contained within Record of Title SA54A/663 and proposed Lot 2 of Lot 1 DPS 78742 contained within Record of Title SA54A/664

Lapse date	Has been given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC05
Additional information	Rollover designation. Prior reference: D119.

Omori Water Treatment Plant	
Designation Unique Identifier	TDC13
Designation Purpose	Water Storage
Site Identifier	220, 224 & 226 Omori Road, Omori Section 12 Block II Puketi SD contained within Record of Title WN26C/769; Section 10 Block II Puketi SD contained within Record of Title WN26C/767; Section 9 Block II SD contained within Record of Title WN26C/766
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC06
Additional Information	Rollover designation. Prior reference: D120.

Tauhara Ridge Reservoir	
Designation unique identifier	TDC14
Designation purpose	Enable the construction, operation, inspection and maintenance of one water reservoir, and associated ancillary infrastructure.
Site identifier	State Highway 1, Taupō Lot 100 DP 538371
Lapse date	9 August 2029
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC07
Additional information	Rollover designation.

	Prior reference: D123.
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Whareroa Water Treatment Plant	
Designation Unique Identifier	TDC15
Designation Purpose	Water supply and treatment, and the continued operation and maintenance of a water treatment plant including new buildings and associated infrastructure.
Site Identifier	49 Ngati Parekaawa Drive, Whareroa Lot 1 & Lot 2 DP 593716 contained within Record of Title 1149015
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TDC08
Additional Information	Rollover designation. Prior reference: D125.

Aratiatia Water Treatment Facility	
Designation Unique Identifier	TDC16
Designation Purpose	Water Treatment Facility
Site Identifier	96 Aratiatia Road, Taupō
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Blue Ridge: Water Supply	
Designation Unique Identifier	TDC17
Designation Purpose	Water Treatment Facility
Site Identifier	Blue Ridge Drive, Acacia Bay (Valuation Reference 0738351600)

Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TDC08
Additional Information	New designation.

Motuoapa Water Treatment Facility and Wastewater Treatment Facility	
Designation Unique Identifier	TDC18
Designation Purpose	Water Treatment Facility and Wastewater Treatment Facility
Site Identifier	38 Parekaawa Drive, Motuoapa
Lapse Date	TBA: 5 years from date of confirmation of designation
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Omori Water Treatment Facility	
Designation Unique Identifier	TDC19
Designation Purpose	Water Treatment Facility
Site Identifier	81 Omori Road, Omori
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Whakamoenga Point Water Treatment Facility	
Designation Unique Identifier	TDC20
Designation Purpose	Water Treatment Facility
Site Identifier	48 Whakamoenga Point, Acacia Bay
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES- Refer to SCHED15-CCD – TDC0910

Additional Information	New designation.
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Atiamuri Wastewater Treatment Facility	
Designation Unique Identifier	TDC21
Designation Purpose	Wastewater Treatment Facility
Site Identifier	3071 State Highway 1, Kinleith Forest, Taupō
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Mangakino Wastewater Treatment Facility	
Designation Unique Identifier	TDC22
Designation Purpose	Wastewater Treatment Facility
Site Identifier	2 Lake Road, Mangakino
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD - TDC101
Additional Information	New designation.

Whareroa Wastewater Treatment Facility	
Designation Unique Identifier	TDC23
Designation Purpose	Wastewater Treatment Facility
Site Identifier	453 Whareroa Road, Tongariro
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Acacia Bay Wastewater Treatment Facility	
Designation Unique Identifier	TDC24
Designation Purpose	Wastewater Treatment Facility

Site Identifier	650 Acacia Bay Road, Taupō
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Omori Wastewater Treatment Facility	
Designation Unique Identifier	TDC25
Designation Purpose	Wastewater Treatment Facility
Site Identifier	10 Morunga Street, Omori
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Whakamaru Wastewater Treatment Facility	
Designation Unique Identifier	TDC26
Designation Purpose	Wastewater Treatment Facility
Site Identifier	33 Pokuru Road North, Whakamaru
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	New designation.

Requiring Authority: TLC – The Lines Company

Marotiri Substation	
Designation Unique Identifier	TLC01
Designation Purpose	Electricity Substation
Site Identifier	1929 Tihoi Road, Tihoi
	Part Section 15 Block III Marotiri SD
Lapse Date	Has been given effect to

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D89.

Maraetai Electrical Substation	
Designation Unique Identifier	TLC02
Designation Purpose	Electricity Substation, Outdoor Switchyard
Site Identifier	Waipapa Road, Mangakino Section 1, SO Plan 59589
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation. Prior reference: D116.

Requiring Authority: TPR – Transpower New Zealand Limited

Aratiatia Electricity Outdoor Switch Yard	
Designation Unique Identifier	TPR01
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Aratiatia Village Part of: Section 1 SO 59582 Block XI, and Lot 2 Deposited Plan South Auckland 83982
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D81.

Atiamuri Electricity Outdoor Switch Yard	
Designation Unique Identifier	TPR02
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	State Highway 1, Atiamuri Section 1, SO 59579, Atiamuri SD Section 22 SO 514338
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR02
Additional Information	Rollover designation with modification. Prior reference: D82.

Maraetai Outdoor Electricity Switchyard 1A Maraetai Outdoor Electricity Switchyard 1B	
Designation Unique Identifier	TPR03
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Waipapa Road, Mangakino Section 2 SO 59598 Section 1 SO 59598
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior Reference: D38.

Ohakuri Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR04
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Ohakuri Road, Atiamuri Section 1 SO 59578
Lapse Date	Has been given effect to

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D84.

Rangipo Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR05
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	Kaimanawa Road, Rangipo Section 3 SO 455493
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D85.

Tokaanu Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR06
Designation Purpose	Electricity Outdoor Switchyard
Site Identifier	State Highway 1 Tokaanu Section 1 SO 37058 Block X Puketi SD
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover designation with modification. Prior reference: D86.

Wairakei Electricity Outdoor Switchyard	
Designation Unique Identifier	TPR07

Designation Purpose	Electricity Outdoor Switchyard and Ancillary Structures and Activities.
Site Identifier	746 State Highway 1, Wairakei Section 1 SO 59580, and Section 20 SO 438784
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	Rollover with minor modifications. Prior reference: D87.

Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections	
Designation Unique Identifier	TPR08
Designation Purpose	Electricity Substation, Switchyard, and Line Connections.
Site Identifier	State Highway 30, Whakamaru Pt Sec 81, and Secs 83 and 96 Blk X Whakamaru SD; Lots 1, 2 and 3 DPS 42222; Pt Pouakani 1 Blk; and Lot 2 DP 501855
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR08
Additional Information	Rollover designation with modification. Prior reference: D108.

Whakamaru to Brownhill Electricity Transmission Line	
Designation Unique Identifier	TPR09
Designation Purpose	Electricity Transmission Line
Site Identifier	State Highway 30, Whakamaru

	Lake Maraetai , Crown Lands Survey Office Plan 36206, Sec 2 BLK VI Whakamaru SD
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes – Refer to SCHED15-CCD – TPR09
Additional Information	Rollover designation with modification. Prior reference: D109.

Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line	
Designation Unique Identifier	TPR10
Designation Purpose	Electricity Transmission Line
Site Identifier	The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2 for the designation. Sec 1 SO 59580, Sec 2 SO 355555, Sec 4 SO 355555, Sec 35 Blk IX Tatua SD, Lot 11 DPS 12765, Lot 3 DPS 13187, Lot 3 DPS 84787, Lot 2 DPS 77167, Lot 1 DPS 77167, Lot 4 DPS 32836, Lot 3 DPS 32836, Lot 2 DPS 32836, Lot 1 DPS 66446, Lot 2 DPS 66446, Lot 3 DP 309900, Lot 2 DP 309900, Lot 1 DPS 86062, Pt Sec 1 Blk IV Tuhiangamata West SD, Lot 2 DP 369311, Pt Waipapa 6, Pt Tuaropaki E, Pt Pouakani B6B (Roadway), Pt Pouakani D2B1,

	Lot 1 DPS 85325, Pt Sec 19 Blk XV Whakamaru SD, Sec 17 Blk XV Whakamaru SD, Sec 16 Blk XV Whakamaru SD, Lot 2 DP 373946, Sec 14 Blk XI Whakamaru SD, Sec 12 Blk XI Whakamaru SD, Lot 1 DP 373946, Sec 5 Blk XI Whakamaru SD, Sec 7 SO 326120, Sec 9 Blk X Whakamaru SD, Sec 1 SO 59108, Pt Pouakani 1, Sec 1 SO 59577, Sec 83 Blk X Whakamaru SD, Lot 2 DPS 42222, Sec 96 Blk X Whakamaru SD and- Pt Sec 81 Blk X Whakamaru SD Lot 4 DP 579518 Lot 1 DP 585936 Lot 3 DP 527990 Lot 2 DP 450835 Section 51 SO 435728 Lot 2 DP 451519 Lot 4 DP 550717 Lot 3 DP 454472 Section 23 SO 438784 Section 21 SO 438784 Section 20 438784
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary Varies
Conditions	Yes – Refer to SCHED15-CCD – TPR10
Additional Information	Rollover designation with modification. Prior reference: D112.

Tauhara Electricity Substation	
Designation Unique Identifier	TPR11
Designation Purpose	Electricity Substation

Site Identifier	261 Broadlands Road, Taupō Lot 1 DP 445148
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	Yes - Refer to SCHED15-CCD – TPR0412
Additional Information	Rollover designation.

Requiring Authority: UNL – Unison Networks Limited

Waikato Street Substation - Runanga	
Designation Unique Identifier	UNL01
Designation Purpose	Substation
Site Identifier	47 Waikato Street, Taupō Lot 3 DPS 9441
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL01
Additional Information	Rollover designation with modification. Prior reference: D98.

Marshall Ave Substation – Taupō South	
Designation Unique Identifier	UNL02
Designation Purpose	Substation
Site Identifier	2/81 Marshall Ave, Taupō Lot 2 DPS 57915
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL02
Additional Information	Rollover designation with modification.

	Prior reference: D99.
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Rakaunui Road Substation - Centennial	
Designation Unique Identifier	UNL03
Designation Purpose	Substation & Depot
Site Identifier	100 Rakaunui Road, Taupō Sec 399 Blk II Tauhara SD Centennial Drive Water Supply Area
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL03
Additional Information	Rollover designation with modification. Prior reference: D100.

Unison Networks Electricity Distribution Substation & Depot – Fleet Street	
Designation Unique Identifier	UNL04
Designation Purpose	Substation & Depot
Site Identifier	21 Fleet Street, Taupō Lot 4 DP 345436
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL04
Additional Information	n/a

Te Toke Road Electricity Distribution Substation	
Designation Unique Identifier	UNL05
Designation Purpose	Substation
Site Identifier	7/2193 State Highway Five, Rotorua. Substation located on Te Toke Road. Tahorakui A2 Block
Lapse Date	Has been given effect to

Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Mapara Road Substation	
Designation Unique Identifier	UNL06
Designation Purpose	Electricity Distribution Substation
Site Identifier	1086 Mapara Road, Taupō Lot 1 DP 407716
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	No
Additional Information	n/a

Tauhara Power Station	
Designation Unique Identifier	UNL07
Designation Purpose	Substation
Site Identifier	426 Broadlands Road, Taupō Lot 1-6 DP 445148
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL07
Additional Information	n/a

Te Huka Substation	
Designation Unique Identifier	UNL08
Designation Purpose	Substation
Site Identifier	Centennial Drive, Taupō

	Lot 1-6 DP 445148 contained within Record of Title 563557
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL08
Additional Information	n/a

Centennial Drive Substation – Taupō East	
Designation Unique Identifier	UNL09
Designation Purpose	Substation
Site Identifier	Centennial Drive, Taupō
	Lot 1 DP 602133 (title pending)
Lapse Date	Has been given effect to
Designation Hierarchy under Section 177 of the Resource Management Act	Primary
Conditions	YES-Refer to SCHED15-CCD – UNL09
Additional Information	n/a

Appendix 2: SCHED15-CCD [Conditions for Designations]

SCHED15-CCD – Conditions of Consent for Designations**SCHED15-CCD – KL****Designation Unique Identifier: KL01****Condition Schedule: KL01****Purpose - Tuhingamata Broadcast Facilities****Conditions:**

- a. That the area subject to the designation apply only to the 7330m² leased allotment of lot 1 DPS 92136; and not include the right of ways over part lot 3 DPS 67095 and part lot 42 DPS 34803.
- b. That all radio frequency radiation emissions from the site shall comply with standard NZS 2772. 1:1999 radio frequency fields [maximum exposure levels - 3khz to 300GHz].
- c. That, should any occupier of the designated area seek to increase the scale or intensity of electromagnetic emissions above the peak levels used in the calculations of the broadcast communications limited EMR compliance report [dated 19 February 2002], Broadcast Communications shall recalculate the predicted cumulative electromagnetic radiation emissions. All such monitoring calculations shall then be audited every two years by a suitably qualified, independent party, and the audited report shall be submitted to Taupō District Council within one calendar month of the anniversary of the confirmation of this requirement.
- d. Measurements of actual cumulative electromagnetic radiation emissions from the designated area shall be taken within three calendar months of a written request from Taupō District Council. Auditing of the results are to be undertaken by a suitably qualified, independent party prior to its submission to Taupō District Council.
- e. Any appendage may be affixed to the lattice work tower, provided that:
 - o The combined width of the tower and one or more appendages will not result in an increase of more than 10% of the width of the tower itself, when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the tower that are horizontally adjacent to the affixed appendage(s)
 - o This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage on the same face of the tower.
- f. Any appendage may be affixed to a mast on the site, provided that:
 - o The combined width of the mast and one or more appendages will not result in an increase of more than 15% of the width of the mast itself when viewed from any direction. This measurement of the increase in size shall be applicable to all parts of the mast that are horizontally adjacent to the affixed appendage(s)
 - o This standard shall not apply to any appendage with a maximum cross section of less than 10cm, and is not located within 0. 5m vertical distance of another appendage.

- g. Temporary structures may be erected for the purpose of affixing appendages in compliance with the above standards, or for the purpose of maintenance and repair, without the need for further outline plan approval, provided that:
 - o The temporary structure shall not remain standing on the site for a period of more than six weeks.
 - o Once dismantled, the same or similar structure shall not be erected until a minimum period of four weeks has elapsed.
 - o This standard shall not apply to temporary structures less than 5m in height.
- h. any appendage or temporary structure exceeding the above standards will be subject to outline plan approval.
- i. The erection of additional masts or buildings be subject to outline plan approval.
- j. The erection of additional lattice work towers require a fully notified alteration to the designation.

SCHED15-CCD – TDC

Designation Unique Identifier: TDC06

Condition Schedule: TDC01

Purpose – All Weather Synthetic Sports Field Site (Hockey Turf)

Conditions:

1. Any additions to the proposed pavilion building shall be subject to an Outline Plan of works pursuant to section 176A of the Resource Management Act 1991, and shall be limited to the existing roof profile (height and pitch), the width and the length of the pavilion building, and the area shown as future extensions to the pavilion building, as shown on plan prepared by JTD Design stamped "approved" and attached to this decision.
2. That the effective time for the sale of alcohol under any liquor license sought for the pavilion shall be confirmed to the hours of 1200hrs (midday) to 2300hrs (11pm); and
3. The consumption of alcohol within the designated site area, shall be limited to the pavilion, any corporate marquee that may be erected for a special event and the terrace area in front of the pavilion only. Alcohol may not be consumed elsewhere within the designated site area.
4. Use of the pavilion shall be confined to the hours of 0700hrs (7 a.m.) to 2400hrs (midnight)
5. Any corporate marquee that may be erected within the designated site area for a special event shall not be used or occupied after 2200 hours (10pm). subject to 4b.1.3 of the Proposed District Plan.
6. That the car parking area shall be formed, surfaced, and marked in accordance with the Section 6. 3 Proposed District Plan, within 8 months of the confirmation of the confirmation of the requirement by the requiring authority.

The Taupō District Council has received a 'Notice of Requirement' for a variation to the existing Designation of the 'All Weather Multi-Purpose Synthetic Sports Field (Hockey Turf)' from the Community and Recreation Division of the Taupō District Council as follows:

- To extend the existing designation by 10m width on the western side of the 'All Weather Multi-Purpose Synthetic Sports Field (Hockey Turf)' adding approximately 1400m² in area to provide for a 120m² pavilion to serve the hockey turf. Provision is also made for an additional 161m² for future additions to the pavilion to facilitate joint use with other playing fields on Hickling Park. The use of the pavilion is proposed to be subject to the following additional conditions on the Designation:
 1. Any additions to the proposed pavilion building be subject to an Outline Plan of works pursuant to section 176A [RMA](#), but shall be limited to the existing roof profile (height and pitch), width of building and shall not exceed a total length of 41.0m
 2. That the effective closing time for the sale of alcohol under any liquor licence sought for the Pavilion be no later than 2300hrs (11pm); and
 3. The consumption of alcohol at the facility is limited to the pavilion, any corporate marquee that may be erected for a special event and the terrace area in front of the pavilion only. Alcohol may not be consumed elsewhere at the facility.
 4. Use of the pavilion shall be confined to the hours of 0700hrs to 2400hrs (midnight).

On land located at the corner of Tauhara Road and AC Baths Ave with a legal description of Tauhara Survey District Section 80, Block 1.

Designation Unique Identifier: TDC08

Condition Schedule: TDC02

Purpose – Lake Terrace Water Treatment Plant

General Conditions

1. Taupō District Council ("the Requiring Authority") is the Requiring Authority responsible for the designation.
2. The scope and extent of the works envisaged within the designation shall be generally in accordance with the "Notice of Requirement for Taupō Water Treatment Plan including Assessment of Environmental Effects" formally received on 12 July 2010, as amended by additional information submitted on 9 August 2010, and 9 November 2010 (relating to an amended designation boundary) and subject to the conditions set out below.

Pre Construction Conditions

Construction Management Plan [for works adjacent to legal road Lake Terrace/State Highway One]

3. The Requiring Authority shall engage a suitable qualified person(s) to prepare a Construction Management Plan (CMP) to ensure that the State Highway One/Lake Terrace legal road is not destabilised during construction of the Water Treatment Plant building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or his nominee no less than 20 working days prior to commencement of construction. The plan shall include, but not be limited to the following:
 - The extent, location and nature of earthworks in proximity to the legal road and how this will be managed to ensure that State Highway One/Lake Terrace adjacent to the Water Treatment Plan building is not destabilised during the earthworks stage;
 - Engineering and construction methods of any supporting structure for the Water Treatment Plan building, including how these will support the State Highway One/Lake Terrace land with traffic loading.

Traffic Management Plan

4. The Requiring Authority shall prepare a Traffic Management Plan (TMP) detailing how the traffic on the State Highway One/Lake Terrace will be managed during construction, and how traffic associated with the construction of the Water Treatment Plant will be managed. The TMP shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

External Building Treatment

5. The Requiring Authority shall submit details of the materials and colours to be used on the exterior of the building, including construction and design details of the viewing platform to be incorporate on the roof of the building, and any other relevant design elements to be incorporated. The colour(s) and materials of the external treatment shall be low reflectivity to mitigate the visual impact of the building. The plan shall be submitted to and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction.

Planting Plan

6. The Requiring Authority shall prepare a planting plan including details of any planting proposed for the roof/viewing platform of the building and the adjoining reserve areas to the northeast and southwest of the building. This planting will soften the visual impact of the building and stabilise the adjoining reserve areas. The plan shall be submitted and approved by the Planning Manager: Taupō District Council or nominee no less than 20 working days to commencement of construction. The plan shall include, but not be limited to:
 - Plant sizes at the time of planting;
 - Intended plant species; and
 - Maintenance programme of the planting (with specific regerence to the site characteristics and development).

During Construction Conditions

Earthworks Management

7. The Requiring Authority shall undertake earthworks activities generally in accordance with Earthworks Management Plan contained within Appendix 9 of the "Notice of Requirement for Taupō Water Treatment Plan including Assessment of Environmental Effects".

Traffic Management

8. The Requiring Authority shall ensure that all traffic associated with the site preparation/construction works and traffic along State Highway One/Lake Terrace adjacent to the site, is managed in accordance with the approved Traffic Management Plan (Condition 4).

Construction Hours

9. The Requiring Authority shall ensure that construction of the Water Treatment Plant is limited to the following hours:

Monday to Sunday	8.00am to 6.00pm
Sunday and Public Holidays	No work [unless required for emergency erosion/sediment control works]

Construction Noise

10. The Requiring Authority shall ensure that construction noise does not exceed the requirements of the New Zealand Standard 6803:1999 Construction Noise. Construction noise will be measured in accordance with New Zealand Standard 6803:1999 Measurement of Environmental Sound, and assessed in accordance with New Zealand Standard NZS 6802:1999 Assessment of Environmental Noise.

Archaeological sites/Waahi Tapu Discovery

11. The Requiring Authority shall ensure that if a waahi tapu archaeological site is uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the Requiring Authority shall seek advice from Taupō District Council's Strategic Communications Office, Tangata Whenua, the Historic Places Trust and/or the Police (as appropriate) to determine what further actions are appropriate to safe guard or its content before work recommences.

Post – Construction Conditions**External Building Treatment**

12. The Requiring Authority shall ensure that the external building treatment and viewing platform (details provided through Condition 6) are implemented and constructed no later than three months following completion of construction of the building.
13. The planting detailed in the Planting Plan shall be carried out within the first planting season following completion of the building and maintained in accordance with the plan.
14. Noise emitted from the Water Treatment Plant shall not exceed the following limits when measured at any point within the boundary of any Residential Environment Site:

7.00am – 7.00pm	50dBA Leq
7.00pm – 10.00pm	45dBA Leq
10.00pm – 7.00am	40dBA Leq and 70 dBA Lmax

Noise limits shall not apply to emergency work required to re-establish continuity of supply, testing of emergency generator and work urgently required to prevent loss of life or other personal injury, but all practicable steps shall be undertaken to control noise and to avoid adverse effects, particularly at times when the stricter noise limits apply (eg at night time).

Designation Unique Identifier: TDC10

Condition Schedule: TDC03

Purpose – Kinloch Water Treatment Plant

External Finish Condition:

The cladding of the new water treatment plant building shall be a dark colour such as Ebony and thereafter maintained accordingly. The associated tanks and other plant shall be a dark colour or otherwise stainless steel and thereafter maintained accordingly.

Engineering Conditions:

At the time of building consent for the water treatment plant building, a site layout plan shall be submitted to Taupō District Council's Development Engineer for approval. This must demonstrate that all vehicles required to service the site can pull clear of the road pavement in the event of arriving when the gates are closed to ensure road safety.

Designation Unique Identifier: TDC11

Condition Schedule: TDC04

Purpose – Atiamuri Water Treatment Plant

External Finish Condition:

The new water treatment container building shall be painted green to match the existing building on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: TDC12

Condition Schedule: TDC05

Purpose – River Road Water Treatment Plant

External Finish Condition:

The new water treatment building and tank shall be painted green to match the existing building and tanks established on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: TDC13

Condition Schedule: TDC06

Purpose – Omori Water Treatment Plant

External Finish Condition:

The new water treatment building shall have exterior cladding of the colour Lichen as detailed on page 9 of the Notice of Requirement. All tanks in both Areas A and B shall be black coloured, apart from the clarifier. The building and tanks shall thereafter be maintained in these colours.

Designation Unique Identifier: TDC14

Condition Schedule: TDC07

Purpose – Tauhara Ridge Reservoir

Outline Plan:

The Requiring Authority shall submit an Outline Plan prior to the commencement of works on the site, in accordance with section 176A of the Act. The Outline Plan shall include the following information (in addition to the requirements of section 176A of the Act):

- Construction and earthworks Management Plan (CMP)
- Construction Traffic Management Plan

- Landscape Planting Plan
- Final site layout, reservoir location and design, details of colours, cladding materials and reflectivity, noting that there is flexibility for changes to the reservoir design and site layout at Outline Plan stage, the activity shall be undertaken in general accordance with the information submitted in the Notice of Requirement application as follows:
 - a. The Notice of Requirement application prepared by McKenzie and Co and received by Taupō District Council on 5 June 2024.
 - b. The further information provided by McKenzie and Co and received by Taupō District Council on 18 July 2024.
 - c. The plans prepared by McKenzie and Co, dated 01/07/24 and referenced Taupo District Council, CN556 Tauhara Ridge Reservoir Compound, Reservoir Compound Plan, Drawing No: 3556-620 Rev D, 'Reservoir Compound Sections, Drawing No: 3556-625 Rev D, 'Location of Surplus Cut Stockpile, Drawing No: 3556-631 Rev: A, and stamped 'Approved Plan for RM240150'.

Construction Management:

A Construction and Management Plan (CMP), which shall be submitted to Taupō District Council for approval at least 10 days prior to the commencement of any earthworks or construction activity on the site. The purpose of the CMP is to set out the management procedures and construction methods to be undertaken to avoid, remedy or mitigate potential adverse effects arising from the construction and earthworks activities on the site.

The CMP shall include:

- a. An outline construction programme.
- b. Contact details of the site supervisor or project manager and the construction liaison person.
- c. The hours of operation.
- d. Measures to be adopted to maintain the land affected by the works in a tidy condition in terms of disposal/storage or rubbish.
- e. Location of site infrastructure including site offices, site amenities, contractors access, equipment unloading and storage areas, contractor car parking and security.
- f. Earthworks and sediment control procedures, including dust generation and removal of soil debris.
- g. Procedure for responding to complaints about construction activities.
- h. Construction traffic management plan.

The approved CMP is to be implemented and the measures maintained throughout the entire construction period to manage adverse effects arising from the earthworks and construction activities.

Landscaping Condition:

A landscaping plan shall be submitted to the Taupo District Council's Resource Consents Manager for approval prior to construction of the reservoir commencing on the site. The consent holder shall ensure that the landscape planting and fencing shown in the approved landscape planting and fencing plans shall be undertaken within the first available planting season following the completion of the construction of the reservoir on the site and shall be maintained in perpetuity. The landscape planting shall be undertaken by a suitable contractor and a maintenance period of 3 years shall be stipulated to ensure the planting establishes accordingly. Any damaged, diseased or dying plants shall be replaced within the next available planting season within the same or similar species.

Maximum Height:

The reservoir shall not exceed 8m in height.

Noise:

The operation of the reservoir, and general activities undertaken on the site shall ensure the noise levels at or within the notional boundary shall be in accordance with the Taupō District Plan requirements.

Construction Noise:

The noise level from construction works for the reservoir and associated infrastructure shall comply with the provisions of NZS 6803:1999 "Acoustics – Construction Noise". The construction noise level shall be measured in accordance with NZS 6801:1999 "Measurement of Environmental Sound" and assessed in accordance with the requirements of NZS 6802:1999 "Assessment of Environmental Sound".

Designation Unique Identifier: TDC15

Condition Schedule: TDC08

Purpose – Whareroa Water Treatment Plant

External Finish Condition:

The new water treatment building shall be painted mist green or similar and thereafter maintained accordingly.

Designation Unique Identifier: TDC17

Condition Schedule: TDC09

Purpose – Blue Ridge Water Treatment Facility

Maximum Height:

No water treatment building or structures shall exceed a height of 6m above existing ground level.

Landscaping:

Screen planting shall be established along the eastern boundary of the site and maintained in perpetuity at such a time any existing infrastructure is replaced, or new facilities constructed. The vegetation shall be of sufficient height and density to screen any new or upgraded water treatment buildings or structures from neighbouring properties.

External Finish:

The exterior finish of any new or upgraded infrastructure shall be sensitive to and in keeping with the receiving environment and use low reflectivity materials and finishes.

Designation Unique Identifier: TDC20

Condition Schedule: TDC10

Purpose – Whakamoenga Point Water Treatment Facility

Maximum Height:

No water treatment building or structures shall exceed a height of 4m above existing ground level.

External Finish:

The exterior finish of any new or upgraded infrastructure shall be sensitive to and in keeping with the receiving environment and use low reflectivity materials and finishes.

Outline Plan:

The Requiring Authority shall submit an Outline Plan prior to the commencement of works on the site, in accordance with section 176A of the Act. The Outline Plan shall include the following information (in addition to the requirements of section 176A of the Act):

- Landscape Planting Plan;
- Identification, and implementation, of management responses to avoid or mitigate the adverse effects on natural values, including those matters identified in the NPS-Indigenous Biodiversity (2024) Clause 3.10(2), associated with the removal of indigenous vegetation where the vegetation to be cleared:
 - Exceeds 3 metres in height; and
 - Exceeds 1% of the site;

For the purpose of providing access or for the renewal of buildings associated with reservoir replacement.

- A drainage plan for the tanks;
- Final site layout, reservoir location and design, details of colours, cladding materials and reflectivity, noting that there is flexibility for changes to the reservoir design and site layout at Outline Plan stage, the activity shall be undertaken in general accordance with the information submitted in the Notice of Requirement application as follows:
 - a. The Notice of Requirement application prepared by Planz Consultants, dated 27 February 2025 but received by Taupō District Council on 25 February 2025.

Designation Unique Identifier: TDC22

Condition Schedule: TDC11

Purpose – Mangakino Wastewater Treatment Facility

Height

The maximum height of any building or structure shall be 5m.

Landscaping

Identification of management responses to mitigate the effects of any reduction in visual absorption as associated with the removal of any substantial perimeter landscaping.

Construction Noise

Construction activities shall be designed, managed and controlled to ensure that construction noise does not exceed the noise limits set out in NZS 6803:1999 Acoustics.

SCHED15-CCD – TPR

Designation Unique Identifier: TPR02

Condition Schedule: TPR01**Purpose - Atiamuri Electricity Outdoor Switchyard**

The recommendation is also subject to the following conditions in relation to the new treatment building and associated plant to be established within the new designation area:

Height:

The maximum height of any structures above ground level shall not exceed 22.75m. This excludes any lightning rods attached to the structure which does not exceed 0.6m in any horizontal dimension and does not exceed the permitted height by more than 1.5m.

Outline Plans:

An outline shall not be required for any repair, maintenance or like for like replacement of equipment.

Noise:

Noise resulting from activities within Area A shall be measured and assessed:

- a. Within the notional boundary of any dwelling on a rural environment site, or
- b. Within the boundary of any residential environment site, other than the site where the noise is generated. And shall comply with the following limits:
 - i. 7.00am – 10.00pm 55dB LAeq
 - ii. 10.00pm – 7.00am 40dB LAeq and 70 dB LAFmax

Noise levels shall be measured in accordance with NZS 6801:2008 “Acoustics – Measurement of Environmental Sound” and assessed in accordance with NZS 6802:2008 “Acoustics – Environmental Noise”.

Designation Unique Identifier: TPR08 and TPR09**Condition Schedule: TPR02****Purpose - Whakamaru North and Whakamaru South Electricity Substation, Switchyard, and Line Connections; and Whakamaru to Brownhill Electricity transmission line****Documents:**

1. Subject to the conditions below, the initial works to give effect to the designation shall be generally in accordance with the following plans and profiles:
 - a. Final Centreline Plan & Profiles, Structures: 423–429 (excluding tower 429). NIGUP-NOR, sheet 63/63, revision B contained in Transpower Map Book Series 6a–Plans and Profiles (undated and no page number).

Tower Heights and Locations:

2. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. tower height can exceed that shown on the plans and profiles by up to three metres;
 - b. where tower locations are moved in accordance with (d) and (e) below, tower heights can exceed those in the plans and profiles by up to five metres;
 - c. no tower shall exceed 70 metres in height;
 - d. tower sites may be moved up to five metres laterally;
 - e. tower sites may be moved up to 40 metres along the alignment.

Archaeology:

3. All Site Works Plans shall contain a warning of the possibility of archaeological sites being found, particularly in the vicinity of rock outcrops and larger streams. This warning shall apply to geotechnical testing, vegetation clearance and construction works.

Waikato Hydro Scheme

4. The requiring authority shall undertake all works or activities, including the erection of structures, in a manner that does not prevent or hinder the continued operation of the Waikato Hydro Scheme in accordance with resource consents held by Mighty River Power Limited (issued by Waikato Regional Council, commencing on 10 April 2006, and numbered 105226 to 105240 inclusive).

Cultural / Spiritual

5. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:
 - a. works in the immediate vicinity of the site that has been exposed shall cease;
 - b. the site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
 - c. the site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand Historic Places Trust, Taupo District Council and, in the case of human remains, the New Zealand Police; and
 - d. the notification in c. above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

Electric and Magnetic Fields (EMF)

6. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494– 552) **or revisions thereof** (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (ie, when there are no faults in the transmission system).

7. In order to reduce long-term public exposure to EMFs no building shall be constructed within the designated corridor for the 400-kV capable transmission line.

Earth potential rise / induced currents

8. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.
9. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
10. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out mitigation measures to address significant risks relating to earth potential rise and induction effects associated with the line.

Radio frequency interference

11. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Operational noise

12. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation. Measurements shall not be undertaken during heavy rain.
13. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Pre-construction activities

14. Prior to construction commencing, Transpower shall appoint a Landowner Liaison Officer, who will:
 - a. be responsible for maintaining contact with landowners and occupiers of each property prior to, and during construction; and
 - b. have a contact role with the landowner during the development of the Site Works Plan (SWP) for individual properties.

15. Transpower shall make copies of individual SWPs available to Taupō District Council for information purposes, upon request.

Construction Management Plan (CMP)

16. Prior to commencement of any construction activity authorised by the designation, Transpower shall submit a construction management plan to the Council's Consents Officer for approval. The Council's Consents Officer shall respond within 15 working days. Approval shall not be unreasonably withheld. The construction management plan shall outline Transpower's intended approach to:
- a. land stability management and sediment controls;
 - b. storage and reuse of topsoil;
 - c. management and disposal of spoil;
 - d. groundwater and stormwater management, treatment, and disposal;
 - e. silt and dust control, during earthwork stages;
 - f. traffic/access management;
 - g. temporary activities and equipment storage in specified areas;
 - h. security and lighting during construction;
 - i. contaminated land management procedures;
 - j. construction noise (as set out in conditions 39–42), dust and vibration;
 - k. hours of work;
 - l. existing network utilities' protocols and guidelines;
 - m. subject to other specific conditions, cultural protocols, and archaeological requirements;
 - n. vegetation clearance, disposal, and restoration;
 - o. the intended construction programme (including staging if appropriate);
 - p. protocols and procedures for road controlling authorities and rail operators, where the line crosses that infrastructure;
 - q. community information and liaison;
 - r. contractor training; and
 - s. generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Council, or any other party, to require more onerous controls than contained in the designation conditions.

Construction and maintenance noise

17. All construction and maintenance work shall be designed, managed and conducted to ensure that construction and maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics– Construction Noise at locations set out in section 6.2 of that standard.
18. The noise limits required by condition 39 17 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other

personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (eg, at night time).

19. Prior to any significant construction work taking place, including any earthworks, a noise management plan applicable to the construction and commissioning stages shall be prepared for the whole construction portion of the line, with the assistance of a suitably qualified and experienced person. The plan shall set out the management procedures in terms of section 8 and Annex E of NZS6803:1999 and the works shall be undertaken in accordance with that noise management plan.
20. The noise management plan required by condition ~~44~~ 19 shall be submitted to the Council's Consents Manager at least 20 working days prior to the works commencing.

Vibration

21. Vibration from all construction activities shall not exceed the limits of, and shall be measured in accordance with, German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

22. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Ardmore Airport Limited (in relation to the towers within the conical surface only, as set out in the Appendix Map 8, Ardmore Aerodrome Protection Measures, Manukau Operative District Plan, 2002) of the construction activities completed in the previous month, and intended to be undertaken in the following month including:
 - a. erection of specific towers (with locations and heights); and
 - b. stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition ~~44~~ 22 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

Traffic Management Plan (TMP) for road crossings and local roads

23. Transpower shall prepare a series of traffic management plans for road crossings and local roads used by heavy traffic (TMPs) in accordance with Transit New Zealand's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency (NZTA); and
 - c. the following key stakeholders:
 - i. emergency services (including police);
 - ii. bus operators;

- iii. schools;
 - iv. Housing New Zealand Corporation;
 - d. any additional key stakeholders identified by Taupō District Council.
24. A TMP shall be submitted to the Council and [NZTA](#) (where relevant) at least 20 working days prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The plans may be submitted in stages, with each stage being submitted at least 20 working days prior to the commencement of the work the subject of that stage.
25. The TMP prepared by Transpower shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
26. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:
- a. details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
 - b. details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be effected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
 - c. where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
 - d. details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
 - e. details of methods of proposed information dissemination regarding construction activities and associated traffic effects, including but not limited to public notices in newspapers, radio announcements, information packages and direct contact with affected persons. (Such information dissemination, and the chosen method of dissemination is to be proportional to the impact);
 - f. details of prior consultation or community liaison undertaken with affected residents, stakeholders, public transport providers, emergency services or representative groups regarding proposed road closures, diversions and delays, and any measures agreed with such groups to address any adverse effects or inconvenience that may arise; and
 - g. identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such speed restrictions

and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads.

27. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
28. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic.

General advice note:

1. *In relation to the ARI-PAK A towers outside of the designated area, Transpower shall use its best endeavours to establish and follow the procedures in the conditions in relation to cultural/spiritual matters, construction noise, the preparation of the construction management plan and pre-construction activities.*

Designation Unique Identifier: TPR10

Condition Schedule: TPR03

Purpose - Wairakei to Whakamaru C Line (WRK-WKM C Line) Electricity Transmission Line

Land that is subject to the Designation

The designation applies to the land located between the Wairakei and Whakamaru Substations, Taupō District to the extent of that shown on the plans listed in General Condition 2.

Lapse

1. The designation shall not lapse for a period of 10 years after incorporation in the Taupō District Plan.

General Conditions

2. Subject to the conditions below, the works to give effect to the designation shall be generally in accordance with following information and plans:
 - a. The Notice of Requirement dated 28 October 2010 and Assessment of Environmental Effects dated October 2010;
 - b. The Land Requirement Plans (Maps 1 – 22 dated 20 October 2010); and
 - c. The Transmission Line Plans and Profiles (Plan TLSK4-Rev 2 Sheets 1 - 16).

Construction Conditions

Tower Heights and Locations

3. Tower heights and locations shall be generally in accordance with the plans and profiles, except that:
 - a. Tower height can exceed that shown on the Transmission Line Plans and Profiles by up to 5 metres up to a maximum height of 53 metres for all towers, except for Towers 102 and 103 which have a maximum height up to 57 metres;
 - b. Where tower locations are moved in accordance with (c) and (d) below, tower heights can exceed those in the Transmission Line Plans and Profiles in accordance with (a) above;
 - c. Tower sites may be moved up to 5 metres laterally;
 - d. Tower sites may be moved up to 20 metres in either direction along the alignment.

Any changes in tower heights and sites in accordance with (a) – (d) above, shall ensure the transmission line (and its safety and operational requirements) is contained within the designated area shown on the Land Requirement Plans.

Cultural/Spiritual

4. If any urupā, traditional sites, taonga (significant artefacts) or kōiwi (human remains) are exposed during site works, then the following procedures shall apply:
 - a. Works in the immediate vicinity of the site that has been exposed shall cease;
 - b. The site supervisor shall immediately secure the area in a way that ensures that any remains or artefacts are untouched;
 - c. The site supervisor shall notify representatives of relevant tāngata whenua, the New Zealand [Historic Places Trust](#), Environment Waikato, Strategic Relationships Manager: Taupō District Council and, in the case of human remains, the New Zealand Police; and
 - d. The notification in (c) above shall allow such persons being given a reasonable time to record and resolve archaeological features discovered before work may recommence.

Electric and Magnetic Fields (EMF)

5. The works shall be designed and constructed to limit the EMF exposure to the International Commission on Non-Ionising Radiation Protection Guidelines for limiting exposure to time varying electric, magnetic, and electromagnetic fields (up to 300 GHz) (Health Physics, 1998 74(4): 494–552) [or revisions thereof](#) (ICNIRP Guidelines) public reference levels of 5 kV/m for electric fields and 100 µT for magnetic flux density at one metre above ground under maximum normal operating conditions (i.e. when there are no faults in the transmission system).

Earth Potential Rise / Induced Currents

6. In designing and constructing the line, Transpower shall give consideration to third-party conductive structures and services to ensure compliance with regulations 58, 60, 69 and 87 of the Electricity Regulations 1997 as in force at the date of confirmation of the designation.
7. The works shall be designed and constructed to comply with AS/NZS4852:2000 Electrical Hazards on Metallic Pipelines.
8. Prior to commissioning, Transpower shall have an appropriately qualified person assess all conductive structures in the vicinity of the transmission line. Any hazard shall undergo a risk assessment in accordance with the Electricity Engineers' Association Guide to Risk-Based Earthing System Design. Transpower will carry out reasonable mitigation measures identified in the above risk assessment to address any identified significant risks relating to earth potential rise and induction effects associated with the line.

Radio Frequency Interference

9. All works shall be designed to comply with NZS 6869:2004 Limits & Measurement Methods of Electromagnetic Noise from High-Voltage a.c. Power Systems, 0.15 to 1000 MHz.

Construction Management Plan (CMP)

10. Prior to commencement of any construction activity authorised by the designation, Transpower shall prepare a Construction Management Plan in consultation with property owners on whose land the works will occur. The Construction Management Plan shall be submitted to the Council's Consents and Regulatory Manager, Environmental Services for approval. As a guide, the Council's Consents and Regulatory Manager, Environmental Services shall respond within 20 working days.

Approval shall not be unreasonably withheld. The Construction Management Plan shall outline Transpower's intended approach to:

- a. Land stability management and sediment controls;
- b. Storage and reuse of topsoil;
- c. Management and disposal of spoil;
- d. Groundwater and stormwater management, treatment and disposal;
- e. Silt and dust control, during earthwork stages;
- f. Traffic/access management;
- g. Temporary activities and equipment storage in specified areas;
- h. Security and lighting during construction;
- i. Contaminated land management procedures;
- j. Construction noise (as set out in conditions 19 to 20), dust and vibration;
- k. Hours of work;
- l. Existing network utilities' protocols and guidelines;
- m. Other specific conditions, cultural protocols and archaeological requirements;

- n. Vegetation clearance, disposal and restoration;
- o. The intended construction programme (including staging if appropriate);
- p. Response times to landowner enquiries;
- q. Protocols and procedures for road controlling authorities, where the line crosses that infrastructure;
- r. General community information and liaison;
- s. Requirements for contacting landowners to arrange access to property;
- t. Requirements for, and timing of, ongoing liaison to ensure landowners within the designation are kept well informed of construction matters;
- u. Contractor training; and
- v. Generic contents of Site Works Plans (SWPs).

Nothing in this condition allows the Taupō District Council, or any other party, to require more onerous controls than contained in these designation conditions.

Construction noise

11. All construction work shall be designed, managed and conducted to ensure that construction noise received beyond the boundaries of the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.

12. The noise limits required by condition 19 11 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Vibration

13. Vibration from all construction activities must comply with the peak particle velocity limits in Table 1 of German Standard DIN 4150-3 (1999-02) Structural Vibration – Effects of Vibration on Structures.

Aviation

14. Transpower shall, on a monthly basis during the construction of the line, inform the New Zealand Agricultural Aviation Authority, the Civil Aviation Authority and Taupō Airport of the construction activities completed in the previous month, and intended to be undertaken in the following month including:

- a. Erection of specific towers (with locations and heights); and
- b. Stringing of conductor and earthwires between specified towers.

For the avoidance of doubt, the requirement in condition 22 14 applies to each tower and conductoring of each tower, not merely the commencement of tower erection or conductoring.

15. Transpower shall consult with the Civil Aviation Authority of New Zealand (CAA) in order to eliminate the potential for any danger to aircraft (whether direct or indirect).
16. Should Transpower propose to erect any tower exceeding 60m in height it shall commission an aeronautical study from the CAA in respect of the application, if recommended to do so by CAA.
17. As soon as practicable following the completion of the line, Transpower shall provide as-built surveyed plans or maps showing the tower positions and heights to the Airways Corporation of New Zealand Limited (Airways AIM unit).

Traffic Management Plan (TMP) for road crossings and local roads

18. Transpower shall prepare a series of traffic management plans (TMPs) which cover all construction works that will potentially affect the roading network. The TMPs shall be prepared in accordance with New Zealand Transport Agency's Code of Practice for Temporary Traffic Management (COPTTM), after consultation with (as relevant):
 - a. Taupō District Council (Road Controlling Authority);
 - b. New Zealand Transport Agency (NZTA); and
 - c. the following key stakeholders:
 - i. Emergency services (including police);
 - ii. Bus operators;
 - iii. Schools;
 - d. Any additional key stakeholders identified by Taupō District Council, which may include but is not limited to landowners of directly adjacent properties subject to any road closures.
19. The TMPs prepared in accordance with condition 26 shall be submitted to the Council and New Zealand Transport Agency (where relevant) prior to the commencement of construction of the relevant road crossing works, or works affecting local roads. The TMPs be submitted in stages, with each stage being submitted at least 5 working days prior to the commencement of the work the subject of that stage.
20. The TMPs shall recognise that the paramount purpose of roads is the free passage of the public and its vehicles.
21. The TMPs shall address and provide details of proposed road crossing works and general use of local roads by heavy vehicles and/or mitigation measures relating to the following matters:
 - a. Details of the installation of any protection measures including, but not limited to, hurdles for subsequent line construction purposes;
 - b. Details of any necessary temporary road closures, diversions, or deviations which are likely to be required during road crossing activities, including the likely date, time, and duration of such matters (any necessary temporary road closures should be affected during off-peak periods unless this is impracticable or would have adverse impacts on adjacent properties);
 - c. Where diversions or deviations are required, information shall be provided by a suitably qualified and experienced traffic engineer of the traffic volumes and

- capacities of alternative routes, to ensure that such routes are both convenient and capable of safely accommodating any such diverted or deviated traffic;
- d. Details of the proposed signage to advise motorists, residents, stakeholders, and other road users of any road closures, diversions and delays, such signage to be sufficiently clear to be capable of ready understanding by the general public and installed at appropriate locations at least seven days in advance of such road closures, diversions and delays;
 - e. Identification of any measures for the purposes of mitigating adverse traffic effects of construction traffic, including safety matters (such as speed restrictions and signage), relating to cyclists, pedestrians, disabled persons, and schoolchildren.

Construction entranceways off public roads

- 22. Prior to the commencement of construction, Transpower shall undertake a survey of the condition of the roads in the immediate vicinity of construction entranceways off public roads (consisting of a photographic survey).
- 23. Transpower shall repair any damage to entranceways and public roads in the vicinity of those entranceways resulting from impacts of its construction traffic, including where such locations are beyond the boundaries of the designation.

Operational Conditions

Operational noise

- 24. The operation of the transmission line shall not emanate a noise that exceeds a limit of 40 dBA Leq beyond the boundaries of the designation.
- 25. Sound levels shall be measured and assessed in accordance with NZS6801:1991 Measurement of Sound and NZS6802:1991 Assessment of Environmental Sound.

Maintenance work noise

- 26. All maintenance work shall be designed, managed and conducted to ensure that maintenance noise from the designated area does not exceed the limits in NZS6803:1999 Acoustics–Construction Noise at locations set out in section 6.2 of that standard.
- 27. The noise limits required by condition 26 shall not apply to emergency work required to re-establish continuity of supply, urgently required to prevent loss of life or other personal injury or commissioning works, but all practicable steps shall be undertaken to control noise and to avoid adverse noise effects particularly at times when the stricter noise limits apply (e.g. at night time).

Designation Unique Identifier: TPR11

Condition Schedule: TPR04

Purpose - Tauhara Substation

Conditions:

Height of Structures

1. The maximum height of any structures shall not exceed 20m above finished ground level.

Outline Plans

2. An outline plan shall not be required for any buildings or structures that otherwise comply with the Taupō District Plan, or for any repair, maintenance or like-for like replacement of equipment.

Operational Noise

3. Noise emitted from the Fixed Elements shall not exceed the following limits when measured at any point within the notional boundary of any dwelling on another site:

Daytime 7am to 10pm - LEQ (15 minute) 55DBA

Night time 10pm to 7am - LEQ (15 minute) 40DBA

Night time 10pm to 7am - LMAX 70 DBA

All sound levels are to be measured in accordance with New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Noise, and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Assessment Of Environmental Noise. Noise emitted from High Pressure Venting Structures, pressure release devices, and during emergencies shall be excluded from compliance with this condition.

Construction Noise

4. All construction work shall be designed, managed and conducted to ensure that construction noise does not exceed the limits in NZS6803:1999 Acoustics-Construction Noise.

Lighting

5. Except where required in emergencies, all exterior light sources shall be located, designed, installed and operated to comply with AS 4282 “Control of Obtrusive effects of Outdoor Lighting” Table 2.1 for an area with dark surrounds.

Designation Unique Identifier: UNL01

Condition Schedule: UNL01**Purpose – Waikato Street Substation**

Conditions:

- A. That pursuant to section 171 of the resource management act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 47 Waikato Street, Taupō, being lot 3 DPS 9441, subject to the following conditions:
1. That a 3m high solid screening wall be constructed along the Waikato street frontage within 12 months of confirmation of the requirement to mitigate the adverse visual impacts of on-site activities. The design of the wall shall be approved by the manager: resource consents before construction.
 2. The vehicle entrance on the Waikato Street frontage shall be formed in accordance with / Taupō District Council standards within three months of the confirmation of the designation by the requiring authority.
 3. That the adjacent Waikato Street grass berm be reinstated in conjunction with the formation of the vehicle entrance on the Waikato Street frontage to the satisfaction of the manager: resource consents.
 4.
 - a. The operation of the facility shall comply with the following noise emission performance standards:

Daytime hours 75dBA

Evening hours 75dBA.

Night-time hours 65dba with a maximum sound level [L_{max}] of 90dba being the standards from rule 4c.3.4 of the notionally operative proposed district plan.
 - b. Within 12 months of the confirmation of the designation by the requiring authority, the requiring authority shall provide a report prepared by a suitably qualified acoustic engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 4 [a] are complied with.
 - c. If compliance with condition 4 [a] is not achieved the report identified by condition 4 [b] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and

provide written confirmation of compliance with the noise emission standards of conditions 4 [a] within three months of the submission of the report required by condition 4 [b].

5. Any new structure or building addition at the site shall comply with a height to boundary rule of 8m in height at the front boundary and 45°.
6. Any new mast or pole on the site shall have a maximum height of 15m.
7. Radio frequency transmissions from the site shall comply with standard NZS 2772.1:1999 radio frequency fields.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

Note: That building consent may be required prior to construction of the wall referred to in condition 1.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.
3. The facility is long established and provides an essential utility service to a significant industrial area of Taupō.
4. Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL02

Condition Schedule: UNL02

Purpose – Marshall Ave Substation

Conditions:

- A. That pursuant to section 171 of the Resource Management Act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 81/2 Marshall Avenue, Taupō, being lot 2 DPS 57915, subject to the following conditions:
1. That existing screen planting on site be retained and replaced as necessary.
 2. That fortnightly inspections and maintenance be undertaken to minimise any adverse impacts of graffiti on on-site structures.
 3. A. The operation of the facility shall comply with the following noise emission performance standards:
 - i. Daytime hours 50dBA
 - ii. Evening hours 45dBA
 - iii. Night-time hours 40dBA with a maximum sound level [L^{max}] of 70dBA being the standards from rule 4a.3.6 of the notionally operative proposed district plan.
 - B. Within 12 months of the confirmation of the designation by the requiring authority, the requiring authority shall provide a report prepared by a suitably qualified acoustic engineer providing confirmation to the Taupō engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 3 [a] are complied with.
 - C. If compliance with condition 3 [a] is not achieved the report identified by condition 3 [b] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and provide written confirmation of compliance with the noise emission standards of conditions 3 [a] within three months of the submission of the report required by condition 3 [b].
 4. Any new structure or building addition at the site, excluding the eastern boundary of the site, shall not be located closer than 1.5m to any boundary of the site and shall [where technically possible] comply with a height to boundary rule of 2.5m and 45° and be no greater than 8m in height.
 5. Any new mast or pole on the site shall have a maximum height of 10m.
 6. Radio frequency transmissions from the site shall comply with standard NZS 2772.1:1999 radio frequency fields.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.
3. The facility is long established and provides an essential utility service to a significant built-up area of Taupō.
4. Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL03**Condition Schedule: UNL03****Purpose – Rakaunui Road Substation****Conditions:**

- A. That pursuant to section 171 of the resource management act 1991, Taupō District Council hereby recommends that the notice of requirement for designation by Unison Networks Ltd for 'electricity distribution, communication and associated operations and ancillary purposes [including protection of existing infrastructure, provision for ongoing and future maintenance and repairs and provision for the future upgrading of all substation facilities for electricity distribution, communication and associated operations and ancillary purposes] be confirmed on the property described as 100 Rakaunui Road, Taupō, being section 399 block II Tauhara survey district, subject to the following conditions:
 1. That a detailed landscape plan, including an implementation and maintenance programme, shall be submitted to, and approved by the manager: resource consents within three months of the confirmation of the requirement. The requiring authority shall:
 - Include details of the plant sizes at the time of planting and intended species. Such a plan is to include appropriate measures for the partial 6 screening of the facility and provide an improved level of amenity along the 3m front setback of the site.
 - Implement and maintain the partial screening of the facility in accordance with the approved landscaping plan within the first planting season following the completion of the works on the site. Any replacement tree[s]/shrub[s] are to be irrigated and maintained for a minimum of two planting seasons or three years, whichever is longer.

2. Any new structure or building addition at the site shall not be located closer than 3m to the front boundary of the site and shall [where technically possible] comply with a 12m maximum height.
3. A. The operation of the facility shall comply with the following noise emission performance standards:
Daytime hours 75dBA
Evening hours 70dBA
Night-time hours 65dba with a maximum sound level [L_{max}] of 75dBA being the standards from rule 4d.3.5 of the notionally operative proposed district plan.
B. engineer providing confirmation to the Taupō District Council that compliance with the noise emission standards as detailed in 3 [a] are complied with.
C. If compliance with condition 3 [a] is not achieved the report identified by condition 3 [a] shall identify appropriate works necessary to achieve compliance. The requiring authority shall undertake such works and provide written confirmation of compliance with the noise emission standards of conditions 3 [a] within three months of the submission of the report required by condition 3 [b].
4. Any new mast or pole on the site shall have a maximum height of 20m.
5. Radio frequency transmissions from the site shall comply with standard NZS 2772.1 :1999 radio frequency fields.
6. Where any building is proposed that provides office, storage or other habitable areas, a hot ground test shall be provided in accordance with rule 4e.12 of the proposed district plan at the time of outline plan approval. The requiring authority shall ensure that appropriate foundation design and ventilation is provided by a suitably qualified engineer for such works should the ground temperature be 10°C above ambient temperature.
7. Confirmation shall be provided from a registered engineer that all new structures have been designed to accommodate differential subsidence of at least 8mm vertically per 100mm laterally per year, without damage to structures or loss of utility for the designated purpose.

Advisory note:

Subject to any legal requirements of the police, historic places act 1993, antiquities act 1975, and any other governing legislation, should a waahi tapu or archaeological site be uncovered during earthworks or other construction work, work in the affected area shall stop immediately and the requiring authority shall seek advice from tāngata whenua, the historic places trust and/or the police [as appropriate] to determine what further actions are appropriate to safeguard the site or its contents before work recommences.

The reasons for this decision are:

1. The requirement is considered to be reasonably necessary for the continued operation and future development of the facility.
2. The purpose and effect of the designation is considered to be consistent with the policies and objectives of the notionally operative proposed district plan.

3. The facility is long established and provides an essential utility service to a significant built-up area of Taupō.

Conditions are proposed to ensure an appropriate level of amenity for the adjoining residential environment and to mitigate to a reasonable level potential adverse effects arising from the operation of the facility.

Designation Unique Identifier: UNL04

Condition Schedule: UNL04

Purpose – Unison Networks Electricity Distribution Substation & Depot

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 21 Fleet Street, Taupō, being Lot 4 345436, for the purposes of an electricity distribution substation and depot.

Conditions:

1. The scope and extent of the works undertaken within the designation shall be in accordance with the notice of requirement and supporting plans.
2. Where any works are undertaken that are not in accordance with land use consent RM090033, an outline plan shall be submitted to Taupō District Council by the requiring authority, pursuant to section 176a of the Resource Management Act 1991.

Designation Unique Identifier: UNL07

Condition Schedule: UNL05

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 426 Broadlands Road, Taupō, being Lots 1-6 DP 445148 contained within Record of Title 563557, for the purposes of an electricity distribution substation.

Conditions:

External Finish Condition

1. All buildings shall have their exteriors in dark green colour (Karaka Green) to match the existing buildings on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: UNL08

Condition Schedule: UNL06

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at Centennial Drive, Taupō, being Lots 1-6 DP 445148 contained within Record of Title 563557, for the purposes of an electricity distribution substation.

Conditions:

External Finish Condition

1. All buildings shall have their exteriors in dark green colour (Permanent Green or Karaka Green) to match the existing buildings on the designation site, and thereafter maintained accordingly.

Designation Unique Identifier: UNL09

Condition Schedule: UNL07

Purpose – Unison Networks Substation

That pursuant to Section 171(2) of the Resource Management Act 1991, Taupō District Council hereby recommends that Unison Networks Limited confirms the requirement for designation of the site at 177 Centennial Drive, Taupō, being Proposed Lot 1 LT 602133 of Section 29 SO 438783 contained within Record of Title 621307, for the purposes of an electricity distribution substation.

Conditions:

1. The Requiring Authority shall provide a shapefile, feature layer or drawing (.dwg) file to Taupō District Council's Resource Consents Manager of the new designation area in accordance with the plan referenced Figure 1: Area of Designation – Lot 1 LT 602133 (currently on Section 29 SO 438783) within 30 days of this recommendation being issued.
2. All buildings shall have their exteriors in grey colour (Resene Titania) and thereafter maintained accordingly.

Decision on Submissions on Plan Change 49 – Minor Corrections to the Taupō District Plan 2026 (updated) under the Resource Management Act 1991.

DECISION

Pursuant to clause 10 of Schedule 1 RMA, Plan Change 49 – Minor Corrections to the Taupō District Plan is **Recommended for Approval** with amendments to the provisions publicly notified. The reasons for this and the provisions are set out below.

Plan Change number:	PC 49 – Minor Corrections
Hearing Commissioners:	David Hill
Notification period:	19 February 2026 – 19 March 2026
Further submissions:	16 April 2026 – 30 April 2026
Hearing:	Not Required

INTRODUCTION

1. This decision report is made on behalf of Taupō District Council (**TDC** or **Council**) by Independent Hearing Commissioner David Hill (appointed and acting under delegated authority under sections 34 and 34A of the Resource Management Act 1991 (**the RMA**)).
2. The Commissioner has been delegated the authority by the Council to make a Recommendation on PC 49 to the Taupō District Plan (**TDP**) after considering the plan change documentation (including the section 32 evaluation), all the submissions, and TDC's s.42A Report and Amending Memorandum. No submitter sought a hearing and the Commissioner determined that a hearing was not required.

THE PLAN CHANGE

3. The s.42A Report prepared by Hilary Samuel (TDC Senior Policy Advisor) noted the following:

The current district plan became fully operative in 2007. The TDP has undergone significant change in the past five years including 6 plan changes and a transition to the National Planning Standards

Framework. This has resulted in some errors that require a plan change to be corrected (i.e. they are considered more than a minor error under clause 20A of the RMA).¹

4. The s.32 RMA evaluation report (**the s.32 Report**) for PC 49 noted the changes proposed, in summary, as follows:
 1. 3.1 Definitions – amend the definition of ‘residential unit’ to the National Planning Standards definition.
 2. 3.1 Definitions – amend the definition of ‘papakāinga’ to revert back to pre-National Planning Standards plan definition.
 3. 7.2 INF-R5 – add in requirement for stormwater in GRUZ and RLZ not to create any erosion.
 4. 7.3 TRAN-R8 9.iii - remove >80km/hr from the vehicle crossing requirements table relating to GRUZ. This is because there are roads in the GRUZ which have a speed limit of less than 80km/hr. The vehicle crossing requirements should apply to all new crossings, regardless of the speed limit on the road the crossing is gaining access from.
 5. Schedule 9.2 NT-AT – Amenity Trees – remove NT-AT24 as it has been damaged and is no longer considered an amenity tree.
 6. SUB-R34 Other Plan Matters – include Section 13 Area Specific Matters and Section 14 Development Areas in the list that activities must comply with.
 7. 12.2 AIR-R2 – clarify that activities that do not comply with the performance standards are DIS not RDIS.
 8. 12.3 EW-R1 4 – add in RLZ so that the GRUZ earthworks permitted activity standard also applies to the RLZ Zone.
 9. 12.5 LIGHT-R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS.
 10. 12.7 SIGN – R2 & R3 - clarify that activities that do not comply with the performance standards are DIS not RDIS. Include RLZ in the standard.
 11. 13.4 GRUZ-R4 2B – add a building setback from the Foreshore Protection Area.
 12. 13.4 GRUZ-R6 – add in storage sheds as an exception from this rule, which relates to commercial and industrial activities and home businesses.
 13. 13.5 RLZ-R5 2b - Add a building setback from the Foreshore Protection Area.
 14. Add in height restriction for fences and walls in the following zones: GRZ, MRZ, LRZ, GRUZ, MUZ, NCZ, TCZ, GIZ and HIZ. The ODP already has height restrictions for walls and fences.²
5. The s.32 Report concluded that the changes improved the workability of the TDP.
6. The s.32 report summarises the way in which PC 49 is said to satisfy or align with the explicit or implicit requirements of the following:
 - National Policy Statement for Urban Development 2020.

¹ S.42A Report at [8].

² S.32 Evaluation Report at Section 1 (all abbreviations follow the National Planning Standards 2019) – noting that fence heights are actually addressed in PC 44 not PC 49.

- Regional Policy Statements – Waikato, Bay of Plenty, Hawkes Bay and Horizons.
- Iwi Management Plans:
 - Ngāti Tahu - Ngāti Whaoa Iwi Environmental Management Plan.
 - Ngāti Tūwharetoa Environmental Iwi Management Plan.
 - Te Rautaki Taiao a Raukawa.
 - Whakamarohitia ngā wai o Waikato Te Arawa River Iwi Trust Environmental Plan.
- TD2050 - Taupō District Future Development Strategy.
- Waikato Regional Plan.

NOTIFICATION PROCESS AND SUBMISSIONS

7. PC 49 was publicly notified on 19 February 2026, with the submission period closing on 19 March 2026. Three submissions were received from:
 - NZ Transport Agency, Waka Kotahi.
 - Taupō District Council.
 - Contact Energy Ltd.
8. The summary of submissions and decisions sought was notified for further submission on 16 April 2026 and closed on 20 April 2026. One further submission, from Contact Energy Ltd, was received. No late submissions or further submissions were recorded.
9. The s.42A Report noted that:

All submissions are either supported or can be accepted in whole or in part, and no matters remain in dispute.³
10. The s.42A Report included the following appendices:
 - a) Appendix 1 - Officer Recommendations to Submissions.
 - b) Appendix 2 - Tracked Amendments to Plan Change 49 Minor Corrections.
11. A s.42A Report amending memorandum was provided on 9 June 2026 in response to Contact Energy Ltd's further submission. The Memorandum accepted the point made that whilst the original submission had been accepted, the consequential amendment to the Heavy Industrial Zone earthworks rule EW-R1.8 associated with geothermal electricity generation had not followed through.
12. Ms Samuel recommended that the following additional amendment be made to her Appendix 2:

EW-R1 – PER Activities

 9. *Earthworks within GIZ-PREC1- Taupō and HIZ-~~PREC1-Taupō and HIZ-PREC2-Centennial~~ except areas of the GIZ and HIZ associated with Geothermal*

³ S.42A Report at [17].

Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.

PROCEDURAL MATTER

13. One s.41 RMA Directions was issued on 7 May 2026, setting out the timetable for report, evidence and legal submissions exchange.

KEY ISSUES FOR DETERMINATION

14. As noted above, there were no issues in contention arising or remaining from submissions. As such there are no key issues to determine.

STATUTORY REQUIREMENTS

15. The RMA requirements for district plans and plan changes are set out in sections 72 – 76; Part 1 of Schedule 1; and includes s.32 and Council's functions under s.31. Caselaw on this is well established and understood.
16. The s.32 Report canvassed those matters as noted above and I have nothing further to add.
17. Section 32AA of the RMA requires a further evaluation for any changes that are proposed to the notified plan change after the original s.32 evaluation was carried out.⁴ This further evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.⁵ The s.42A Report includes that assessment and concludes that it is the most appropriate way to achieve the objectives of the Plan with no material risk. I accept that conclusion.
18. Council's amending Memorandum of 9 June 2026 contains its s.32AA evaluation of the matter referred to in paragraph 12 above and similarly concludes that it is the most appropriate way to achieve the objectives of the Plan with no material risk. I accept that conclusion.

PART 2 OF THE RMA

19. Whilst the amendments included in PC 49 are minor in nature, Part 2 RMA is still in play and must be considered. I confirm that no remaining matters of significance affecting sections 6, 7 or 8 RMA arise.
20. Finally, in terms of section 5 of the RMA, I find that there is nothing in PC 49 that is inconsistent with the purpose of the Act.

DECISION AND RECOMMENDATION

21. Having considered the submissions, the s.42A Report and Memorandum, and for the reasons set out above, pursuant to Schedule 1, Clause 10 of the Resource Management Act 1991, Plan Change 49 – Minor Corrections is **recommended for**

⁴Section 32AA(1)(a) RMA.

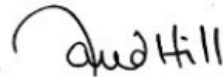
⁵ Section 32AA(1)(c) RMA.

approval, subject to the amendments set out in **Appendix 1** to this decision.

22. Submissions on PC 49 are accepted, accepted in part, or rejected consistent with this decision and as specifically referred to in the s.42A Appendix 1 – *Officer Recommendations to Submissions* and the 9 June 2026 Memorandum.
23. The summary reasons for this decision are that PC 49:
 - a) will assist the Council in achieving the purpose of the RMA;
 - b) is consistent with the provisions of Part 2 of the RMA;
 - c) is supported by the necessary evaluation in accordance with s.32 and s.32AA RMA;
 - d) accords with s.18A of the RMA; and
 - e) will better assist the effective implementation of the Taupō District Plan.

APPENDICES

24. Attached as **Appendix 1** is the: Recommended PC 49 Provisions to the Taupō District Plan.



David Hill
Independent Hearing Commissioner

Date: 3 August 2026

Appendix 1: PC 49 – Minor Corrections to the Taupō District Plan

Draft Plan Change 49 – Minor Corrections

Taupō District Plan Plan Change 49 Minor Corrections

Decision Recommendation Version

Text with no submissions, or only supportive submissions, has been converted to black text with underline for new text or ~~black text with strike-through~~ for deletions.

New proposed text recommended to change based on submissions is shown in **green**.

Deleted text is shown in ~~red strike-through~~.

Draft Plan Change 49 – Minor Corrections

Draft Plan Change 49 – Minor Corrections

Plan Change 49 proposes a number of minor alterations to correct errors and/or improve the workability of the Operative District Plan.

3.1 Definitions

Residential unit	Means a <u>building(s)</u> or part of a <u>building</u> that is used for a <u>residential activity</u> exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. If a residential extension includes all of these facilities but is attached to the house, it must be able to be accessed from inside the house (garage not included) for it not to be considered a second or subsequent residential unit.
Papakāinga	<i>For the purposes of the Taupō District Plan, Papakainga is defined as:</i> - Any dwellings erected to exclusively house members of the same whanau, hapu or iwi on land which is owned by the whanau, hapu, or iwi, and; - is located on Maori land within the meaning of Section 129 (1) (a, b or c) of Te Ture Whenua Maori Land Act 1993, and - is consistent with any licence to occupy Maori land that has been issued by the Maori Land Court. Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi. - Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and - Is consistent with any license to occupy Māori land that has been issued by the Māori Land Court.

7.2 INF – Infrastructure

INF – R5 – Stormwater Standards
4 GRUZ – General Rural Zone & Rural Lifestyle Zone

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All stormwater to be disposed of so as to avoid inundation or erosion of other land (excluding water bodies).

7.3 TRAN – Transport

TRAN-R8 - PARKING, LOADING & ACCESS					
9. Vehicle Crossing Requirements					
	Zone	a. Min	b. Min	c. Max	d. Max
	Posted Speed Km/hr	Distance between crossings Local and Collector roads	Distance between crossings Arterial road	Number of crossings	Width of crossing at boundary
i	GRZ and TCZ ≤ 80 Km/hr	N/A	N/A	1 per allotment	6m
ii	GIZ and HIZ ≤ 80 Km/hr	N/A	N/A	2 per allotment	8m
iii	GRUZ and RLZ >80km/hr	100m	200m	N/A	6m

Schedule 9.2 NT-AT – Amenity Trees

NT-AT24	Red-oak (<i>Quercus rubra</i>)	Single	Outside 47 Taupahi Road; Tūrangi	Road Reserve (no legal)
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11 SUB – Subdivision

SUB-R34 Other Plan Matters
All activities shall comply with the relevant matters where applicable as identified below:
- Chapters 1-6 - Section 7.1 Energy, 7.2 Infrastructure, 7.3 Transport - Section 8.1 Contaminated Land, 8.2 Hazardous Substances, 8.3 Natural Hazards Chapter 9 Historic and Cultural Values Chapter 10 Natural Environment Chapter 11 Subdivision - Section 12.1 Activities on the Surface of Water, 12.2 Air Emissions, 12.3 Earthworks, 12.4 Financial Contributions, 12.5 Light, 12.6 Noise, 12.7 Signs, 12.8 Temporary Activities

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- | |
|---|
| <p>8. Section 13 - Area Specific Matters</p> <p>9. Section 14 Development Areas</p> |
|---|

12.2 AIR – Air Emissions

AIR-R2 RDIS activities within RESZ, NCZ, TCZ, GIZ, HIZ	
Any activity which does not comply with one or more of the standards for PER activities.	Matters of Discretion Restricted to only the matters of non-compliance specified in that standard

12.3 EW – Earthworks

EW - Rules	
EW-R1 - PER activities	Subject to
4. Earthworks within the GRUZ and RLZ	a. No dust or silt nuisance beyond the boundaries of the allotment (except internal boundaries) b. Outstanding Landscape Areas - Refer to rule EW-R2.4
EW-R2 RDIS activities	Subject to
1. Any earthworks within GRZ, RLZ MRZ, LRZ that does not comply with any one part of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard

12.5 LIGHT – Light

LIGHT-R2 RDIS activities within MRZ, GRZ, LRZ, MUZ, NCZ	
Any activity which does not comply with one or more of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard
LIGHT-R3 RDIS activities within GIZ-PREC1-Taupō-Light Overlay	
1. Any activity which does not comply with the standards and is not otherwise identified as a CON or DIS activity	Matters of Discretion LIGHT-R5 for GIZ-PREC1-Taupō- Light Overlay

12.7 SIGN – Signs

SIGN-R2 RDIS activities within MRZ, GRZ, LRZ, TCZ, GIZ	Subject to
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1. Any signage that does not comply with any of the standards for PER activities.	Matters of Discretion Restricted to only the matters on non-compliance specified in that standard.
SIGN-R3 DIS activities	
1. Any activity within the GRUZ, RLZ , TCZ, GIZ and HIZ that is not a PER, CON or RDIS activity.	Matters of Discretion for GRUZ Refer to SIGN-R4 for TCZ, GIZ and HIZ a. Location (off or on the allotment), design and appearance of the sign. b. Adverse effects on the scale and character of the allotment and of the rural landscape and zone, including the nature and proximity of other signage within the surrounding area. c. Visibility from roads or public open spaces in the vicinity including the effect on views from other allotments in the surrounding area. d. Effect on the openness and attractiveness of the streetscape. e. Effect on the amenity of adjoining allotment in terms of such matters as noise, artificial light and glare occurring as a result of the sign. f. Necessity of sign to direct people to the activity. g. Effect on the safe and efficient operation of the roading network within the area including the possible distraction or

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	confusion of motorists.
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13.4 GRUZ – General Rural Zone

GRUZ-Rules	
GRUZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. Compliance with standards GRUZ-R4.1 to GRUZ-R4.67 b. Compliance with standards from GRUZ-R5 Other Plan Matters c. is not identified as a CON, RDIS, DIS or NC activity within the GRUZ, and d. is not identified as a CON, RDIS, DIS or NC activity within the Other Plan Matters
7. One accessory building per allotment:	a. The maximum gross floor area of the accessory building shall not exceed 6m² b. The maximum height of the accessory building shall not exceed 2m
8. Any uncovered deck, terrace, platform or bridge; and/or 9. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub): Not exceeding 1m above ground level: - NOTE: structures not provided for in GRUZ-R1.8 and GRUZ-R1.9 i.e., those that exceed 1m in height shall be provided for in GRUZ-R1.1:	
10. Any mast, pole or radio, or television aerial:	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.

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11. Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level. 12. Retaining walls of 2m in depth or less below ground level.	
13. Temporary structures associated with maintenance activities and construction works.	

GRUZ-R4 Standards	
1. Footprint	
a. Maximum Combined Coverage	10% of the total allotment area <u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Building Setbacks (minimum including Structures)	
b. All other boundaries	i. 15m for residential units, and minor residential units and other buildings or structures.

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	ii. 200 metres for buildings for the management of farmed animals. Buildings with a floor area of 150 m² or less are exempt iii. 30 metres for all new buildings from the legal boundary of an existing plantation forest iv. <u>5 metres adjacent to Foreshore Protection Area boundary</u> EXCEPTIONS: i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>
EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.	
3. Height (Maximum)	
a. Building <u>Maximum</u> Height	i. 10 metres ii. 5 metres in a height restricted area iii. 5 metres in an Outstanding and Natural Features Landscape EXCEPTIONS: i. Any structure attached to the building that which does not exceed 0.6m in any horizontal distance.

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	ii. Wind monitoring masts – no height limit. iii. Cranes being used as part of any construction or maintenance works for the duration of the works – no height limit. iv. Drilling Rigs for up to 60 days per well – no height limit v. <u>Temporary structures associated with maintenance activities and construction works.</u>
6. Commercial and Industrial Activities, and Home Businesses a. Any indoor or outdoor space used for commercial, industrial (excluding rural industry) or home business purposes, shall have a gross floor area less than 100 m2 for indoor activities, or 100m2 of land area for outdoor activities. b. For home businesses the principal operator of the home business must be a permanent resident on the site to which the home business relates. EXCEPTIONS: 1. Home business or commercial activities within a Papakāinga. 2. <u>Storage sheds</u>	

NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.

13.5 RLZ – Rural Lifestyle Zone

RLZ-Rules	
RLZ-R1 - PER activities	Subject to
7.—One accessory building per allotment:	- a.—The maximum gross floor area of the accessory building shall not exceed 6m² - b.—The maximum height of the accessory building shall not exceed 2m
8.—Any uncovered deck, terrace, platform or bridge; and/or 9.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub): Not exceeding 1m above ground level.	

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NOTE: structures not provided for in GRUZ-R1.8 and GRUZ-R1.9 – i.e., those that exceed 1m in height – shall be provided for in GRUZ-R1.1.	
40. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
11. Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level. 12. Retaining walls of 2m in depth or less below ground level.	
13. Temporary structures associated with maintenance activities and construction works.	

RLZ-R5 Standards		
1. Footprint		
a. Maximum Combined Coverage	RLZ – 10% of the total allotment area	Kinloch-RL Area – 2.5%
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>	

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	viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>	
2. Building Setbacks (minimum including structures)	RLZ	Kinloch-RL Area
b. All other boundaries	a. 15m for <u>residential units</u>, and <u>minor residential units</u> and other <u>buildings and structures</u> except for where they adjoin a GRUZ they shall be setback 50 metres. b. 5 metres adjacent to <u>Foreshore Protection Area boundary</u> EXCEPTION: Water tanks are not required to comply with the setback requirements of this rule.	a. 10m b. 20m if boundary adjacent to Whanga-mata Okaia, Otaketake scenic reserves and Lake Shore reserves.
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>	

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	x. <u>Water tanks.</u>	
3. Height (Maximum)		
a. <u>Maximum Building Height</u>	RLZ – The maximum height of a building <u>or structure</u> shall not exceed 10m.	Kinloch – RL Area – 7.5m
	<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u> x. <u>Water tanks.</u>	
	4. Provided that the following shall meet the standards in RLZ-R5.1 to RLZ-R5.3 a. Any uncovered deck, terrace, platform or bridge which is less than 1m above ground level b. Any pool or tank less than 1.0m in height above ground level or immediately below, (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub) c. Any mast, pole or radio or television aerial which exceeds 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level d. Fences and walls No fences or walls or a combination of these (whether separate or joined together) shall; i. exceed 2m in height within the yard setback; or ii. exceed the maximum height and height to boundary rules outside of the yard setback.	

13.6 MUZ – Mixed Use Zone

MUZ-Rules

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MUZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. MUZ-R4 b. Compliance with standards from Other Plan Matters MUZ-R7
3. One accessory building per allotment.	
4. Any uncovered deck, terrace, platform or bridge; and/or 5. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in MUZ-R1.4 and MUZ-R1.5 – i.e., those that exceed 1m in height – shall be provided for in MUZ-R1.1.	
6. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
7. Fences and walls – or any combination of these, whether separate or joined together. 8. Retaining walls of 2m in depth or less below ground level.	a. The maximum height of the structure shall not exceed 2m; or b. Compliance with MUZ-R4.10 outside of the yard setback.
9. Temporary structures associated with maintenance activities and construction works.	

MUZ-R4 Standards
Coverage
EXCEPTIONS:
i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u>

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ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of <u>Building Footprint</u> and any <u>Structures</u> that are not otherwise provided for as permitted activities.	
Building Setbacks (minimum including structures)	
EXCEPTIONS:	
i.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
ii.	<u>Masts and poles less than 2m in height above ground level;</u>
iii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
iv.	<u>Uncovered decks not more than 1m above ground level</u>
v.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
vi.	<u>Up to 0.6m of overhanging eaves</u>
vii.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
Height (Maximum)	
<u>Building Maximum Height</u>	

13.8 TCZ – Town Centre Zone

TCZ-Rules	
TCZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. TCZ-R4.1 to TCZ-R4.67 or TCZ-R5.1 to TCZ-R5.56 b. Compliance with standards from Other Plan Matters
2. One building per allotment not exceeding 2m in height and 6m² in GFA.	a. Provided the height to boundary standard is met
3. Any uncovered deck, terrace, platform or bridge; and/or 4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. -	

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NOTE: structures not provided for in TCZ-R1.3 and TCZ-R1.4 – i.e., those that exceed 1m in height – shall be provided for in TCZ-R1.1.	
5. Any mast, pole or radio, or television aerial.	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
6. Fences and walls – or any combination of these, whether separate or joined together – 2m in height or less above ground level. 7. Retaining walls of 2m in depth or less below ground level.	
8. Temporary structures associated with maintenance activities and construction works.	

TCZ -R5 – PREC2 – Tūrangi and Mangakino
1. Building Setbacks (including structures)
Minimum Building Setbacks
<u>EXCEPTIONS:</u> i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u> viii. <u>Temporary structures associated with maintenance activities and construction works;</u> ix. <u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Height
Maximum Building Height
<u>EXCEPTIONS:</u>

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i.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
ii.	<u>Masts and poles less than 2m in height above ground level;</u>
iii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
iv.	<u>Uncovered decks not more than 1m above ground level</u>
v.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
vi.	<u>Up to 0.6m of overhanging eaves</u>
vii.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>

13.9 GIZ – General Industrial Zone

GIZ-Rules	
GIZ-R1 - PER activities - All	Subject to
1. Any activity that complies with the standards.	a. GIZ-R8.1 to GIZ-R8.45 b. Compliance with standards from Other Plan Matters
2. One accessory building per allotment.	a. The maximum gross floor area of the accessory building shall not exceed 6m² b. The maximum height of the accessory building shall not exceed 2m
3. Any uncovered deck, terrace, platform or bridge, and/or 4. Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub). Not exceeding 1m above ground level. NOTE: structures not provided for in GIZ-R1.3 and GIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in GIZ-R1.1.	
5. Any mast, pole or radio, or television aeri	The maximum height of the structure shall not exceed 2m

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	in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
6: _____ Fences and walls or any combination of these, whether separate or joined together, not exceeding 2m in height.	
7: _____ Retaining walls of 2m in depth or less below ground level.	
8: _____ Temporary structures associated with maintenance activities and construction works.	

GIZ-R8 Standards	
Height	
1. Maximum Building Height	
<u>EXCEPTIONS:</u>	
x.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
xi.	<u>Masts and poles less than 2m in height above ground level;</u>
xii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
xiii.	<u>Uncovered decks not more than 1m above ground level</u>
xiv.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
xv.	<u>Up to 0.6m of overhanging eaves</u>
xvi.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
xvii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
xviii.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>
2. Maximum Combined Coverage and Plot Ratio	
<u>EXCEPTIONS:</u>	
i.	<u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u>
ii.	<u>Masts and poles less than 2m in height above ground level;</u>
iii.	<u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u>
iv.	<u>Uncovered decks not more than 1m above ground level</u>
v.	<u>Uncovered swimming pools no higher than 1m above ground level</u>
vi.	<u>Up to 0.6m of overhanging eaves</u>
vii.	<u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>
viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>

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NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.		
Building Setback (including structures)		
3. Minimum Building Setback	a. 3m front boundary, to be landscaped. b. 5m boundaries adjoining another zone, to be landscaped. c. 5m boundaries along roads at the interface of the GIZ and another zone, to be landscaped.	a. 5m building setback from Miro Street, Crown Road, Broadlands Road and any new district arterial road. b. 15m building setback from Centennial Drive, Napier Road and the East Taupō Arterial road (to become State Highway 1). c. 3m building setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.
EXCEPTIONS:		
i. <u>Fences or walls of 2m in height or less above ground level or retaining walls of 2m in depth or less below ground level;</u> ii. <u>Masts and poles less than 2m in height above ground level;</u> iii. <u>Radio and television aerials (excluding dish antenna greater than 1.2m in diameter), less than 2m in height</u> iv. <u>Uncovered decks not more than 1m above ground level</u> v. <u>Uncovered swimming pools no higher than 1m above ground level</u> vi. <u>Up to 0.6m of overhanging eaves</u> vii. <u>One building per allotment not exceeding 2m in height and 6m² in GFA provided the height to boundary performance standard is met;</u>		

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viii.	<u>Temporary structures associated with maintenance activities and construction works;</u>
ix.	<u>Structures that are for the purpose of erosion control or flood protection, for example, debris dams.</u>

13.10 HIZ – Heavy Industrial Zone

HIZ-Rules	
HIZ-R1 - PER activities	Subject to
1. Any activity that complies with the standards.	a. HIZ-R5.1 to HIZ-R5.45 b. Compliance with standards from Other Plan Matters
2.—One accessory building per allotment:	a.—The maximum gross floor area of the accessory building shall not exceed 6m ² b.—The maximum height of the accessory building shall not exceed 2m
3.—Any uncovered deck, terrace, platform or bridge; and/or 4.—Any pool or tank (including a detention tank, swimming pool, spa pool, swirl pool, plunge pool and hot tub): Not exceeding 1m above ground level. NOTE: structures not provided for in HIZ-R1.3 and HIZ-R1.4 - i.e., those that exceed 1m in height - shall be provided for in HIZ-R1.1.	
5.—Any mast, pole or radio, or television aerial:	The maximum height of the structure shall not exceed 2m in height (excluding dish antenna greater than 1.2m in diameter) above the ground level.
6.—Fences and walls - or any combination of these, whether separate or joined together - not exceeding 2m in height. 7.—Retaining walls of 2m in depth or less below ground level.	
8.—Temporary structures associated with maintenance activities and construction works:	
HIZ-R5 Standards	

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1. Maximum Building Height	
2. Maximum Combined Coverage	
NOTE: Maximum Combined Coverage is a calculation of the combined coverage of Building Footprint and any Structures that are not otherwise provided for as permitted activities.	
Building Setback (including structures)	
3. Minimum Building Setback	a. 5m building setback on any new district arterial road. b. 15m building setback from Centennial Drive, Napier Road and State Highway 1. c. 3m building setback from any other road. d. 5m setback along boundaries adjoining another zone. e. No minimum setback from other boundaries. EXCEPTION: There shall be no minimum setback required in relation to pipelines (including associated structures) that cross a boundary.

12.6 Noise

5. Noise Control Boundary Overlay – Sensitive Activities

Within the Noise ~~Corridor~~-Control Boundary Overlay, where:

...

- iv. Instead of i, ii and iii above, is within the Noise ~~Corridor~~ Control Boundary Overlay but is at least 50 metres from the carriageway of any State Highway and is designed so that a ~~noise~~ barrier entirely blocks line-of-sight from all parts of doors and windows to the ~~road~~ surface.

13.4 General Rural Zone

GRUZ-R1

6. Within the Noise ~~Corridor~~ Control Boundary Overlay, where:
- a. a new ~~building~~ that contains...

GRUZ-R2

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6. Any new or altered noise sensitive activity proposed within the Noise Corridor Control Boundary Overlay which does not comply with NOISE-R8.6.

13.5 Rural Lifestyle Zone

RLZ-R1

6. Within the Noise Corridor Control Boundary Overlay, where:
 - a. a new building that...

PRL-R2

5. Any new or altered noise sensitive activity proposed within the Noise Corridor Control Boundary Overlay which does not comply with NOISE-R3.5.

12.8 Temporary Activities

TEMP-R4 - PER activities Temporary Signage	Subject to
MRZ, GRZ, LRZ and MUZ	One temporary sign per allotment, 1.08m² total face area, 4m maximum height, for the sale of land or buildings.
GRUZ, RLZ, GIZ and HIZ	One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

12.7 Signs

Sign-R1 - PER activities Temporary Signage	Subject to
MRZ, GRZ, LRZ and MUZ	One temporary sign per allotment, 1.08m² total face area, 4m maximum height, for the sale of land or buildings.
GRUZ, RLZ, GIZ and HIZ	One temporary sign per allotment, 2m² total face area, for the sale of land or buildings.

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Subsequent renumbering.

Sign-R1.9

9. Signs within the GIZ, and HIZ and GIZ-PREC1 – Taupo

7.1 Energy

Activities within the Geothermal Area	
Any activity within the Wairakei-Tauhara or Ohaaki Geothermal Systems that does not comply with its zone standards or is not otherwise provided for:	Matters of Discretion The extent to which the activity will impact on the functioning of the existing geothermal based industries, e.g. reverse sensitivity issues: The potential for the activity to be adversely affected in the future by known effects of geothermal based industries such as subsidence, noise or visual amenity:

12.3 Earthworks

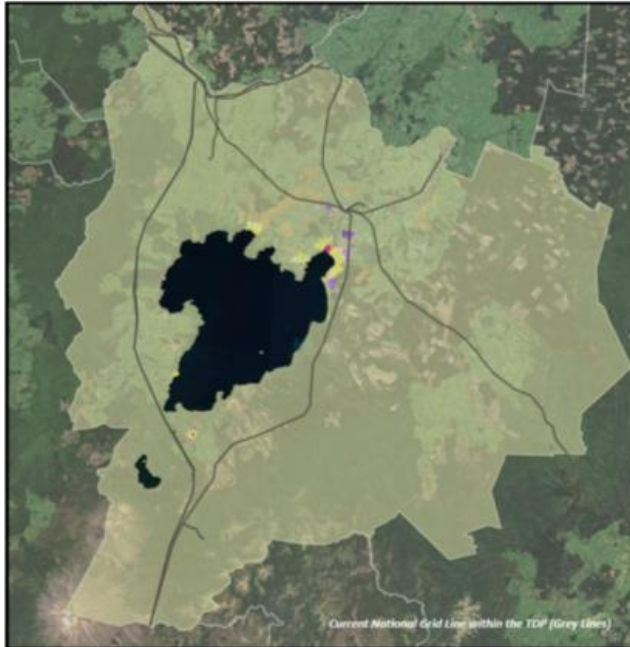
EW-R1 – Per activities

9. Earthworks within GIZ-PREC1- Taupō and HIZ-~~PREC1-Taupō and HIZ-PREC2-Gentennial~~ except areas of the GIZ and HIZ associated with Geothermal Electricity Generation shown on the Planning Maps where no standards apply – being Wairakei, Poihipi, Rotokawa, Mokai, Ohaaki and Tauhara.

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Planning Maps

Updated geographical feature of the **National Grid Line and associated Electricity Transmission Line 20m buffer.**



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Remove Unserved Residential Area Layer in specified areas as per figures below:



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13.4 GRUZ – General Rural Zone

Overview

The General Rural Zone comprises all land outside of the Rural Zones, Residential Zones, Mixed Use Zone, Centres Zones, and Industrial Zones, unless expressed otherwise in this chapter.

...

5.3 APPROVAL OF OPERATIONAL AND CAPITAL CARRY FORWARD FROM 2025/26 TO 2026/27

Author: Joanne Walton, Programme Manager

Authorised by: Jeanette Paenga, Finance Manager

TE PŪTAKE | PURPOSE

The purpose of this report is for Council to approve the transfer of uncompleted operational and capital project budgets to be carried forward from 2025/26 into the 2026/27 financial year.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The proposal is that Council approves the transfer of budgets for uncompleted projects from 2025/26 financial year to 2026/27. The amounts proposed to be transferred are \$23,758,251 for capital projects and \$3,304,590 for operational projects. This is a significant reduction from the \$39.4 million carried forward in 2024/25 (37%) and reflects the continued focus across Council on improving capital delivery.

While the carry forward will increase the 2026/27 work programme, these projects have already been approved through previous planning processes and, in most cases, are already committed or underway. Not approving the carry forward would not remove the underlying project commitments and may create contractual, delivery and governance risks.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council approves:

1. An increase in capital budgets for 2026/27 financial year of \$23,758,251 (twenty-three million, seven hundred fifty-eight thousand, two hundred fifty-one dollars), to allow for carry forward of uncompleted capital projects from 2025/26; and
2. an increase in operational budgets for 2026/27 of \$3,304,590 (three million, three hundred four thousand, five hundred ninety dollars) to allow for carry forward of uncompleted operational projects from 2025/26.

TE WHAKAMAHUKI | BACKGROUND

At the end of each financial year, budgets remaining on incomplete operational and capital projects, are required to be formally transferred to the next financial year, via resolution of Council.

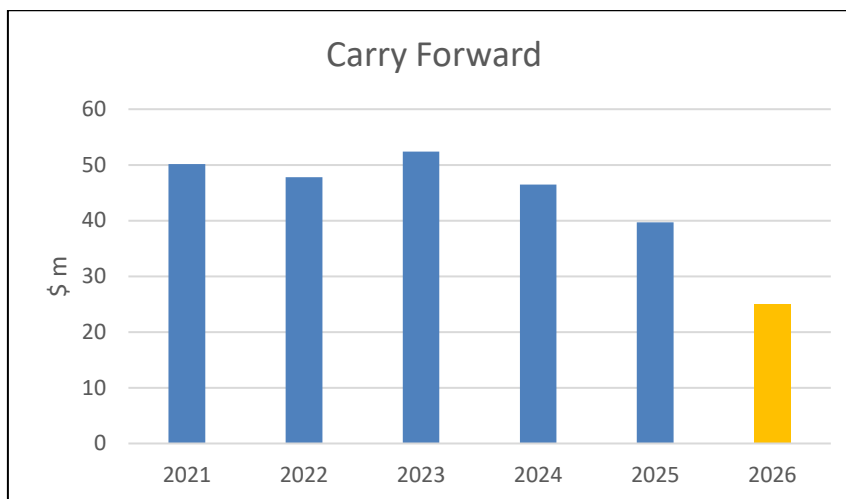
These projects have already been approved through Council planning processes and funded in the respective financial years. Carrying forward the remaining project budget only transfers the budgets between financial years and does not create an additional impact on rates, loans, or other funding sources.

In recent years, capital carry forwards have been higher than expected, primarily due to introduction of Central Government funded projects which were not originally planned and which placed additional pressure on delivery of the existing capital projects. While a reasonable amount of carry forward will always occur because project delivery does not align neatly within financial years, and because unexpected delays can arise. Council staff have previously committed to reducing the size of the carry forward amount over the first three years of the 2024-34 Long-term Plan. Good progress has been made against this commitment.

NGĀ KŌRERORERO | DISCUSSION

The Finance team have reviewed with budget owners all projects with remaining budget from 2025/26.

There has been a strong focus across Council on reducing the carry forward amount from year to year. Carry forward in 2023/24 was \$46.4m, and \$39.6m in 2024/25. The last five years of carry forward can be seen below.



Adjustments via the Annual Plan process, implementation of reforecasting processes, as well as sharp focus on delivery, have contributed to reducing the size of the requested carry forward, relative to previous years. Strengthened programme management practices have also improved delivery of Council projects by giving clearer oversight of progress, risks, dependencies, and delivery timing, enabling earlier intervention where projects are at risk of delay and supporting more realistic carry forward requests.

It is proposed to carry forward \$23,758,251 for capital projects and \$3,304,590 for operational projects.

On 28 April 2026 Council approved to transfer \$1,000,000 of roading budget from 2025/26 into 2026/27 (resolution TDC202604/11) for the Omori Kuratau Slip Projects (\$900,000) and the Wairakei Steam Pipe Bridge (\$100,000). This is on top of the capital carry forward list which will be circulated separately. The total carry forward amount will increase our proposed Annual Plan capital budget to \$107.5 million.

The total 2026/27 capital budget, considering both the Annual Plan budget and the proposed carry forwards, does present deliverability challenges. However, it is recommended that the carry forwards are approved because they relate to projects that are already underway or committed. Any changes to the overall 2026/27 capital programme should be considered through the separate Annual Plan budget paper and the October reforecasting process, rather than by removing budgets for the uncompleted projects.

Deciding not to approve the carry forward amount would create risks, as most of the work is well progressed and/or contractually agreed. Delays in approving the budgets also creates uncertainty for project teams and suppliers, which can contribute to a cycle of future under-delivery.

The Annual Plan budgets and any required direction on those budgets are being considered through a separate paper to follow this. While Council may choose to provide direction on the overall budget position through that process, it recognises that the appropriate mechanism for reviewing delivery timing and making budget adjustments during the year is the existing forecasting process. Staff will continue to undertake this forecasting work in any event, with or without specific Council direction, to ensure budgets remain realistic and aligned to delivery expectations.

All carry forward projects have been budgeted through the Long-term Plan 2024-34 and/or Annual Plan 2025-26, so there is no additional impact on rates, loans, or other funding sources. The decision required relates to transferring approved budgets from one financial year to the next, to ensure Council's approved budget for 2026-27 is recorded formally for audit purposes.

There are two main reasons why budgets are carried forward:

- 1) The project is a multi-year project with budgets over several years – carry forward is generally due to the timing of the phases of the project slipping behind what was originally anticipated or;
- 2) A single year project which has had an element of slippage in timing, due to issues such as delayed supply of goods or services, extended engagement, external dependencies (e.g. consents, negotiations, land acquisition) or internal resource availability.

Analysis of projects with remaining budgets shows

- 98% of the carry forward amount is for projects confirmed as in progress (have spend and/or confirmed commitments).

- 94 projects are complete but have remaining budget (amount totalling \$1.33 million) – these budgets have either been released or used to offset cost challenges in other projects.

Finance teams have focused on reviewing the largest remaining budget projects for prioritisation and to ensure appropriateness of work programme.

A schedule of projects with budgets remaining at the end of 2025/26 financial year will be circulated separately prior to the meeting, including those where the budget is proposed to be carried forward, as well as those that have been completed and/or the remaining budget has been released.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1.

Approve budget transfer of \$23,758,251 capital budget and \$3,304,590 operational budget from 2025/26 to 2026/27 financial year.

Advantages	Disadvantages
• Approval is consistent with previous Annual Plan and Long-term Plan decisions. • Projects have already been agreed with the community through planning processes and funded through these processes. • Approval supports the continued delivery of critical infrastructure, legislative compliance projects, and other previously approved commitments, including projects that are already contractually committed.	• Increases the approved 2026/27 capital & operational budgets by the net carry forward amounts, which will need to be actively managed through ongoing programme monitoring and reforecasting.

Option 2.

Do not approve budget transfer of \$23,758,251 capital budget and \$3,304,590 operational budget from 2025/26 to 2026/27 financial year.

Advantages	Disadvantages
• The approved 2026/27 capital & operational budgets would remain at the Annual Plan amount, reducing the size of the formally approved work programme for 2026/27.	• Would be inconsistent with decisions made through 2024-34 Long-term Plan and/or Annual Plan processes and may require further assessment of whether an LTP amendment or other formal process is required. • As a large portion of the carry forwards related to projects which are already committed, underway, or contractually agreed, removing the budgets may create contractual, legal, financial, and delivery consequences • May affect delivery of critical infrastructure, legislative compliance projects, and other Council commitments.

Analysis Conclusion:

Officers recommend that Council proceed with Option 1 and approve the budget transfer of \$23,758,251 capital budget and \$3,304,590 operational budget from 2025/26 to 2026/27. This option supports the continuity of delivery for previously approved projects, while allowing overall programme deliverability to be managed through ongoing monitoring and reforecasting.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be a net increase in approved capital budgets for 2026/27 of \$23,758,251 and an increase in approved operational budgets of \$3,304,590. These budgets have already been approved and funded through previous planning processes. The transfer of these budgets has no additional impact on rates for 2026/27.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for in the Long-term Plan 2024-34.

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 and economic are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

✓ Long Term Plan 2024-2034 ✓ Annual Plan

The recommended option is in line with the 2024-34 LTP, previous planning processes, and consistent with applicable policies of Council. The recommended option would not trigger an LTP amendment.

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, projects within the carry forward list have been subject to iwi, and hapū consultation. The approval of carry forwards is in line with consultation completed during these processes. Where applicable, project specific consultation is undertaken during project phases.

Ngā Tūraru | Risks

There are reputational, legal, financial, and delivery risks if Council does not approve the carry forward budget transfer. The projects have already been approved through prior Council planning processes and, in many cases, are already committed, underway, or contractually agreed. Not approving the carry forwards may create contractual consequences, uncertainty for project teams and suppliers, and risks to the delivery of critical infrastructure, legislative compliance projects, and other previously approved Council commitments. Approval of the carry forward transfer manages these risks by confirming the budget authority required to continue delivery, while overall programme deliverability can continue to be managed through monitoring and reforecasting.

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, assuming the preferred option is approved. If the preferred option is not approved, this decision may be significant because it would be inconsistent with previous planning decisions and may impact delivery of previously approved projects and commitments.

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 approving the budget transfer.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

In conclusion, approval of the transfer of \$23,758,251 capital budget and \$3,304,590 operational budget from the 2025/26 to the 2026/27 financial year is recommended to support the continued delivery of uncompleted projects. These projects have already been approved through previous planning processes and, in many cases, are already committed or underway. Approving the carry forward confirms the budget authority required to continue delivery, supports critical infrastructure and legislative compliance work, and avoids creating unnecessary contractual, delivery, and governance risks. Overall programme deliverability will continue to be managed through ongoing monitoring and reforecasting.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 REVIEW OF 2026/27 ANNUAL PLAN PROJECTS**Author:** Jeanette Paenga, Finance Manager**Authorised by:** Sarah Matthews, General Manager Organisation Performance**TE PŪTAKE | PURPOSE**

The purpose of this report is to re-provide councillors with information on the capital and operational projects approved by Council through the 2026/27 Annual Plan and seek direction ahead of Council's approval of 2025-26 project carry forwards and October reforecasting.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

His Worship the Mayor has requested further advice on the ability to review the work programme in the Annual Plan 2026/27 to look for potential budget reductions.

Council cannot make significant changes to the levels of service of significant activities without triggering an expensive and time-consuming Long-term Plan amendment process. That is not a practicable option given the ongoing development of the next Long-term Plan.

Council could review the scope and timing of capital and operational projects to see if there were potential budget reductions. Officers recommend doing this as part of the reforecasting process already planned for September/October 2026 but are happy to seek early direction from Council, noting the budgets are already in place for the 2026/27 year and work is underway.

If Council would like to provide direction to staff prior to forecasting, it is important that Council is specific about which projects it would like further information on regarding scope and timing.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Receives the detailed project list approved through the Annual Plan 2026-27; and

(If relevant)

2. Requests staff to report back on the following projects for further consideration of budget reductions as part of the October reforecasting process: *[insert projects]*

TE WHAKAMAHUKI | BACKGROUND

The matter has been before Council at a prior meeting 30 June 2026, and the following resolution was approved: *TDC202606/10*

That Council:

1. *Adopts the Fees and Charges Schedule for 2026/27 (attached to this report); and*
2. *Adopts the Annual Plan 2026/27 (attached to this report) in accordance with section 95 of the Local Government Act 2002 (LGA).*

The Annual Plan, which was attached to the 30 June 2026 report, included all projects presented in this report. A detailed capital project list was also provided to Council in Appendix 3 of that report and formed part of Council's approval.

At the request of His Worship the Mayor, staff have re-provided this information for ease of reference to Council. This information is focused on capital and operational projects included in the adopted Annual Plan. The purpose of providing this information is so Council can review the projects to assess whether any previously approved projects could be rescope, stopped or delayed, to reduce budgets.

Officers suggest utilising the existing mechanisms which are already in place for Council to set and review budgets, which includes the planning processes and associated budget reviews completed through reforecasting. Therefore, it is suggested that this additional step could be used for Council to provide

direction on which projects it wishes to have more information on ahead of the October reforecasting process.

Officers have provided a full list (attached) of the projects with limited commentary.

Adopting the Annual Plan 2026/27 authorised staff to proceed with these projects. Councillors should be aware that as we are now two months into the year, work may have commenced on projects, ranging from planning and design through to tendering, construction, or asset purchase.

NGĀ KŌRERORERO | DISCUSSION

Budgets are set by Council through engagement with the community, in this case through the Long-term Plan 2024-34 process. The Annual Plan reflects commitments made to the community regarding the services and projects Council intends to deliver during the relevant financial year and the rates required to fund them.

While Council retains discretion to amend priorities and budgets during the year, the adopted Annual Plan forms the basis of the services, projects and funding communicated to the community. Any material changes should therefore be carefully considered having regard to statutory consultation requirements, contractual commitments, project status, risk management and impacts on levels of service.

It should be noted that delaying a project does not necessarily create a saving. Pausing multi-year infrastructure projects rarely avoids cost — it defers and often inflates it, shifting expenditure into future years and increasing the total through construction inflation, remobilisation and scope changes, contractual claims from suppliers (who may also withdraw), and future service pressures from population growth. The result is that the work typically restarts later at a higher price, on a longer timeframe, and with less certainty. Council also needs to consider the following:

- Water Services projects have been approved under the Water Services Delivery Plan; therefore, they would be challenging to change, given they formed part of the approval process for Council to retain its in-house water services. These are also subject to oversight from Council's regulators; Taumata Arowai and the Commerce Commission. Many are also legislative requirements to meet new drinking water and wastewater standards.
- Several projects are funded by third party grants that we are contracted to spend, for example Owen Delany Park.
- Investment property projects are self-funding and provide revenue for Council.
- Growth related projects are primarily funded from Development Contributions, to ensure growth pays for growth. If growth projects do not progress, not only does this challenge the provision of the district's growth, but it also potentially results in the requirement to return associated funds to developers, as these are ring-fenced for these projects.
- Renewals are funded from reserves and are required to ensure our current assets continue to provide services to our community. Appropriate renewal spend is also measured as part of Council's financial prudence measures, and the importance of looking after the assets we have is outlined in Council's financial strategy.
- Most roading projects are subsidised 51% by New Zealand Transport Agency (NZTA) so any changes to Council's share would also result in reductions in that funding which may be challenging to reinstate in the future, given NZTA funding and budgets are constrained due to increased infrastructure construction costs and severe weather events, making the available funding limited.

After excluding projects that are legislative, externally funded, renewal-based, revenue generating, or substantially subsidised, approximately \$6.9 million (8.3% of the total capital programme) should be the focus of any further review as part of the reforecasting process. This subset is made up as follows:

- \$3.4m are roading level of service projects
- \$2.9m are parks level of service projects
- \$0.6m are other level of service projects

The projects making up the approximately \$6.9m are highlighted light blue on the list provided (Attachment 1).

Total Annual Plan Capital Projects	\$82,671,331	
Water Services Projects	\$38,984,936	
Third Party Grant Projects	\$10,400,000	
Investment Property Developments (self-funding)	\$4,296,287	
Gas Flare	\$102,500	
NZTA subsidised projects	\$9,564,966	
Growth Projects Development Contributions (DC) funded	\$4,577,197	
Renewals	\$7,962,027	
Subtotal	\$6,885,918	
Made up of:		
Level of Service projects		\$6,885,918

Considering the requested carry-forward amount in the previous agenda item, budget managers have been given additional deliverability considerations for the capital reforecasting exercise commencing this week. With the quantum of the carry-forward at \$25m, there needs to be a review of the timing of 2026/27 projects to establish a capital budget forecast closer to what has been achieved in previous years. This reforecasting will review the entire capital work programme and take into consideration timing of projects and any drivers of projects have changed which may enable removal or reduction of cost.

The second list (Attachment 2) provides information on operational projects that have formed part of the 2026/27 rates requirement. Approximately 50% of these projects relate to Water Services. Many of these projects are multi-year programmes of work. Demolition of buildings for health and safety purposes are also included.

Because the Council has assessed rates based on the rates requirement outlined and adopted in the Annual Plan, we cannot reassess rates, meaning that any changes to operational projects would not impact the rates charges for the 2026/27 year and future years will be considered as part of the upcoming Long-term Plan 2027-37 processes. Capital expenditure has minimal impact on operational expenditure of the current year but may have a positive impact on future years' operational costs if changes are made eg reductions in level of service projects would lead to a small reduction in 2027-28 interest and depreciation.

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

NGĀ KŌWHIRINGA | OPTIONS

Option 1. Reaffirm the capital and operational projects adopted in the Annual Plan 2026/27, awaiting Council's reforecasting process to inform any budget changes

Advantages	Disadvantages
- Staff can continue to deliver the Annual Plan as adopted, recommending appropriate budget changes to Council through upcoming reforecasting processes. - Upholds previous resolutions of Council and the commitment to the community to deliver the promises through the Long-term Plan 2024-34 (LTP) and the Annual Plan 2026/27.	Does not provide staff with direction on any specific projects of concern for Council.

Option 2. Provide staff direction on specific projects to be investigated for opportunities to reduce budgets as part of the upcoming reforecasting process, where elected members can make a formal decision on them. Gives staff direction on specific areas of concern, meanwhile the balance of the capital and operational projects adopted in the Annual Plan 2026/27 are reaffirmed.

Advantages	Disadvantages
- Staff can continue to deliver the Annual Plan, with the exception of some projects. - Provides direction to staff prior to forecasting process and an opportunity to address any specific projects or areas of concern. - May support capital deliverability and budget savings if overall budgets are reduced as result of Council direction.	- Potential that Council identifies projects which are already underway or committed, causing unintended delays. - Depending on the projects and/or extent of concerns, could be potential implications on funding or subsidies, future costs, staff resources, consultation requirements, or contractual commitments.

Option 3. Direct a more substantial review of current projects, approved through the Annual Plan 2026/27.

Advantages	Disadvantages
Greatest opportunity for potential budget savings and reduction of debt and other associated operating costs (interest and depreciation) in future years.	- Additional work would have implications on staff resources and would likely have an impact on LTP timelines, which is where Council's focus should be, given it provides the best opportunity to reset budgets, policy settings, and community expectations. - Potential for LTP amendment to be required if changes are significant, with cost and consultation implications. - Would go against Council's recent decision during adoption of the 2026/27 Annual Plan. - Likely implications on funding or subsidies and/or current contractual commitments. - Project deferral may increase future project costs due to inflation and market conditions.

Analysis Conclusion:

Option 2 is the preferred option as it would substantially confirm the delivery of the Annual Plan, while providing direction to staff prior to reforecasting processes. However, it should be noted that officers will continue to progress the reforecasting under any option, with a focus on deliverability. This will ensure that the capital program, including carryforwards, is realistic and any appropriate budget changes can be considered by Council at its September or October meeting.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial implications will depend on the projects identified for review. Potential impacts include write-off of investigation and design costs, contractual commitments, loss of external funding and future cost escalation. Major changes would also trigger additional costs for consultation and potential LTP amendment.

Delaying infrastructure projects carries direct financial consequences that can be underestimated. A deferral does not remove cost from the programme; it can shift expenditure into future years, typically at a higher value. Construction cost inflation continues to apply for every year a project is delayed, so the same scope of work costs materially more to deliver later — compounding in an environment of elevated materials and labour prices. Remobilisation adds further cost, as pausing and later restarting a project incurs expense in standing down and re-establishing site teams, plant, and supply arrangements. Contractual implications can be significant: suppliers may lodge claims for delay, standby, or variation, and in some cases withdraw entirely, requiring costly retendering and the loss of previously competitive pricing.

Delays can also affect the certainty and cost of external funding or subsidies, particularly where these are tied to delivery timeframes or milestones. Deferral can increase whole-of-life cost, as aging or failing assets require additional interim maintenance and carry a rising risk of unplanned failure, which is more expensive to remediate than planned renewal.

Long-term Plan/Annual Plan

The expenditure outlined is currently budgeted for under Annual Plan 2026/27.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

Authorisations may be required from external parties. If any change is proposed to projects that are funded by a third party, we may have to liaise with them for confirmation of the change.

Ngā Hīraunga Kaupapa Here | Policy Implications

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

- Council would need to assess the consequences of any individual changes against the Significance and Engagement Policy.
- If there are significant consequences of changing a particular piece of work, then Council may need to engage with the community.
- There is also a risk that many smaller changes have a cumulative impact that is significant which may also require engagement.

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.

As there are no decisions regarding specific projects mentioned in this paper, no engagement has been undertaken. However, it should be noted that if projects with a particular impact on iwi and hapū are selected for further review, engagement with Māori may be necessary.

Ngā Tūraru | Risks

Under Option two, projects selected may already be underway which will cause delays for their delivery as they will likely be put on hold, and possible write-off of sunk costs could occur if a project is cancelled.

If a substantial number of projects are identified for review there is a risk that key staff are taken away from capital delivery work or the development of the next Long-term Plan with consequential impacts on timing and quality.

A significant review of the work identified in the Annual Plan so soon after its adoption risks undermining the community confidence in Council's planning and budgeting processes.

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 at this stage of the process, the proposal under consideration is of a low degree of significance as it seeks direction only. Should Council subsequently propose material changes to services, levels of service or approved projects, a further significance assessment may be required.

TE KŌRERO TAHI | ENGAGEMENT

Taking into consideration the above assessment, that seeking direction 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

There is a desire for elected members to review the work that Council delivers for the community to enable potential budget reductions. Officers recommend that the appropriate process to do that is through the reforecasting process in October 2026. Elected members should specify where they believe there are specific projects that should be reviewed in terms of their scope and timing. The impacts and significance of proposed changes to specific projects will drive subsequent decision-making.

The ongoing development of the Long-term Plan 2027-37 provides elected members with the best opportunity to make meaningful savings for the community through changes to the levels of service and other policy settings. Officers recommend that elected members focus the time and resources of the organisation on that project.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. 2026-27 Capital Projects (A3967947) [↓](#)
2. 2026-27 Operational Projects (A3967948) [↓](#)

CAPITAL PROJECTS

LTP Project	Cost Centre
LTP_170.1	2020-Water Supply Taupo
LTP_175.1	2020-Water Supply Taupo
LTP_153.1	2040-Water Supply Kinloch
LTP_329.1	2310-Wastewater Taupo
LTP_323.1	2330-Wastewater Kinloch
LTP_231.1	2820-Unsubsidised Transport
LTP_242.1	2820-Unsubsidised Transport
LTP_721.1	4020-District Parks & Reserves
LTP_018.1	4020-District Parks & Reserves
LTP_019.1	4020-District Parks & Reserves

LTP_033.1	1620-District Libraries
LTP_007.1	1780-Owen Delaney Park (Grandstand)
LTP_321.1	2020-Water Supply Taupo
LTP_732.1	2020-Water Supply Taupo
CF2024.030	2020-Water Supply Taupo
LTP_736.1	2040-Water Supply Kinloch
100424.12_2024	2040-Water Supply Kinloch
LTP_165.1	2060-Water Supply River Road
LTP_169.1	2070-Water Supply Mapara
LTP_150.1	2100-Water Supply Centennial Drive - Treated
LTP_179.1	2140-Water Supply Waihaha
100409.44_2023	2160-Water Supply Atiamuri
LTP_161.1	2180-Water Supply Motuoapa
LTP_158.1	2220-Water Supply Hatepe
CF2024.034	2310-Wastewater Taupo
LTP_338.1	2310-Wastewater Taupo
LTP_773.1	2320-Wastewater Acacia Bay
LTP_325.1	2350-Wastewater Mangakino
LTP_335.1	2390-Wastewater Turangi
LTP_344.1	2500-Stormwater
LTP_395.1	2500-Stormwater
LTP_343.1	2500-Stormwater
LTP_317.1	2500-Stormwater
LTP_057.1	2660-Solid Waste Disposal Taupo
LTP_056.1	2750-Solid Waste Disposal District
UB_003	2810-Subsidised Transport
UB_004	2810-Subsidised Transport
LTP_235.1	2820-Unsubsidised Transport
LTP_269.1	2820-Unsubsidised Transport
LTP_284.1	2820-Unsubsidised Transport
LTP_246.1	2820-Unsubsidised Transport
LTP_265.1	2820-Unsubsidised Transport
LTP_294.1	2820-Unsubsidised Transport
LTP_282.1	2820-Unsubsidised Transport
LTP_304.1	2820-Unsubsidised Transport
LTP_247.1	2820-Unsubsidised Transport
LTP_252.1	2820-Unsubsidised Transport
LTP_260.1	2820-Unsubsidised Transport
LTP_245.1	2820-Unsubsidised Transport
LTP_285.1	2820-Unsubsidised Transport
LTP_287.1	2820-Unsubsidised Transport
LTP_249.1	2820-Unsubsidised Transport
UB_006	2820-Unsubsidised Transport

Name
Taupō - Napier Road Reservoir Construction
Taupō - Tauhara Ridge Reservoir and Airport Connection
District - Fire Flow Improvements
Taupō WW Control gates bridge buffer storage tanks
Kinloch WW MBR upgrade - Second reactor
Northern Gateway (possible second bridge)
Wairakei Drive and Karetoto intersection
Taupō South - reserve land purchases for new local parks 2434
Secombe Park Development Plan
Wharewaka Point Reserve Development Plan

Book Contract	LOS - existing contract in place
Owen Delany Park Upgrade	LOS - External funding
Taupō - Poihipi Reservoir Construction	LOS - Water Service Delivery Plan
Burst Valves, Level Switches - Reservoir Resilience, Renewals and Strengthening	LOS - Water Service Delivery Plan
2324 Large Scheme chlorine dosing imprv	LOS - Water Service Delivery Plan
District - Fire Flow Improvements Whakamaru	LOS - Water Service Delivery Plan
Kinloch Water low zone reservoir construction 2024 projects	LOS - Water Service Delivery Plan
River Rd - Chlorine Contact Tank	LOS - Water Service Delivery Plan
Taupō - Mapara Area Capacity Increase	LOS - Water Service Delivery Plan
Centennial - Treatment Compliance Upgrade	LOS - Water Service Delivery Plan
Waihaha - Continuity of Supply Upgrade	LOS - Water Service Delivery Plan
2223 BW 2122-2223 Atiamuri Water DWSNZ bore head/plant upgrade	LOS - Water Service Delivery Plan
Motuoapa - Treatment Compliance Upgrade	LOS - Water Service Delivery Plan
Hatepe - Treatment Compliance Upgrade	LOS - Water Service Delivery Plan
2324 Taupo WWTP addit primary clarifier	LOS - Water Service Delivery Plan
Water and Wastewater Portable Generator and storage shed	LOS - Water Service Delivery Plan
Acacia Bay Wastewater Treatment Plant Hydrocyclone	LOS - Water Service Delivery Plan
Mangakino WWTP Upgrade	LOS - Water Service Delivery Plan
Tūrangi WW Discharge Improvements	LOS - Water Service Delivery Plan
Kimberly reserve flood mitigation	LOS - Water Service Delivery Plan
Tūrangi Stormwater Flood Mitigation (SH1)	LOS - Water Service Delivery Plan
Kaimanawa Street Improvement device	LOS - Water Service Delivery Plan
Miro street industrial area reticulation upgrade	LOS - Water Service Delivery Plan
Refuse Transfer Station Upgrade	LOS - External funding
Gas Flare	LOS - saves OPEX costs from ETS savings
2527 Maraemaru Steam Bridge Resilience Impr Sub	LOS - NZTA Subsidised
2526 Wairakei Steam Pipes Bridge Resilience Imp Sub	LOS - NZTA Subsidised
Lighting of footpaths (general)	LOS
Pukenamu Road/Wharewaka closure	LOS
Rural berm drainage widening & improvements	LOS
Yrs 1-3 Zebra crossing improvements	LOS
Rifle Range and Mere Street intersection	LOS
Harbour area/marina - Parakiri	LOS
New road marking & signs	LOS
Infill lighting	LOS
Crossing facilities on Spa Road	LOS
Footpath construction Yrs 2-3	LOS
Accessibility audit improvements (Including Lake Settlements)	LOS
Guardrail & Drainage improvements on Forest Road	LOS
Resilience improvements Yr 1-3 - Slips & embankments investigation	LOS
Guardrail installation - district wide	LOS
School travel Yrs 1-3 plan infrastructure	LOS
2527 Waipapa Road Improvement Un-sub	LOS

PrimaryFundingStream	2026/27	Comment
Growth - Funded from DC's	2,147,680	Multi-year project with budget in prior year
Growth - Funded from DC's	100,000	Multi-year project with budget in prior year
Growth - Funded from DC's	70,000	Multi-year project with budget in prior year
Growth - Funded from DC's	1,985,770	Multi-year project with budget in prior year
Growth - Funded from DC's	1,560,000	Multi-year project with budget in prior year
Growth - Funded from DC's	154,800	Multi-year project with budget in prior year
Growth - Funded from DC's	56,760	
Growth - Funded from DC's	4,178,638	
Growth - Funded from DC's	114,000	
Growth - Funded from DC's	72,999	
TOTAL GROWTH PROJECTS	10,440,647	
LOS - existing contract in place	322,875	Multi-year project with budget in prior year
LOS - External funding	5,000,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	290,000	
LOS - Water Service Delivery Plan	525,200	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	630,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	52,000	
LOS - Water Service Delivery Plan	1,516,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	312,000	
LOS - Water Service Delivery Plan	2,256,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	5,087,124	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	500,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	100,000	
LOS - Water Service Delivery Plan	500,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	4,590,551	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	176,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	260,000	
LOS - Water Service Delivery Plan	400,000	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	520,000	
LOS - Water Service Delivery Plan	367,059	
LOS - Water Service Delivery Plan	104,104	
LOS - Water Service Delivery Plan	318,640	Multi-year project with budget in prior year
LOS - Water Service Delivery Plan	343,200	
LOS - Water Service Delivery Plan	1,904,760	Multi-year project with budget in prior year
LOS - External funding	5,100,000	Multi-year project with budget in prior year
LOS - saves OPEX costs from ETS savings	102,500	
LOS - NZTA Subsidised	258,400	Multi-year project with budget in prior year
LOS - NZTA Subsidised	364,286	Multi-year project with budget in prior year
LOS	25,284	
LOS	25,800	
LOS	30,960	Multi-year project with budget in prior year
LOS	40,454	
LOS	50,000	
LOS	50,000	Multi-year project with budget in prior year
LOS	61,920	Multi-year project with budget in prior year
LOS	82,560	
LOS	100,000	Multi-year project with budget in prior year
LOS	100,000	
LOS	100,000	Multi-year project with budget in prior year
LOS	122,556	
LOS	151,704	Multi-year project with budget in prior year
LOS	154,800	
LOS	200,000	Multi-year project with budget in prior year
LOS	250,000	Multi-year project with budget in prior year

UB_008	2820-Unsubsidised Transport	2527 Acacia Bay Road Slip Un-sub	LOS	300,000	Multi-year project with budget in prior year
LTP_226.1	2820-Unsubsidised Transport	Whangamata Road Safety Improvements	LOS	386,292	Multi-year project with budget in prior year
LTP_233.1	2820-Unsubsidised Transport	Poihipi Road Improvements	LOS	1,171,678	Multi-year project with budget in prior year
UB_010	3050-Infrastructure Asset Management	2627 AssetFinda Customisation	LOS - requirement with AssetFinda Software upgrade	80,000	
LTP_318.1	4020-District Parks & Reserves	Reserve Resilience-now incorporates LTP_396 Lake Accessibility	LOS	10,250	Multi-year project with budget in prior year
LTP_506.1	4020-District Parks & Reserves	Riverside Park Improvements	LOS - work committed	18,334	
LTP_029.1	4020-District Parks & Reserves	Reserve Security and Safety	LOS	65,600	Multi-year project with budget in prior year Work paused pending S/L review and
LTP_139.1	4020-District Parks & Reserves	Playground Shade Improvements	LOS	525,000	playground reconciliation
LTP_011.1	4020-District Parks & Reserves	Mangakino Lakefront Development Plan	LOS	2,050,000	Multi-year project with budget in prior year
UB_011	4060-District Sportsgrounds	Owen Delany Park Upgrade - additional from grant	LOS - External funding	300,000	
100192.179_2024	4070-District Project Watershed	Erosion Control - Kuratau foreshore 2024 projects	LOS	100,000	Multi-year project with budget in prior year
CF2024.019	4070-District Project Watershed	Erosion Control - Tapuaeohuru Bay	LOS	150,000	Multi-year project with budget in prior year
LTP_700.1	5020-Property - Land	Investment Property Development	LOS - Funded from Strategic Property Reserve and Development makes non-rates revenue	615,000	Multi-year project with budget in prior year
LTP_077.1	5020-Property - Land	Commercial Land Development	LOS - Funded from Strategic Property Reserve and Development makes non-rates revenue	640,625	Multi-year project with budget in prior year
LTP_087.1	5020-Property - Land	EUL affordable housing - STAGE 1&2	LOS - Funded from Strategic Property Reserve and Development makes non-rates revenue	3,040,662	Multi-year project with budget in prior year
LTP_099.1	6020-Digital Solutions	Digital Customer Experience - critical to work with KM/DXP & website update	LOS - required hardware removals for ERP upgrade already contracted	61,500	Multi-year project with budget in prior year
LTP_574.1	6020-Digital Solutions	Digital Solutions Hardware - New	LOS - Aligned with required hardware renewals	75,850	Multi-year project with budget in prior year
LTP_647.1	1100-Building Consents	Building Consents - Vehicle Renewals	TOTAL LOS PROJECTS	43,037,529	
LTP_649.1	1140-Animal Control & Compliance	Animal Control & Compliance - Vehicle Renewals	Renewal - Funded from Ring-fenced Reserves	46,440	
LTP_583.1	1141-Animal Control & Compliance (Building Mtce)	Facilities Ground renewals - 1141 Doug Pound	Renewal - Funded from Ring-fenced Reserves	67,080	
LTP_582.1	1141-Animal Control & Compliance (Building Mtce)	Facilities Building renewals - 1141 - Dog Pound	Renewal - Funded from Ring-fenced Reserves	19,274	
LTP_209.1	1300-District Housing for the Elderly	HFE: Woodward St & Karamu Street	Renewal - Funded from Ring-fenced Reserves	4,552	
LTP_617.1	1300-District Housing for the Elderly	Facilities Building Renewals - 1300 Housing for the Elderly - Taupo	Renewal - Funded from Ring-fenced Reserves	98,400	
LTP_621.1	1300-District Housing for the Elderly	Facilities Building Renewals - 1300 Housing for the Elderly - Mangakino	Renewal - Funded from Ring-fenced Reserves	43,098	
LTP_618.1	1300-District Housing for the Elderly	Facilities Ground Renewals - 1300 Housing for the Elderly - Taupo	Renewal - Funded from Ring-fenced Reserves	15,790	
LTP_620.1	1300-District Housing for the Elderly	Facilities Building Renewals - 1300 Housing for the Elderly - Turangi	Renewal - Funded from Ring-fenced Reserves	5,125	
LTP_622.1	1300-District Housing for the Elderly	Facilities Ground Renewals - 1300 Housing for the Elderly - Mangakino	Renewal - Funded from Ring-fenced Reserves	5,125	
LTP_619.1	1300-District Housing for the Elderly	Facilities Building Renewals - 1300 Housing for the Elderly - Turangi	Renewal - Funded from Ring-fenced Reserves	1,225	
LTP_592.1	1330-Community Halls	Facilities Ground Renewals - 1300 Housing for the Elderly - Turangi	Renewal - Funded from Ring-fenced Reserves	1,186	
LTP_608.1	1330-Community Halls	Facilities Building renewals - 1330 - Turangi Gymnasium	Renewal - Funded from Ring-fenced Reserves	135,402	
LTP_612.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Mangakino Community & Fitgym	Renewal - Funded from Ring-fenced Reserves	33,185	
LTP_605.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Turangi Senior Citizens Hall	Renewal - Funded from Ring-fenced Reserves	28,260	
LTP_606.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Tirohanga Hall	Renewal - Funded from Ring-fenced Reserves	25,100	
LTP_600.1	1330-Community Halls	Facilities Ground Renewals - 1330 Community Halls Tirohanga Hall	Renewal - Funded from Ring-fenced Reserves	12,633	
LTP_616.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Waitahanui Hall	Renewal - Funded from Ring-fenced Reserves	10,000	
LTP_594.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Kaimanangwa Cricket Pavilion	Renewal - Funded from Ring-fenced Reserves	7,011	
LTP_601.1	1330-Community Halls	Facilities Building renewals - 1330 - Mangakino Sports Hall	Renewal - Funded from Ring-fenced Reserves	5,125	
LTP_602.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Waipahihi Hall	Renewal - Funded from Ring-fenced Reserves	5,000	
LTP_611.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Acacia Bay Hall	Renewal - Funded from Ring-fenced Reserves	5,000	
LTP_614.1	1330-Community Halls	Facilities Ground Renewals - 1330 - Mangakino Sports Hall/Rugby Club	Renewal - Funded from Ring-fenced Reserves	3,740	
LTP_613.1	1330-Community Halls	Facilities Building Renewals - 1330 Community Halls - Turangi - 5 Te Rangikahekeiwaoh	Renewal - Funded from Ring-fenced Reserves	1,013	
LTP_633.1	1400-Property - Residential Housing	Facilities Building Renewals - 1330 Community Halls - Turangi Arts & Crafts Hall	Renewal - Funded from Ring-fenced Reserves	759	
LTP_632.1	1400-Property - Residential Housing	Facilities Ground Renewals - 1400 Residential Property - Ground Renewals	Renewal - Funded from Ring-fenced Reserves	5,125	
LTP_626.1	1410-District Commercial Property	Facilities Building Renewals - 1400 Residential Property - Owen Delany Park House	Renewal - Funded from Ring-fenced Reserves	1,336	
LTP_623.1	1410-District Commercial Property	Facilities Building Renewals - 1410 Commercial Property - Venture Centre	Renewal - Funded from Ring-fenced Reserves	51,250	
LTP_624.1	1410-District Commercial Property	Facilities Building Renewals - 1410 Commercial Property - 11 Manuka St	Renewal - Funded from Ring-fenced Reserves	39,211	
LTP_630.1	1410-District Commercial Property	Facilities Building Renewals - 1410 Commercial Property - Waiora House - side buildings	Renewal - Funded from Ring-fenced Reserves	35,000	
LTP_629.1	1410-District Commercial Property	Facilities Ground Renewals - 1410 Commercial Property - Ground Renewals	Renewal - Funded from Ring-fenced Reserves	15,375	
LTP_039.1	1610-Museum - Taupo	Facilities Building Renewals - 1410 Commercial Property - 6 Te Mitiotu Grove, Turangi	Renewal - Funded from Ring-fenced Reserves	258	
		Ora Garden renewal	Renewal - Funded from Ring-fenced Reserves	46,000	

LTP_598.1	1611-Museum - Taupo (Building Mtce)	Facilities Building renewals - 1611 - Taupo Museum	Renewal - Funded from Ring-fenced Reserves	109,098
LTP_599.1	1611-Museum - Taupo (Building Mtce)	Facilities Ground renewals - 1611 Taupo Museum	Renewal - Funded from Ring-fenced Reserves	5,125
LTP_595.1	1621-District Libraries (Building Mtce)	Facilities Building renewals - 1621 - Taupo Library	Renewal - Funded from Ring-fenced Reserves	61,508
LTP_597.1	1621-District Libraries (Building Mtce)	Facilities Building renewals - 1621 - Turangi Library	Renewal - Funded from Ring-fenced Reserves	17,650
LTP_195.1	1710-AC Baths	AC Baths: Resurface and Remedy Corrosion on Hydroslide Stairwell	Renewal - Funded from Ring-fenced Reserves	576,563
LTP_206.1	1710-AC Baths	Pool Plant AC Baths	Renewal - Funded from Ring-fenced Reserves	282,144
LTP_586.1	1711-AC Baths (Building Mtce)	Facilities Building renewals - 1711 - AC Baths	Renewal - Funded from Ring-fenced Reserves	113,630
LTP_587.1	1711-AC Baths (Building Mtce)	Facilities Ground renewals - 1711 - AC Baths	Renewal - Funded from Ring-fenced Reserves	51,250
LTP_207.1	1720-Turtle Pool	Pool Plant Turtle Pools	Renewal - Funded from Ring-fenced Reserves	65,064
LTP_590.1	1721-Turtle Pool (Building Mtce)	Facilities Building renewals - 1721 Turangi Turtle Pools	Renewal - Funded from Ring-fenced Reserves	83,866
LTP_591.1	1721-Turtle Pool (Building Mtce)	Facilities Ground renewals - 1721 Turangi Turtle Pools	Renewal - Funded from Ring-fenced Reserves	5,125
LTP_208.1	1730-Mangakino Pool	Pool Plant Mangakino	Renewal - Funded from Ring-fenced Reserves	38,748
LTP_593.1	1731-Mangakino Pool (Building Mtce)	Facilities Building renewals - 1731 - Mangakino Pool	Renewal - Funded from Ring-fenced Reserves	3,336
LTP_589.1	1751-Taupo Events Centre Stadium (Building Mtce)	Facilities Ground renewals - 1751 Taupo Events Centre	Renewal - Funded from Ring-fenced Reserves	317,246
LTP_588.1	1751-Taupo Events Centre Stadium (Building Mtce)	Facilities Building renewals - 1751 Taupo Events Centre	Renewal - Funded from Ring-fenced Reserves	189,136
LTP_762.1	1760-Taupo Events Centre - Fitness Studio	TEC Fitness Studio Equipment Renewals	Renewal - Funded from Ring-fenced Reserves	23,500
LTP_763.1	1770-Taupo Events Centre - Climbing Wall	TEC Climbing Wall Renewals	Renewal - Funded from Ring-fenced Reserves	7,000
LTP_644.1	1781-Owen Delaney Park (Grandstand) (Building Mtce)	Facilities Ground Renewals - 1781 Owen Delaney Park Grandstand	Renewal - Funded from Ring-fenced Reserves	84,563
LTP_643.1	1781-Owen Delaney Park (Grandstand) (Building Mtce)	Facilities Building Renewals - 1781 Owen Delaney Park Grandstand	Renewal - Funded from Ring-fenced Reserves	34,292
LTP_584.1	1791-GLC / Events Logistics Management (Building Mtce)	Facilities Building renewals - 1791 - Great Lake Centre	Renewal - Funded from Ring-fenced Reserves	88,690
LTP_585.1	1791-GLC / Events Logistics Management (Building Mtce)	Facilities Ground renewals - 1791 - Great Lake Centre	Renewal - Funded from Ring-fenced Reserves	10,250
LTP_157.1	2020-Water Supply Taupo	District - Water Network Renewals	Renewal - Funded from Ring-fenced Reserves	6,240,000
LTP_149.1	2020-Water Supply Taupo	District - Water Treatment Renewals	Renewal - Funded from Ring-fenced Reserves	1,765,920
LTP_178.1	2190-Water Supply Turangi	Turangi - Spring Roof Renewal	Renewal - Funded from Ring-fenced Reserves	364,000
LTP_660.1	2300-Wastewater Operations team	Wastewater Operations team - Vehicle Renewals	Renewal - Funded from Ring-fenced Reserves	124,800
LTP_223.1	2310-Wastewater Taupo	District Wastewater Treatment Renewals	Renewal - Funded from Ring-fenced Reserves	1,792,128
LTP_322.1	2310-Wastewater Taupo	District wide WW Network Renewals	Renewal - Funded from Ring-fenced Reserves	1,768,000
LTP_340.1	2500-Stormwater	Stormwater network renewals program	Renewal - Funded from Ring-fenced Reserves	171,600
LTP_066.1	2600-District Litter Control	Street litter / recycling bin renewals	Renewal - Funded from Ring-fenced Reserves	142,065
LTP_067.1	2750-Solid Waste Disposal District	District facility renewals	Renewal - Funded from Ring-fenced Reserves	90,200
LTP_301.1	2810-Subsidised Transport	Renewals for transport activity	NZTA subsidy	8,942,280
LTP_771.1	2820-Unsubsidised Transport	Pre-reseal renewals	Renewal - Funded from Ring-fenced Reserves	551,600
LTP_298.1	2820-Unsubsidised Transport	Service lane upgrades	Renewal - Funded from Ring-fenced Reserves	449,800
LTP_745.1	2820-Unsubsidised Transport	Local Share of Sealed road pavement rehabilitation	Renewal - Funded from Ring-fenced Reserves	392,913
LTP_739.1	2820-Unsubsidised Transport	Broadlands Road Renewal improvements	Renewal - Funded from Ring-fenced Reserves	309,600
LTP_240.1	2820-Unsubsidised Transport	Yrs 1-3 Norman Smith cycle lane project enhancements	Renewal - Funded from Ring-fenced Reserves	303,408
LTP_296.1	2820-Unsubsidised Transport	Off street park reseals	Renewal - Funded from Ring-fenced Reserves	20,640
LTP_667.1	3010-Water & Wastes Network Management	Water & Wastes Network Management - Vehicle Renewals	Renewal - Funded from Ring-fenced Reserves	62,400
LTP_702.1	4020-District Parks & Reserves	Playground Renewals	Renewal - Funded from Ring-fenced Reserves	948,611
LTP_122.1	4020-District Parks & Reserves	Atiamuri and River Road Retaining Walls	Renewal - Funded from Ring-fenced Reserves	307,500
LTP_677.1	4020-District Parks & Reserves	District Parks & Reserves - Vehicle Renewals	Renewal - Funded from Ring-fenced Reserves	180,000
LTP_671.1	4020-District Parks & Reserves	District Parks & Reserves - Plant Renewals	Renewal - Funded from Ring-fenced Reserves	170,600
100128.6_2023	4020-District Parks & Reserves	Reserve Road reseals	Renewal - Funded from Ring-fenced Reserves	100,000
LTP_642.1	4031-Taupo Superloo (Building Mtce)	Facilities Building Renewals - 4031 Public Conveniences Superloo building renewals	Renewal - Funded from Ring-fenced Reserves	25,792
LTP_641.1	4041-District Public Conveniences (Building Mtce)	Facilities Building Renewals - 4041 Public Conveniences Building Renewals	Renewal - Funded from Ring-fenced Reserves	45,000
LTP_709.1	4060-District Sportsgrounds	Sportsground Plant renewals	Renewal - Funded from Ring-fenced Reserves	107,625
IBIS.60559	4060-District Sportsgrounds	District Sportsgrounds - Plant Renewals	Renewal - Funded from Ring-fenced Reserves	90,000
LTP_088.1	5050-Forestry	Forestry	Renewal - Funded from Ring-fenced Reserves	148,015
LTP_674.1	6000-Facilities Management	Facilities Management - Vehicle Renewals	Renewal - Funded from Ring-fenced Reserves	151,250
IBIS.60560	6000-Facilities Management	Facilities: CCTV renewals buildings	Renewal - Funded from Ring-fenced Reserves	53,168
LTP_640.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Mangakino Depot	Renewal - Funded from Ring-fenced Reserves	67,811
LTP_634.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Taupo Depot	Renewal - Funded from Ring-fenced Reserves	48,909
IBIS.60557	6010-Property - Council Administration	Office Furniture renewals	Renewal - Funded from Ring-fenced Reserves	20,000
LTP_639.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Mangakino Service Centre/Library	Renewal - Funded from Ring-fenced Reserves	14,057
LTP_638.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Civil Defence Sheds - OD Park	Renewal - Funded from Ring-fenced Reserves	4,335

LTP_636.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Turangi Depot	Renewal - Funded from Ring-fenced Reserves	4,134
LTP_637.1	6010-Property - Council Administration	Facilities Building Renewals - 6010 Administration Buildings - Omori Depot	Renewal - Funded from Ring-fenced Reserves	1,671
LTP_570.1	6020-Digital Solutions	Digital Solutions Hardware Renewals - standard renewals	Renewal - Funded from Ring-fenced Reserves	<u>272,261</u>
			TOTAL RENEWAL PROJECTS	<u>29,193,156</u>
			GRAND TOTAL	<u>82,671,331</u>

OPERATIONAL PROJECTS**LTP Project Cost Centre**

		Description	2026/27	Comment
LTP_367.1	1050-Policy Management	Omnibus reserve management plan	20,000	Part of a multi year programme of work that started in 2024/25
LTP_371.1	1050-Policy Management	Plan change - residential zone	150,000	Part of a multi year programme of work that started in 2024/25
LTP_372.1	1050-Policy Management	Plan change - Maori Purpose zone	30,000	Part of a multi year programme of work that started in 2024/25
LTP_373.1	1050-Policy Management	Plan change - Designations	5,000	Part of a multi year programme of work that started in 2024/25
LTP_390.1	1500-Community engagement	Community-led community plans	25,625	This has been started in 2025/26 and is ongoing
LTP_034.1	1610-Museum - Taupo	Digitisation of archival material	20,500	This has been started in 2025/26 and is ongoing
LTP_326.1	2310-Wastewater Taupo	Pukawa WW Oxidation Pond rehabilitation	665,600	Part of Water Service Delivery Plan. This work is in early stages of planning
LTP_337.1	2310-Wastewater Taupo	Wastewater Inflow and Infiltration Reduction Plan	260,000	Part of Water Service Delivery Plan. This has been started in 2025/26 and is ongoing
LTP_388.1	2500-Stormwater	Taupō Urban Stormwater Modelling	80,080	Part of Water Service Delivery Plan. This has been started in 2025/26 and is ongoing
LTP_045.1	4020-District Parks & Reserves	District Predator Free Volunteer Support	7,175	This has been started in 2025/26 and is ongoing
LTP_124.1	4020-District Parks & Reserves	TTCT Maintenance	102,500	This is for required maintenance set aside for the Atea space
LTP_382.1	4020-District Parks & Reserves	Proactive Tree Management Program	123,000	Proactive tree maintenance to save money.
LTP_697.1	4050-District Cemeteries	Cemetery Management Plan	40,000	Work planned for 2026/27
LTP_186.1	4061-District Sportsgrounds	Demolish: Tūrangi Netball Pavilion	61,500	Demolition to address H&S issues
LTP_182.1	4020-District Parks & Reserves	Demolish: Morgue - Tūrangi Cemetery	73,288	Demolition to address H&S issues
LTP_184.1	4020-District Parks & Reserves	Demolish: 2 x Old Depot Buildings and Old Rugby club Shed	84,563	Demolition to address H&S issues
LTP_093.1	6020-Digital Solutions	Legislative Compliance Software - Comply With	20,500	2 year project to be started after Delegations project
LTP_100.1	6020-Digital Solutions	Customer Advocacy - rolled into CiA Continuous Improvement DXP enablement	18,450	Part of ERP system - contracted
LTP_399.1	6020-Digital Solutions	Data Reporting and Business Intelligence	55,000	Part of ERP system - contracted
LTP_407.1	6020-Digital Solutions	Digital access and preservation of council records	102,500	Part of ERP system - contracted
LTP_403.1	6020-Digital Solutions	Core Network & Infrastructure	197,313	Part of a multi year programme of work that started in 2024/25
LTP_404.1	6020-Digital Solutions	Resilient Technology strategy	22,550	Part of a multi year programme of work that started in 2024/25
LTP_310.1	6090-Customer Services	e-TEXT capability	18,450	Work underway
			<u>2,183,594</u>	

5.5 REVIEW OF CHIEF EXECUTIVE'S DELEGATED FINANCIAL AUTHORITY LIMITS

Author: Jeanette Paenga, Finance Manager

Authorised by: Sarah Matthews, General Manager Organisation Performance

TE PŪTAKE | PURPOSE

The purpose of this report is to review and consider options for changes to Council's financial delegations to the Chief Executive.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council currently delegates authority to the Chief Executive to approve expenditure within approved budgets and policy settings. Significant procurement decisions are already subject to established planning, evaluation, and approval processes, however, this paper seeks Council direction on the appropriate level of the Chief Executive's financial delegation, when considering the balance between operational efficiency and governance oversight.

Higher delegation levels support the timely delivery of projects and efficient use of staff and elected member time. Lower delegation levels provide an additional governance checkpoint for significant contractual commitments, enabling elected members to review completed processes, consider strategic implications and share accountability for decisions with substantial financial, operational and reputational consequences.

Three options have been assessed. The recommended option is to reduce the Chief Executive's approval authority for expenditure identified in the Annual Plan to \$1 million. This option is considered to provide an appropriate balance between efficient service delivery and governance oversight and is broadly consistent with the approach adopted by comparable councils.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council revokes clause 1 of resolution TDC202111/12 and replaces it with the following change to its Delegations to the Chief Executive, to obtain a more appropriate balance between operational efficiency and governance oversight:

A delegation to approve expenditure identified in the relevant Annual Plan, capped at the amount of \$1,000,000 (ONE MILLION DOLLARS) only.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been before Council at a prior meeting 30 November 2021, refer item number 4.9 and the following resolutions were made: TDC202111/12:

That Council revokes clause 1 of resolution TDC201804/18 and makes the following changes to its Delegations to the Chief Executive Officer:

- 1. A delegation to approve expenditure identified in the relevant Annual Plan, capped at the amount budgeted for that Annual Plan item; and*
- 2. A delegation to approve budget substitution up to \$500,000 (i.e. reallocation of expenditure between projects and budget lines but with a net zero effect on overall TDC budgeted expenditure); and*
- 3. A delegation to approve Unbudgeted Expenditure up to the value of \$100,000.*
- 4. That the exercise of the delegations outlined above be reported to Council on a monthly basis via the Chief Executive's performance report, in particular expenditure of over \$500k and any unbudgeted expenditure over \$50k.*

A request has been made in the current triennium to review these delegation levels for appropriateness.

The previous decision was made in the interests of good management and effective administration. It was made to achieve the best use of the abilities and time of elected representatives and officers, minimise the use (and therefore cost) of resources, and to promote efficiency and the timely delivery of works.

Prior to the change, Council approval was needed to award contracts over \$500,000. Officers received consistent feedback from elected members in 2021 that providing the works were identified in the relevant annual plan and were within approved budgets, there was no reason why the approval of the tender should not be an operational matter. This reflected Council's strict purchasing and procurement policies, which are required to be followed before expenditure is approved, which are also subject to regular audit by both internal and external auditors.

While the current delegation has operated effectively and supported the timely delivery of Council projects, elected members may now wish to have greater oversight of higher-value expenditure commitments.

NGĀ KŌRERORERO | DISCUSSION

Budgets are set by Council through planning processes (Annual Plans and Long-term Plans) and form the basis of a proposed work programme. They reflect the agreed levels of service set through the Long-term Plan, following appropriate consultation with the community.

Council has a Procurement Policy in place and procurement processes that need to be followed by all levels of the organisation involved in procuring goods and services. These processes have been refined and tightened over the last three years and given Council's reliance on funding, are aligned with Central Government requirements, such as New Zealand Transport Agency (NZTA) subsidies. These processes are rigorously audited through Council's external and internal assurance processes.

There are safeguards in place to protect staff and the organisation from bias and conflicts of interest in the course of procurement decision-making.

Before a contract is tendered, a procurement plan must be prepared and signed off, and any conflicts of interest disclosed and managed. We have procurement templates to cover various methods of procurement and use a tender portal for the advertising of requests for tenders and proposals. We have a defined process for managing the assessment and selection of the preferred supplier.

Suppliers are fully aware of the assessment criteria that their tender will be assessed against and at the end of the process, there is generally a clearly preferred supplier based on the assessment criteria.

Changing the Chief Executive's financial delegation limit means, in a practical sense, that the final decision to award a contract needs to be brought to Council at a point where:

1. officers have already prepared the documentation for tender;
2. suppliers have committed time to price the contract and detail how they will meet our criteria; and
3. officers have completed their assessment of the tender.

This will add a further process and potentially delay the awarding of the contract by up to six-weeks i.e. from the time the preferred supplier is identified to the next available Council meeting.

It should also be noted that this is not a process that will result in budget reductions or cost savings. Council already exercises oversight of expenditure through its planning processes (Long-term Plans and Annual Plans), which remain the appropriate place to set and approve projects and budgets. In addition to the planning processes and budget approvals, Council has oversight through procurement policies, financial reporting and audit processes. Significant procurements are also subject to established procurement planning, evaluation and approval processes.

The purpose of financial delegations is to enable the efficient delivery of Council activities while maintaining appropriate accountability. As the value and strategic significance of procurement decisions increases however, the potential consequences of errors in process, assumptions, judgement or risk assessment also increase.

While reducing the Chief Executive's delegation limit does not remove procurement or delivery risks, it introduces an additional governance checkpoint before Council enters into significant contractual commitments. This enables elected members to test assumptions, consider strategic implications and share accountability for decisions with significant financial, operational and reputational consequences.

A review of comparable councils shows that delegation levels vary across the sector, reflecting different approaches to balancing operational efficiency with governance oversight. For example, Rotorua Lakes

Council has adopted governance involvement in higher-value expenditure decisions (over \$1 million). This demonstrates that increased governance oversight of significant commitments is an accepted practice within local government and provides an example of a more conservative risk and accountability approach.

However, procurement risk is not solely determined by the value of a delegation. Strong procurement processes, approved budgets, reporting frameworks and assurance mechanisms remain Council's key controls, regardless of the delegation level. The key consideration is therefore where governance considers the balance should sit between operational efficiency and oversight for decisions with significant financial, strategic and reputational consequences.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Confirm the Chief Executive's current financial delegation levels

Advantages	Disadvantages
• Maintains organisational efficiency and efficient use of staff and councillors' time. • Enables efficient procurement timeframes leading to the timely delivery of works.	• Major contract awards continue to rely on management approval within approved budgets and procurement frameworks. Existing controls remain in place; however, governance has limited opportunity to review assumptions, risks and recommendations prior to contractual commitment.

Option 2. Change the cap of the Chief Executive's financial delegation to approve expenditure identified in the relevant Annual Plan to \$1,000,000

Advantages	Disadvantages
• Is in line with similar sized councils and represents a fair balance of governance oversight and efficiency. • Provides an additional governance checkpoint for significant expenditure decisions, enabling shared accountability while retaining operational efficiency for lower-value (and lower-risk) procurements.	• Increased staff time to prepare agenda items for Council to approve the selection of preferred suppliers. • The capital delivery programme will be impacted due to delays of up to 6 weeks from identification of the preferred tenderer to Council approval.

Option 3. Change the cap of the Chief Executive's financial delegation to approve expenditure identified in the relevant Annual Plan to an amount less than \$1,000,000

Advantages	Disadvantages
• Provides governance oversight over a greater proportion of expenditure decisions and further reduces the concentration of decision-making authority for significant commitments. However, the additional oversight may provide diminishing benefits in smaller procurements, given robust procurement processes and approved budgets are already in place.	• Increased staff time required to prepare agenda items for a larger number of capital contracts. • Increased governance workload for lower-value (and lower-risk) approvals which have already followed strict procurement processes. • A greater impact on the capital delivery programme due to a larger number of projects being affected by delays of up to 6 weeks from identification of the preferred tenderer to Council approval.

Analysis Conclusion:

Option 2 is considered the preferred option as it balances operational efficiency with governance oversight. It recognises that Council already influences expenditure through planning processes, budget approval, procurement frameworks and reporting mechanisms, while introducing an additional governance checkpoint for higher-value commitments where the consequences of any potential risk are greatest.

The recommended limit is broadly consistent with comparable councils and ensures elected members have oversight of decisions with the greatest financial, reputational and strategic significance, without unnecessarily impacting delivery of lower-value projects and operational activities.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal is estimated to be \$0.

Regardless of the option chosen, no change is proposed to the requirement to report contracts signed over \$500,000 in the Chief Executive's monthly performance report.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

Clause 32 in Schedule 7 of the Local Government Act gives the Council the power to delegate any of its responsibilities, duties or powers (with some exceptions) to an officer of Council.

The ability to delegate does not remove Council's ultimate accountability for decisions made under delegation. Council may amend, revoke or replace delegations at any time and must balance operational efficiency against appropriate governance oversight.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

Procurement of goods and services is undertaken in accordance with Council's Procurement Policy (July 2026) and guidance is also provided to staff by way of TDC Procurement Procedures (July 2026).

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.

As this is an administrative matter, no Māori engagement is required.

Ngā Tūraru | Risks

Council already manages expenditure risk through approved budgets, procurement policies, procurement planning, financial reporting and audit processes. These controls remain in place regardless of the level of financial delegation.

The key risk consideration is not whether a procurement process is followed, but the potential consequences should an error in process, assumptions, judgement, risk assessment or contract award occur. As the value and significance of contractual commitments increase, the potential financial, operational, reputational and strategic impacts on Council also increase.

A higher delegation limit supports operational efficiency and timely project delivery but results in significant commitments being approved solely within management delegations. A lower delegation limit introduces an additional governance checkpoint for higher-value commitments, providing an opportunity for independent review, challenge of assumptions and shared accountability for decisions with greater potential consequences.

There is therefore a trade-off between operational efficiency and governance oversight. The appropriate delegation level is ultimately a governance decision regarding where Council wishes that balance to be set, which is why Option 2 is the recommended position.

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

Council has a range of mechanisms to influence and oversee expenditure, including the planning processes, budget approvals, procurement policies, financial reporting and audit processes. Significant procurements are also subject to established planning and evaluation processes before a contract award recommendation is made.

The decision for Council is therefore not whether appropriate controls exist, but where the balance between operational efficiency and governance oversight should sit for significant expenditure decisions.

Retaining the current delegation provides the greatest operational efficiency and supports timely project delivery. Reducing the delegation provides an additional governance checkpoint for higher-value commitments, allowing elected members to review processes, consider strategic implications and share accountability for decisions with significant financial, operational and reputational consequences.

Option 2 is considered to provide the most appropriate balance between these competing considerations. It retains management flexibility and efficiency for lower-value procurements while ensuring elected member oversight of significant contractual commitments. The proposed threshold is also broadly consistent with practices adopted by comparable councils.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.6 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - JULY 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. Note that as per normal year-end process, the finance report is reduced due to the financial year end close. Detailed financial reports for 30 June, including the required audit opinion will be provided to Council in the 2025/26 Annual Report.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Performance Report - July 2026 [↓](#)
2. Portfolio Update - July 2026 [↓](#)
3. Finance Report - July 2026 [↓](#)



TAUPŌ DISTRICT COUNCIL

PERFORMANCE REPORT

July 2026

CHIEF EXECUTIVE - Julie Gardyne

Overview

July was a month of both achievement and reflection for the Taupō District Council team. We were saddened by the passing of former Mayor David Trewavas, whose decades of service, leadership and commitment to the Taupō District left a lasting legacy on our communities. We extend our thoughts to David's family, friends and all those who had the privilege of working alongside him.

Staff continued to support a vibrant district, helping enable 92 events, including the Taupō Winter Festival and Matariki celebrations, which brought communities together and contributed to local economic and social wellbeing.

Another significant focus for the organisation was continuing to respond to the local government reform process. Staff provided analysis, governance advice, communications, and engagement support to assist councillors in considering whether to submit a Head Start proposal, while ensuring Taupō's interests and community feedback were clearly represented throughout regional discussions.

Government policy update

A significant focus for the organisation was the continued focus on Government's local government reform process. Staff provided analysis, governance advice, and engagement support to assist councillors in considering the available options on whether to submit a Head Start proposal, outlining the implications for the Taupō District. This work culminated in Council's decision on 28 July not to submit a Head Start amalgamation proposal at this time, with Council instead resolving to prepare a response to Central Government outlining its concerns with the reform process and seeking flexibility to continue exploring future options.

Following the decision, staff commenced work on preparing Council's formal response to Government ahead of the August deadline, while continuing engagement with neighbouring councils, iwi partners, ministers, and officials to ensure Taupō District's interests and community feedback are clearly represented as local government reform discussions continue.

Stakeholder relationships

Stakeholder relationships remained a significant focus during July. The organisation continued to work closely with neighbouring councils, iwi partners, ministers, government officials, and community stakeholders to ensure Taupō District's interests and perspectives were well understood as local government reform discussions progressed.

Toward the end of the month, pre-engagement on a District- Wide Reserve Management Plan (excluding Tūrangi and Motutere which have recently adopted reserve management plans) begun. The review will bring together existing reserve management plans into a single District-Wide Reserves Management Plan. The engagement period is running until 30 September 2026.

Strong relationships across local government, iwi, community organisations, and central government remain critical to achieving positive outcomes for the district. Ongoing engagement throughout July helped strengthen these connections, support informed decision-making, and ensure local voices continue to be represented in both strategic planning and policy discussions.

Operating efficiency and improvements

Council's internal (ELT) business plan outlines our core activities for the 2025/2026 financial year. We have major initiatives such as capital delivery (\$70m) and recurring activities including infrastructure upgrades, regulatory compliance, health and safety framework improvements, and core financial activities such as Annual Report completion and asset capitalisation. This year there is also a heavy schedule of non-business-as-usual projects such as long-term planning for water services, legislative reforms and cross-council strategic reviews.

As at 31 July 2026, 22 activities were complete and 16 were on track. The remaining activities that are off-track include erosion control and resource consent application processes. The Future Development Strategy review, payroll system upgrade and infrastructure asset revaluations are currently on hold.

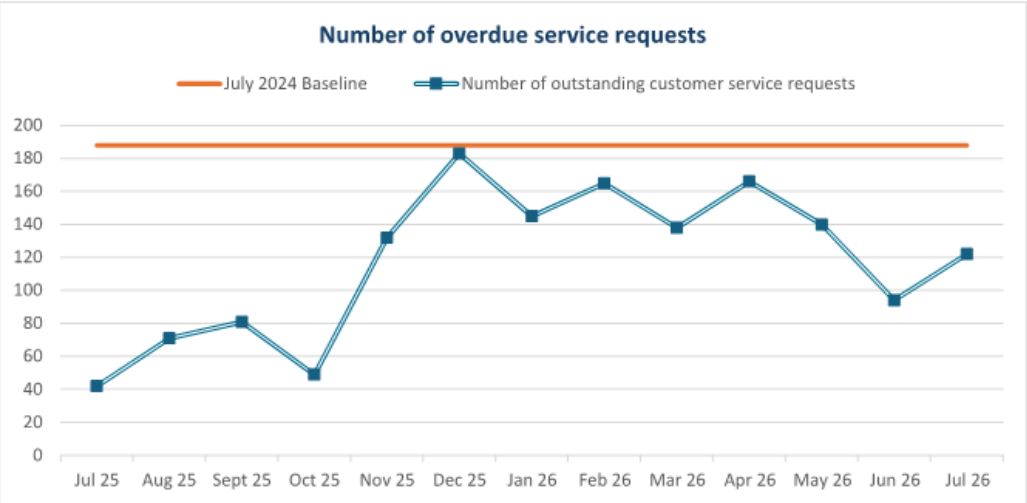
ELT Business Plan; 50 activities



■ On Track ■ Off Track ■ Achieved ■ On hold

PEOPLE AND COMMUNITY PARTNERSHIPS - Hadley Tattle

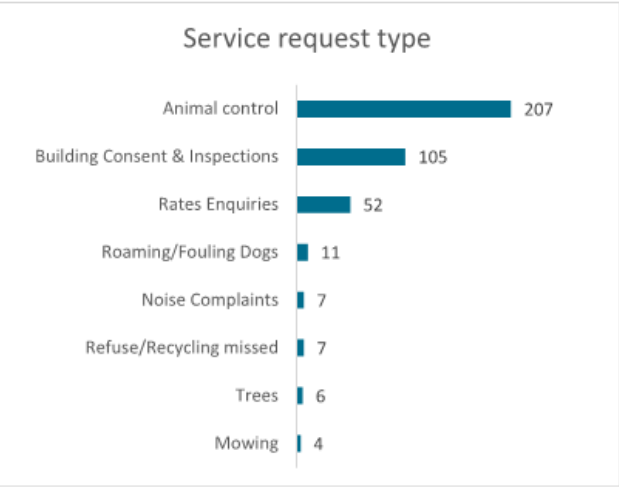
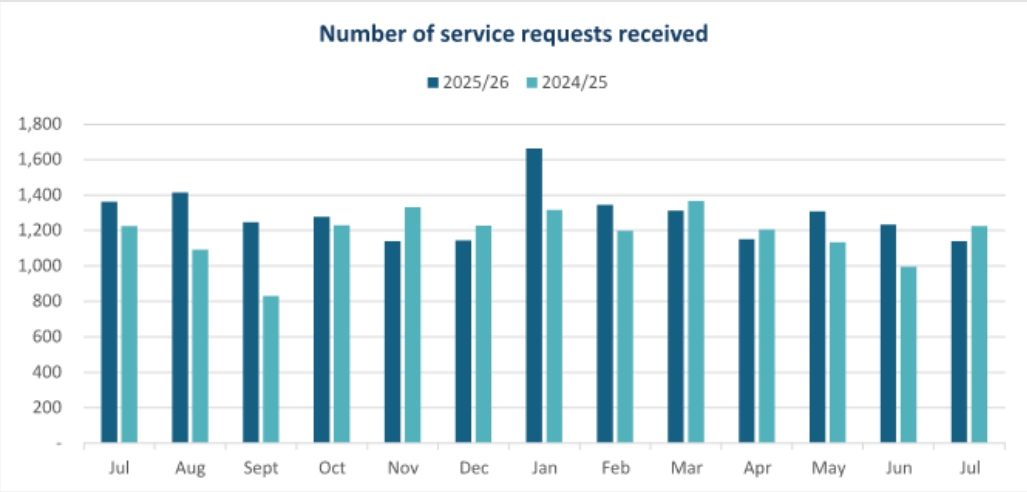
Customer focus



4385 calls received by customer services

71% of calls answered within 40 secs

July's primary focus for the customer experience team was supporting the annual dog registration period. This seasonal activity drove a significant increase in customer enquiries and contributed to the strong call volumes experienced by the contact centre. Despite this increased demand, the team continued to provide responsive customer service. While the number of overdue service requests increased compared with June, performance remains improved compared with historical levels, with July recording the second-lowest number of overdue requests since October 2025. This reflects the continued organisational focus on improving customer responsiveness and reducing service request backlogs.



Community engagement and communications

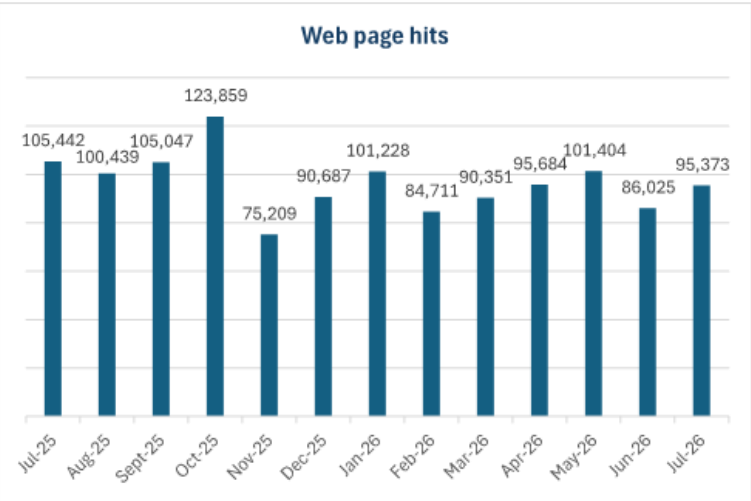
103,315 people engaged in social media across this messaging area in July

Local government reform - we continued informing the community about the local government reforms as the deadline for a Head Start outline proposal continued to approach and the ground shifted constantly. These updates continued to generate significant interest.

Plastic Free July - we promoted the messages of Plastic Free July including simple actions people could take to reduce plastic use and therefore plastic waste.

Landfill consent and rubbish - messaging about the future of waste in the Taupō District and the renewal of the landfill consent was supported by ongoing messaging about correct rubbish bag sizes and recycling rules.

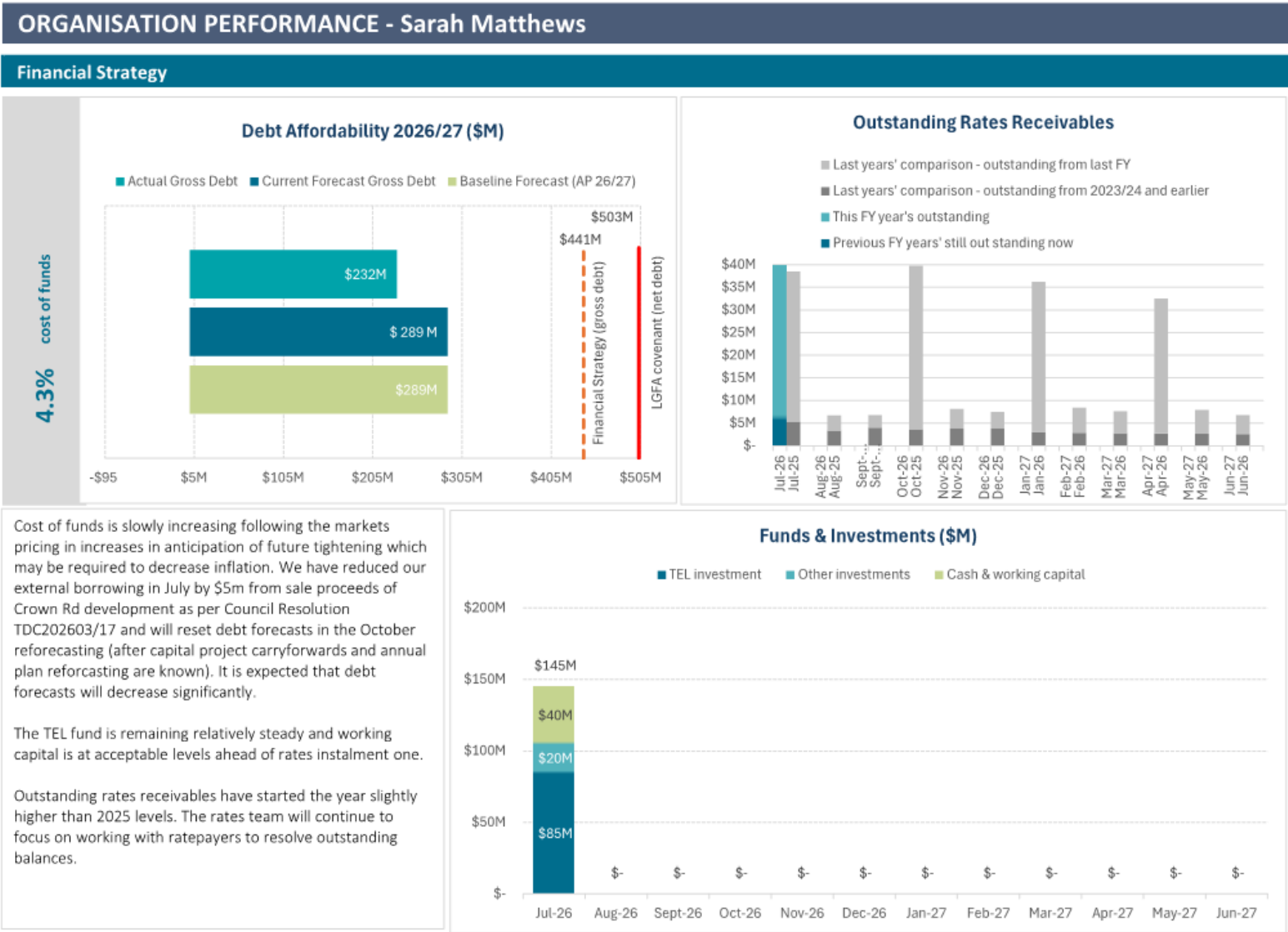
Passing of former Mayor David Trewavas - the sudden death of former Mayor David Trewavas prompted an outpouring of tributes and sympathy with people enjoying the album of photos we shared and many comments about his outgoing personality and interest in people.

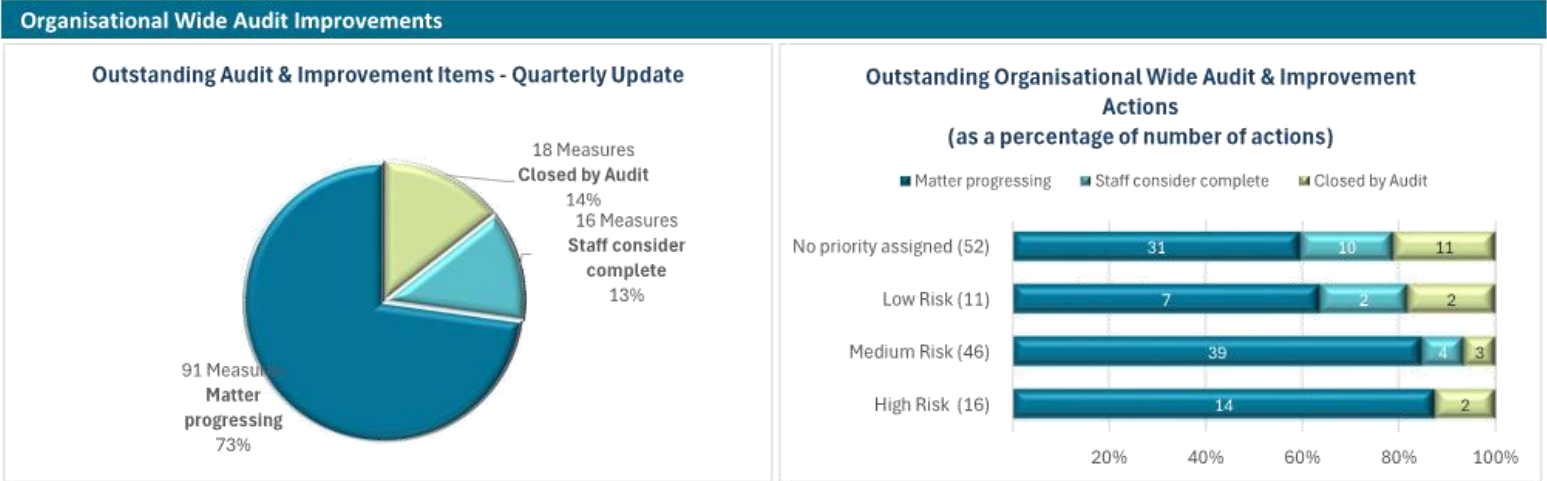
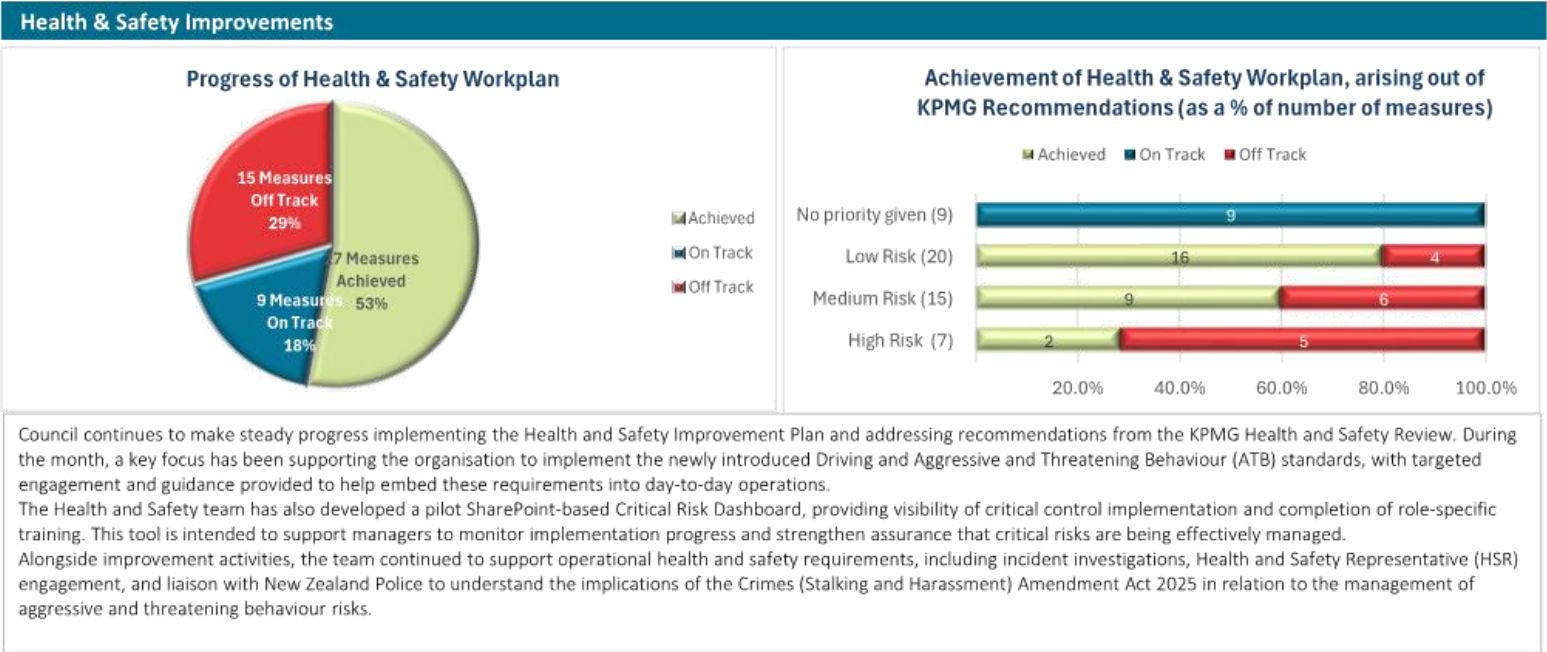


Iwi partnerships and initiatives

A third Head Start hui was held in July, bringing together iwi partners to continue discussions on this important kaupapa. The hui generated good interest and engagement, with partners keen to explore opportunities for collaboration and to contribute their perspectives as the process developed. The process enabled regular opportunities for engagement with iwi partners.

The team also worked closely with hapū representatives and stakeholders on a range of projects. This included engagement on the Wastewater North project, along with further hui relating to the consent process for the Broadlands Road Landfill.





Council Property

Crown Road Development: Post titles being received, Council has settled on seven lots, with three more due to settle in August and September. Two additional lots have conditional contracts and there has been good market interest across July and August.

East Urban Lands: The Oroko Rise Consortium has commenced construction on 35 lots, with a further 14 lots scheduled to begin in August. The first homeowner is expected to move into the development in November. Stage 1B physical works are progressing in line with the programme and are due for completion as scheduled. Council and the Consortium are currently planning a launch date for Stage 1B following the issue of titles.

Mahoe Street: Council has accepted a conditional offer for all three lots.

General: The team have continued to focus on development of the Long Term Plan (LTP) activity budgets and business cases. Current focus for centralisation of leases and licences has been updating legal templates and instructions for staff.

Digital Solutions

During July, Digital Solutions continued to advance key technology project, including TechnologyOne Compliance configuration in preparation for User Acceptance Testing August and commencement of the annual TechnologyOne upgrade. The cloud migration project was awarded to Spark, with implementation commencing in August, while a range of other system enhancements remained underway. Organisational changes within the Digital Solutions team were finalised during the month and will require careful management of resourcing and delivery priorities over the coming months.

Local Government Official Information and Meetings Act (LGOIMA) requests

FY25/26 RECEIVED

298

Full-year requests

INCREASE IN REQUESTS

9.2%

FY25/26 vs FY24/25

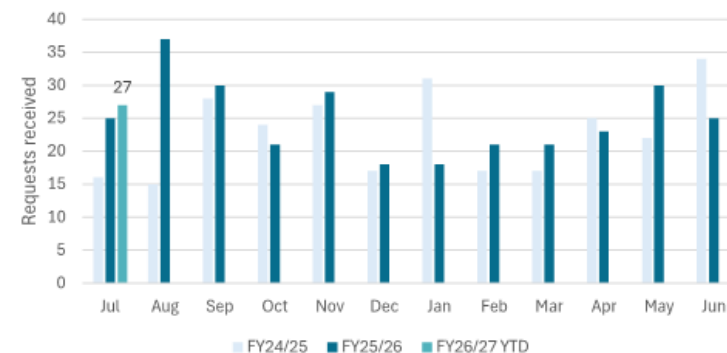
Local Government Official Information and Meetings Act (LGOIMA) requests

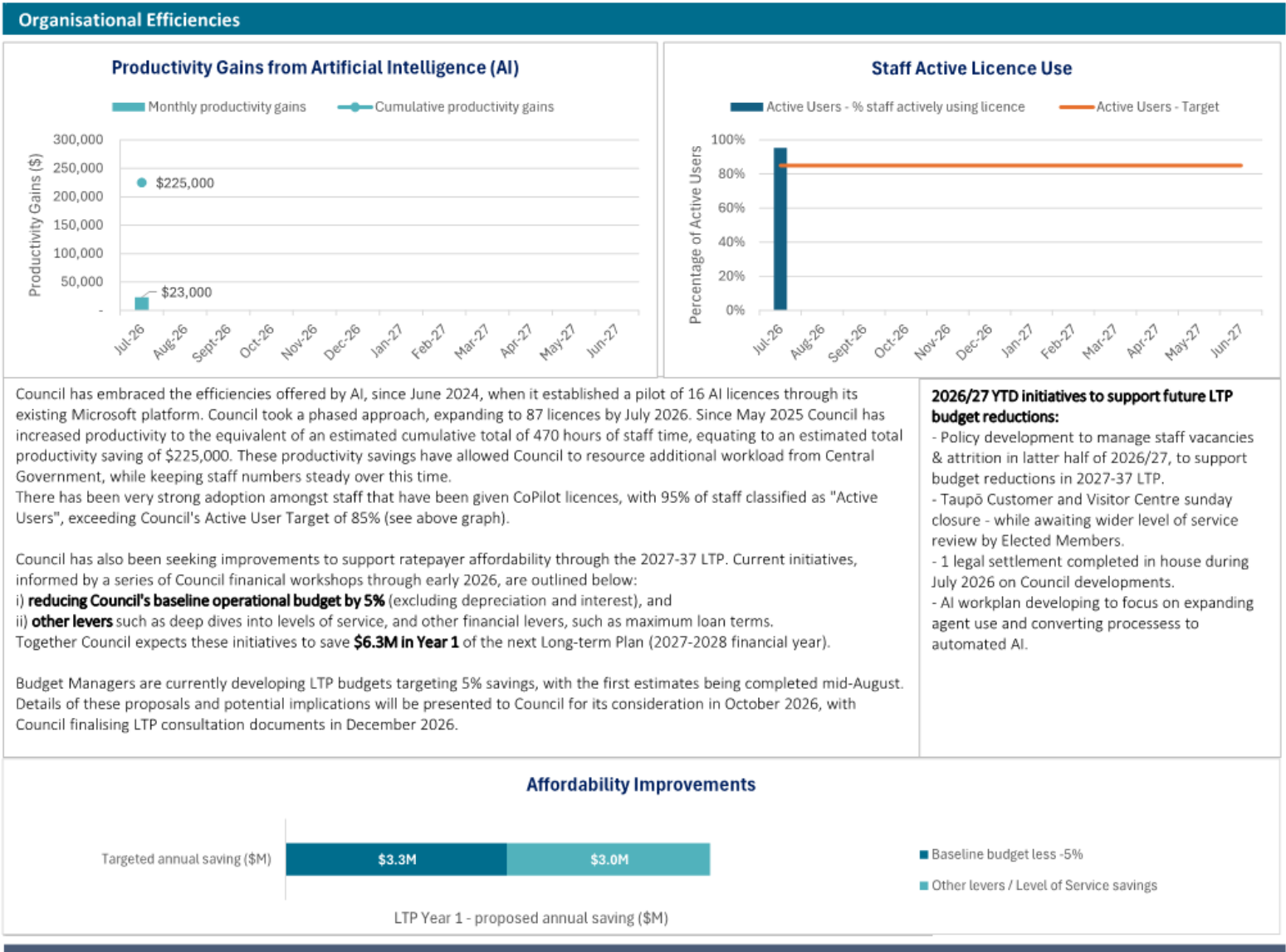


100% of LGOIMAs processed within 20 days - YTD

LGOIMA requests for July 2026 are continuing the upward trend, compared with the last two years. Topics covered a mix of Council projects and consultation, infrastructure, compliance, consents and property matters, Council spending, and environmental concerns. Key topics included reserves, geothermal projects, Mangakino wastewater, consent processing times, procurement, arborist costs, Tokaanu hazards, Mokai waterways, and recycling.

RECEIVED REQUESTS - YEAR ON YEAR Monthly received volume by financial year





COMMUNITY INFRASTRUCTURE AND SERVICES - Tony Hale

Three Waters

Monthly dry weather overflow

per 1000 customers

Jul-25

Aug-25

Sept-25

Oct-25

Nov-25

Dec-25

Jan-26

Feb-26

Mar-26

Apr-26

May-26

Jun-26

Jul-26

Monthly weather overflow

Cumulative overflow - YTD

End of FY target

3

notifications to Taumata Arowai of risk to drinking water quality. Target is Nil. 1. Monthly arsenic test results exceeded compliance limits in Centennial Drive, Hatepe, and Motutere. Arsenic has always been present in these water supplies due to geothermal activity. The test results continue to be stable and arsenic removal is included in the treatment plant upgrades that are underway. 2. There is one ongoing notification to the Water Services Authority regarding elevated lead test results measured following treatment. Investigation and management of this issue is ongoing. The issue is localised, related to a manifold and small section of pipe, rather than general water quality issue. 3. Two instances of SCADA data loss at the Omori Water Treatment Plant and Taupō reservoirs were outside the requirements and therefore impact July compliance.

2

moderate or significant resource consent non-compliances (take & discharge) with an actual or potential adverse health or environmental effect. Target is Nil. 1. The Waikato Regional Council (WRC) was notified following a wastewater network overflow incident that resulted in wastewater entering the stormwater system and Lake Taupō at Acacia Bay. The cause of the overflow was fat and wet wipes. 2. The WRC was notified following reports of odour at the Taupō Wastewater Treatment Plant, related to the inlet works project.

- It continues to be a busy time for the Three Waters team, with continued focus on delivery of the capital works programme, development of the Water Services Strategy, preparation of asset management plans, and supporting ongoing operational and compliance activities across the district.

- Work remains focused on ensuring Council is well positioned to meet future service, infrastructure, and regulatory requirements while continuing to deliver reliable water, wastewater, and stormwater services to the community.

- The new Motuoapa Water Treatment Plant was successfully commissioned through July and is now demonstrating full compliance with protozoa and arsenic rules.

Transport

- The team is busy finalising the renewal plan for the new financial year, and assessing the affordability.

- Winter is a season for planning and getting ahead of the temperatures turning and roading season kicking in.

- During July, 95 service requests (see graph to the right) were received.

- Waikato Regional Council is still collating the public transport passenger numbers for July.

Roads - Vehicle Crossing, 4

Other

Footpaths and Berris Enquiry, 11

Roads - Cycling and Pedestrians, 3

Roads - General Safety Concerns District Wide, 7

Roads - Kerb and Channel, 5

Roads - Illegal Parking, Unauthorised Occupy and Encroachment, 2

Roads - Marking, 2

Roads - Physical Surface, 3

Roads - Pothole or Similar Damage, 2

Roads - Signs, 12

Roads - Speed Concerns, 2

Roads - Filth, Obstruction, Environmental Spill or Leaks, 6

Roads - Streetlights, 10

Roads - Traffic Management, 7

Roads - Trees, 13

July 2026 * PERFORMANCE REPORT * 1 | 2

Item 5.6- Attachment 1

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Waste Management

401 tonnes of waste diverted from landfill - YTD

15% of waste stream diverted from landfill - YTD

50% target diverted from landfill - by 2034

- Broadlands Road Landfill is currently consented to operate until December 2027, and Council has lodged an application with Waikato Regional Council seeking a new resource consent for up to 30 years, followed by a five-year aftercare period. A public workshop was held on 30 July on the consenting process. Council also continues to work collaboratively with the local hapū.
- Another consent application for the new shed resource recovery shed at the Broadlands landfill has been submitted to the district council. The funding deed with the Ministry for Cities, Environment, Regions and Transport was signed for the resource recovery shed.
- The team ran the plastic free July programme, and attended a regional hui on waste minimisation.
- The landfill and transfer stations are in full compliance with resource consents.

Events and Venues

- While only two financially supported events were delivered during July, it was a busy month across the district, with 92 events taking place and providing a wide range of opportunities for residents and visitors to connect. Together, these events contributed to community wellbeing, supported local businesses, activated public spaces and reinforced the district's reputation as a vibrant year-round destination.

- A significant number of these events formed part of the Taupō Winter Festival, which delivered a diverse two-week programme during the school holidays. Activities ranged from the popular Wairakei Ice Rink, roller discos and treasure hunts through to arts, cultural and community experiences. The festival may have helped attract visitors to the region while providing affordable and accessible entertainment for locals. The district also continued to recognise and celebrate Matariki, with activities and exhibitions commencing at the Taupō Museum and extending opportunities for reflection, learning and connection. Tūrangi was particularly active, hosting 15 events throughout the month.

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

Donations, grants and sponsorship fund

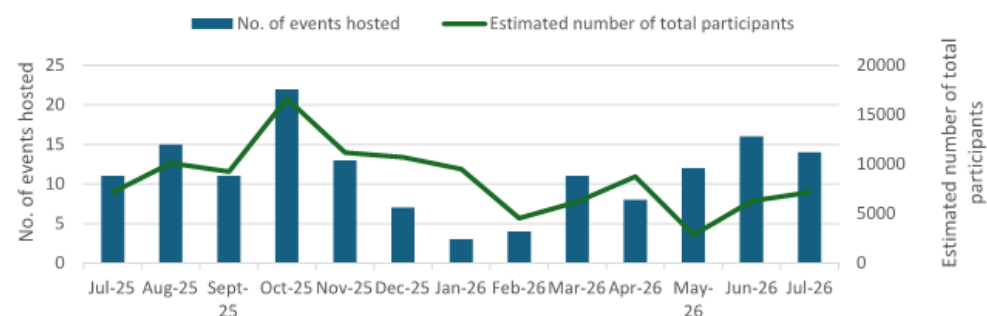
\$10,000 of **\$433,000**

donations, grants & sponsorship fund invested to date

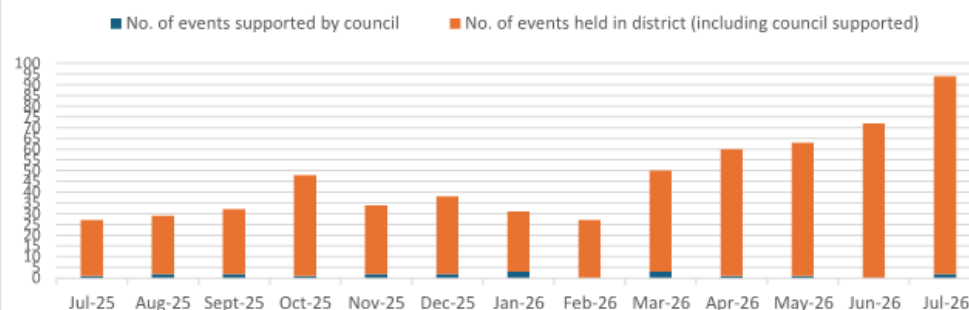
\$27,403,302 estimated economic return - YTD *

273933% return on investment - YTD

Monthly events hosted by council venues



Events held in the district



July 2026 * PERFORMANCE REPORT * 2 | 2

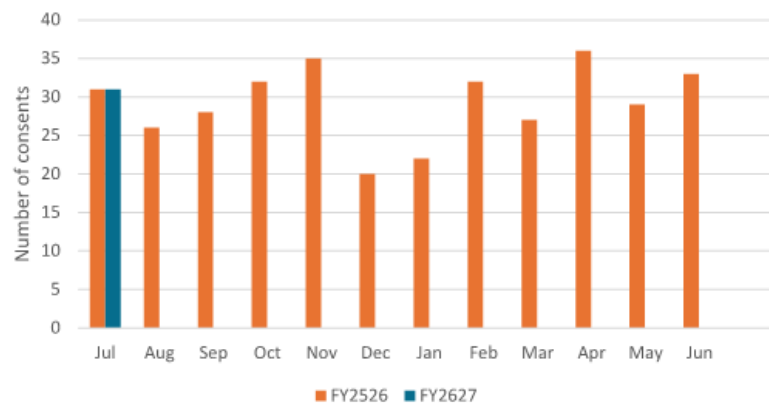
STRATEGY AND ENVIRONMENT - Warrick Zander

Policy

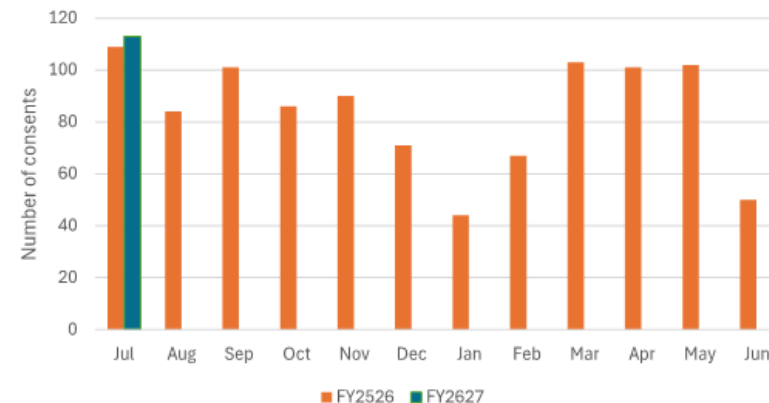
- Supported the development of a Council response to the Head Start process.
- Continued ongoing work on the development of the Long-term Plan 2027-37.
- Continued the development of a District Wide Reserve Management Plan

Environmental Services

Total resource consents granted by month



Total building consents granted by month



- July was another productive month, with the successful implementation of Objective Build, which is now fully functioning as Council's new building consenting platform.
- The team also continued advancing key initiatives including parking management improvements, regulatory planning, and preparation for future legislative and system changes, while maintaining delivery of core statutory functions.
- All Long Term Plan key performance indicators were met at the end of June for the 2025/26 financial year. Business demand has remained strong across the group, with service levels maintained despite ongoing workload pressures. Maintaining momentum, and achieving greater operational efficiencies without compromising customer service or compliance outcomes will remain key areas of focus as the team moves into the next quarter.
- Dog registration performance also remains positive, reaching 76 percent by the end of July, providing a solid foundation ahead of the final registration push.

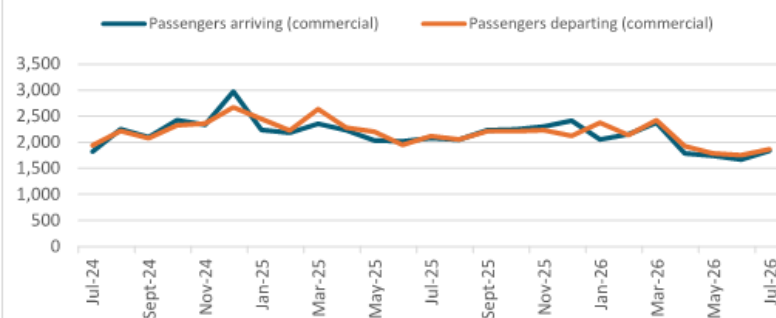
Parks and Reserves

- The team have been mulching and infill planting gardens in Tūrangi and Taupō town centres. The mulch will assist in controlling weeds inspiring.
- Work is continuing in the Joan Williamson Rose Garden, with the winter prune, fertilising and composting of the rose beds.
- Event preparation was undertaken for the Winter Festival and Taupō Marathon with a number of reserve spaces being well utilised.
- The team celebrated the World Ranger Day at the end of the month, with Kaitiaki o te Tau [Ranger of the Year] being awarded to Environmental Ranger, Hamish Bowler.
- Parks and Reserves Manager, Greg Hadley is retiring on 10 August after 34 years of service to the district.

Taupō Airport

- Draft end of year financial results are showing a good operating surplus. However, it is estimated to be six percent less than budget due to higher-than-expected maintenance expense and unbudgeted IT software upgrades.
- A new lease site has been signed and building is due to commence in August. The tenant has also agreed to a short-term rental of the old airport admin building during the construction period. Further interest is ongoing from two other prospective tenants for land to the western side of the airport.
- Taupō Airport is one of the first regional airports in the country to be accredited with a Civil Aviation Authority (CAA) new compliance requirement for a Drug and Alcohol Management Plan (DAMP). Management has been working on the DAMP since the end of 2025 and, following the CAA's approval in July, it will become operative on 5 April 2027.
- Management attended the New Zealand Airport Association's 2026 Regional Airport Summit, which was held in Wellington.
- Private Plan change to the District Plan continues to be delayed due to local planners having requested further clarification on various points. Lodgement is now possible in October. This is a critical piece of work to safeguard the airport operations.
- Development of the 2027 Airport Master Plan has started. Joint consultancy team will facilitate the initial strategy session with the steering group on 17 August. Development of the plan will take six to seven months.
- Airport is working closely with Council on being prepared in case the avian bird flu spreads to other areas of New Zealand.

Arriving & departing passengers



Taupō Airport Authority operating surplus/deficit



GREAT LAKE TAUPŌ Taupo District Council		PORTFOLIO UPDATE						
Activity Area	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
Events & Venues								
Owen Delany Park upgrade A masterplan design and construction to upgrade Owen Delany park. The main focus being to address the current seismic ratings of the grandstand, changing rooms, clubroom/function space and the lighting, PA system and scoreboards for Field 1. The aim is to upgrade and futureproof this facility, to host larger events and to take the pressure off other local sports and rec facilities.	●	●	●	●	Opening of the Sports Hub is scheduled for 4th of September. Building Consent lodged for the grandstand.	Completion of Building Consent. Seal final half of carpark in front of Sports Hub.	88%	\$10M
Tūrangitukua Park (te Aonini carpark seal) Extend carpark seal over grassed area and install additional drainage to mitigate flood risks from stormwater discharge. Will require engagement to find a solution which avoids tapu land.	●	●	●	●	All construction onsite has been completed	Closure	84%	\$0.3M
Investments								
204 Crown Road - subdivision earthworks & civil Development of 31 hectares of land along SH1, focusing on earthworks and civil works to facilitate the sale of lots and generate revenue.	●	●	●	●	Construction complete and titles issued. Sales progressing well. Closing out project and lessons learned.	Formally close project.	97%	\$11.0M
EUL Stage 1 Lot 20 - Earthworks & Civil. Provide affordable lots for medium to high density dwellings to eligible purchasers and renters, supporting both affordable housing and revenue generation.	▲	●	▲	●	60% of Stage 1a homes sold. 75% of 1a homes will be under construction by the end of August. First (market) home owners due to move in to property in coming weeks. Stage 1b civil works tracking to plan and due for completion in October.	Continue Stage 1a sales and marketing through build partners. Complete Stage 1b civil works.	103%	\$11.9M
Parks & Reserves								
Erosion Control - Kuratau Mitigate effects of lakeshore erosion at Kuratau foreshore.	▲	▲	▲	●	Project team formed. Current erosion-affected areas identified for beach nourishment over the next month or so.	Meeting with WRC to clarify details around Project Watershed funding. Beach nourishment to repair erosion from summer/autumn weather events.	100%	\$0.8M
Erosion Control - Tapuaeharuru Bay Mitigate effects of lakeshore erosion in Tapuaeharuru Bay.	▲	▲	▲	▲	There has been continued monitoring for any new slips or erosion. There has been recent movement including cracking in the ground and loose material that has slipped, however the threshold for emergency works as specified in the Action Response Plan has not been met.	Meeting with WRC to clarify details around Project Watershed funding.	93%	\$0.2M
Mangakino Lakefront Upgrade Project This project will combine a number of existing LTP Mangakino redevelopment projects/renewals into a coherent upgrade project for the Lakefront. The aim will be to futureproof use of the area. Includes Shared Path Mangakino.	▲	●	●	▲	Lease agreement progressing (Mercury & LINZ legal to meet in Sept) Progressing minor design changes on the boat ramp parking area post-engagement feedback Stage-1 procurement ongoing Working through consent requirements	Tender Stage-1 Plan public engagement for boating stakeholders	29%	\$1.7M
Solid Waste								
Broadlands Road Consent Programme Renewal of Broadlands Road Landfill Consent which expires in 2027.	◆	◆	●	▲	21 July WRC consent application lodged 29th July hui with affected parties 30th July Council Workshop	Schedule next hui w/affected parties Ongoing consent process	52%	\$1.0M
Support services								
Long Term Plan 2027 Development of Long-term Plan and Water Services Strategy 2027-37, to be adopted June 2027.	▲	▲	●	▲	Teams have been underway with Activity Area Plans and Project Justifications, with the majority being completed by the 5 August deadline. A few extensions due to complex workloads such as restructures and Head Start. We are needing to relook at the programme of works and consider possible changes due to timeframes and competing priorities such as Head Start and finance team requirements.	ELT Review mid August and Exec Review. Working towards preparing for Council workshops in mid-late september	0%	
Transport								
Omori / Kuratau Slip Repairs to slip on Omori road required including retaining wall structure.	▲	●	●	▲	Contract awarded, pre construction documentation being submitted. Estimated construction start date 7 Sept 2026 - comms to go out. Scope change noted, Slip 2 remediation works had further geotech investigations done to ensure the right solution is put forward.	Construction to start once Traffic Management Plan approved and all supporting documentation received.	64%	\$0.3M

GREAT LAKE TAUPŌ Taupō District Council		WATERS PORTFOLIO UPDATE						
Activity Area	OVERALL	TIME	COST	SCOPE	KEY UPDATES	UPCOMING MILESTONES	% COMPLETE (Life Budget)	LIFE BUDGET
3W All								
SCADA FTView Upgrade Programme of upgrades to convert legacy 3W network SCADA control systems technology to FTView.	▲	▲	●	●	Delays from contractor completion of documentation holding up completion of contract. Contractor delays	Completion of contract	89%	\$4.6M
Water Services Delivery Plan Implementation Programme of work required to comply with central government reform Local Water Done Well.	●	●	●	●	Financial year end activities, first month end for new entity, transactions are processing well, teams adjusting to new structure. No major issues.	Refocusing on plans and requirements for 2027 - Commerce Commission Information Disclosure requirements and Water Services Strategy	92%	\$1.2M
Stormwater								
Stormwater Discharge Consents Renewal District wide Stormwater consent expires June 2027, a significant amount of work will be required to renew this consent.	▲	●	▲	●	Site visits with Waikato Regional Council	Draft reports for review	80%	\$0.8M
Wastewater								
Taupo WW Control gates bridge buffer storage tanks To enable continued growth in the Nukuhau area and increase resiliency to the control gates bridge pipe, we will install buffer tanks and pump station at Control Gates bridge to manage peak flows.	●	●	●	●	Construction is on the go, existing AC main removed, delivery of sheet piling is completed.	Re-route existing water main and install sheet piling.	55%	\$0.8M
Taupo WWTP Infrastructure improvements Phase 1 Phase 1 improvement works Seismic works - demolition of Treatment Plant roof structure Inlet works - installation of new screens and supporting equipment Bypass pump station - installation of a new bypass pump station to Pond 3	▲	●	●	▲	Progress has been made on both the inlet screens and the digester lid. The roof and wall panels around the inlet screens were removed to allow for the replacement and reinstatement of the screening equipment. The digester was temporarily taken out of service and cleaned. The lid and its counterweights were removed for maintenance before being reinstalled.	Complete design for proposed solution - new inlet screen installed separately. Plan to cold commission digester lid in August.	31%	\$1.1M
Turangi WW Consent Renewal of Turangi Wastewater discharge consent	◆	◆	●	●	No significant update to report.		32%	\$0.2M
Wastewater Taupō Treatment Future Options Programme of works to increase capacity and improve treatment at Taupō Wastewater Treatment Plant, including installation of a third primary clarifier, pump station upgrades, and new processes to increase nitrogen removal at the plant.	◆	◆	▲	◆	Exploring options Major work programme to be developed through Water Services Strategy		0%	
Water								
Centennial - Treatment Compliance Upgrade Pump station and pipeline from Taupō scheme to Centennial and reservoir upgrade and renewal at Centennial to enable safe and compliant water to be provided to customers on the Centennial scheme.	▲	▲	▲	●	Awaiting procurement approval before sending out tender.	Tender out to Panel Contractors	36%	\$2.6M
District - Universal Smart Water Metering Address high water usage throughout the district through the installation of water meters on all water connections to enable planned growth, reduce wastage and operational costs.	▲	▲	▼	▼	Tender released to market for pilot phase.	Tender moderation.	27%	\$1.0M
Hatepe Drinking Water Standards NZ Upgrade New Membrane Drinking water treatment plant at Hatepe	▲	▲	▲	●	Detail design is underway with the Contractor, however there are some delays with this process due to Contractor resource, works are also underway to plan the new pipeline	Detailed design and completion of cultural impact assessment due in late August/early Sept. Followed by Construction commencing in Oct 2026	40%	\$2.3M
Kinloch Low Zone Reservoir Construction of new reservoir and pipelines to support growth and resilience in Kinloch community.	●	▼	●	●	Site designation Notice of Requirement submitted Onsite review of piping design final review of tender & technical documents	Reservoir tender	35%	\$0.8M
Motuopa Drinking Water Standards NZ Upgrade New Membrane Drinking water treatment plant at Motuopa	▲	▲	▲	●	Main commissioning activities are complete, and the plant is now producing compliant drinking water. The Contractor has requested Practical Completion, which is likely to be managed through a staged approach, as there are additional works that cannot be completed until the Lines Company installs the new transformer.	Practical Completion to be issued (following the Contractor's request), with the remaining works to be completed once the new transformer has been installed.	94%	\$9.6M

KEY

● Low Risk	▼ Risk Decreased (Amber/Red to Green)
▲ Medium Risk	↘ Risk Decreased (Red to Amber)
◆ High Risk	↗ Risk Increased (Green to Amber)
⦿ On Hold (waiting LTP)	▲ Risk Increased (Amber/Green to Red)
80% Almost Complete	\$1.0M Smaller Value Project
12% Low Spend to Date	\$5.5M High Value Project
% Complete = \$ Spend to Date / Life Budget	\$ Life Budget

TAUPŌ DISTRICT COUNCIL – FINANCIAL REPORT

As per normal year-end process, July financials are not available as the Finance team are completing the detailed process for the financial year end close. Normal reporting will resume in September.

TREASURY REPORT - TEL Fund update

Portfolio Summary

Taupo District Council

Interim Only

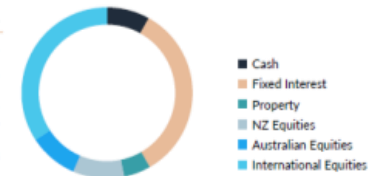
Customised Investment Solutions

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

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

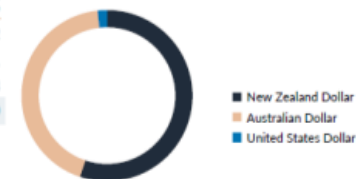
Asset Allocation

Sector	Underlying sectors in which the portfolio is invested	
	NZ Dollar Value	Portfolio %
Cash	6,878,391.46	8.1
Fixed Interest	28,349,898.97	33.5
Property	4,308,201.80	5.1
NZ Equities	8,202,574.80	9.7
Australian Equities	7,840,525.22	9.3
International Equities	28,923,176.82	34.2
Total	\$ 84,502,769.07	100.0



Currency Allocation

Assets by Currency	Currency of market on which the security trades			
	Native Value	FX Rate	NZ Dollar Value	Portfolio %
New Zealand Dollar	46,624,535.96	1.0000	46,624,535.96	55.2
Australian Dollar	30,392,670.37	0.8353	36,384,131.28	43.1
United States Dollar	876,141.31	0.5864	1,494,101.82	1.8
Total			\$ 84,502,769.07	100.0



5.7 ELECTORAL SYSTEM FOR THE 2028 AND 2031 TRIENNIAL ELECTIONS

Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

TE PŪTAKE | PURPOSE

The purpose of this report is for Council to decide whether the electoral system for the 2028 and 2031 triennial general elections should change.

NGĀ KŌRERORERO | DISCUSSION

At the Council meeting held on 28 July 2026, Council was asked to decide if the electoral system should change from First Past the Post (FPP) for the next two triennial general elections for the Taupō District Council. Staff recommended retaining FPP and not to hold a poll. The report from the 28 July meeting is attached (Attachment 1).

Members requested further information about the two electoral systems FPP and Single Transferable Vote (STV) before deciding, and so this item was postponed to a later date.

On 11 August, a public workshop was held to provide further information. This workshop was facilitated by Council's Electoral Officer and covered several topics including how the two systems worked, the advantages and disadvantages of each system, the experience of councils who changed their electoral system, the impact on voter turnout and polling costs and requirements. The presentation is attached (Attachment 2), as well as the workshop notes (Attachment 3).

Poll options and timeframes

At the workshop, the Electoral Officer set out two possible scenarios in case Council decides to hold a poll or should 5% of electors demand one. Petitioners of a poll must set out their full name and address for which they are qualified as an elector of the Taupō District Council, and this is validated by the Electoral Officer.

Scenario 1: Council decides to hold a poll, or a poll is petitioned by 5% of electors (1,414 of our electoral population) following the public notice informing our community of Council's decision on the electoral system **before** 11 December 2026. In this case, the petition is validated as soon as it is received and before 11 December 2026. The poll must be held before 28 March 2027 in time for the 2028 elections. The cost to validate the petition and to run the poll would be approximately \$135,000.

Scenario 2: A poll is petitioned **after** 11 December so the poll cannot be held until after 28 March 2027, pursuant to s30(3A)(a) of the Local Electoral Act 2001. The poll could be held at the same time as the 2028 elections to reduce the cost of holding the poll. The poll result (and chosen electoral system) would be applicable for the 2031 and 2034 elections.

A third possible scenario is that Council decides to hold a poll alongside the 2028 triennial elections. The poll result (and chosen electoral system) would be applicable for the 2031 and 2034 elections.

WHAKAKAPINGA | CONCLUSION

Council can decide which electoral system to use for the next two local elections. Pursuant to sections 27 to 34 of the Local Electoral Act 2001, this decision needs to be made by 12 September 2026.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Resolves, in accordance with section 27 of the Local Electoral Act 2001, that the next two triennial general elections of the local authority and any associated election of the Taupō District Council, viz 2028 and 2031 be held under the First Past the Post;

Or

2. Resolves, in accordance with section 27 of the Local Electoral Act 2001, that the next two triennial general elections of the local authority and any associated election of the Taupō District Council, viz 2028 and 2031 be held under the Single Transferable Vote;

And / Or

3. Holds a poll | Does not hold a poll (*choose preferred option and specify poll date, if applicable*).

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council report 28 July 2026 - Electoral System for the 2028 and 2031 Triennial Elections [↓](#)
2. Workshop 11 August: Presentation from Electoral Officer (A3966974) [↓](#)
3. Workshop Notes 11 August (A3967703) [↓](#)

5.6 ELECTORAL SYSTEM FOR THE 2028 AND 2031 TRIENNIAL ELECTIONS**Author:** Karen Watts, Senior Committee Advisor**Authorised by:** Nigel McAdie, Legal and Governance Manager**TE PŪTAKE | PURPOSE**

The purpose of this report is to determine whether the electoral system for the 2028 and 2031 triennial general elections should change.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The current electoral system is First Past the Post (FPP). This system has been used for the last eight triennial general elections, and Council last resolved to continue using this system in 2020.

Section 27 of the Local Electoral Act 2001 (LEA) provides that a council resolution changing an electoral system must apply for at least the next two triennial general elections. After that period, the electoral system continues to apply unless it is changed through a subsequent council resolution or a binding poll under the Act. In either case, Council has to issue a public notice informing the public on the electoral system that will be used for the next two triennial general elections.

Since Council last considered this matter in 2020, the membership of the Council has changed substantially. As a result, most current elected members have not previously had the opportunity to consider and determine the electoral system to be used for future elections.

Council has three options under the LEA:

- retain the current FPP electoral system;
- resolve to change to a Single Transferable Vote (STV) system; or
- resolve to hold a binding poll of electors¹ to determine the electoral system.

Should Council make a new resolution or decide to hold a poll of electors, this decision must be made before 12 September 2026. Council officers note that the community is currently experiencing significant change as a result of several Government reform programmes, including the Simplifying Local Government programme, the Resource Management Act reforms, Local Water Done Well, proposed rates capping etc., as well as the Long-term Plan process.

Council officers also note that there are financial implications associated with changing the electoral system. A binding poll is estimated to cost approximately \$120,000, while implementing STV for the election would increase vote-counting costs by approximately \$12,000.

Considering the above, staff recommend Council retains the FPP system for the next two triennial elections.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Resolves, in accordance with section 27 of the Local Electoral Act 2001, that the next two triennial general elections of the local authority and any associated election of the Taupō District Council, viz 2028 and 2031 be held under the First Past the Post; and
2. Does not hold a poll.

¹ An electoral poll is a formal way for a local authority to ask its voters to make a binding or procedural decision on their preferred electoral system.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

The LEA provides two electoral systems for local authorities to translate votes into elected representatives in local government elections. These are:

- a) **First Past the Post (FPP)**
Under this system, voters select their preferred candidates by placing ticks next to their names. The candidates with the highest number of votes are elected. This system is simple and familiar, but it does not always reflect overall voter preferences, as candidates can be elected without majority support.

Example:
 - 5 candidates stand.
 - One candidate gets 40%, others split the remaining 60%.
 - That candidate still wins — even though 60% preferred someone else.

- b) **Single Transferable Vote (STV)**
Under this system, voters rank candidates in order of preference. Candidates must reach a specific vote threshold (quota) to be elected. Votes are then transferred between candidates based on voter preferences, meaning a vote can continue to influence the outcome even if their first-choice candidate is not elected. This system is more complex to understand and administer but is generally considered to produce results that better reflect the preferences of the community. An elector's vote keeps working through their ranked preferences until it helps elect someone.

Example:
 - First preferences (the candidates with "1") are counted first.
 - Anyone who reaches the quota is elected.
 - If a candidate has more votes than needed:
 - Their extra votes are transferred to the voter's next preferences.
 - If no candidate reaches the quota:
 - The lowest candidate is removed.
 - Their votes are transferred to the next preference.
 - Repeat until all positions are filled.

NGĀ KŌRERORERO | DISCUSSION

Section 27 of the LEA provides that a council resolution changing an electoral system must apply for at least the next two triennial general elections. After that period, the electoral system continues to apply unless it is changed through a subsequent council resolution or a binding poll under the Act.

The LEA outlines the procedures and requirements for a change in the electoral system. A change can occur in one of the following ways:

- a) A local authority resolves to change electoral systems for the next two triennial general elections. A resolution to change an electoral system must be made not later than 12 September 2026.
- b) Five percent of electors demand a poll on a proposal to change the electoral system. A valid demand must be received by 11 December 2026.
- c) A local authority resolves by no later than 11 December 2026 to hold a poll on a proposal to change the electoral system, irrespective of whether or not one is demanded by electors.

A poll under either b) or c) above must be held by 28 March 2027 for it to apply to the next triennial election. The outcome of any poll applies for the next two triennial elections and any other associated elections.

Notwithstanding a) to c) above, Council is required to give public notice, no later than 19 September 2026 of the right to demand a poll on the electoral system to be used for the next two triennial general elections.

Council resolved in 2020 to continue with the FPP system for the triennial elections in 2022 and 2025. Council now has the opportunity to decide whether or not to change the electoral system for the 2028 and 2031 triennial elections.

Under FPP, electors vote for their preferred candidates, and those with the highest number of votes are elected. The system is simple to understand and has worked well for the past eight triennial general elections. Our community is familiar with this system and understands why a candidate has been elected over another.

Under STV, electors rank candidates in order of preference. Candidates are elected once they reach a defined quota of votes, and surplus votes and preferences are transferred according to voter rankings until all vacancies are filled. STV is designed to produce a more proportional outcome than FPP, particularly in multi-member wards.

If Council were to adopt STV, it would require a transition period, including public information and engagement so that our community understands the voting system and how votes are counted.

Changing to STV would also result in a higher vote processing fee of approximately \$12,000 per election, along with additional staff time and associated engagement costs.

If Council chooses to hold a poll to determine the community's preferred electoral system, officers estimate the cost would be approximately \$125,000.

Any change from the current system comes within the backdrop of significant change in the local government sector, including the Local Government reform and the current long-term planning cycle. These changes have created a lot of uncertainty and have placed additional demands on staff capacity. Our community has also been contending with these changes.

Based on these considerations, staff consider there to be three options, with Option 1 - Retain the FPP system being the preferred one.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Status Quo - Retain the FPP system

Advantages	Disadvantages
- Simple and familiar system – easy for voters to understand and participate in. - Straightforward voting process – voters select their preferred candidate(s) with a tick. - Quick and transparent counting – results are easy to calculate and explain. - Clear election outcomes – produces an obvious winner without complex calculations. - Efficient administration – lower cost and complexity for election management. - Avoids the need for additional community consultation at a time when there is significant engagement on the local government reform, resource management reform and the Long-Term Plan.	- Less representative outcomes – elected candidates may not reflect majority voter preferences. "Winner takes all" effect – candidates can be elected without majority support. - Higher number of "wasted" votes – votes for unsuccessful candidates do not contribute to representation. - Worse minority representation – harder for diverse or minority voices to be elected. - Potential for disproportionate results – outcomes may favour larger voting blocks over overall voter distribution.

Option 2. Resolve to change from an FPP to STV system

Ordinary Council Meeting Agenda

28 July 2026

Advantages	Disadvantages
• Considered best with larger wards with multiple vacancies. • More representative results – better reflects overall voter preferences. • Proportional representation (in multi-member wards) – supports fairer distribution of seats. • Fewer “wasted” votes – preferences are transferred, increasing voter impact. • Greater voter choice – voters can rank multiple candidates. • Improved minority representation – increases likelihood of diverse candidates being elected.	• More resource would be required for communications and education about this voting system - effective participation depends on understanding ranking process. • More complex counting process – requires multiple rounds and often computerised counting. • Slower results – final outcomes take longer to determine. • Less transparent to some voters – process can be harder to follow compared to FPP. • Approximately additional \$12,000 in costs to election management services. • Change fatigue with the community given the already significant engagement on the local government reform, resource management reform and the Long-Term Plan.

Option 3. Hold a poll to assess our community’s preferred system

Advantages	Disadvantages
• Electors would be able to decide the preferred voting system.	• Additional cost of approximately \$125,000. • Consultation fatigue with the community given the local government reform and Long-term Plan.

Analysis Conclusion:

It is recommended that Council proceeds with Option 1 and resolves to retain the FPP system and not to hold a poll.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial impact of the proposal if Council retains the FPP system is nil.

If Council chooses to hold a poll or electors demand a poll, the additional approximate cost would be \$125,000.

Should the STV electoral voting system be preferred, the additional cost for a triennial election is around \$12,000 which is approximately 20% additional to the vote processing fee. This cost would be incurred at the next election in October 2028. Communication and engagement costs, together with staff time, would also be required to inform our community about the change in the electoral system and explain how the new voting system would operate.

Long-term Plan/Annual Plan

If the preferred option is chosen, no additional expenditure would need to be budgeted for. However, choosing to conduct a poll or moving to the STV electoral system would require budget provision in the Long-term Plan 2027-37.

Ngā Aronga Ture | Legal Considerations

Local Government Act 2002

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

present and for the future. It is considered that social, economic, environmental and cultural wellbeing are of relevance to this particular matter.

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

Local Electoral Act 2001

This proposal is consistent with sections 27 to 34 of the Local Electoral Act 2001 which sets out the process by which Council may determine the electoral system.

Authorisations are not required from external parties.

Ngā Hiraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

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

No specific engagement has been undertaken with iwi and hapū on this matter given the decision is limited to consideration of the preferred electoral system for local authorities.

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

The decision will be communicated in a public notice in the Taupō and Tūrangi News and on Council's website, as required by the LEA.

WHAKAKAPINGA | CONCLUSION

Council has the opportunity to change the electoral system for the next two triennial elections. However, given the amount of change facing the community, including as a result of the Government's local government reform programme, together with the financial cost of the alternatives, it is recommended that the Council retain the familiar and simpler FPP system for the next two triennial elections.

NGĀ TĀPIRIHANGA | ATTACHMENTS
Nil



2028 Electoral Systems Option

Electoral Officer Presentation
Taupo District Council

11 August 2026



Proven
election
services
experience

Proven
vote
processing
capability

Proven
risk
management
experience

Proven
online
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experience

The Electoral System Option

- ◆ A change to the electoral system can be initiated by:
 - a resolution by the local authority; or
 - a poll of electors
- ◆ Decision by a local authority must be made by 12 September 2026 **if a council wishes to change the electoral system** for the next two triennial elections (s27)
- ◆ **Not Mandatory** – council can do nothing, the status quo will continue to apply unless changed by a council resolution or a poll of electors
- ◆ Public Notice of the right of electors to demand a poll must be published by 19 September 2026 – the public notice **is mandatory** whether the Council passes a resolution or not
- ◆ Decision (and public notice) is not necessary if the current system was put in place by a poll that applies to the 2025/2028 or 2028/2031 elections or a council has already resolved to hold a poll.



Electoral System Poll

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◆ Can be either:

- held at the initiative of a council (by resolution); or
- be demanded by a minimum of 5% of the electors
- 5% of 28,269 electors in Taupo DC in 2025 is **1,414**
- Estimated cost of a Poll is approx \$135,000
- If resolved by council by 12 September 2026 then Poll must be held by 28 March 2027

The result of a poll is binding and the electoral system adopted must be used for the next two triennial local elections and all subsequent elections until the council passes another resolution to change the electoral system or a further poll is held.

If a Poll is held by 28 March 2027 then the electoral system will be in place for the 2028 and 2031 council elections. If the poll is held after 28 March 2027 then it will be in place for the 2031 and 2034 elections.



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‘Future For Local Government’ Report

- ◆ The FFLG report from 2021 (page 87) has recommended that STV be adopted as the nationwide voting method for council elections, to quote.....

“STV can be more representative of voters’ choices because a vote can be transferred if a preferred candidate does not meet a certain threshold. This transfer of votes avoids wasted ballots. Early research demonstrates that STV leads to improvements in the representation of women (Vowles and Hayward 2021). However, the representative benefits of STV work best when there is a large pool of candidates and wards with more than one seat being contested.”



First Past the Post (FPP)

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capability

Proven
risk
management
experience

Proven
online
voting
experience

- ◆ Well known and well used, everyone knows how it works
- ◆ You get as many votes as there are positions to fill
- ◆ You tick the boxes of the candidates you want to vote for, up to the number of positions to be filled, ie one for mayor, up to one, seven, one and one in each ward
- ◆ The candidates, equal to the number of positions to be filled, with the most votes are elected
- ◆ The voters for the unsuccessful candidates have no further say in the election
- ◆ FPP progress results sent to council at 12.54pm on election day in 2025
- ◆ In 2025 the successful mayoral candidate received 35.2% of votes



FPP Results

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risk
management
experience

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Mayorality

Votes Received

FUNNELL, John	(Independent)	5,600
COZENS, Zane	(Independent)	4,245
TREWAVAS, David James		2,985
TAYLOR, Kevin	(Independent)	2,866
INFORMAL		6
BLANK VOTING PAPERS		164

John FUNNELL is declared elected.

The voter return was 55.36%, being 15,866 votes, including special votes.



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STV (Single Transferable Vote)

- ◆ You have a single vote (regardless of the number of positions to be filled) and your vote can be transferred between candidates
- ◆ You rank (1, 2, 3 ...) as many or as few candidates as you wish
- ◆ If your first preferred candidate (no. 1):
 - *either* does not need all the votes they get, part of your vote is transferred to your next preferred candidate
 - *or* has no chance of being elected, your whole vote is transferred to your next preferred candidate
- ◆ Your vote continues to be transferred, if either your next preferred candidate does not need all the votes they get, or has no chance of being elected, until all positions are filled
- ◆ A demonstration explaining STV is available from <https://www.electionz.com/STV5/>



STV Counting Process

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capability

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risk
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experience

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experience

- ◆ The 'quota' of votes needed to be elected is calculated (the total number of votes divided by one more than the number of positions)
- ◆ First preference votes (the no. 1s) are counted
- ◆ Any candidate who reaches the quota is elected, and their surplus votes (votes above the quota) are transferred to voters' next preference(s)
- ◆ If, after these transfers, not all the positions are filled, the candidate with the least number of votes is excluded and their votes are transferred to those voters' next preferences
- ◆ This counting process continues until all positions are filled
- ◆ STV results sent to councils between 1.30-2.30pm on election day
- ◆ Costs about 30% more to process the votes = approx \$16,000



Who uses STV

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experience

16 councils – 14 TLAs and 2 RCs

◆ *Since 2004:*

Kapiti Coast, Porirua, Wellington, Marlborough, Dunedin

◆ *Since 2013:*

Palmerston North, Greater Wellington RC

◆ *Since 2019:*

Tauranga, Ruapehu, New Plymouth

◆ *Since 2022:*

Far North, Hamilton, Gisborne, Nelson

◆ *Since 2025:*

Whangarei, ORC

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vote
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capability

Proven
risk
management
experience

Proven
online
voting
experience



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services
experience

Proven
vote
processing
capability

Proven
risk
management
experience

Proven
online
voting
experience

Advantages and Disadvantages

- ◆ There is no perfect system, all have advantages and disadvantages
- ◆ FPP is more familiar and easier to understand, you have as many votes as they are positions, whereas STV is one vote split many ways
- ◆ FPP can result in a “minority” mayor, or councillor in a single seat election
- ◆ STV has better outcomes:
 - a fairer system as the preferences of more voters are reflected in election results and less votes are ‘wasted’
 - can achieve representation proportional to all the significant communities making up the district
 - Works best for single member elections and at-large or large wards (5-7 members)
 - For single seat elections, winning candidate has support from more than 50% of the votes cast
- ◆ But:
 - some see STV as more work to rank the candidates
 - STV not as easy to understand how votes are counted
 - STV takes longer to produce the results, more data to capture and process
 - STV costs about an extra 30% for vote processing
 - STV requires a comms campaign the first time



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STV Advantages

A fairer system:

- ◆ subject to the number of preferences you identify, you will contribute to the election of at least one candidate, i.e. vote not 'wasted' (on candidates who don't need all the votes they receive, or are not successful)
- ◆ because votes are transferable, there is no incentive to vote other than in accordance with your true preferences
- ◆ as a result, the true preferences of more voters are reflected in election results
- ◆ STV recommended by The Future of Local Government Report for all councils
- ◆ compared to FPP – block voting by sizeable minority interests can outweigh the votes of the majority spread over many candidates; two popular candidates may split the votes with a less popular candidate coming through the middle; 'tactical' voting to keep someone out



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STV informal votes

- ◆ Is ranking of candidates that difficult?
 - 2008 Local Government Commission survey showed “a large majority of respondents (79%) who had heard of STV and voted in DHB elections found the system ‘easy to understand and use’.”
 - Those councils that use STV have about the same informal rate as FPP councils, 1%
- ◆ Two different systems (STV and FPP) on same voting document can result in more informal votes for the second election
 - Used to happen for DHB elections
 - Currently FPP for Taupo DC and WRC, BOPRC, HBRC, Horizons
 - Won't be an issue if there are no RC elections

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Thank You
Questions?

Taupō District Council

Notes of Council Workshop

Group	Council
Date	Tuesday 11 August 2026, 10.30am
Venue	Chambers
Topic	Electoral System
Facilitated by	Electoral Officer, Warwick Lampp (Electionz.com), Senior Committee Advisor (K Watts), Senior Policy Advisor (P Caruana)
Elected Members present	Mayor John Funnell, Cr Rachel Cameron, Cr Duncan Campbell, Cr Nicola de Lautour, Cr Ngāhuia Foreman, Cr Sandra Greenslade (via MS Teams, from 10.41 am), Cr Kylie Leonard, Cr Steve Manunui, Cr Wahine Murch (via MS Teams), Cr Kevin Taylor, Cr Hope Woodward (via MS Teams)
Officers present	Acting Chief Executive (S Matthews), General Manager People and Community Partnerships (H Tattle), General Manager Community Infrastructure and Services (T Hale), General Manager Strategy and Environment (W Zander), Communications Manager (L McMichael), Acting Principal Advisor – Mayors Office (B Forlong), Legal and Governance Manager (N McAdie), Senior Committee Advisor (K Watts), Co-Governance Management Partner (S Mavor, via MS Teams), Governance Quality Manager (S James)
Public / media present	Nil
Documents either pre-circulated or tabled	PowerPoint presentation (A3966974)
Public or closed¹²	Public

¹ Workshops are public (and are always advertised whether public or closed), unless there is a good reason(s) for information to be withheld and there is no overriding public interest in holding the workshop in public. Withholding grounds set out in the Local Government Official Information and Meetings Act 1987 (LGOIMA) are a guide. If closed, cite relevant LGOIMA section.

² Workshops are recorded and livestreamed on Council's YouTube channel unless they are closed.

Taupō District Council

Notes³

Taupō District Council's Electoral Officer, Mr Warwick Lampp made a PowerPoint presentation covering the following topics:

Electoral system options under the Local Electoral Act 2001.

- Council's current system was First Past the Post (FPP).
- Council could do nothing (i.e. retain FPP), decide to change to Single Transferable Vote (STV), or decide to hold a poll to determine the electoral system. The deadline for this decision was 12 September 2026.
- Regardless of the decision, a public notice of the right of electors to demand a poll must be published by 19 September 2026.

Electoral system poll.

- A poll may be initiated either by Council resolution, or 5% (1,414) of electors.
- If a poll was held by 28 March 2027, the electoral system would be in place for the 2028 and 2031 elections. If held after that date, the system would be in place for the 2031 and 2034 elections.

The two systems were explained and advantages and disadvantages of each outlined.

The following points were noted during questions, answers and related discussion:

- Mr Lampp had provided nine presentations on this topic recently, compared to 16 presentations during the last election cycle. This was reflective of how much was going on in the world of local government.
- Consideration of the electoral system was the first step in the process to prepare for the next local elections. It was considered first, so the system could be taken into account as Council worked through the next steps in the process. Taupō District Council's Māori Ward had been removed via the poll held alongside the 2025 local elections. The next step after the electoral system was determined would be for Council to undertake a representation review, including consideration of the number of councillors, wards etc.
- It was possible for Council to consult the community about the electoral system, however the official mechanism for the public to have a say in the electoral system decision was for electors to petition Council to hold a poll. Several councils had done nothing in relation to the electoral system because of everything else going on.
- Taupō District Council was required under current legislation to complete a representation review, even though local government reform was creating uncertainty. Most councils were waiting for the outcome of central government's 'head start / backstop' process before commencing their representation reviews. The reviews needed to start between November 2026 and February 2027, with the initial proposal adopted by 31 July 2027.
- If Council received a petition for a poll by 11 December 2026, the poll must happen by 28 March 2027 and Council must pay for it (estimated \$135k). If a petition was received after that date, Council would have some flexibility in relation to the timing of the poll. For example, it could be held in conjunction with the 2028 elections (estimated additional \$10-15k for the poll).
- Taupō District Council had always held its elections under FPP. More information about STV was available on the electionz.com and stv.govt.nz websites.

³ Workshops are not decision-making forums, therefore this document contains notes of key points discussed only, not decisions.

Taupō District Council

- If only two candidates stand in a single-member ward under STV, the outcome is the same as FPP. If three or more candidates stand, the result may be different under STV. STV is considered to provide more representation across electorates with multi-member vacancies with plenty of candidates standing.
- Councils moving to STV for the first time often run a communications campaign to support electors' understanding of the process. The voting instructions are clear and voting easy under both systems.
- There was no demonstrable difference in the number of informal votes between the two systems, although the number was greater where there was a mix of electoral systems for elections held at the same time (e.g. regional and district elections).
- Tauranga and Nelson city councils had changed to STV at the last elections. They educated the community about the change and that worked well.
- Hamilton City Council had recently resolved to change from STV to FPP for the next two elections.
- The issue with Māori Ward candidate profiles being omitted from Whanganui District Council voting packs in 2025 would not happen again, as system changes had been made to ensure a direct link between the voting papers and candidate profile booklets.
- Neither electoral system was easier to use than the other. The processing of votes under STV was more complex, but that was irrelevant to the voter.
- Many factors affected turnout. There was no demonstrable evidence to show that the electoral system had any effect on turnout.
- It was possible for Council to decide on the electoral system but also hold a poll in conjunction with the 2028 elections.

The workshop closed at 11.30am.

5.8	COUNCIL ENGAGEMENTS SEPTEMBER 2026, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES
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Author: Karen Watts, Senior Committee Advisor

Authorised by: Nigel McAdie, Legal and Governance Manager

ENGAGEMENTS – SEPTEMBER 2026

ENGAGEMENT	DAY	DATE	TIME
Regulatory Committee meeting (Council Chamber)	Tuesday	1	1pm-2.30pm
Tūrangi Co-Governance Committee workshop (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	2	9.30am-10.30am
Tūrangi Co-Governance Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	2	10.30am-12.30pm
Tongariro Representative Group Committee – District-wide Reserves Management Plan Engagement (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	2	1pm-1.30pm
Tongariro Representative Group Committee Workshop – Planning Session (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	2	1.30pm-2.30pm
Water Services Committee meeting (Council Chamber)	Thursday	3	10.30am-12pm
Kinloch Councillor Connect Forum (Kinloch Community Hall, Mata Place, Kinloch)	Thursday	3	2pm-4pm
Taupō Councillor Connect Forum (Acacia Bay Community Hall, 2 Wakeman Road, Acacia Bay)	Wednesday	9	11am-1pm
District Dog Control Committee meeting (Council Chamber)	Thursday	10	10.30am-12pm
Regional Transport Committee meeting (Waikato Regional Council, 160 Ward Street, Hamilton)	Monday	14	9.30am-12.30pm
Risk and Assurance Committee Workshop - Civil Defence Emergency Management: Overview of Natural Hazards (Council Chamber)	Tuesday	15	10am-10.30am
Risk and Assurance Committee meeting (Council Chamber)	Tuesday	15	10.45am-3.15pm
Mangakino Pouakani Representative Group meeting (Mangakino Sports Hub, Wairenga Road, Mangakino)	Thursday	17	11am-12.30pm
Rangitāiki River Forum hui (Bay of Plenty Regional Council, 5 Quay Street, Whakatāne)	Friday	18	10.30am-1.30pm
Waikato Civil Defence Emergency Management Group meeting (Waikato Regional Council, 160 Ward Street, Hamilton)	Monday	21	10am-1pm
Te Arawa River Iwi Trust and Taupō District Council Co-Governance hui (Council Chamber)	Tuesday	22	11am-2pm
Taupō Airport Authority Committee meeting (Council Chamber)	Monday	28	1.30-3.30pm
Council meeting (Council Chamber)	Tuesday	29	1pm-4pm

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 request to attend a training and conference opportunity has been received:

- Cr Ngāhuia Foreman: Wellington Uni Professional Finance and Risk (Level 7) micro credential: Financial oversight, long-term planning, identifying and managing risk with the online course fee of \$599 plus GST to be paid by Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Receives the information relating to engagements for September 2026; and
2. Approves / declines Cr Ngāhuia Foreman: Wellington Uni Professional Finance and Risk (Level 7) micro credential: Financial oversight, long-term planning, identifying and managing risk with the online course fee of \$599 plus GST to be paid by Council.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.9 NOTICE OF MOTION - STANDARD REPORT TEMPLATE

Author: Julie Gardyne, Chief Executive

Authorised by: John Funnell, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell previously gave notice, in accordance with Standing Order 27, that he intended to move the below motion at the 30 June 2026 Council meeting. He subsequently requested it to be deferred to the 28 July 2026 Council meeting, and then deferred it again to this meeting on 25 August 2026.

That the Taupō District Council:

- 1. Directs the Chief Executive to amend the standard staff report template used for all Standing Committees, Community Boards, and full Council meetings, to be implemented no later than August 2026.*
- 2. Requires the amended template to include the following mandatory headings immediately following the Executive Summary:*

Direct Financial Impact

A clear statement of:

- The total estimated capital and operational costs of the recommended option.*
- The proposed funding source(s).*
- Any ongoing maintenance, compliance, depreciation, or renewal costs.*
- Any known financial risks or cost uncertainties.*

Opportunity Cost

A clear statement identifying:

- Any projects, services, programmes, or budget allocations that may be delayed, reduced, reprioritised, or displaced if the recommended option proceeds.*
- Whether existing staff resources will be diverted from other planned work.*

Options Considered

A summary of:

- The reasonably practicable options considered.*
- The advantages and disadvantages of each option.*
- The reasons for recommending the preferred option.*
- The reasons for any identified alternative options not being recommended.*

Significance and Engagement Assessment

A separate section that:

- Identifies the criteria within the Council's Significance and Engagement Policy that were assessed.*
- Explains how those criteria were applied.*
- States the resulting significance assessment.*

- *States the level of community engagement undertaken or proposed.*
- *Includes any completed significance assessment matrix or evaluation used by officers.*

Long-Term Plan and Annual Plan Alignment

A statement confirming:

- *Whether the recommendation is fully provided for within the current Long-Term Plan, Annual Plan, budget, or adopted work programme.*
- *Whether the recommendation requires unbudgeted expenditure or a material departure from adopted plans.*
- *Any consequential impacts on future budgets, rates, debt, or levels of service.*

Professional and Organisational Advice

A statement identifying:

- *The primary report author's professional role and qualifications.*
 - *Any specialist disciplines consulted during preparation of the report.*
 - *Where the final organisational assessment differs materially from the original significance assessment or technical recommendation prepared during report development, a brief explanation of the reason for that change.*
3. *Directs that where any of the above headings are recorded as "Not Applicable", the report must provide a brief explanation of why the heading does not apply to the matter under consideration.*

NGĀ KÖRERORERO | 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 [📄](#)

TAUPŌ DISTRICT COUNCIL

NOTICE OF MOTION

I Duncan Campbell, give notice that I intend to move the following motion at the Taupo District Council meeting to be held on 30 June 2026:

That the Taupo District Council:

1. Directs the Chief Executive to amend the standard staff report template used for all Standing Committees, Community Boards, and full Council meetings, to be implemented no later than August 2026.
2. Requires the amended template to include the following mandatory headings immediately following the Executive Summary:

Direct Financial Impact

A clear statement of:

- The total estimated capital and operational costs of the recommended option.
- The proposed funding source(s).
- Any ongoing maintenance, compliance, depreciation, or renewal costs.
- Any known financial risks or cost uncertainties.

Opportunity Cost

A clear statement identifying:

- Any projects, services, programmes, or budget allocations that may be delayed, reduced, reprioritised, or displaced if the recommended option proceeds.
- Whether existing staff resources will be diverted from other planned work.

Options Considered

A summary of:

- The reasonably practicable options considered.
- The advantages and disadvantages of each option.
- The reasons for recommending the preferred option.
- The reasons for any identified alternative options not being recommended.

Significance and Engagement Assessment

A separate section that:

- Identifies the criteria within the Council's Significance and Engagement Policy that were assessed.

- Explains how those criteria were applied.
- States the resulting significance assessment.
- States the level of community engagement undertaken or proposed.
- Includes any completed significance assessment matrix or evaluation used by officers.

Long-Term Plan and Annual Plan Alignment

A statement confirming:

- Whether the recommendation is fully provided for within the current Long-Term Plan, Annual Plan, budget, or adopted work programme.
- Whether the recommendation requires unbudgeted expenditure or a material departure from adopted plans.
- Any consequential impacts on future budgets, rates, debt, or levels of service.

Professional and Organisational Advice

A statement identifying:

- The primary report author's professional role and qualifications.
 - Any specialist disciplines consulted during preparation of the report.
 - Where the final organisational assessment differs materially from the original significance assessment or technical recommendation prepared during report development, a brief explanation of the reason for that change.
3. Directs that where any of the above headings are recorded as "Not Applicable", the report must provide a brief explanation of why the heading does not apply to the matter under consideration.

Context and Discussion

The quality of Council decision-making is directly dependent on the quality, completeness, and accessibility of the information provided to elected members.

Sections 76, 76AA, 77, 80 and 97 of the Local Government Act 2002 require councils to identify reasonably practicable options, assess impacts, consider significance, understand financial implications, and make informed decisions. To effectively fulfil these obligations, elected members must be able to readily identify the key information underpinning recommendations presented for decision.

Council reports commonly integrate technical, financial, legal, strategic, cultural and operational considerations within a single narrative format. While this approach provides a consolidated view of a matter, it can make it difficult for elected members to consistently identify direct financial impacts, opportunity costs, alternative options considered, significance assessments, and alignment with adopted planning and budgeting documents.

The Taupō District Council Significance and Engagement Policy requires significance to be assessed against a range of criteria including financial consequences, affected communities, funding implications, diversion of resources, and previous community engagement. While such assessments may be undertaken during report development, they are not routinely presented in a consistent and easily identifiable format within decision reports.

Similarly, many reports discuss funding arrangements, options, risks, and broader implications, but the location, level of detail, and presentation of this information can vary considerably between reports. The purpose of this proposal is not to alter existing decision-making processes, staff responsibilities, or professional advice. Rather, it is to improve the consistency, visibility, and accessibility of information already considered during report preparation.

This Notice of Motion seeks to strengthen governance by ensuring elected members can more readily identify:

- The direct financial impact of proposed decisions.
- The opportunity costs and resource implications associated with recommendations.
- The reasonably practicable options considered and the reasons for the preferred option.
- The significance assessment undertaken and the corresponding engagement approach.
- Whether recommendations align with the Long-Term Plan, Annual Plan, adopted budgets, and work programmes.
- The professional disciplines and specialist expertise relied upon in developing recommendations.

The proposal does not seek to interfere with management processes or the development of organisational advice. Instead, it seeks to improve the presentation of information so that elected members can more efficiently evaluate recommendations, exercise their governance responsibilities, and demonstrate robust decision-making on behalf of the Taupō District community.

1. Purpose

To improve the consistency, transparency, and accessibility of information provided to elected members through Council decision reports.

The proposal seeks to ensure that key governance information, including financial impacts, opportunity costs, options considered, significance assessments, planning alignment, and relevant professional advice, is presented in a clear and readily identifiable format to support informed decision-making and fulfilment of Council's obligations under the Local Government Act 2002.

The purpose of this proposal is not to alter existing policy, decision-making processes, staff responsibilities, or the provision of organisational advice. Rather, it seeks to establish greater consistency in report presentation so that elected members can more efficiently identify and evaluate key information relevant to their governance responsibilities.

2. Background

Council reports are the primary means through which elected members receive information and recommendations for decision-making.

Current report formats generally contain the information necessary to support decisions; however, the location, structure, and level of detail provided can vary between reports depending on the nature of the subject matter and the reporting officer.

As a result, information relating to financial implications, opportunity costs, alternative options, significance assessments, and planning alignment may not always be presented in a consistent or readily identifiable manner.

Policy and Planning

This proposal aligns with:

- The Local Government Act 2002, particularly Sections 76, 76AA, 77, 80 and 97.
- The Taupō District Council Significance and Engagement Policy.
- Council's commitment to transparent and evidence-based decision-making.
- Good governance principles requiring elected members to have access to sufficient information before making decisions.

The proposal supports community outcomes relating to accountable governance, financial stewardship, transparency, and public confidence in Council decision-making.

The proposed amendments do not alter Council policy, statutory obligations, delegations, or decision-making responsibilities. They improve the consistency, presentation, and accessibility of information already considered during report preparation.

The proposal builds upon existing statutory decision-making requirements and Council's Significance and Engagement Policy by improving visibility of information already considered during report preparation.

Financial Implications

Any costs associated with amending report templates are expected to be minor and can be accommodated within existing operational budgets, because these new stipulations are considered to be part of robust decision making in any case.

Any additional staff time required to implement the revised reporting template is expected to be minor and capable of being accommodated within existing operational resources.

The proposal may create efficiencies by reducing requests for supplementary information during meetings and improving elected member understanding of recommendations before decisions are made.

Risks and Legal Mitigations

A potential risk of not implementing this proposal is that information relevant to governance decision-making may continue to be presented inconsistently across reports, making comparisons between options and proposals more difficult.

Improved transparency and consistency may assist elected members in demonstrating that Council has met its statutory decision-making obligations under the Local Government Act 2002.

The proposal does not alter statutory responsibilities, delegations, staff authority, or existing decision-making processes. It seeks only to improve the reporting framework used to present information.

Impacts on Māori

The proposal does not alter any existing Māori engagement processes, partnership arrangements, consultation requirements, or statutory obligations.

Where Māori interests, perspectives, values, or engagement considerations form part of a recommendation, the proposed reporting framework may assist elected members by providing greater visibility of how those matters have been considered within the overall decision-making process.

The proposal is administrative in nature and is intended to improve the presentation of information rather than alter substantive policy or engagement practices.

External Community Engagement

No formal external engagement has been undertaken.

This proposal relates to Council's internal governance and reporting processes.

The intent of the proposal is to improve transparency, accountability, consistency, and the quality of information available to elected members when making decisions on behalf of the community.

Conclusion

This Notice of Motion seeks to strengthen governance, transparency, and accountability by improving the standard format of Council reports.

By clearly identifying financial impacts, opportunity costs, options considered, significance assessments, planning alignment, and relevant professional advice, elected members will be better equipped to fulfil their statutory decision-making responsibilities and make informed decisions on behalf of the Taupō District community.

The proposal does not change Council policy or decision-making authority. Rather, it seeks to improve the consistency and visibility of information already considered during report preparation, supporting more transparent and robust governance.

Signed by mover:



Councillor Duncan Campbell

Date: 22 June 2026

Signed by seconder:



Councillor Hope Woodward

Date: 22 June 2026

5.10 NOTICE OF MOTION - TAUPŌ NEW YEAR'S EVE FIREWORKS DISPLAY

Author: Julie Gardyne, Chief Executive

Authorised by: John Funnell, Mayor

TE PŪTAKE | PURPOSE

Councillor Duncan Campbell has submitted a Notice of Motion relating to the Taupō New Year's Eve fireworks display:

That Taupō District Council:

- 1. Refers the matter of the cancellation of the Taupō New Year's Eve fireworks display to the Chief Executive for consideration and report to the Council meeting on 29 September 2026, to enable elected members to consider whether the event, or an alternative New Year's Eve event, should be reinstated.*
- 2. Requests that the report include, as appropriate, the financial implications and funding options, consenting and environmental considerations, alternative locations, and alternative forms of New Year's Eve event or display.*

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 [↓](#)

TAUPŌ DISTRICT COUNCIL

NOTICE OF MOTION

I, Duncan Campbell, give notice that I intend to move the following motion at the Taupō District Council meeting to be held on 25 August 2026:

That Taupō District Council:

1. Refers the matter of the cancellation of the Taupō New Year's Eve fireworks display to the Chief Executive for consideration and report to the Council meeting on 29 September 2026, to enable elected members to consider whether the event, or an alternative New Year's Eve event, should be reinstated.
2. Requests that the report include, as appropriate, the financial implications and funding options, consenting and environmental considerations, alternative locations, and alternative forms of New Year's Eve event or display.

Context and Discussion

Taupō's New Year's Eve fireworks have been a longstanding community event and visitor attraction. On 13 August 2026, Council issued a media release advising that the annual Big Bang New Year's Eve fireworks would not proceed. The media release identified a number of reasons for the cancellation, including budget constraints, the need for approval to launch fireworks from the lake, environmental concerns arising from the previous year's event, and the higher cost of alternative locations or a drone display. These are legitimate matters which should form part of Council's consideration. There are also differing community views regarding fireworks, including their cost, noise, environmental effects and value as a community event.

Given the public interest in the event, this Notice of Motion does not seek to predetermine whether the fireworks should proceed. Rather, it seeks to have the relevant information presented to elected members so that Council can openly consider the options and make an informed decision on whether the fireworks, or an alternative New Year's Eve event, should be reinstated.

Signed by mover:



Councillor Duncan Campbell

Date: 16 August 2026

Signed by seconder:



Councillor Hope Woodward

Date: 16 August 2026