GREAT LAKE TAUPŌ
Taupō District Council

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

Date:	**Tuesday, 27 October 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	That we will act with integrity
Aro ki te tika	As we pursue our goals
Aro ki te pae	(As we) come together
Hui e, Tāiki e!	

Order Of Business

1 Karakia

2 Whakapāha | Apologies

3 Ngā Whakapānga Tukituki | Conflicts of Interest

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4.1 ORDINARY COUNCIL MEETING - 29 SEPTEMBER 2026

Author: **Karen Watts, Senior Committee Advisor**

Authorised by: **Nigel McAdie, Legal and Governance Manager**

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Council meeting held on Tuesday 29 September 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Council Meeting Minutes - 29 September 2026 ⇩

TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 29 SEPTEMBER 2026 AT 1.00 PM

PRESENT:	Mayor John Funnell (in the Chair), Cr Rachel Cameron, Cr Duncan Campbell, Cr Nicola de Lautour, Cr Ngāhuia Foreman, Cr Sandra Greenslade, Cr Kylie Leonard (via MS Teams from 1.03pm), Cr Steve Manunui, Cr Wahine Murch, 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), Acting General Manager Strategy and Environment (J Sparks), Legal and Governance Manager (N McAdie), Communications Manager (L McMichael), Events and Venues Manager (S Giles), Community Engagement and Development Manager (T Russell), Policy Manager (N Carroll), District Venues Manager (B Green), Programme Manager (J Walton), Acting Principal Advisor (M Bennett), Property Management Lead (P Handcock), Procurement Manager (S Rugg), Senior Project Manager (D Govender), Team Leader Corporate Planning (A Smith), Senior Solicitor (K Hollman), Senior Financial Planner (E Erasmus), Senior Financial Accountant (A Snell), Policy Advisor (A Wilson), Senior Funding and Partnerships Advisor (B Forlong), Funding and Grants Advisor (R Robertson), Governance Quality Manager (S James), Commercial Property Officer (J Reuben), Legal and Governance Coordinator (M Cammell), Committee Advisor (D Periam), Senior Committee Advisor (K Watts)
MEDIA AND PUBLIC:	Two members of the public

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

(ii) The workshop earlier in the day had been opened with a karakia.

(iii) Cr Kylie Leonard had been added as an apology but joined the meeting online during item 3.

(iv) Items were considered in the following order: 1,2,3,4,5.1-5.5, 5.11, 5.6-6.

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TDC202609/01 RESOLUTION

Moved: Mayor John Funnell
Seconded: Cr Ngāhuia Foreman

That the apologies received from Crs Kylie Leonard and Christine Rankin be accepted.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/01 above.

URGENT LATE ITEM

His Worship the Mayor explained that this item needed to be formally added to the agenda and would be considered after item 5.5.

TDC202609/02 RESOLUTION

Moved: Mayor John Funnell
Seconded: Cr Rachel Cameron

That, pursuant to section 46A(7) of the Local Government Official Information and Meetings Act 1987, the following item be added to the agenda and dealt with at the meeting as it was not available at the time the agenda was circulated, and consideration of the item is a matter of urgency, requiring a decision without delay.

- **Approval of Variation Contract CN000743 – Taupō Wastewater Treatment Plant Inlets Works**

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/02 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Item 6.2 Appointment of External Representative to Community Grant Distribution Committee:

Cr Kevin Taylor advised that he had provided a letter of support for one of the applicants so would not participate in the discussion for the item and abstained from voting.

Cr Kylie Leonard joined the meeting via MS Teams at this point (1.03pm).

Announcement from Mayor John Funnell

His Worship the Mayor reassured members of the community that recent concerns regarding the behaviour of elected members, particularly comments on social media, had been heard. Elected members were expected to conduct themselves with respect, integrity and professionalism at all times.

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY COUNCIL MEETING - 25 AUGUST 2026

The minutes were amended in the following manner:

Item 5.2 Adoption and Approval of Plan Changes 47, 48 and 49 Recommended Decisions for Notification

Cr Hope Woodward requested an amendment in relation to Plan Change 47 Māori Purpose Zone, being inclusion of her questioning of the extent of direct engagement with iwi and hapū, her request for clarity about which hapū had been consulted, and her questioning of whether the process amounted to co-design.

TDC202609/03 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Wahine Murch

That the minutes of the Council meeting held on Tuesday 25 August 2026 be approved and adopted as a true and correct record, as amended.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/03 above except for Crs Rachel Cameron and Kevin Taylor who voted against.

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

5.1 PUBLIC FORUM

Item **withdrawn.**

5.2 MANGAKINO RUGBY SPORTSGROUND LIGHTING PROJECT - REQUEST FOR APPROVAL

The Community Engagement and Development Manager summarised the report and shared two videos (A3986644, A3986645) of a women's rugby team practicing while it was dark.

In response to discussion and questions, the following was clarified by the Community Engagement and Development Manager and the District Venues Manager:

- Sport Waikato was working with Council officers on this project and had provided data to support the funding applications.
- The additional operating expenditure for this asset would be annual depreciation.
- Poles from the former lights at Owen Delany Park had been used elsewhere and could not be reused for this project.
- If receiving the funding grants was not successful, other grants would be applied for. This project would not proceed if external funding was not received.

Members thanked officers for looking at alternative options for funding, and were supportive of the project proceeding.

TDC202609/04 RESOLUTION

Moved: Cr Nicola de Lautour
Seconded: Cr Hope Woodward

That Council

1. Approves the unbudgeted additional project to upgrade the Mangakino Rugby Sportsground lighting with the understanding the project would only proceed based on securing external funding to cover the total $122,550.00;
2. Approves council officers to submit funding applications to the New Zealand Rugby Legacy Fund for $75,000.00; and
3. Approves council officers to submit funding applications to Sport New Zealand Grassroots Spaces & Places Fund - $47,550.00

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/04 above.

5.3 CLASS 4 GAMBLING AND TAB VENUES POLICY - CONSULTATION

The Policy Advisor introduced the item and asked members to indicate their preferred policy position before the statement of proposal was consulted on with the public.

Following discussion, questions and answers, the following was noted:

- A number of factors could influence a reduction in grant funding from class 4 gambling, it was not caused by the policy.
- The number of gaming machines in the district could still reduce over time even if a sinking lid policy was not in place.
- The policy would not apply to historic venues such as the Tūrangi Tavern, except if rules were changed regarding mergers or relocations.
- If a venue operator applied for a consent with Council, they had to include a plan for minimising

problem and under-age gambling. The approval for the class 4 gambling licence was granted by the Department of Internal Affairs.

- Mangakino and Tūrangi were the most at risk towns in the district from the harms of class 4 gambling because of the proximity of gaming machines to residential areas, and because these towns had higher levels of deprivation.
- Funding generated from class 4 gambling went to charitable community organisations, some of which were nationwide such as Autism New Zealand. There was a dashboard to show where funding was spent in the Taupō district.

Members were in favour of a limit in the total number of machines for the district rather than a sinking lid which would not make short-term impacts or solve gambling problems. Numbers of machines in the district had dropped and stayed static so it made sense to not increase them in Mangakino and Tūrangi by removing the mapped areas.

TDC202609/05 RESOLUTION

Moved: Cr Nicola de Lautour
Seconded: Cr Rachel Cameron

That Council adopts in accordance with the Gambling Act 2003 and the Racing Industry Act 2020, a draft Class 4 Gambling and TAB Venue Policy and Statement of Proposal for consultation, with the following amendments:

(i) For gaming machine numbers: Option C implement a cap but do not allow for growth; and

(ii) For location of machines and relocation: Option 2 remove Tūrangi and Mangakino from the mapped areas further restricting gambling activity locations.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/05 above except for Cr Duncan Campbell who voted against and Cr Wahine Murch who abstained.

5.4 REPLACEMENT POWER OF ATTORNEY FOR SIGNING DEEDS ON BEHALF OF COUNCIL

The Senior Solicitor explained that it was necessary to update the names of the Executive Team members that had changed since 2024. She clarified that the Executive Team members needed to be named, not just have their job roles listed.

TDC202609/06 RESOLUTION

Moved: Cr Nicola de Lautour
Seconded: Cr Yvonne Westerman

That Council:

1. Revokes the existing Power of Attorney dated 8 February 2024 and approves a new replacement power of attorney effective from the date the deed is signed; and

2. Authorises the Mayor and Deputy Mayor to execute the new power of attorney prepared pursuant to the above resolution.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/06 above except for Cr Sandra Greenslade, Cr Wahine Murch, Cr Duncan Campbell and Cr Hope Woodward. Crs Greenslade and Murch voted against and Crs Campbell and Woodward abstained from voting.

5.5 AUTHORITY TO DISPOSE OF STOPPED ROAD AND SEVERANCE - FOREST ROAD

The Property Management Lead introduced the item and advised that it provided for Council to complete the legalisation of Forest Road.

TDC202609/07 RESOLUTION

Moved: Cr Nicola de Lautour
Seconded: Cr Sandra Greenslade

That Council:

1. authorises the disposal of the areas of stopped road (845m^2) and severance (411m^2) respectively shown as "L" and "R" on Survey Office Plan 51705 to the registered owner of 1413 and 1417 Forest Road, Mokai (Pouakani B No 6B Section 6E Block and Lot 2 on Deposited Plan 17486).

2. authorises Council Officers to do anything of an administrative nature to give effect to the above resolution.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/07 above.

5.11 APPROVAL OF VARIATION CONTRACT CN000743 - TAUPŌ WASTEWATER TREATMENT PLANT INLETS WORKS

The General Manager Community Infrastructure and Services advised that this was a design and build contract that had been approved but needed to be varied due to a change to the scope.

In response to questions, he and the Senior Project Manager clarified the following:

- The contract variation would be funded from existing budgets. The renewals programme had funding allocated which was moved between projects as needed.
- The risks of not approving the contract variation included an increase in complaints of odour, risk of spillage into the Waikato River and operational risks.
- Previously this would have been approved by the Chief Executive but following the changes to the delegated financial authority from the previous month, approval was required from Council.

TDC202609/08 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Wahine Murch

That Council approves the increase in the contractual value for CN000743 Taupō Wastewater Treatment Plant Inlet Works with APEX Water to the sum of $5,153,166.21 (FIVE MILLION, ONE HUNDRED AND FIFTY-THREE THOUSAND, ONE HUNDRED AND SIXTY-SIX DOLLARS AND TWENTY-ONE CENTS) [excl. GST] and authorises the Chief Executive to sign the Contract Document(s).

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/08 above.

5.6 APPROVAL OF SEPTEMBER CAPITAL BUDGETS FORECASTING

The Senior Financial Planner introduced herself to members and noted some changes to numbers following the report being finalised. One project budget was incorrectly noted as not required which had altered the

numbers.

In response to questions, the following was clarified:

- The AC Baths Geothermal borepump renewal was to supply a spare and had a long lead time.
- The funding left in the budget for the deferred Mangakino Wastewater Treatment Plant upgrade project would be for design work to meet the wastewater standards.

TDC202609/09 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Wahine Murch

That Council

1. Approves the attached schedule of capital budget changes for 2026/27 financial year of **net reduction** of $18,538,584 (EIGHTEEN MILLION, FIVE HUNDRED THIRTY-EIGHT THOUSAND, FIVE HUNDRED EIGHTY-FOUR DOLLARS), to reflect expected delivery for the current year capital projects. The budget changes are made up of
    a. $16,694,197 deferred to 2027/28 (Year 1 Long-term Plan 2027-37).
    b. $2,946,687 cancelled (projects completed under budget or no longer required).
    c. Unbudgeted additional request of $602,299.
    d. $500,000 brought back (previously forecasted out to 2027/28).
2. Delegates to the Chief Executive authority up to $1,000,000 (ONE MILLION DOLLARS) for each deferred project, to reinstate deferred budget lines back into the 2026/27 budget, in the case where project delivery has progressed faster than planned and budget is now required to deliver the agreed capital works.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/09 above.

5.7 AMENDMENT TO CHIEF EXECUTIVE'S DELEGATED FINANCIAL AUTHORITY LIMITS

The General Manager Organisation Performance advised that this report was to correct an omission from the decision made at the previous month's meeting. The previous reporting requirement was due to the Chief Executive's financial delegated authority and was challenging to administer because it involved a lot of manual work.

In answer to queries regarding emergency expenditure, the General Manager People and Community Partnerships advised that there had been examples of undeclared emergencies the previous year where expenditure was required.

TDC202609/10 RESOLUTION

Moved: Cr Kevin Taylor
Seconded: Cr Sandra Greenslade

That Council

1. Revokes clause 4 of resolution TDC202111/12 and replaces it with the following:
2. That the exercise of the Chief Executive's delegated authority for unbudgeted expenditure over $50,000 be reported to Council on a monthly basis via the Chief Executive's performance report.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/10 above.

5.8 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - AUGUST 2026

The Chief Executive reflected that since work on Head Start had ceased, a number of pieces of legislation had been through the House.

In response to questions, the following was noted:

- Service requests had decreased but remained an area of focus. The spikes in requests were often seasonal and occurred when there were more visitors to the district.
- Resource consent processing would be quite changed due to the new Planning Act 2026 and Natural Environment Act 2026 that had replaced the Resource Management Act 1991. Guidance from the Ministry for Cities, Environment, Regions and Transport (MCERT) was expected in the next six months and the new Acts would need to be factored in when developing the Long-term Plan.

TDC202609/11 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Ngāhuia Foreman

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

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/11 above.

5.9 COUNCIL ENGAGEMENTS OCTOBER 2026, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

The Senior Committee Advisor advised that there were two additional engagements to be added for October:

- 21 October, 5.30pm – 7.30pm Te Papamārearea Councillor Connect Forum at Te Mataapuna, Tūrangi.
- 27 October, 11am – 12pm Closed Workshop on East Urban Lands.

TDC202609/12 RESOLUTION

Moved: Cr Ngāhuia Foreman
Seconded: Cr Hope Woodward

That Council

1. Receives the information relating to engagements for October 2026; and

2. Approves the attendance of Cr Wahine Murch at Local Government New Zealand SuperLocal conference on Wednesday 14 October and Thursday 15 October in 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 TDC202609/12 above.

5.10 NOTICE OF MOTION - MEDIA

Cr Campbell noted that some discussion had taken place among the elected members and Executive team only. Council spent ratepayer money to communicate with the community but no longer included elected member views in the Taupō and Tūrangi News, the formerly known "Councillor Kōrero". He noted that His Worship the Mayor was able to post messages but it was not permitted for other elected members to use the platform.

Most members preferred to communicate with members of the community themselves and preferred not to have to write articles for the Councillor Kōrero.

MOTION

In Favour: Crs Duncan Campbell and Hope Woodward

Against: Crs John Funnell, Rachel Cameron, Nicola de Lautour, Ngāhuia Foreman, Sandra Greenslade, Kylie Leonard, Steve Manunui, Wahine Murch, Kevin Taylor and Yvonne Westerman

LOST

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

TDC202609/13 RESOLUTION

Moved: Cr Rachel Cameron
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 Award of Contract CN813 - Rainbow Point Water Network Renewals	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 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to consider this item with the public excluded because confidential pricing is included. Making it public at this stage could unfairly harm the successful tenderer's business interests or affect the Council's ability to achieve the best commercial outcome. The resolution will be released in public following the meeting.
Agenda Item No: 6.2 Appointment of External Representative to Community Grant Distribution Committee	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to protect applicants' personal information that they have provided in their cover letters and curriculum vitae.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/13 above.

The meeting was adjourned at 3.14pm and reconvened at 3.23pm. Crs Kylie Leonard and Hope Woodward left the meeting at 3.14pm.

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

6.1 AWARD OF CONTRACT CN813 - RAINBOW POINT WATER NETWORK RENEWALS

TDC202609/C14 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Sandra Greenslade

That Council accepts the Tender for Contract CN813 for Rainbow Point Water Network Renewals submitted by Camex Civil for the sum of $1,773,830.75 [Excl. GST] (ONE MILLION, SEVEN HUNDRED SEVENTY-THREE THOUSAND, EIGHT HUNDRED THIRTY DOLLARS AND SEVENTY-FIVE CENTS EXCLUSIVE OF GST) and authorises the Chief Executive to sign the Contract Document(s).

This value includes a contingency of $100,000 within the Contract price and it is expected this will be sufficient to cover construction risks.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/C14 above.

6.2 APPOINTMENT OF EXTERNAL REPRESENTATIVE TO COMMUNITY GRANT DISTRIBUTION COMMITTEE

TDC202609/C15 RESOLUTION

Moved: Cr Rachel Cameron
Seconded: Cr Wahine Murch

That Council:

1. Appoints Julie Yeoman Community representative to the Taupō/Taupō East Rural Community Grant Distribution Committee for the remainder of the 2025-28 triennium.

2. Releases resolution 1 from confidence once applicants have been advised of the outcome.

CARRIED

Note: All members present at the Council meeting voted in favour of resolution TDC202609/C15 above except for Cr Kevin Taylor who abstained from voting.

The meeting closed at 3.42pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 27 October 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 tatūnga

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

15.5 Application of restrictions I 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 AWARD OF CONTRACT RENEWAL CN498 - SECURITY SERVICES CONTRACT

Author: **Ryno Nienaber, Facilities Manager**

Authorised by: **Sarah Matthews, General Manager Organisation Performance**

TE PŪTAKE | PURPOSE

The purpose of this report is to seek Council approval to extend Contract CN000498 for Security Services with First Security Guard Services Limited for one year, from 2 October 2026 to 1 October 2027, through the second one-year contract renewal.

Although this extension is within current contractual arrangements, the renewals are optional and therefore require delegated authority approval. Council approval is required because the whole of life value for the contract is $1,697,366 excluding GST and exceeds the Chief Executive's delegated financial authority. The expenditure is budgeted as operational expenditure under multiple Cost Code 23340 "Security" allocations.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Approves the second one-year renewal of Contract CN000498 for Security Services with First Security Guard Services Limited, from 2 October 2026 to 1 October 2027, for $327,657 (THREE HUNDRED AND TWENTY-SEVEN THOUSAND SIX HUNDRED AND FIFTY-SEVEN DOLLARS) excluding GST, and authorises the Chief Executive to sign the contract renewal documents.

2. Notes the approved agreement whole of life value will be $1,697,366 (ONE MILLION SIX HUNDRED AND NINETY-SEVEN THOUSAND THREE HUNDRED AND SIXTY-SIX DOLLARS) excluding GST across the initial term and two extensions.

TE WHAKAMAHUKI | BACKGROUND

The Security Services contract commenced on 1 January 2024 and is scheduled to conclude on 1 October 2027. It provides security services across 49 Taupō District Council building sites. Following the March 2025 relocation to He Whare Hono ō Tūwharetoa, seven sites were removed and one new site was added, resulting in a downward cost adjustment.

The original contract provides for a 2+1+1 term. Following satisfactory delivery of the initial two-year term plus the first-year renewal and a "Good" KPI rating, Council staff recommend use of the second one-year renewal. The proposed renewal maintains the existing service scope.

The services include alarm response, mobile patrols, lock and unlock services, static and event guarding, and after-hours noise, roaming animals, regulatory and smoke control response.

The overall risk is considered low to moderate. The current supplier has delivered the required services satisfactorily, and the existing contract allows Council to extend the arrangement.

TE TUKANGA HOKO | PROCUREMENT PROCESS

The procurement method is a contract extension under the original contract's 2+1+1 renewal provision. First Security Guard Services Limited confirmed its pricing ability to deliver the required services.

No open tender was undertaken because the proposed extension is expressly provided for in the existing contract.

The pre-renewal estimate was $448,925 excluding GST. The proposed 2026/27 extension value is $327,657 excluding GST.

The proposed extension is $121,268 below the pre-renewal estimate due to the removal of cash collections & public facilities locking and changing to a Pay-Per-Attendance for additional services. Further targeted scope adjustments are to be made to better align the service with current operational requirements.

TE WĀRIU O TE KIRIMANA | RECOMMENDED CONTRACT PRICE

Contract period	Explanation	Value excluding GST
2023/24	Initial contract period and commencement of security services.	$479,859
2024/25	Continuation of services under the initial contract term.	$448,925
2025/26	First optional one-year renewal following satisfactory supplier performance.	$440,925
2026/27	Proposed second and final one-year renewal for Council approval. The reduced value reflects changes to the service scope and pricing arrangements.	$327,657
Total agreement value	**Total value of the initial contract period and both one-year renewals.**	**$1,697,366**

NGĀ KŌWHIRINGA | OPTIONS

It is recommended that Council approves the contract extension. Not approving the renewal is not considered reasonably practicable because it would interrupt established security arrangements across Council sites and require an alternative procurement process before the current term ends. Timing of this extension was challenging, due to Council's financial delegation changes – meaning Council's approval had not been factored into the extension of this contract.

Officers and the supplier have already reviewed the renewal, confirmed ongoing service capability, agreed the proposed adjustment, and prepared the updated schedule of prices.

If approval is withheld, the contract cannot be extended from 2 October 2026 and Council may face a gap in security coverage while alternative arrangements are procured.

Retendering would require additional staff and supplier effort, create transition and mobilisation risk, and could affect continuity of alarm response, patrol, guarding, and after-hours response services.

Approving the renewal retains a performing incumbent supplier, preserves service continuity and uses a renewal mechanism already included in the competitively established contract.

NGĀ HĪRAUNGA | CONSIDERATIONS

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 meet the current and future needs of communities for good-quality, cost-effective, and local-

(i) infrastructure; and

(ii) public services; and

(iii) performance of regulatory functions; and

(c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b).

No external statutory authorisations are required for the proposed contract extension.

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

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

Officers have assessed the proposal against Council's Significance and Engagement Policy and consider the decision to be of a low degree of significance because it continues an existing operational service through a contractual renewal provision.

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 deciding.

WHAKAKAPINGA | CONCLUSION

Approval of the contract renewal is the preferred option because it maintains essential security services, and retains a supplier that is meeting the required performance threshold. The extension is permitted by the existing contract.

Not approving the extension would create avoidable continuity, mobilisation and procurement risks across Council sites. Approval enables the existing services to continue from 2 October 2026.

The next steps are to execute the second one-year contract renewal with First Security Guard Services Limited, apply the revised rates, and continue monitoring performance against the contract KPIs.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.3 AWARD OF CONTRACT RENEWAL CN483 - POOL PLANT MAINTENANCE

Author: **Ryno Nienaber, Facilities Manager**

Authorised by: **Sarah Matthews, General Manager Organisation Performance**

TE PŪTAKE | PURPOSE

The purpose of this report is to seek Council approval to extend Contract CN000483 for Pool Plant Renewal and Maintenance with Caldera Water & Dairy Solutions Ltd, trading as ThinkWater Taupō, for one year from 1 November 2026 to 31 October 2027, exercising the first one-year renewal option under the original 3+1+1 contract structure.

Although this extension is within current contractual arrangements, the renewals are optional and therefore require delegated authority approval. Council approval is required because the whole of life value for the contract is $1,506,112 excluding GST, comprising $1,129,584 for the initial term and $376,528 for the first renewal, and exceeds the Chief Executive's delegated financial authority. The expenditure is budgeted as capital expenditure under Project Budgets W00823, W00824 and W00825.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Approves the first one-year renewal of Contract CN000483 for Pool Plant Renewals & Maintenance with Caldera Water & Dairy Solutions Ltd, trading as ThinkWater Taupō, from 1 November 2026 to 31 October 2027, for $376,528 (THREE HUNDRED AND SEVENTY-SIX THOUSAND FIVE HUNDRED AND TWENTY-EIGHT DOLLARS) excluding GST, and authorises the Chief Executive to sign the contract renewal documents.

2. Notes that the whole of life approved agreement value through this renewal will be $1,506,112 (ONE MILLION FIVE HUNDRED AND SIX THOUSAND ONE HUNDRED AND TWELVE DOLLARS) excluding GST, comprising $1,129,584 for the initial term and $376,528 for the first one-year renewal.

TE WHAKAMAHUKI | BACKGROUND

Contract CN000483 for Pool Plant Renewals & Maintenance commenced on 1 November 2023, with the initial term concluding on 31 October 2026. The contract covers pool plant at AC Baths, Tūrangi Turtle Pools and Mangakino Community Pools.

The original contract provides for a 3+1+1 term. Following satisfactory delivery of the initial three-year term and a "Good" KPI rating, officers recommend exercising the first one-year renewal from 1 November 2026 to 31 October 2027 on the same terms and conditions.

The scope includes all-inclusive renewals, planned and reactive maintenance, repairs, parts and equipment supply. Services include monthly and annual servicing, priority response and repair timeframes, seasonal servicing at Mangakino, and reporting to support compliance with NZS 5826:2010 and minimise facility downtime. Geothermal bore renewals are excluded.

Overall risk is assessed as low to moderate because the incumbent supplier has demonstrated satisfactory performance and the renewal is permitted under the existing contract.

TE TUKANGA HOKO | PROCUREMENT PROCESS

The procurement method is a contract extension under the original contract's 3+1+1 renewal provision.

Officers have assessed the proposal against Council's Significance and Engagement Policy and consider the decision to be of a low degree of significance because it continues an existing operational service through a

contractual renewal provision. The preferred supplier has confirmed its ongoing ability to deliver the required services. Procurement Manager endorsement has been obtained, with no price escalation proposed.

No open tender was undertaken because the supplier is performing well and has achieved the required service KPIs, and the first one-year renewal is expressly enabled by the existing contract's 3+1+1 renewal provision.

No change to the original procurement plan is required.

TE WĀRIU O TE KIRIMANA | RECOMMENDED CONTRACT PRICE

The recommended value for the first one-year contract renewal is $376,528 excluding GST. The approved agreement value through this renewal is $1,506,112 excluding GST, comprising $1,129,584 for the initial term and $376,528 for the first one-year renewal.

NGĀ KŌWHIRINGA | OPTIONS

It is recommended that Council approves the first one-year contract renewal. Not approving the renewal may interrupt established pool plant servicing and require an alternative procurement process to be completed before the current term ends.

Officers, the Procurement Manager and the supplier have confirmed the contractual basis for the renewal, ongoing service capability, satisfactory KPI performance, and continuation on the existing terms and conditions with no price escalation.

If approval is withheld, Council may face a gap in planned and reactive pool plant maintenance, repairs and compliance support across AC Baths, Tūrangi Turtle Pools and Mangakino Community Pools while alternative arrangements are procured.

Retendering would require additional staff and supplier effort, create transition and mobilisation risk, and could affect service continuity, facility availability and ongoing compliance at the three pool facilities.

Approving the renewal retains a performing incumbent supplier, preserves continuity of pool plant maintenance and compliance support, and uses a renewal mechanism already included in the competitively established contract.

NGĀ HĪRAUNGA | CONSIDERATIONS

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 meet the current and future needs of communities for good-quality, cost-effective, and local-

(i) infrastructure; and
(ii) public services; and
(iii) performance of regulatory functions; and

(c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b).

No external statutory authorisations are required for the proposed contract extension.

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

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

Officers have assessed the proposal against Council's Significance and Engagement Policy and consider the decision to be of a low degree of significance because it continues an existing operational service through a contractual renewal provision.

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 deciding.

WHAKAKAPINGA | CONCLUSION

Approval of the contract renewal is the preferred option because it maintains essential services and retains a supplier that is meeting the required performance threshold. The extension is permitted by the existing contract.

Not approving the extension would create avoidable continuity, mobilisation and procurement risks across Council sites. Approval enables the existing services to continue from 1 November 2026.

The next steps are to execute the first one-year contract renewal with Caldera Water & Dairy Solutions Ltd, trading as ThinkWater Taupō, and continue monitoring performance against the contract KPIs.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 TAUPŌ AIRPORT AUTHORITY PRIVATE PLAN CHANGE AND NOTICE OF REQUIREMENT

Author: **Christle Pilkington, Senior Policy Advisor - RM**

Authorised by: **Nick Carroll, Policy Manager**

TE PŪTAKE | PURPOSE

This report provides a recommendation to Taupō District Council (Council) regarding the processing of a private plan change request (the Request) from Taupō Airport Authority (the Proponent), and whether it should be publicly or limited notified under Part 2 of Schedule 1 of the Resource Management Act 1991. The report also seeks delegation from Council for the Senior Policy Advisor and the Policy Manager to process a notice of requirement for two designations with the private plan change request.

The decisions requested by this report do not and cannot determine the merits of the proposals, nor have any bearing on the final outcome of the statutory processes that follow.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The Request was lodged with Council on 21 September 2026, and is deemed to be complete and sufficient to make a decision pursuant to clause 25 of Schedule 1 to the Resource Management Act.

In simple terms, the plan change seeks to update the District Plan's airport noise boundaries to reflect the level and location of aircraft noise anticipated in 2053, and to update the rules that apply within those boundaries. The changes are intended to enable the ongoing operation and development of Taupō Airport while managing the establishment of noise-sensitive activities in areas that may be affected by airport noise.

Broadly summarised, the Request involves the modification (reduction) of modelled noise contours to reflect anticipated aircraft movements to and from the Airport, and the inclusion of rules to manage potential reverse sensitivity effects generated by:

a) Activities Sensitive to Airport Noise within the Outer Control Boundary, and

b) Activities Sensitive to Airport Noise establishing within the Air Noise Boundary.

The request is accompanied by additional diagrams to be inserted into the Planning Maps, showing an updated Outer Control Boundary and Air Noise Boundary, and provisions to include within the Definitions, General Residential Zone, General Rural Zone, General Industrial Zone, and District-Wide chapters of the Plan.

Section 73 of the Resource Management Act provides that any person may request a change to a district plan, and the local authority must consider the request. The local authority must, within 30-working days of receiving the request, decide whether to:

a) Accept the request in full or in part;

b) Adopt the request;

c) Process the request as though it were a resource consent application; or

d) Reject the request.

The Council therefore needs to make a decision as to how to process the request under Clause 25 of Schedule 1 of the Act.

It is recommended that the private plan change request is accepted in full by Council pursuant to cl25(2)(b), and publicly notified as a private plan change under the First Schedule to the Resource Management Act.

The Request is also accompanied by a Notice of Requirement to include two designations in the Taupō District Plan, being:

a) TDC-XX (Airport and Aerodrome Purposes); and

b) TDC-YY (Obstacle Limitation Surfaces)

The Resource Management Act provides that private plan change requests and notice of requirements are processed under separate statutory pathways but can be heard together in a joint hearing, as provided for through cl1(4) of Schedule 1 to the Resource Management Act. Given the contents of the plan change material and the notice of requirement are inextricably linked – and it is proposed to hold a joint hearing - delegation is also sought from Council for the Senior Policy Advisor and the Policy Manager to exercise

relevant functions under the Resource Management Act to process the notice of requirement associated with TDC-XX and TDC-YY.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Accepts the proposal (as Plan Change 50 – Taupō Airport) lodged 21 September 2026 in full, in accordance with clause 25(2)(b) of Schedule 1 to the Resource Management Act 1991.

2. Directs officers to publicly notify the Plan Change as a private plan change in accordance with clause 26 of the First Schedule to the Resource Management Act 1991.

3. Delegates the relevant powers and functions to the Senior Policy Advisor and the Policy Manager to process and recommend a decision on the Notice of Requirement for TDC-XX and TDC-YY.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been presented to Council at a workshop on 23 April 2026.

A request for a private plan change to the Taupō District Plan has been submitted on behalf of Taupo Airport Authority, concurrently with a Notice of Requirement for two TDC-owned designations over the Taupō Airport Site ("**TDC-XX**") and adjacent airspace associated with aircraft flight paths around the airport ("**TDC-YY**").

Whilst the Request and the Notice of Requirement are inextricably linked, they fall under and must be considered through two separate statutory processes under the Resource Management Act. Schedule 1 to the Resource Management Act sets out the requirements for considering and processing the Request, whilst s168A of the Act sets out the requirements for considering and processing a Notice of Requirement lodged by a territorial authority.

Notwithstanding, where a request for a plan change is to be heard and a notice of requirement for a designation has been made in relation to the same proposal, a combined hearing may be held pursuant to cl1(4) of Schedule 1 and s103 of the Act.

NGĀ KŌRERORERO | DISCUSSION

Role of Council

Council has multiple distinct roles in relation to the private plan change request and the associated notice of requirement. Although these relate to the same proposal, each carries different responsibilities.

Council is a Requiring Authority under the Resource Management Act, which gives the Council authority to serve notices of requirements for designations within a District Plan. In this capacity, Council is responsible for progressing the notice of requirement for the two designations, and explaining the designations sought and why they are needed.

Council is also the territorial authority responsible for processing the private plan change request and notice of requirement under the Resource Management Act. In this capacity, Council must exercise its statutory functions impartially and assess the proposals against the relevant statutory requirements.

These roles are recognised within the legislation and are managed through statutory processes to ensure appropriate separation.

In the context of this application, Council is also an affected landowner – having interests in both the East Urban Lands affected by both the Plan Change and TDC-YY, and with financial interest in the Airport operations. These interests are distinct from its regulatory responsibilities above.

For the decisions sought in this paper, Council is exercising its regulatory role – making a decision on how to proceed with the plan change request under cl25 of Schedule 1, and considering the delegation of functions to process the associated notice of requirement.

Later in the process, officers will request that Council delegates the hearing process to independent commissioners. That will help manage the potential issues related to the multiple roles that Council plays in these processes.

The Plan Change Request

The Proponent of the Plan Change notes that the Operative District Plan contains policy direction relating to the regional importance of the Airport, and the need to manage both airport operations and sensitive activities in the vicinity but lacks any rules to give effect to the policy framework.

With reference to Attachment H of the Request, it is sought to update the District Plan provisions and associated planning maps to:

a) Introduce rules and standards to manage Activities Sensitive to Aircraft Noise within identified control boundaries associated with the existing airport runway configuration, adjusted for the 2053 Forecast Year - affecting areas of rural, industrial (PREC1-Taupō), and residential zoned land, including:
    i. Providing for dwellings and accommodation activities located within the Outer Control Boundary, where suitable acoustic insulation and ventilation is achieved, as a permitted activity;
    ii. Providing for the above activities, where suitable acoustic insulation and ventilation is not achieved, as a non-complying activity;
    iii. Providing for health and education facilities defined as Activities Sensitive to Airport Noise in the General Residential Zone, located within the Outer Control Boundary, where suitable acoustic insulation and ventilation is achieved, as a restricted discretionary activity;
    iv. Providing for the above activities, where suitable acoustic insulation and ventilation is not achieved, as a non-complying activity;
    v. Providing for Activities Sensitive to Airport Noise within the Outer Control Boundary in the General Industrial Zone-PREC1 as a discretionary activity;
    vi. Providing for health and education facilities defined as Activities Sensitive to Airport Noise in the General Rural Zone, located within the Outer Control Boundary, and any residential or accommodation activities which do not comply with standards in NOISE-R9.1 as non-complying activities; and
    vii. Prohibiting Activities Sensitive to Airport Noise within the Air Noise Boundary.
b) Remodel the existing outer control boundaries associated with the airport, as identified on the “Noise Control” layer of the Planning Maps, and the Air Noise Boundary;
c) Include new definitions in the definitions chapter of the District Plan;
d) Amend the Noise chapter of the District Plan to include a rule for activities sensitive to aircraft noise within the Outer Control Boundary Overlay;
e) Amend the Transport chapter to include reference to the Obstacle Limitation Surface (TDC-YY) and the Outer Control Boundary; and
f) Include any consequential amendments to numbering of rules within the District Plan.

The Request does not seek to rezone the Airport Site, legally described as Section 1 SP 534655 and (parts of) Section 10 SO 438780, Section 4 SO 393728, and Lot 16 DP 542168, from General Industrial Zone.

Provisions relating to Obstacle Limitation Surfaces (OLS) imposed through TDC-YY are presented on the basis that the Notice of Requirement would be confirmed.

The request was lodged with Council on 21 September 2026 and is considered to contain sufficient information and be complete.

Pursuant to cl25(1), Council must make a decision within 30-working days of receipt of the request (3 November 2026).

The Notice of Requirement

The Request includes a Notice of Requirement for two designations. A designation is a form of 'spot zoning' over a site or area that authorises a requiring authority's work and activities without the need to comply with zone rules or obtain a land use consent, although an outline plan of works may still be required.

The underlying zone and associated provisions remain for all other activities, but the designation prevails to the extent of any inconsistency. Designations provide for works and activities that are reasonably necessary to achieve the requiring authority's objectives and protect the designated purpose by restricting activities by third parties that would prevent or hinder its implementation.

The designations sought are as described below:

a) TDC-XX (Airport and Aerodrome Purposes) – designates the Taupō Airport site (1025 Anzac Memorial Drive and part of 329 State Highway 1) for the purpose of Airport and Aerodrome, providing for future development associated with the stated purpose. The designation also includes conditions imposed on TAA, for compliance and monitoring with specified noise limits.

   For any development that does not meet the purpose of the designation, the underlying zone provisions of the District Plan shall apply.

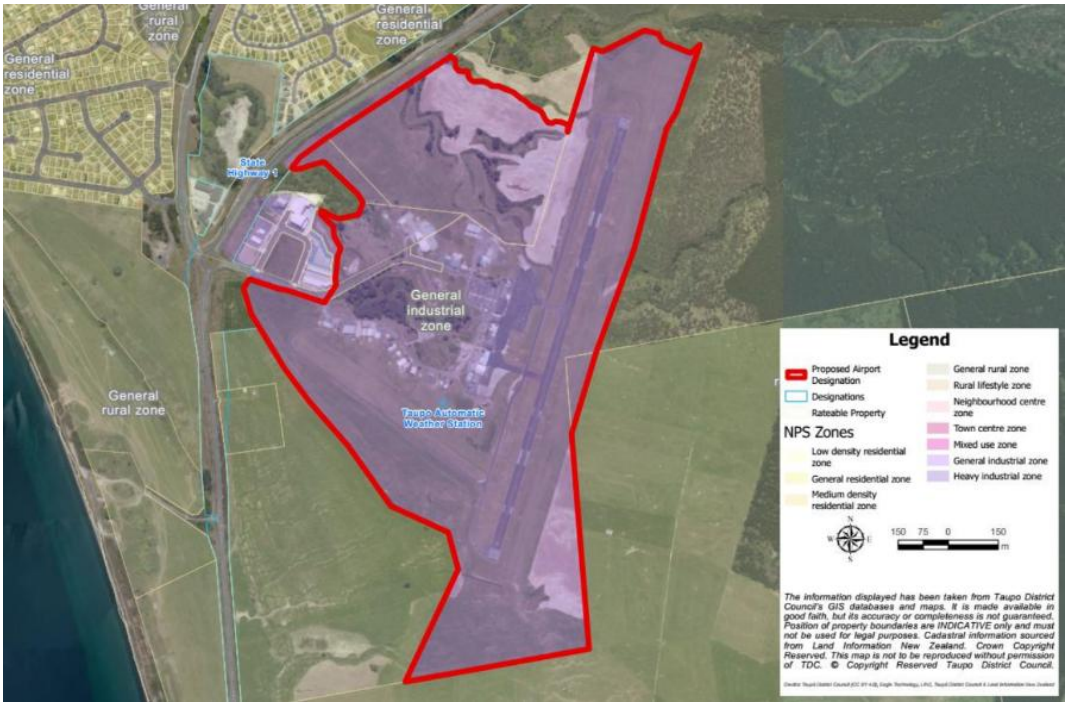


Fig. 1: TDC-XX

b) TDC-YY (Obstacle Limitation Surfaces) – designates airspace around the airport to prevent buildings, structures or other obstacles from penetrating modelled aircraft flight paths and enable the

airport to meet Civil Aviation requirements. The spatial extent of TDC-YY extends beyond the airport site, to affect privately owned land in residential, rural, rural lifestyle, and the general industrial zone. In some cases, the OLS is lower than existing topography or prevents construction on affected lots in accordance with what the District Plan permits.

To avoid significant adverse effect on adjacent landowners, the requirement provides for penetration of the OLS where this is permitted by the District Plan.
A separate process for National Grid and renewable electricity generation activities and assets is provided for.

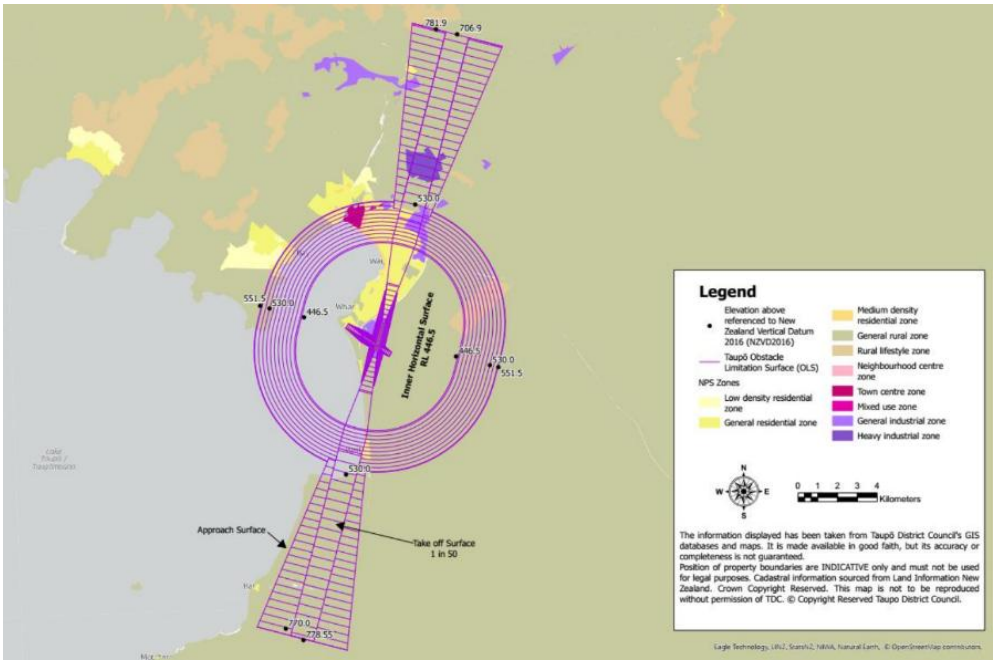


Fig. 2: TDC-YY

The notice of requirement was lodged pursuant to s168A of the Resource Management Act, and will be publicly notified at the request of the requiring authority. It is proposed that a combined hearing for the notice of requirement and private plan change be held pursuant to cl1(4) of Schedule 1 and s103 of the Act.

Notification and processing of the notice of requirement is done in accordance with s168A of the Resource Management Act. Further information requests, waiver and extension of time limits, and reports to the local authority are carried out under sections 92, 37, and 42A, respectively. Sections 173, 174, and 175 apply to a decision made under s168A, with all necessary modification.

Council has delegated the exercise of functions associated with processing a Notice of Requirement to the Environmental Services Manager, the Resource Consents Manager, and the Resource Consents Team Leader. This is on the basis that notices of requirement are normally considered as a stand-alone process. It is rare to have a private plan change and related notice of requirement lodged together.

Given the plan change and the notice of requirement are inextricably linked, separating the two would duplicate administrative and assessment work undertaken by Council officers, increase costs for the proponent/requiring authority, and make coordination of processing timeframes and a combined hearing more difficult.

It is therefore sought that Council delegate all necessary functions for the processing of the Notice of Requirement to the Senior Policy Advisor and the Policy Manager, insofar as the functions relate to the Notice of Requirement for TDC-XX and TDC-YY.

Cl25 Decision

The Council is now tasked with making a decision on how the Request should be dealt with pursuant to cl25 of the First Schedule to the Resource Management Act.

The local authority may:

a) Adopt the request (clause 25(2)(a))

b) accept the request in whole or part (clause 25(2)(b));

c) deal with the request as if it were an application for a resource consent (clause 25(3)); or

d) the Council may reject the request in whole or in part (clause 25(4)).

Clause 27(1) creates a right of appeal to the Environment Court, against a decision to reject the Plan Change under clause 23(6) or clause 25(4).

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1 – Accept the Request

Advantages	Disadvantages
• Better maintains the separation of Council's roles as requiring authority and regulator. Whilst TAA is advancing the plan change component of the request, it is intrinsically linked to a notice of requirement for which TDC is the requiring authority. • Supports coordinated processing of the plan change material with the notice of requirement. • Enables Council to recover all fair and reasonable costs associated with the processing of the request. • Indicates that Council have not made a decision on the merits of the proposal before public scrutiny through notification and hearings processes.	• Progress and content of the plan change largely depends on the Proponent. • Costs to Council as landowner associated with submissions and technical input required should they wish to submit on the plan change material in addition to the notice of requirement.

Option 2 – Adopt the Request

Advantages	Disadvantages
• Recognises the Airport's district-wide importance. • Provides greater control over the proposal.	• Council assumes responsibility for promoting the plan change, increasing complexity around Council's multiple roles as regulator, landowner, and requiring authority. • Adopting the request would require a Plan Stop exemption from the Minister, resulting in substantial time delays. • Provides no material benefit over accepting the plan change request. • May be disproportionate to the scope of the request; the plan change component of the request affects a relatively discrete area of the District. • Council bears all financial cost of advancing the proposal; the plan change is not budgeted for

	under Council's Policy programme. • May signal to the community that Council has reached a conclusion on the merits of the plan change ahead of the Schedule 1 process.

Delegations are sought to the Senior Policy Advisor and the Policy Manager, to exercise functions under the Resource Management Act to process the notice of requirement for two designations associated with the Airport. Council has two options when determining whether or not to delegate functions under the Resource Management Act; either delegate to the relevant officers in the Policy team who are also managing the Request, or have the resource consents team process the Notice of Requirement separately.

Option A – Delegate processing functions to Senior Policy Advisor and Policy Manager

Advantages	Disadvantages
• Supports coordinated processing of interdependent provisions, despite the two statutory processes applying to a plan change and notice of requirement. • Reduces duplication of administration associated with information requests, technical advice, and hearing preparation – therefore increasing staff efficiency and reducing costs for both Council and TAA overall. • Utilises existing knowledge of the proposal. • Provides a proportionate response to the request – delegation of functions associated with processing TDC-XX and TDC-YY is project specific and would not require another review of Council's Delegations Manual.	• There are no identified disadvantages

Option B – Allocate Notice of Requirement to a council officer with delegated functions (resource consents team)

Advantages	Disadvantages
• Maintains established arrangements.	• Separates responsibilities for an interdependent process, requiring additional coordination between Council officers to ensure alignment between the two processes. • Creates duplication of administration associated with information requests, technical advice, and hearing preparation. • May increase the overall processing time and cost.

Analysis Conclusion:

It is recommended that Council accept the Request in full pursuant to cl25(2)(a) of the First Schedule to the Act, and delegate relevant functions to the Senior Policy Advisor and the Policy Manager to enable them to exercise powers under s168A (including any provision incorporated by reference within s168A), s37, and s42A of the Resource Management Act.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The financial considerations differ depending on how Council decides to process this request.

Should the Council accept and notify the change there will be costs to the Council associated with the continued processing of the Request. However, all fair and reasonable costs are passed onto the Proponent.

Ngā Aronga Ture | Legal Considerations

Resource Management Act

There is a statutory process that must be followed including a requirement under Clause 25 of Schedule 1 to the Resource Management Act for the Council to decide if the plan change should be adopted and publicly notified, or otherwise accepted or rejected. If the Council decision is to reject (in part or in full), or accept but only in part, the applicant has the right to appeal the decision.

There is a legal process of notification, submissions, reporting, hearings, decisions and appeals as specified in Schedule 1 to the Resource Management Act which must be followed. This is an orthodox process and the process issues should create no particular risks or liabilities if followed correctly.

Ngā Hīraunga Kaupapa Here | Policy Implications

This decision, which is focused on how the plan change request will be processed, does not have any policy implications. Future decisions around the merits of the plan change request could have wider policy implications given they impact the future operation of the airport, development of Council's own land assets and development of land more generally. Those decisions will be made in the hearings and recommendation processes.

Te Kōrero tahi ki te Māori | Māori Engagement

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

The Proponent, as part of their background engagement prior to lodgement of the Request and Notice of Requirement, has engaged with TKNT in attempts to hold hui with Hikuwai hapu.

Continued engagement will occur through the Schedule 1 process.

Ngā Tūraru | Risks

There are no known risks. The statutory process set out in the Resource Management Act is considered to mitigate any potential risks associated with making a decision to accept or adopt the plan change request.

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 statutory process set out in the First Schedule to the Resource Management Act will be followed.

TE KŌRERO TAHI | ENGAGEMENT

Section 15 of the Request outlines the engagement process undertaken by the Proponents.

The First Schedule process under the Resource Management Act provides for further engagement as it requires public notification, submissions, hearings and appeals.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

The statutory process set out in Schedule 1 to the Resource Management Act will be followed with respect to notification of the Request.

The Request and the Notice of Requirement will be publicly notified. Attachment E to the Request provides a list of those properties to which TDC-YY will apply, and it is considered appropriate that these persons are served with direct notice of the Notice of Requirement.

Should the request be accepted, the Proponent will incur all fair and reasonable costs incurred through this process.

WHAKAKAPINGA | CONCLUSION

Overall, it is considered that there are no reasonable grounds to reject the Request under cl25(4) of the First Schedule to the Resource Management Act.

It is recommended that the Council accept the Plan Change (as Plan Change 50) in accordance with cl25(2)(b) of the Act, and that the request be publicly notified as a private plan change.

To realise time and cost efficiencies generated by processing the plan change and the Notice of Requirement together, it is recommended that Council delegate the necessary functions required for processing a Notice of Requirement lodged under s168A of the Resource Management Act to the Senior Policy Advisor and the Policy Manager, as they relate to TDC-XX and TDC-YY.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Taupo Airport - Plan Change Request and Notice of Requirement (under separate cover 1)
2. Cl25 Recommendation ⇩

Cl25 Recommendation

Council officers have expert views as to the nature of provisions sought, in terms of the Council's role as a 'gate keeper' to the District Plan. However, these largely fall into matters of how the request could, if approved, be integrated into the Plan in terms of structure and terminology.

Given the breadth and extent of the provisions, and the need for controls over future development, it is considered that a process seeking resource consent would be substantially complex and not achieve the outcomes sought in the Request. It is therefore not considered appropriate for the plan change request to be treated as a resource consent.

The options available are therefore to adopt, accept or reject the Plan Change.

There are limited grounds for rejecting a Plan Change, as follows –

a) Under Clause 23 a proponent has declined to provide the further information requested.
b) Under Clause 25(4):
   i. The request or part of the request is frivolous or vexatious; or
   ii. Within the last 2 years the substance of the request has been considered by the Council or Environment Court;
   iii. The request or part of the request is not in accordance with sound resource management practice; or
   iv. The request or part of the request would make the plan inconsistent with Part 5 (of the Act); or
   v. The plan has been operative for less than 2 years.

The merits of the plan change are not particularly relevant at this stage of the process, apart from a 'coarse scale merit assessment ' as to a determination as to whether the Plan Change would offend 'sound resource management practice'.

Clause 25 is an administrative decision to accept the Request for processing. The Council does not need to have formed a view on the merits of the Request, nor does it need to agree with the independent expert assessment of the environmental effects or be satisfied that all possible information has been provided that will assist with a substantive decision on the Plan Change.

Is the request frivolous or vexatious- Clause 25(4)(a)?

The Plan Change request is neither frivolous nor vexatious. It has been carefully considered within the context of existing provisions within the Plan. Further, the timing of the Request is consistent with sound resource management practice.

Seeking a Notice of Requirement and the Plan Change concurrently is considered to be efficient in terms of process, and in creating transparency around the Airport's long-term plans.

Has the substance been considered in the last two years?

The 'substance' of the Request has not been considered by either Council or the Environment Court, nor has it been given effect to by regulations made under section 360A within the last two years.

Is the Request inconsistent with Part 5 of the Act - Clause 25(4)(d)?

Part 5 of the Resource Management Act enables the preparation of standards, policy statements, and plans. Accordingly, the Council is to be satisfied that the plan change request does not render a plan inconsistent with the provisions of the Resource Management Act that govern their formation.

The Request contains at Section 8.2 and 8.3 a consideration of the respective provisions in the Waikato Regional Policy Statement and Taupō District Plan. A consideration of Ngāti Tūwharetoa Iwi

Management Plan 2003 is provided at Section 7.8.1 of the Request, and other Iwi Management Plans at Section 7.8.2.

Section 8.1 of the Request considers the relevant National Policy Statements, being the National Policy Statement – Infrastructure, National Policy Statement – Urban Development, National Policy Statement for Freshwater Management, and National Policy and Environmental Standards relevant to Transpower and Geothermal Electricity Generators.

The Waikato Regional Policy Statement does not identify Taupō Airport within its definition of Regionally Significant Infrastructure. Notwithstanding, the list of Infrastructure included within the definition is not exhaustive, and the Airport is considered to be Regionally Significant Infrastructure by virtue of its parity with those that are listed. The plan change as proposed would enable the effective continued operation of the Airport to provide for the social and economic wellbeing of the Taupō community, and thus not be in contravention to the Waikato Regional Policy Statement.

The Request is considered to better align the District Plan with the Waikato Regional Policy Statement, through the Notice of Requirement and Request in tandem – seeking to include provisions to manage development within spatially identified areas subject to aviation noise and flight paths. The Designation, sought concurrently, would impose conditions which require the Airport to monitor and report on their noise, better facilitating integrated land use management in the Plan Change area.

I do not consider the lodgement of the plan change request to conflict with Part 5 of the Act.

The conclusions reached above should not be assumed to necessarily extend to a finding that the plan change gives effect to or implements the Waikato Regional Policy Statement and District Plan respectively. Both these statutory documents still require that the plan change be considered, in terms of a substantive hearing, as to merits under the Resource Management Act, and the need to account the efficient and effective functioning of supporting and surrounding infrastructure.

Does the Request accord with 'Sound Resource Management Practice' – Clause 25(4)(c)?

The term 'sound resource management practice' is undefined. Case law has identified that for the phrase to be given any coherent meaning it must be tied to the Act's purpose and principles. This should be limited to only a coarse scale merits assessment, and also in relation to the methods, techniques and timing of the Request. The Court in Malory determined that:

> [95] "…the words should be limited to only a coarse scale merits assessment, and that a private plan change which does not accord with the Act's purpose and principles will not cross the threshold for acceptance or adoption".

The Court in Kerikeri Falls Investments determined that:

> [66] "…we have concluded that the reference to sound resource management practice is intended to address the question of merit only at a coarse scale. We consider that at the heart of sound resource management practice must surely be sustainable management, the purpose of the Resource Management Act. If the private plan change clearly does not accord with the purpose and principles of the Act then it should be a non-starter".

In practice, the phrase could extend to where a plan change request contains fundamental flaws or deficiencies that it is not worthy of further consideration or testing through notification, public submissions, and a hearing.

However, the imprecise nature of the test should be treated with caution, and regardless the preliminary consideration of the Request has not identified any 'fundamental flaws' or 'deficiencies'. The Act clearly intends that private plan changes should be able to be requested and invariably plan changes will have negative and positive implications, as well as disputes between experts as to information sufficiency.

The legislative history of clause 25(4)(c) also provides context. This clause replaced the two predecessor provisions through the 1993 Resource Management Amendment Bill. The previous clauses in now repealed clause 24 were:

> (iii) the proposal has little or no planning merit; or
>
> (iv) the proposal and its environmental impact has not been described with sufficient clarity for it to be readily understood.

Whilst there may remain matters as to the merits of a plan change, including issues that may be raised by submitters, this does not extend to a determination that the plan change can be rejected.

The Request is comprehensive, covering off the relevant matters associated with the insertion of material into the District Plan and Planning Maps, and consideration of the associated effects on the environment. The effects considered include:

a. economic effects;

b. aircraft noise;

c. the effects of designation TDC-XX;

d. the effects of the proposed plan change provisions;

e. land based and construction noise effects;

f. other construction effects;

g. landscape and ecology;

h. sensitive areas;

i. transport;

j. cultural effects;

k. effects associated with imposition of an obstacle limitation surface (TDC-YY); and

l. effects on services and general utilities.

What is being sought is considered to be reasonably understandable to a member of the public.

Clause 25(4)(c) provides Council with an exercise of discretion to undertake a coarse level assessment of whether the Act's purpose and principles would be achieved, the following is noted:

> (i) each of the above matters relate to questions of merit, appropriate mechanism or application. There remain opportunities through the notification, submissions, and hearing of the Plan Change for the Council, and ultimately the Hearings Panel to consider such questions in the context of a substantive assessment of the Plan Change.
>
> (ii) a determination of whether the proposal achieved 'sound resource management practice' would be clear were the Request **clearly contrary** to the objectives and policies of higher order planning documents (National Policy Statements, Waikato Regional Policy Statement, and Operative District Plan).

In this instance, the higher order documents recognise the importance of Regionally Significant Infrastructure and stipulate a requirement to protect its safe and effective functioning from adverse effects (including reverse sensitivity) generated by neighbouring land uses.

The Council's determination that a plan change be rejected pursuant to clause 25(4) is appealable pursuant to clause 27(1A)(d). Consideration of the grounds for appeal would invariably include:

a. The various steps undertaken by the Proponents of the plan change to further the request; and

b. The broader statutory backdrop in higher order planning documents which recognise the importance of Regionally Significant Infrastructure, and the need to undertake integrated management to ensure land use and development does not adversely affect the ability for the infrastructure to continue to operate, notably as a result of reverse sensitivity effects.

It is considered that the plan change cannot be rejected assuming a high threshold as to what would therefore constitute 'sound resource management practice'.

Summary – Clause 25(4)

Overall, it is considered that there are no reasonable grounds to reject the Request under Clause 25(4) of the First Schedule of the Resource Management Act.

Clause 25(2)(a) and (b) Adopt or Accept the Request

If the Request is not to be rejected, the clause allows the Council to either:

a. adopt the Request as its own plan change and process it accordingly; or

b. accept the Request, in whole or part, to process as a private plan change request.

Should Council decide to adopt the request, it would assume responsibility for the processing and costs associated with the plan change and the Request would proceed as if it were a Council-initiated plan change.

Should Council decide to accept the plan change request, TAA (a Council Controlled Organisation) would remain responsible for all costs associated with progressing the plan change application. Council officers would be responsible for the continued processing of the Request.

There are implications, particularly in terms of cost, should Council decide to adopt the plan change.

Accepting the plan change means that all processing costs are to be incurred by the Proponent, being TAA. It enables Council to retain its regulatory role without taking ownership of the proposal, and the merits of the plan change remain subject to robust testing through submissions and hearing processes.

Acceptance also supports a clear distinction between Council's regulatory role and its interests as a requiring authority and affected landowner.

Of the options available to Council, it is considered that the following are unsuitable for the reasons stated below:

a. It is considered there are no reasonable grounds to reject the Plan Change request pursuant to cl25(4) of the First Schedule as the Request:
    i. Is not frivolous or vexatious in full or part;
    ii. Has not been considered by Council or the Environment Court within the last 2 years;
    iii. Is considered to accord with sound resource management practice;
    iv. Would not make the Plan inconsistent with Part 5 of the Act; and
    v. The relevant parts of the Operative Plan have been operative for more than 2 years.
b. It is considered that, given the breadth and extent of provisions sought, treating the Request as a request for resource consent pursuant to cl25(2)(c) of the First Schedule would be substantially complex and would not achieve the outcomes sought in the Request.

Based on this information it is considered that there are two options available; to either adopt or accept the plan change request.

A do nothing option is not presented, as the Resource Management Act prescribes four options available to Council when dealing with a request for a private plan change, and Council must respond accordingly.

5.5 FINAL CONSIDERATION OF PLAN CHANGE 47 (MĀORI PURPOSE ZONE) AND PLAN CHANGE 49 (MINOR CORRECTIONS)

Author: **Christle Pilkington, Senior Policy Advisor - RM**

Authorised by: **Nick Carroll, Policy Manager**

TE PŪTAKE | PURPOSE

To seek final approval from Council on Plan Change 47 (Māori Purpose Zone) and Plan Change 49 (Minor Corrections) under clause 17 of the First Schedule to the Resource Management Act 1991.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council approved the decisions on Plan Changes 47 and 49 on 25 August 2026. The decisions were then notified and followed by a 30-day appeal period. The appeal period closed on 15 October 2026, and no appeals were received in relation to either plan change. This means that the Council can now give final approval and following notification, the plan changes can then become operative.

Notification will occur at least five working days prior to the plan change becoming operative.

Plan Change 47 introduces a new zone into the District Plan, being Māori Purpose Zone, to recognise and provide for the relationship of Māori with their culture and traditions. The plan change does this by supporting the use and development of Māori land in alignment with the needs and aspirations of its owners, by removing common resource consenting triggers from the District Plan.

Plan Change 49 corrects minor errors in the District Plan, to improve its implementation and administration.

All plan change material can be viewed at Taupō District Plan Changes 44-49 - Taupō District Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Gives final approval of Plan Change 47 (Māori Purpose Zone) and Plan Change 49 (Minor Corrections) under clause 17 of the First Schedule to the Resource Management Act 1991. This shall be effected by affixing the Taupō District Council seal to the Plan Changes; and

2. Pursuant to clause 20 of Schedule 1 to the Resource Management Act 1991, directs officers to publicly notify the date on which the Plan Changes will become operative.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been before Council at a prior meeting on 25 August 2026, as item number 5.2 and the following resolutions were made:

TDC202608/01 RESOLUTION

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.*

NGĀ KŌRERORERO | DISCUSSION

Following notification of decisions on the Plan Changes, submitters had a 30-working day appeal period within which to appeal Council's decision on their submission. The appeal period closed at 5pm on 15 October 2026.

Clause 17 of Schedule 1 to the Resource Management Act 1991 states that a local authority may approve a plan if all appeals have been disposed of. No appeals were received on either plan change, and therefore Council may give final approval to the plan changes as notified following adoption of the panel's recommended decisions. Although the first schedule of the RMA provides a legal mechanism to withdraw the plan change, in the absence of exceptional circumstances (such intervening legislation or national direction) the expected course of the Council is to complete the first schedule process.

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

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1 – Give Final Approval to Plan Changes 47 and 49

Advantages	Disadvantages
• Implements Council's August decision, maintaining consistency with its resolution to adopt the independent hearing panel's recommended decisions. • Provides certainty and relief for submitters, affected landowners, and the wider community through completion of the plan change process. • Enables the intended plan change outcomes and benefits to be realised through incorporation of the approved provisions – which have been tested through submissions - into the District Plan. • Utilises work and expenditure on the plan changes and completes the process. • Avoids additional work for Council officers, as withdrawing the plan changes at this stage would require justification as to why the plan changes are being withdrawn.	• Requires notification and integration of provisions within the District Plan.

Option 2 – Do not give approval of Plan Changes 47 and 49

Advantages	Disadvantages
• No material advantages of not approving the plan changes have been identified.	• The intended outcomes and benefits of the plan changes would not be realised, and existing errors, inefficiencies, and regulatory barriers to development would remain. • Work and expenditure already invested would

Advantages	Disadvantages
	not result in operative provisions. • May undermine submitters', landowners' and other interested parties' confidence in the planning process; particularly given the absence of appeals.

Analysis Conclusion:
It is considered that Option 1 is the preferred option.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations
The financial impact of the proposal is negligible.

Long-term Plan/Annual Plan
Costs are considered to be negligible and within Council's current budgeted programme of works.

Ngā Aronga Ture | Legal Considerations

Resource Management Act 1991
Plan changes follow a statutory process as set out in Schedule 1 to the Resource Management Act 1991.

There is a legal process of notification, submissions, reporting, hearings, decisions and appeals as specified in Schedule 1 to the RMA which must be followed. This is an orthodox process and the process issues should create no particular risks or liabilities if followed correctly.

Ngā Hīraunga Kaupapa Here | Policy Implications

Completing the plan change process will enable Council to realise the anticipated benefits for Māori landowners. It will also enable more effective and cost-efficient application of the District Plan for the community.

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.

Consultation and engagement with Māori has been undertaken prior to, and throughout the plan change process.

Ngā Tūraru | Risks

There are no known risks associated with giving final approval to the plan changes.

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

It is recommended that Council gives final approval to Plan Change 47 and Plan Change 49 and directs officers to notify the decision.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.6 TAUPŌ DISTRICT COUNCIL NON-ELECTED MEMBER VOTING - EXCEPTIONS

Author: **Shainey James, Governance Quality Manager**

Authorised by: **Nigel McAdie, Legal and Governance Manager**

TE PŪTAKE | PURPOSE

The purpose of this report is to enable Taupō District Council elected members to consider whether to write to the Minister of Local Government requesting any exceptions to new provisions in legislation limiting committee members' voting rights to elected members only.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

The Local Government Act 2002 (the LGA) has been amended to prohibit non-elected (appointed) members of committees established under the LGA from voting at meetings. These provisions come into effect on 18 March 2027.

In the meantime, councils may request exceptions for particular non-elected members to continue voting after 18 March 2027. Such requests must be submitted to the Minister of Local Government by 18 November 2026, along with supporting information to satisfy the Minister that exceptions are necessary or desirable.

Elected members are asked to consider Taupō District Council's current 19 non-elected committee member positions and determine whether to write to the Minister requesting any exceptions.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council:

1. Delegates authority to His Worship the Mayor to submit a request in writing to the Minister of Local Government for (an) exception(s) for the following non-elected (appointed) committee member(s) to enable them to vote and be counted toward the quorum of meetings of which they are a member:

Delete those positions not applicable:

Taupō District Water Services Committee	Independent external chairperson	1 member
Risk and Assurance Committee	Independent external chairperson	1 member
Tūrangi Co-Governance Committee	Ngāti Tūrangitukua members	4 members
Tongariro Representative Group Committee	Community representatives (2) and Māori representative (1)	3 members
Mangakino-Pouakani Representative Group Committee	Community representatives (2), Marae representative (1) and Māori representative (1)	4 members
Taupō Airport Authority Committee	Business representatives	2 members
Taupō/Taupō East Rural Community Grant Distribution Committee	Community representatives	2 members
Tūrangi/Tongariro Community Grant Distribution Committee	Ngāti Tūrangitukua Tūrangi Co-Governance Committee members	2 members

2. Approves the following key points to be included in the request:

   i. When Taupō District Council's committee structure was put in place in November 2025, it was considered necessary for individuals appointed to certain committees to be able to vote at meetings.

   ii. Allowing appointed members to vote strengthens Taupō District Council committee decision-making by incorporating specialist expertise, independent scrutiny, mana whenua

knowledge and community perspectives directly into committee resolutions.

iii. Appointed members bring knowledge or perspectives not otherwise available among elected members. Allowing them to vote supports transparency because their specialist expertise becomes part of the committee's collective decision, rather than advice elected members may hear but disregard.

iv. In the case of the independent chairperson of the Taupō Water Services Committee, the position was established to meet government requirements to have a suitably qualified person to lead the work of the committee. It is necessary for that position to have voting rights for all decisions and recommendations to Council, in order to effectively lead this work, including in the case of any adverse event fronting media requests and accurately reflecting Taupō District Council's position and responses.

v. In the case of the independent chairperson of the Risk and Assurance Committee, the position was established in accordance with 'best practice' recommendations of the Controller and Auditor-General. It is necessary for that position to have voting rights for all decisions and recommendations to Council, in order to effectively lead the work of the committee and provide objective, independent, expert advice.

vi. In the case of the Tūrangi Co-Governance Committee, it is necessary for appointed Ngāti Tūrangitukua members to vote in the spirit of partnership and recognising Ngāti Tūrangitukua's status as mana whenua, so as to give effect to those parts of the Agreement still in effect between Taupō District Council and Ngāti Tūrangtukua i.e. all parts with the exception of Part B, relating to Resource Management Act 1991 matters.

vii. There is a risk that the absence of voting rights may discourage suitably qualified and experienced individuals from seeking appointment to these roles, potentially reducing the breadth of expertise and perspectives available to inform committee deliberations.

viii. *Insert other key points:*

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

The Local Government (Systems Improvements) Amendment Act 2026 (Amendment Act) received Royal assent on 18 September 2026. Among other changes, the Local Government Act 2002 (LGA) was amended to remove voting rights for non-elected members on committees established under the LGA (refer clause 31A, Schedule 7, LGA). Non-elected members will also not count towards the quorum for meetings going forward.

While some of the changes came into force on the day after the Amendment Act received Royal assent, there is a transitional period for the non-elected member voting changes, with the new provisions coming into effect on 18 March 2027. The Minister of Local Government, Hon Simon Watts, wrote to mayors and regional council chairs on 29 September 2026 setting out the key changes and process for requesting exceptions to the new legislative settings relating to voting at committee meetings (Attachment 1).

Taupō District Council currently has 19 non-elected (appointed) members with voting rights, which are affected by the new LGA provisions. These positions are as follows:

Committee	Position(s)	Total number of non-elected members on committee
Taupō District Water Services Committee	Independent external chairperson	1
Risk and Assurance Committee	Independent external chairperson	1
Tūrangi Co-Governance Committee	Ngāti Tūrangitukua members	4[1]
Tongariro Representative Group Committee	Community representatives x 2 and Māori representative x 1	3
Mangakino-Pouakani Representative Group Committee	Community representatives x 2, Marae representative x 1 and Māori representative x 1	4
Taupō Airport Authority Committee	Business representatives	2[2]
Taupō/Taupō East Rural Community Grant Distribution Committee	Community representatives	2
Tūrangi/Tongariro Community Grant Distribution Committee	Ngāti Tūrangitukua Tūrangi Co-Governance Committee members	2

Click here to view Council's current Terms of Reference and Delegations from Council to Committees document.

The new provisions do not affect members of Te Kōpu ā Kānapanapa, Te Arawa River Iwi Trust and Taupō District Council Committee, Raukawa Settlement Trust and Taupō District Council Committee, and the Taupō District Licensing Committee. This is because these bodies have all been set up pursuant to other legislation, not the Local Government Act 2002 [refer clause 31A(2)(a)(i)].

[1] Note that the Terms of Reference and Delegations to the Tūrangi Co-Governance Committee do not specify whether or not Council's representatives are elected members, appointed members or a mixture of both, so one or more of these may be non-elected (appointed) members in future.
[2] Note that in addition to the two business representatives appointed to the Taupō Airport Authority Committee, one observer from the Ministry of Transport and one observer from the Airport User Group attend meetings of that committee. The observers do not have voting rights and are not counted towards the quorum for meetings.

As explained in the letter from the Minister, exceptions to the new provisions restricting voting to elected members will be granted in rare cases, where councils have demonstrated that the exceptions are necessary or desirable. If Council considers any or all of the 19 non-elected member positions justify an exception, then a request must be submitted in writing to the Minister by 18 November 2026, i.e. requests will be submitted to the incoming government after the general election taking place on 7 November 2026. Requests must be supported by:

- a Council resolution;

- information about what the issue the exception(s) would address, why existing governance arrangements would not adequately address the issue, and how Council would manage the issue without an exception;

- information about the role of the committee, the proposed role of non-elected members, and the steps that would be taken to maintain democratic legitimacy and public accountability; and

- information about how the exception fits within the broader statutory framework, including any comparable precedents.

NGĀ KŌRERORERO | DISCUSSION

If Council decides to submit a request for an exception or exceptions to allow certain non-elected members to vote at committee meetings, elected members will need to articulate reasons at this meeting, to support the request. Some basic information about each committee is presented below as a starting point for discussion.

Taupō District Water Services Committee

The Taupō District Water Services Committee was established for the first time in November 2025, to provide strategic direction in relation to, and governance oversight of Taupō District Council's water services. Financial separation between Council's water services and all other Council activities has been in place since 1 July 2026. The appointed chairperson provides external independent expertise and supports the good governance of water services for Taupō District.

Risk and Assurance Committee

The Risk and Assurance Committee has been in place for several years. Its objective is to provide governance and oversight of the effectiveness of enterprise risk management, the control and compliance framework and internal and external audit and assurance practices. Taupō District Council appoints an independent external chairperson in accordance with advice from The Audit Office (refer page 1 of the guide *Setting up a council's Audit and Risk Committee* which is available on The Audit Office website).

Tūrangi Co-Governance Committee

The Tūrangi Co-Governance Committee was established following the October 2022 local elections, in accordance with the Mana Whakahono ā Rohe Agreement (the Agreement) entered into by Taupō District Council and Ngāti Tūrangitukua being the hapū holding mana whenua in Tūrangi. For a summary of the background to the Agreement, please refer to the report included on the agenda for the Council meeting held on 26 April 2022 (agenda item 4.6, page 12). While the Committee is not set up via a Treaty of Waitangi settlement, elected members may consider an exception for the four Ngāti Tūrangitukua members is necessary in the spirit of partnership and recognising Ngāti Tūrangitukua's status as mana whenua, so as to give effect to those parts of the Agreement still in effect i.e. all parts with the exception of Part B, relating to Resource Management Act 1991 matters. Officers have provided information about the amendments to legislation to Ngāti Tūrangitukua and it is anticipated that the hapū may also share views with elected members prior to this Council meeting.

Tongariro Representative Group Committee

The Tongariro Representative Group Committee was reestablished following the October 2025 local elections. The membership has not changed since then, with two community representatives and one Māori representative.

Mangakino-Pouakani Representative Group Committee

The Mangakino-Pouakani Representative Group Committee was reestablished following the October 2025 local elections. The membership has changed over time but has always included community representatives. The committee currently has two community representatives, one Marae representative and one Māori representative.

Taupō Airport Authority Committee

The Taupō Airport Committee membership includes two business representatives with voting rights.

Taupō/Taupō East Rural Community Grant Distribution Committee

The Taupō/Taupō East Rural Community Grant Distribution Committee membership includes two community representatives with voting rights.

Tūrangi/Tongariro Community Grant Distribution Committee

The Tūrangi/Tongariro Community Grant Distribution Committee includes two of the Ngāti Tūrangitukua Co-Governance Committee members with voting rights.

The government's rationale for removing voting rights for non-elected members is to strengthen democratic accountability, as elected members are directly accountable to voters for their decisions. In relation to appointed committee members, the rationale includes that these individuals are accountable to the Council that appointed them and Council may appoint or discharge any member of a committee or a subcommittee at any time (clause 31(1), Schedule 7 to the LGA). Committees are subject in all things to the control of the Council (clause 30(3), Schedule 7 to the LGA).

The LGA still enables councils to appoint individuals who have the skills, attributes, or knowledge that will assist the work of the committee or subcommittee in question (clause 31(3), Schedule 7 to the LGA). Accordingly, non-elected members will still be permitted to express views, provide advice and participate in debate at meetings once voting rights are removed, so Council and the committees will still benefit from their contributions.

The key thing for Council to consider is whether it is necessary or desirable to the operation of the committee, for those appointed members to also be able to vote.

When the committee structure was put in place in November 2025, it was considered necessary for individuals appointed to Taupō District Council committees to be able to vote at meetings. The only exceptions identified were the two observer positions on the Taupō Airport Authority Committee.

Allowing appointed members to vote strengthens committee decision-making by incorporating specialist expertise, independent scrutiny, mana whenua knowledge and community perspectives directly into the committee's resolutions. This can be particularly valuable on committees where the required knowledge or perspectives may not otherwise be available among elected members. Allowing them to vote supports transparency because their specialist expertise becomes part of the committee's collective decision, rather than advice elected members may hear but disregard.

The independent chairperson of the Taupō District Council Water Services Committee, Mr Brian Hanna has provided the following observations:

> *My understanding of my appointed position is as follows.*
>
> *On application by TDC to deliver its Water Services "In House", the government's own agency DIA, stipulated several conditions as part of its application approval process. One of the key requirements*

was that a suitably qualified Independent Chair be appointed to lead a council committee charged with overseeing the governance of its Water Services Committee.

I find it very concerning now that the same government now wants to disestablish any voting rights and influence that such a position held.

I have real concerns over this situation.

I find it very challenging that I am asked to lead this work, and if any adverse event were to happen- I, probably alongside the Mayor would be quite rightly expected to front media requests and accurately reflect TDC's position and responses.

This would be difficult to do if I have no governance voting rights as part of the Committee decision making process, to make recommendations to full council. This was what I was appointed to carry out as part of my agreement with TDC.

Based on this information it is considered that there are two options: Council may decide to request one or more exceptions to the new legislative setting restricting voting to elected members only; or Council may decide not to request any exceptions, in which case only elected members will be permitted to vote at committee meetings from 18 March 2027.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1. Delegate authority to His Worship the Mayor to submit a request in writing to the Minister of Local Government for exceptions for some or all non-elected (appointed) members to Taupō District Council committees.

Advantages	Disadvantages
• If granted, exceptions would enable non-elected members to participate fully at committee meetings, for those committees Council has identified a need for those members to be able to continue to vote.	• Depending on exceptions granted, potentially inconsistent approach across Council's committees.

Option 2. Take no action, i.e. do not write to the Minister of Local Government requesting any exceptions for non-elected (appointed) members to Taupō District Council committees.

Advantages	Disadvantages
• No further work required. • Consistent approach across Council's committees, with only elected members voting.	• Missed opportunity for Council to retain voting rights for non-elected members of committees where Council considers it necessary or desirable for them to continue to vote.

Analysis Conclusion:

The committee structure and settings are a matter for the Mayor and councillors to determine, so officers have not expressed a view about whether any particular exceptions should be applied for.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

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

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 meet the current and future needs of communities for good-quality, cost-effective, and local-

(i) infrastructure; and
(ii) public services; and
(iii) performance of regulatory functions; and

(c) to support local economic growth and development by fulfilling the purpose set out in paragraph (b).

As explained above, the Amendment Act has amended the provisions relating to voting at committees established under the LGA. From 18 March 2027, only elected members may vote at committee meetings, unless an exception has been granted.

If Council decides to request one or more exceptions, the request will be sent to the Minister of Local Government to consider after the general election. The Minister will then make recommendations to the Governor-General for exceptions to be made by Order in Council provided Council has demonstrated that exception(s) are necessary or desirable.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

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

No engagement with Māori has been undertaken.

Ngā Tūraru | Risks

The government has provided a process for councils to follow to request exceptions from the new provisions in the Local Government Act 2002. No risks have been identified in relation to Council submitting a request in accordance with the process outlined.

If Council does not request any exceptions, or requests are unsuccessful, there is a risk that non-elected (appointed) members may resign either before or once the legislation takes effect on 18 March 2027. This would result in a loss of independent external input into decision-making and it would generate work for Council to reconsider committee membership. It may also be challenging to find replacement members if there is no ability to vote on the decisions being made.

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

Direct communication has been/will be carried out with affected parties/key stakeholders but no wider communication is considered necessary.

WHAKAKAPINGA | CONCLUSION

It is recommended that Council considers whether or not to request an exception or exceptions for any of the 19 non-elected (appointed) committee member positions within Council's current committee structure. If any exceptions are warranted, elected members must provide the rationale for the exceptions to enable His Worship the Mayor to submit the request in writing to the Minister of Local Government.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Letter from Minister of Local Government, Hon Simon Watts, dated 29 September 2026 - voting at council committee meetings ⇩

Hon Simon Watts

Minister for Building and Construction
Minister of Climate Change
Minister of Local Government
Minister of Revenue
Minister for Auckland

29 SEP 2026

Mayors and regional council chairs
By email

Dear Mayors and Chairs

Voting at council committee meetings

On 18 September 2026, the Local Government (System Improvements) Amendment Act 2026 received Royal assent. The Act reserves voting rights on council committees, joint committees, subcommittees, and other subordinate decision-making bodies ("specified committees") for elected members only.

As I have stated previously, the purpose of this change is to strengthen democratic accountability. Councils may continue to appoint non-elected members to specified committees to provide expertise, stakeholder perspectives, or community representation. However, unless an exception applies, non-elected members must not vote and are not counted toward the quorum of the meeting.

Your council must comply with the Act from 18 March 2027. The purpose of this transition period is to ensure you have enough time to change the structure of or delegations to your council's specified committees, if required.

The Act also provides for certain exceptions. These include committees or appointments that are required under or for the purposes of another enactment and arrangements required to give effect to Treaty settlements.

Additionally, the Act provides for the Governor-General, on the recommendation of the Minister of Local Government, to grant exceptions where the Minister is satisfied these are necessary or desirable. Exceptions may be time-limited or indefinite, and with or without conditions.

My expectations are that exceptions will be granted rarely. The Government's policy is that non-elected members should generally be non-voting. Councils seeking an exception will therefore need to demonstrate a clear and specific justification that supports the statutory test that the exception is necessary or desirable.

The next page of this letter contains information on how requests for exceptions will be considered.

Private Bag 18041, Parliament Buildings, Wellington 6160, New Zealand | +64 4 817 6814 | s.watts@ministers.govt.nz

If your council considers that an exception may be required, I encourage you to submit a request in writing to the Minister of Local Government by 18 November 2026 enclosing:

- A copy of a resolution from your council in support of the exception.
- Information about the issue the exception would address, why existing governance arrangements would not adequately address the issue, and how the council would manage the issue without an exception.
- Information about the role of the committee, the proposed role of non-elected members, and the steps that would be taken to maintain democratic legitimacy and public accountability.
- Information about how the exception fits within the broader statutory framework, including any comparable precedents.

Requests regarding a joint committee should ideally have the support of all councils who are members of the joint committee.

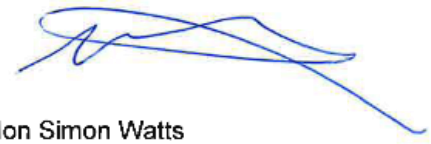
Requests should contain sufficient information for the Minister to recommend the exception to the Governor-General.

Officials at the Ministry for Cities, Environment, Regions and Transport (MCERT) will assess any requests received and provide advice to the Minister of Local Government after the election. It is my intention that decisions will be made and communicated early next year, and exceptions will come into force at the end of the transition period.

If you require more information:

- Visit the MCERT website at www.mcert.govt.nz/our-work/local-government/local-government-system-improvements/.
- Contact your MCERT Local Government Partnership Director.

Yours sincerely



Hon Simon Watts
Minister of Local Government

5.7 ADOPTION OF THE ANNUAL REPORT 2025/26

Author: **Jeanette Paenga, Finance Manager**

Authorised by: **Sarah Matthews, General Manager Organisation Performance**

TE PŪTAKE | PURPOSE

To adopt the Annual Report 2025/26 and the Annual Report Summary 2025/26.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council, pursuant to section 98 of the Local Government Act 2002, and on the recommendation of the Risk and Assurance Committee Chairperson:

1. Adopts the Taupō District Council Annual Report 2025/26; and
2. Adopts the Taupō District Council Annual Report Summary 2025/26.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

NGĀ KŌRERORERO | DISCUSSION

The Annual Report 2025/26 is the key public accountability document that compares Council's actual performance for the year against its forecast and targets in the second year of the Long-term Plan 2024-2034. Highlights of this report are set out in the introductory sections of the Annual Report and reproduced in the Annual Report Summary including the key message from the Mayor, a summary of the financial results for the year, Council's achievements in its activity areas and a summary of its major initiatives. Due to the timing of the audit, with completion due on Friday 23 October, the attachments were not available at the time the agenda was produced but will be separately circulated or tabled at the meeting.

Council must adopt its Annual Report 2025/26 by 31 October 2025 as required by s98 of the Local Government Act 2002.

The Annual Report and Annual Report Summary are both audited to ensure consistency between the two documents and overall compliance with relevant legislation, accounting standards and generally accepted accounting principles.

Council is due to receive an unmodified audit opinion from Council's Auditor – The Audit Office, in relation to Council's financial statements and the majority of our service performance measures. We will receive a qualified audit opinion in relation to specific service performance measures relating to attendance and resolution times in our three waters activities and response times to service requests in our roading activity. The Audit Office have not been able to verify our results due to issues with data recording systems. We have had similar qualification in prior years and are working to resolve the issues this year.

The Annual Report and Annual Report Summary have been reviewed by Bruce Robertson, the externally appointed chair of the Council's Risk and Assurance Committee and recommends to Council their adoption.

Elected members are unable to make changes to either of the reports at the adoption stage.

Key highlights of the 2025/26 year

We have continued to deliver for our community, despite several ongoing reforms from central government including Local Water Done Well, resource management reform and wider changes to the local government system.

Significant work has also been undertaken internally to transition our Customer Care and Business Support services to a new IT and data recording system. The new system provides more accurate and consistent recording of customer response and resolution times, enabling us to better measure and report on our performance. Importantly, it includes controls that prevent manual changes to recorded data, which is a key area that Audit New Zealand wanted us to resolve.

Infrastructure Investment

Population growth—now exceeding 42,000 residents, a 20% increase over two decades—has driven significant infrastructure demands. In response, Council delivered approximately $68.8million in capital projects this year, including:

- Replacement of 16km of water pipes to reduce water losses.
- Started construction on three new water treatment plants in Kinloch, Whareroa and Omori to meet stricter water quality standards.
- Extended footpaths and cycleways in Taupō town to improve safety
- Built new roundabouts at Taharepa Road / Crown Road intersection and Tauhara Road / AC Baths Avenue intersection

Community facilities, Parks and Reserves

Council continued to invest in our community facilities including by maintaining accreditation for our aquatic facilities:

- Swim School gained AusSwim accreditation
- AC Baths and Turtle Pools gained Poolsafe accreditation
- More than 3000 primary school age students attended the Contact Swim Well programme

The district also strengthened its reputation as a premier event destination, hosting major national and international events such as the ITM Taupō Super440, IRONMAN New Zealand, Taupō Summer Concert, Lake Taupō Cycle Challenge, Taupō Marathon and Mangakino Lake Hop boosting tourism and local economic activity.

Financial Stewardship

Council adopted the Annual Plan 2025–26, making difficult trade-offs to keep rates increases aligned with the Long-term Plan 2024–34. While mindful of the impact on households, these adjustments are essential to fund infrastructure and maintain the services and facilities expected by the community.

In terms of financial performance, the Statement of Comprehensive Revenue and Expense shows a Council Operating Surplus of $36.9 million against a budget of $22.8 million. There are variances from budget and where these are significant explanation is provided in Note 34 of the Annual Report.

One of the largest variances though is other revenue which is ahead of budget by $16m - significant items include unrealised gains on our TEL fund financial assets ($6.8m), and higher values of vested assets than anticipated ($3.9m), unbudgeted first time recognition of assets ($1.1m), unrealised gains on financial derivatives ($1.0m) and the unbudgeted revaluation gains on investment property, predominantly East Urban Lands land blocks ($0.9m). These are all non-cash items.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

Once the Annual Report and Annual Report Summary are adopted these two reports will be placed on Council's website. The Communications team will issue a press release regarding the adoption of these reports and the key highlights contained within them this week.

WHAKAKAPINGA | CONCLUSION

Council is asked to adopt the Annual Report 2025/26 and the Annual Report Summary 2025/26.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.8 TAUPŌ DISTRICT COUNCIL PERFORMANCE REPORT - SEPTEMBER 2026

Author: **Julie Gardyne, Chief Executive**

Authorised by: **Julie Gardyne, Chief Executive**

TE PŪTAKE | PURPOSE

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

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

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. Performance Report - September 2026 ⇩
2. Portfolio Update - September 2026 ⇩
3. Finance Report - September 2026 ⇩

GREAT LAKE TAUPŌ
Taupō District Council

TAUPŌ DISTRICT COUNCIL

PERFORMANCE REPORT

September 2026

CHIEF EXECUTIVE - Julie Gardyne

Overview

September saw a continued focus on preparing the organisation for the Long-term Plan and responding to the evolving local government reform environment.

Following the conclusion of the Head Start submission process in August, the Cabinet decided that it will not be making decisions on individual Head Start proposals at this time. Decisions on the next steps will be after the 2026 general elections.

Discussions throughout the month focused on organisational priorities, strategic planning, capital programme delivery, financial performance, and ensuring Council remains well positioned to respond to changing legislative and policy settings. Long-term Plan workshops commenced, providing an opportunity to review future investment priorities and establish a clear direction for the years ahead.

Government policy update

The Government's local government reform programme remained an area of interest during September. Correspondence from the Minister of Local Government acknowledged the work undertaken by councils nationwide and confirmed that additional analysis and consideration would be required before proposals progress. Taupō District Council continued to monitor developments closely while reinforcing its previous position that further engagement and exploration of options are necessary before significant structural decisions are made. Internal and external communications continued to keep elected members, staff and stakeholders informed.

Monitoring of wider legislative and regulatory change continued, including Resource Management Act reform and other central government policy initiatives with potential implications for local government planning, service delivery and future investment decisions. These matters were considered alongside Long-term Plan development to ensure Council is well positioned to respond to future policy changes and community expectations.

Stakeholder relationships

Maintaining strong relationships with neighbouring councils, iwi, central government, elected members and key stakeholders remained a priority throughout September. Council continued conversations with local government partners regarding future reform opportunities and regional collaboration, while also keeping stakeholders informed. Engagement activities focused on ensuring Taupō District's interests continue to be represented in ongoing reform discussions and future planning conversations.

The month also included ongoing engagement with councillors through workshops, briefings and Council-related activities associated with the Long-term Plan, strategic priorities and significant projects. Regular communication through Council updates, newsletters and internal channels ensured staff and stakeholders remained informed on organisational priorities, Government reform developments and matters affecting the wider district.

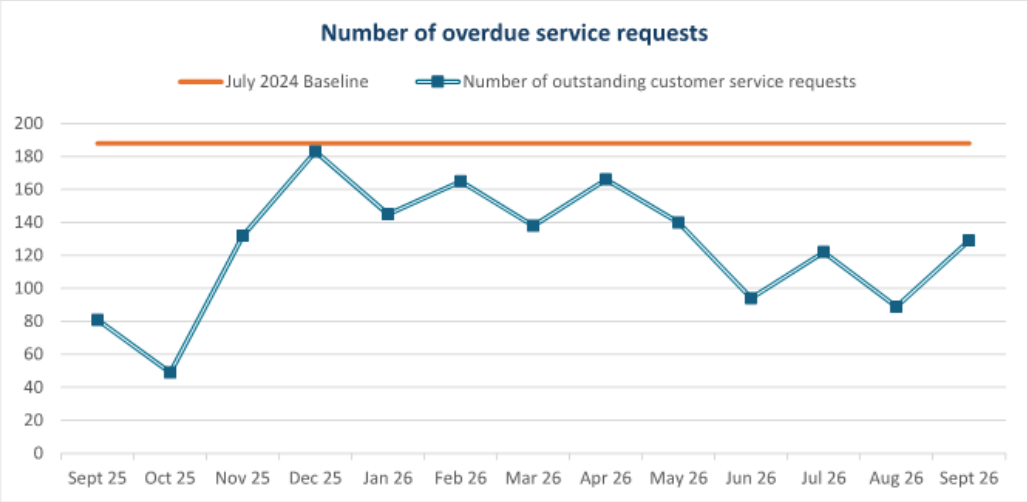
Operating efficiency and improvements

The six 'Critical Few' priorities in the organisation wide business plan were ratified at the September enterprise leadership team meeting, with steady progress being made across all focus areas. These priorities identify the key areas where the organisation needs to focus to successfully navigate the year ahead. They connect our key organisational challenges and opportunities with the outcomes we aim to deliver in 2026/27. The Critical Few ensure we remain financially disciplined, prepared for reform, strategically led, well connected with our partners, focused on delivery, and equipped with the capability needed to achieve our goals.

It was agreed that progress and priorities will be reviewed quarterly to ensure the plan remains aligned with changing organisational and external circumstances. For example, Head Start was a key focus when the business planning process commenced but has since been postponed. Recent efforts have been largely directed towards the Long-term Plan (LTP), the Water Services Delivery Plan (WSDP), capital programme delivery, and consenting activities. Change management training is also underway across the organisation to strengthen capability and support successful delivery of these priorities.

PEOPLE AND COMMUNITY PARTNERSHIPS - Hadley Tattle

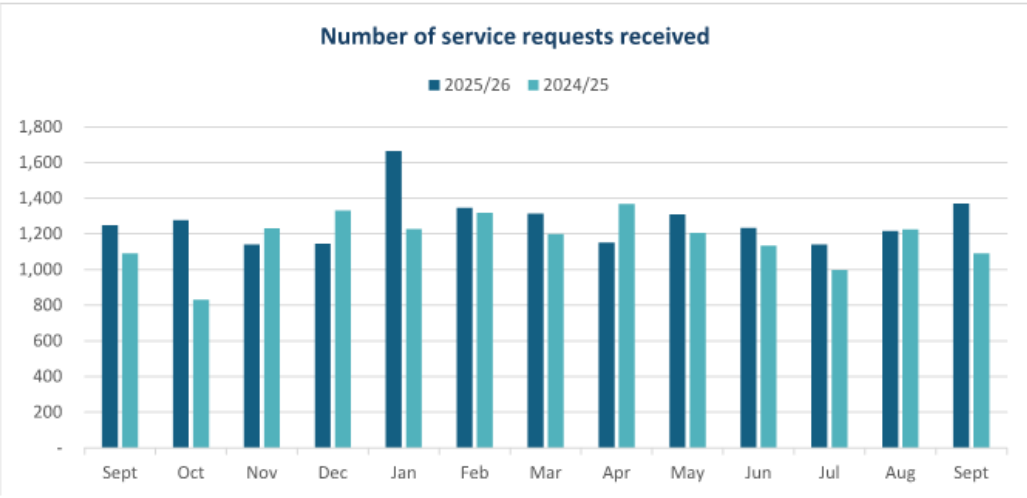
Customer focus

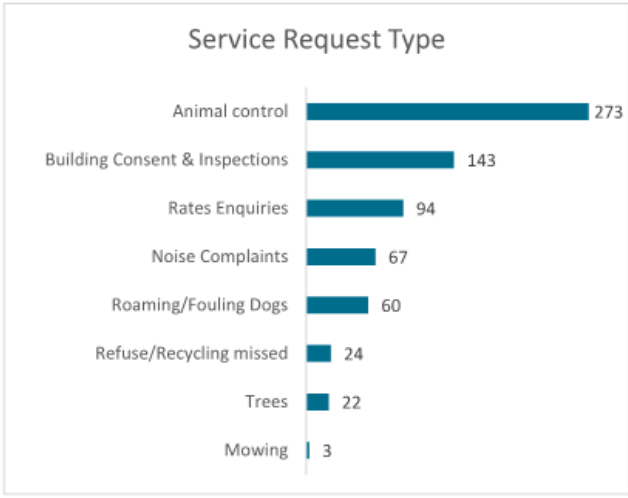


4031 calls received by customer services

61% of calls answered within 40 secs

September experienced a decrease in rates enquiries after a strong volume of these in recent months. Demand was driven by animal management services and building inspections. Increased request volumes on previous months did contribute to an increase in overdue service requests, but numbers sit below both the established baseline and the majority of the last twelve months.





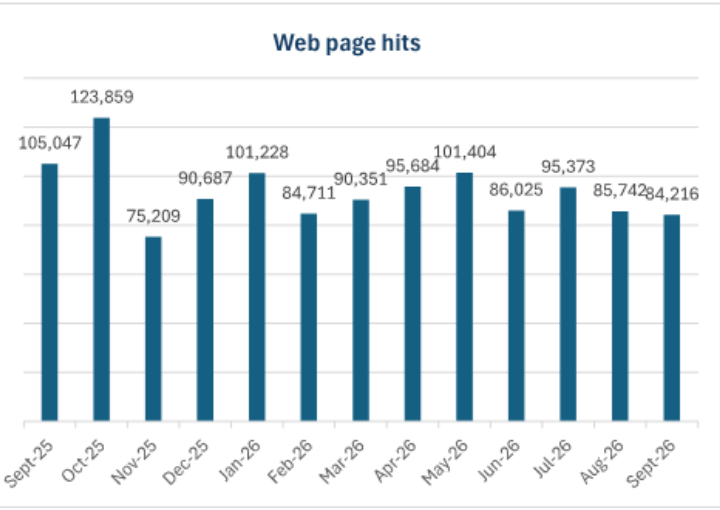
Community engagement and communications

238,212 social media views across these three areas in September

Events, events, events!- A lot of community interest in events being held around the district in September. The Tūwharetoa Taiopenga kapa haka festival always draws a lot of interest with the Mangakino Lake Hop event also receiving more than 100,000 views. Other events that got followers' interest included the announcement of the 2027 Summer Concert lineup and

Owen Delany Park new community sports hub - A significant milestone in the ongoing upgrade of Taupō District's flagship sports facility which got plenty of interest online across not just Council's channels but also those of local media who covered the opening.

District reserves management plan review - Council undertook pre-consultation on this topic during August and September and social media posts celebrating the district's many wonderful parks and reserves got people thinking about the areas they enjoyed using the most.



Iwi partnerships and initiatives

September had a focus on strengthening partnerships across the district. A key highlight was the Ngāti Tūwharetoa Taiopenga kapa haka festival, held at the Taupō Events Centre, which celebrated 40 years of schools' kapa haka and attracted more than 80 participating groups.

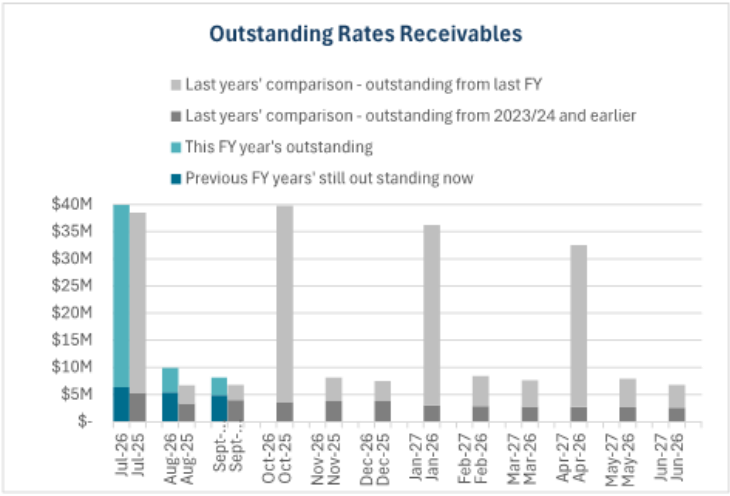
The team also supported Long-term Plan engagement hui with iwi partners, enabling ongoing involvement in the planning process.

Additionally, the team supported daily staff activities for Te Wiki o Te Reo Māori to encourage participation, learning and use of te reo across the organisation.

ORGANISATION PERFORMANCE - Sarah Matthews

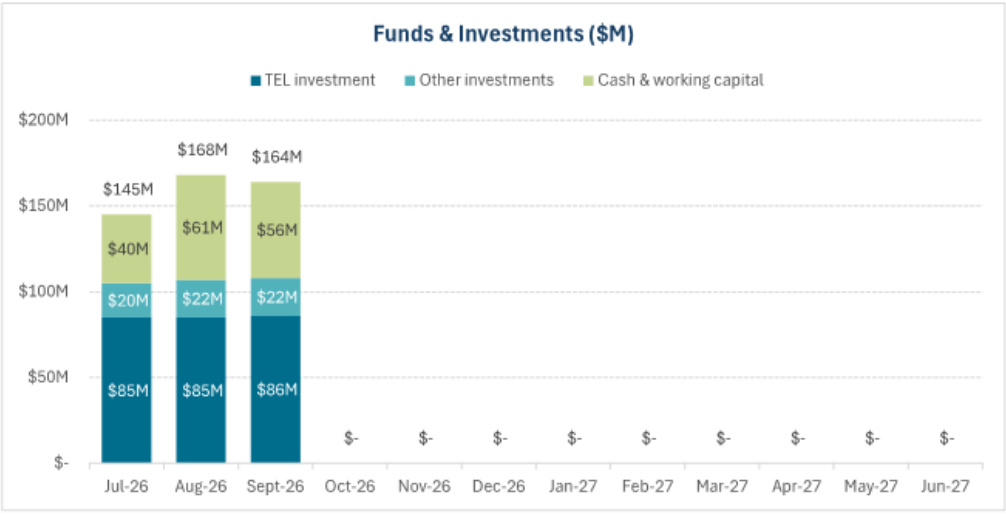
Financial Strategy





Cost of funds are continuing to remain relatively steady, mainly due to timing of swaps maturing last month. An OCR peak of 4% by August 27 is being priced in by markets and council staff are working with Council's treasury advisor to prioritise future cost stabilisation for Council's non-waters debt.

Council's TEL Investment remains steady thorough challenging national and global market conditions. Outstanding rates receivables are up from last year due to challenging economic conditions. The rates team are working with ratepayers, focusing on reducing Council's receivables.



Health & Safety Improvements

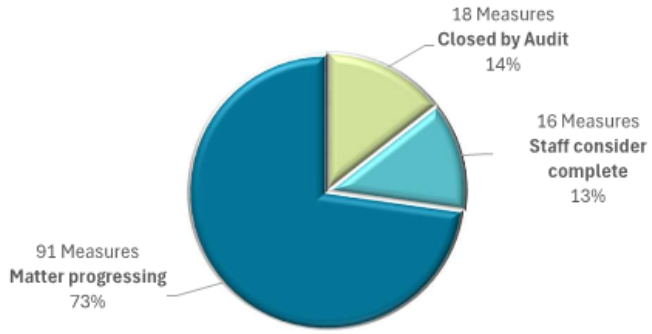
During the month, Council engaged additional specialist health and safety support while recruitment for the permanent Health, Safety & Risk Manager and other team vacancies continues. The three-month engagement significantly increases the organisation's capacity to progress priority improvement programmes while maintaining day-to-day health and safety support across the business.

The engagement includes a focused programme of work aimed at strengthening Council's health and safety maturity, including the development of a clear health and safety strategy and organisational priorities. Critical risk management has been identified as a key focus area, with work underway to accelerate recommended improvements to critical risk frameworks, assurance activities, and governance reporting. This work is intended to accelerate implementation of Council's critical risk programme and enhance health and safety governance and assurance.

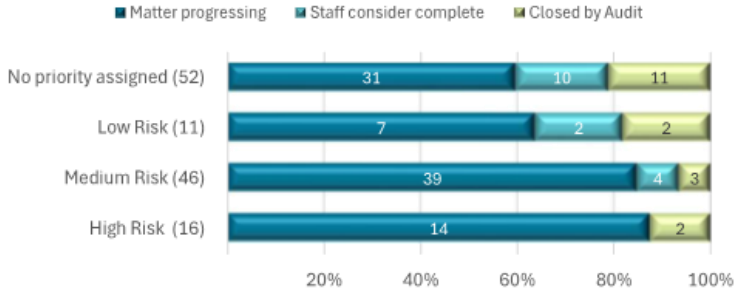
As this work progresses, reporting against the previous KPMG health and safety audit recommendations has been discontinued as it is being replaced by the new strategic approach.
The KPMG recommendations remain an important input to the development of Council's health and safety strategy and improvement programme.
We will be coming back to the Risk and Assurance Committe and Council with proposed reporting improvements, once Council's strategy has been completed.
Work has also continued to embed Council's Aggressive and Threatening Behaviour (ATB) framework, with additional Tier 2 and Tier 3 training being rolled out to higher-risk roles. This training is designed to strengthen workers' capability to prevent, de-escalate, and respond to aggressive and threatening behaviour, while supporting consistent implementation of Council's critical risk controls.

Organisational Wide Audit Improvements

Outstanding Audit & Improvement Items - Quarterly Update



Outstanding Organisational Wide Audit & Improvement Actions (as a percentage of number of actions)



Council Property

Crown Road Development: Council has sold 12 lots. Two additional lots are currently conditional and are expected to settle mid October and early November.
East Urban Lands: The Oroko Rise Consortium has commenced construction on 49 lots. 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.
General: The team have continued to focus on development of the Long Term Plan (LTP) for our areas.

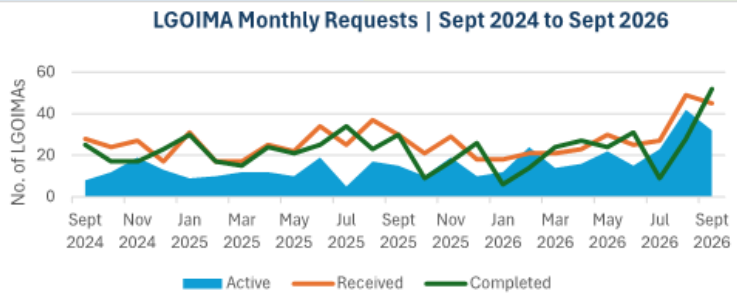
Digital Solutions

Digital Solutions progressed key strategic priorities, focusing on Council's cloud technical preparation for network modernisation, and security improvements.
The Technology One annual upgrade was successfully completed, while the regulatory implementation progressed into user acceptance testing, data migration phases while scoping improvements to our information management practices. Recruitment is also underway to fill key vacancies across the Digital Solutions team, following structural improvement which will strengthen the capability required to deliver Council's future digital priorities (including the required cybersecurity focus).

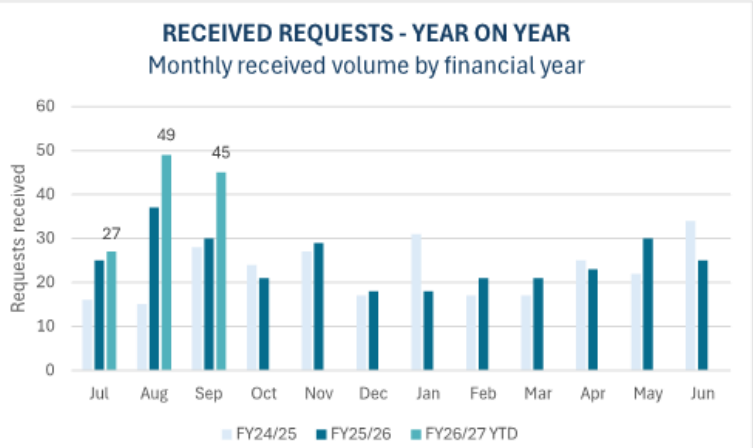
Local Government Official Information and Meetings Act (LGOIMA) requests

Sep 2025 to Sep 2026
357
13-month requests

INCREASE IN REQUESTS
6.9%
Sep-25–Sep-26 vs Sep-24–Sep-25



99% of LGOIMAs processed within 20 days - YTD

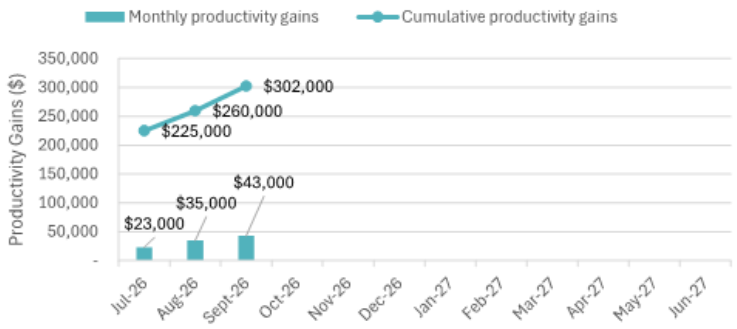


September LGOIMA demand remained high, with 45 requests received. Completions increased to 52, reducing active requests from 42 to 32, while 99% were processed within 20 working days YTD.

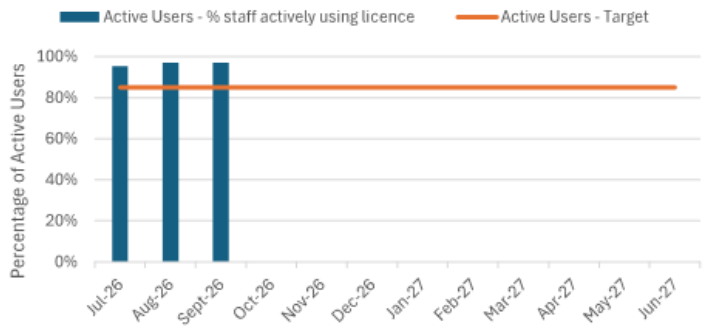
- **Compliance and Infrastructure** accounted for 28 requests, making them the two largest request categories.
- **Other categories**: Policy recorded six requests, land matters five, and legal/governance three.
- **Top topics**: Dogs (6), roading (5), and landfill (5).

Organisational Efficiencies

Productivity Gains from Artificial Intelligence (AI)



Staff Active Licence Use



Over September Council continues to see high productivity through the use of AI (CoPilot) with an estimated 965 hours of staff time saved, up 37% from last month. This represents an estimated value of $43,000 bringing the total cumulative productivity saving to $302,000.

CoPilot licences continue to be well utilised with 97% of staff classified as "Active Users", consistent with last month's adoption rates.

Council continues to seek improvements to support ratepayer affordability through the 2027-37 LTP. Current initiatives are outlined below:
i) **reducing Council's baseline operational budget by 5%** (excluding depreciation and interest), and
ii) **other levers** such as deep dives into levels of service, and other financial levers, such as maximum loan terms.
Together Council expects these initiatives to save **$6.3M in Year 1** of the next Long-term Plan (2027-2028 financial year).

Budget Managers have developed LTP budgets targeting 5% savings. Details of these proposals and potential implications will be presented to Council for its consideration in November and December 2026, with Council finalising LTP consultation document for audit in February 2027.

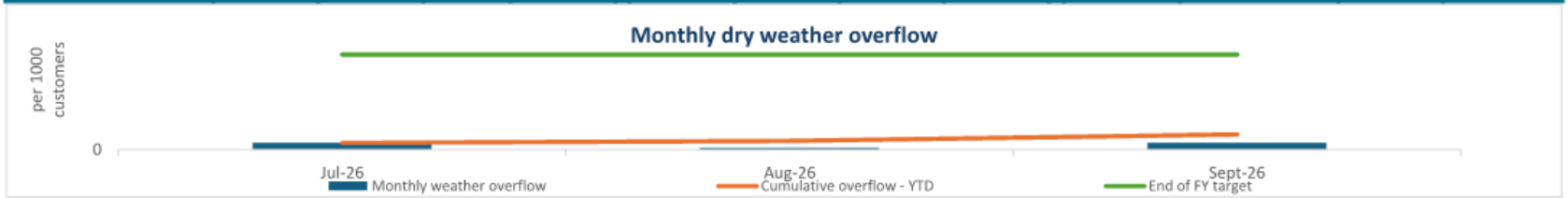
September initiatives to support budget reductions:
- Capital programme workshop held with Councillors to identify savings required to support a rates-capped environment and inform LTP decision-making.
- Project justification summaries prepared, ranging from statutory requirements through to more discretionary projects, to support informed LTP prioritisation.
- Sportsfields team invested in automated line-marking technology, significantly reducing staff time required for field marking activities.
- During September 2026 inhouse legal resource settled three EUL (market lot) sales and prepared two sale agreements, saving external legal costs.

Affordability Improvements



COMMUNITY INFRASTRUCTURE AND SERVICES - Tony Hale

Three Waters



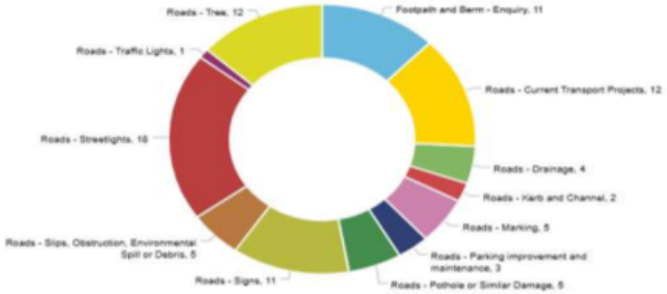
1 notifications to Taumata Arowai of risk to drinking water quality. *Target is Nil. 1. Monthly arsenic test results exceeded compliance limits in Centennial Drive, Hatepe, and Motutere. Arsenic has always been present in these water supplies due to geothermal activity. The test results continue to be stable and arsenic removal is included in the treatment plant upgrades that are underway. There were no new notifications to the Water Services Authority (Taumata Arowai).*

0 moderate or significant resource consent non-compliances (take & discharge) with an actual or potential adverse health or environmental effect. Target is Nil.

- The 2025/26 Annual Stormwater Management Report was completed and submitted to Waikato Regional Council. The report confirmed a generally high level of compliance with the Comprehensive Stormwater Discharge Consents and highlighted ongoing work on consent renewal, stormwater monitoring improvements, and development of the Stormwater Operations, Monitoring and Maintenance Plan (OMMP).
- The Network Environmental Performance Measure (NEPM) reporting was submitted to the Water Services Authority (Taumata Arowai), within the 30 September deadline.
- The ongoing issue with lead contamination at Omori has been resolved, with the contamination confirmed to be from a manifold near the sampling tap, an isolated issue that does not impact any part of the water supply. The manifold has since been replaced.
- A highlight this month was Taumata Arowai recognising Council's response to the recent Blue Ridge reservoir contamination at the Water NZ conference, using it as an example of a significant drinking water event managed well.
- Motuopa Water Treatment Plant open day is scheduled for end of October.

Transport

- A total of 89 service requests were received in September, with most relating to trees, streetlighting, and current transport projects.
- Safety improvement works on Titiraupenga Street and Roberts Street were completed during the month, along with the Napier Road retaining wall and new footpath project.
- Works on the Omori Road retaining wall are scheduled to commence in October.
- The first truck stop event was successfully held at the new Commercial Vehicle Safety Centre on the SH1/SH5 intersection at Napier Road. The event was well attended and positively received by industry stakeholders, with potential recognition in a future edition of *Trucking* magazine.
- Overall public transport patronage was 6 percent lower than September 2025 levels; however, several individual routes recorded increases in passenger numbers, indicating continued demand on key services.



Waste Management

1,149 tonnes of waste diverted from landfill - YTD

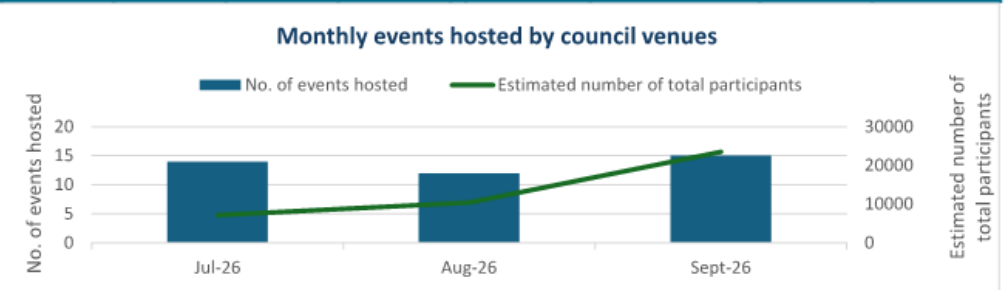
15% of waste stream diverted from landfill - YTD

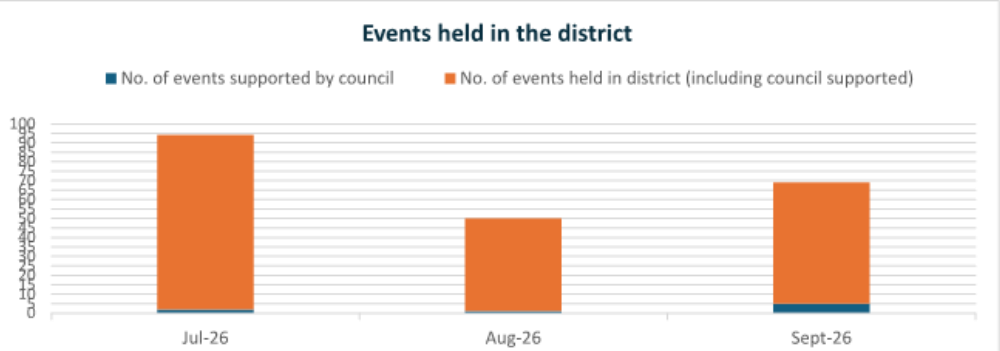
50% target diverted from landfill - by 2034

- A Waste Management in Events workshop was held to explore prevention-first opportunities, share challenges and insights, and progress the development of a supplier directory and supporting resource. - A key issue identified was the management of unrecyclable event race bibs, with a potential solution being explored through broader textile recovery initiatives.
- During Clean Up Week, more than 80 kg of litter was collected, with a further 7 kg of metal recovered and recycled through Phoenix.
- The Global Games event, delivered in partnership with event organisers, Without Waste and Taupō Community Gardens, successfully diverted organic waste from landfill. This has led to a trial at the Kinloch Markets in October, where community groups will assist with waste sorting stations to further improve resource recovery at events.
- Four applications were received for the Waste Minimisation Fund during the reporting period.
Council granted consent for the new diversion shed at Broadlands Road Landfill, and initial site works have now been completed.

Events and Venues

- September showcased the diversity of events across the Taupō District, from sport and recreation to food, culture, and community celebrations. Highlights included the Aramex Kiwi Walk/Run Series in Tūrangi, NZSS Football, and the Taupō Day Night Thriller, which attracted participants and visitors from across New Zealand.
- The month also welcomed the inaugural Global Games Girls Festival, the first of two events being delivered by the organiser and the first girls-focused tournament of its kind held in Taupō. -
- Adding to the calendar was the award-winning Treats of Taupō, celebrating the region's food and hospitality offerings, alongside the much-loved Mangakino Lake Hop, which brought thousands of classic car enthusiasts together for a vibrant weekend of automotive displays and community spirit.





Donations, grants and sponsorship fund

$23,000 of **$433,000**

donations, grants & sponsorship fund invested to date

$27,403,302 estimated economic return - YTD *

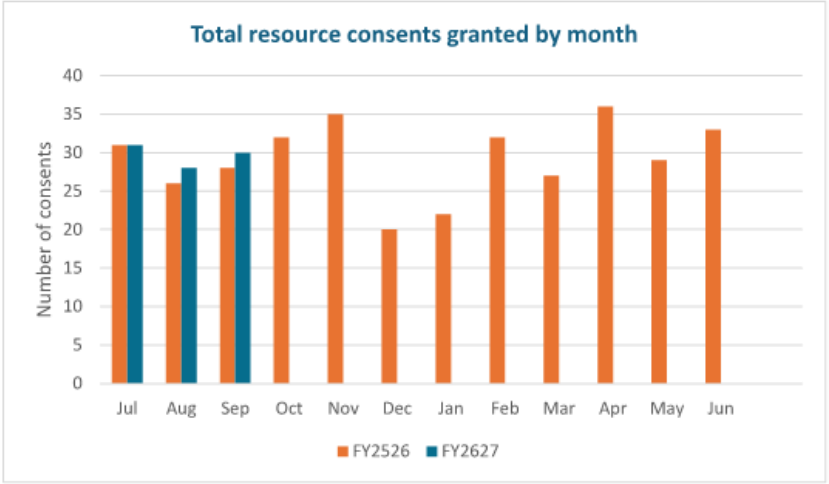
119045% return on investment - YTD

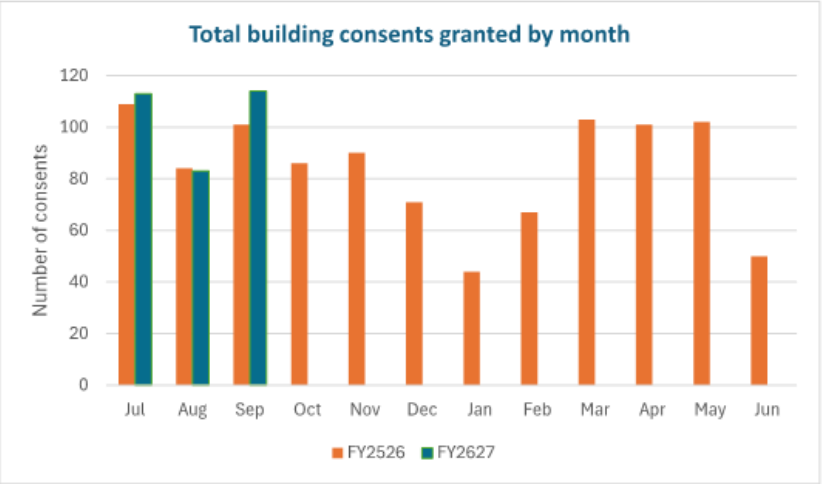
STRATEGY AND ENVIRONMENT - Warrick Zander

Policy

- The draft Class 4 Gambling and TAB Venues Policy was presented to Council for consideration in advance of formal public consultation.
- Long Term Plan workshops continued, with a focus on developing the future capital works programme and priorities.
- Preparatory work progressed to establish process agreements and planning committees for Regional Spatial Planning across the Waikato and Bay of Plenty regions.
- Early engagement activities continued for the district-wide Reserve Management Plan.

Environmental Services





- Daily animal control patrols continued in Mangakino, supporting proactive monitoring and response activities across the area.
- Building Control staff completed a helicopter-assisted inspection of a Department of Conservation hut on the slopes of Mount Ruapehu, enabling access to a remote facility for compliance assessment.
- Enforcement and management of roaming horses in Tūrangi continued to require significant operational attention during the month.
- Resourcing pressures remained across Building Control and Environmental Services due to staff training commitments, annual leave, CiA Phase 4 testing, and Resource Management reform work, while maintaining business-as-usual service delivery.
- Building consent application and inspection volumes remained steady as the district approaches the summer period.
- Resource consent application numbers also remained consistently strong, with no anticipated slowdown despite ongoing Resource Management reform. Continued development activity reflects sustained growth and investment confidence in the district. While statutory timeframes remain a priority, resourcing constraints may require the use of Section 37 extensions for some applications where special circumstances apply.

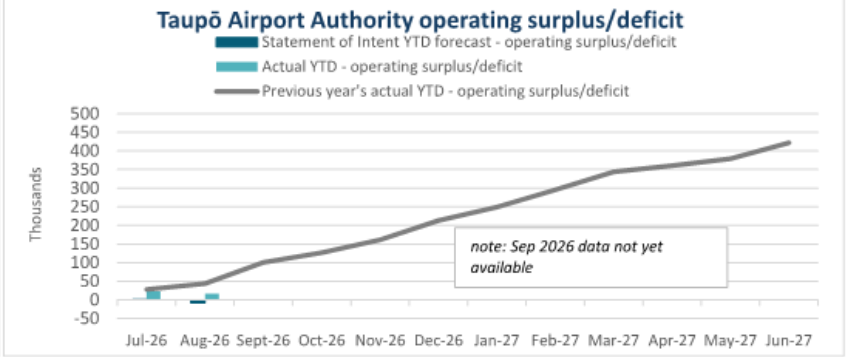
Parks and Reserves

- The Parks and Reserves team has commenced recording operational data across planning and delivery workstreams to improve monitoring of work patterns and support audit requirements.
- Beach nourishment works were completed at the Kuratau Foreshore to address erosion impacts, while the rabbit control programme continued across reserve land in Ōmori and Kuratau in partnership with Central Rabbit Control.
- A further package of planned arboriculture works was successfully delivered during the month, alongside four unplanned responses following strong wind events in early September.
- Pest monitoring continued across reserve areas. While trapline catch rates have reduced as seasonal food sources become more available, ongoing evidence of mice and rat activity has been recorded in both Mangakino and Taupō.
- Cemetery operations remained steady, with six burials completed in Taupō and one each in Tūrangi and Mangakino. Ash interments totalled three in Taupō and two in Tūrangi.
- The first full mowing cycle of the season was completed in preparation for spring growth. To support efficient service delivery, mowing operations are managed across three areas. Initial mowing heights have been set toward the upper end of industry maintenance standards to help retain grass cover and resilience should forecast dry conditions occur through spring and summer.
- The team also implemented an internal public toilet auditing programme, with facilities scored against a cleanliness standard. The results are being used to identify priority areas for improvement and inform future maintenance planning.

Taupō Airport

- The 2026/27 financial year has started strongly, with revenue tracking 9 percent ahead of budget and expenditure 4 percent below budget. While building maintenance costs remain above forecast, lower-than-expected consultant fees have helped maintain a healthy operating surplus.
- Taupō Airport Authority achieved a clean FY2025/26 audit from Audit New Zealand, providing assurance over the Airport's financial management, internal controls and governance processes.
- Following the initial strategic planning workshop for the 2027 Airport Master Plan, management held a consultation session with the local general aviation community to gather feedback on the airport's future development. Their input will help inform the preparation of the master plan.
- The Private Plan Change and Notice of Requirement applications were formally submitted to Council.
- Airways has commenced construction of its new Doppler VHF Omnidirectional Radio Range (DVOR) navigational aid following several years of planning and design. Once commissioned, the new facility will replace the existing ageing equipment and enhance the resilience and reliability of navigation services at Taupō Airport.
- Following endorsement of the new lease framework for airport ground leases, the management intends to consult with affected tenants on the proposed approach.





GREAT LAKE TAUPŌ
Taupō 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 contruction 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.	●	●	●	●	Car Park is complete.	Tender for Grandstand to go out mid October.	69%	$15.3M
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.	95%	$11.2M
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.	▲	●	▲	●	69% of Stage 1a homes sold or under contract. 84% of 1a homes under construction by the end of September. First (market) home owner has moved in. First affordable homes due to be completed by end of October. Stage 1b civil works due for completion in October.	Continue Stage 1a sales and marketing through build partners. Complete Stage 1b civil works and plan release of Stage 1b lots to the market.	84%	$15.0M
Parks & Reserves								
Erosion Control - Kuratau								
Mitigate effects of lakeshore erosion at Kuratau foreshore.	▲	▲	▲	●	2D/3D survey completed and under review to determine boundary line and look at possible options regarding erosion prevention.	Options analysis based on survey results.	93%	$0.9M
Erosion Control - Tapuaeharuru Bay								
Mitigate effects of lakeshore erosion in Tapuaeharuru Bay.	▲	▲	▲	▲	We have met with TMTB and are currently establishing a hapu engagement framework so we can share the new site information (geo tech info and property boundary info) currently being worked on by our consultants.	Establish a date to meet with hapu representatives - planned for within the next three weeks	55%	$0.4M
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.	▲	●	●	▲	Accessibility stairs waiting on Mercury to lower the lake level Stage 1 tender awarded, accessibility stairs Design and consent work ongoing	10th Oct Public "Test Drive" of the proposed boatramp & parking configuration Accesibility stairs completed Stage 1 construction Lease agreement update	13%	$4.2M
Solid Waste								
Broadlands Road Consent Programme								
Renewal of Broadlands Road Landfill Consent which expires in 2027.	◆	◆	●	▲	Completed requested WRC (Waikato Regional Council) odour study and have received initial technical review notes	13th Oct - WRC tech review discussion 19th Oct - anticipate WRC request(s) for further information 20th Oct - Council meeting	52%	$1.0M
Support services								
Long Term Plan 2027								
Development of Long-term Plan and Water Servies Strategy 2027-37, to be adopted June 2027.	▲	▲	●	▲	Capital programme workshops with elected members completed, Opex budgets entered into the system in preparation for financial modelling.	Financial modelling.	0%	
Transport								
Omori / Kuratau Slip								
Repairs to slip on Omori road required including retaining wall structure.	▲	●	●	↗	Construction started 05/10/2026, going well the first week. Risk mitigations in place Slight variation to original scope, existing retaining wall was added to scope for risk mitigiation.	Excavation for magnumstone wall to start Friday .	17%	$1.2M

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 documentation holding up completion of contract.		91%	$4.6M
Water Services Delivery Plan Implementation								
Programme of work required to comply with central government reform Local Water Done Well.	●	●	●	●	First separate water services financial information reported to Water Services Committee. Workshop with Committee to work through capital programme.	Financial modelling. Completion of financial separation for balance sheet items following Council Annual Report audit.	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.	▲	●	▲	●	Reviewing draft reports.	Share Catchment Management Plan drafts with stakeholders.	88%	$0.8M
Wastewater								
Taupō WW Control gates bridge buffer storage tanks								
To enable continued growth in the Nukuhau area and increase resiliency to the control gates bridge pipe, we will install buffer tanks and pump station at Control Gates bridge to manage peak flows.	▲	↗	●	●	Construction continues, sheet piling and bracing completed (delayed by a week due to weather contraints), bedding material for the tanks have been laid, tanks have been rigged into position.	Complete tank welds and start backfilling.	39%	$2.8M
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	▲	↗	●	▲	Inlet screens revised design proposal and costing completed. Variation approved for scope change, drawings completed.	Inlet works - construction team to re-mobilse and carry out civil works.	18%	$6.5M
Turangi WW Consent								
Renewal of Tūrangi Wastewater discharge consent	◆	◆	●	●	Preparing to finalise consent application.	Report from steering group to be presented to November Water Services Committee meeting in Tūrangi.	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.	◆	◆	◆	◆	Budget amount to be put forward for Water Services Strategy while we work through options. Presented update to WS Committee at October capital programme planning workshop.	Continued development of options. Establish project structure.	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.	▲	↗	●	●	Tender now completed, will be presented to Council before awarding.	Council sign off to award contract.	15%	$6.4M
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 moderation.	Finalise Tender Evalauation and award.	29%	$1.0M
Hatepe Drinking Water Standards NZ Upgrade								
New Membrane Drinking water treatment plant at Hatepe	▲	▲	▲	●	Detailed design is currently underway with the Contractor and is due for completion by late November. Some delays have been experienced due to contractor resourcing; however, progress continues to be made.	Construction is currently anticipated to commence in early 2027. While the Cultural Impact Assessment is taking longer than expected to complete, it is not currently impacting the project.	19%	$4.9M
Kinloch Low Zone Reservoir								
Construction of new reservoir and pipelines to support growth and resilience in Kinloch community.	●	●	●	●	Review of reservoir tender and pipeline tender documents. Designation/consent process. Exterior design options for community feedback.	Go to tender, exterior design options engagement(s) for community feedback.	16%	$1.8M
Motuoapa Drinking Water Standards NZ Upgrade								
New Membrane Drinking water treatment plant at Motuoapa	●	●	●	●	The project has reached Practical Completion. Planning for the opening ceremony is underway, while the Contractor progresses the resolution of minor defects during the defects liability period and completes capacity testing	Close-out of minor defects and remaining works, along with planning and coordination for the official opening.	96%	$9.8M

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)
89%	Almost Complete	$1.0M	Smaller Value Project
12%	Low Spend to Date	$4.9M	High Value Project
	% Complete = $ Spend to Date / Life Budget		$ Life Budget

GREAT LAKE TAUPŌ
Taupō District Council

PORTFOLIO UPDATE

Owen Delany Park upgrade





Wastewater buffer storage tanks, near Control Gates





TAUPŌ DISTRICT COUNCIL – FINANCIAL REPORT

REVENUE & EXPENDITURE PERFORMANCE 30 SEPTEMBER 2026

	Taupo District Council			3 Waters			Consolidated				
$000	YTD Actual	YTD Approved Budget	YTD variance	YTD Actual	YTD Approved Budget	YTD variance	YTD Actual	YTD Approved Budget	YTD variance	Full year budget	Notes
Operating revenue											
Rates	20,830	19,626	1,204	12,711	12,295	416	33,540	31,921	1,620	126,963	
Subsidies and grants (operational)	931	1,056	(125)	0	0	0	931	1,056	(125)	3,671	1
Fees and charges	14,857	4,583	10,274	157	195	(38)	15,014	4,778	10,236	30,962	2
Finance revenue	2,296	1,179	1,118	25	0	25	2,321	1,179	1,142	4,715	3
Total operating revenue	**38,914**	**26,444**	**12,470**	**12,892**	**12,490**	**402**	**51,806**	**38,934**	**12,872**	**166,310**	
Asset development & other revenue											
Development and financial contributions	247	1,610	(1,363)	32	787	(756)	279	2,397	(2,118)	9,589	4
Subsidies and grants (Capital)	320	2,689	(2,369)	0	0	0	320	2,689	(2,369)	8,084	1
Gains on financial assets	519	0	519	0	0	0	519	0	519	0	
Other revenue	213	295	(81)	0	8	(8)	213	303	(90)	7,955	
Total asset development & other revenue	**1,300**	**4,594**	**(3,294)**	**32**	**796**	**(764)**	**1,332**	**5,390**	**(4,058)**	**25,628**	
Total revenue	**40,214**	**31,038**	**9,176**	**12,924**	**13,285**	**(362)**	**53,138**	**44,323**	**8,815**	**191,938**	
Expenditure											
Personnel costs	8,148	8,169	21	908	921	13	9,056	9,090	34	36,361	
Depreciation and amortisation expense	5,391	6,038	648	3,746	3,818	72	9,137	9,857	720	39,427	
Finance costs	965	1,111	146	1,826	1,810	(16)	2,792	2,921	130	11,685	
Other expenses:	**17,075**	**13,558**	**(3,518)**	**3,570**	**4,591**	**1,021**	**20,645**	**18,149**	**(2,497)**	**75,850**	5
Legal, professional & consultant expense *	888	1,532	644	373	289	(83)	1,261	1,822	561	7,081	
Maintenance expense	2,354	2,901	547	1,166	1,891	725	3,520	4,791	1,271	16,886	
Services & service delivery expense	3,389	3,594	205	616	788	172	4,005	4,382	377	17,529	
Grants and funding expense	470	455	(15)	0	2	2	470	456	(14)	1,825	
Other operating expenses	9,974	5,076	(4,898)	1,415	1,621	206	11,389	6,697	(4,692)	32,529	
Total operating expenditure	**31,580**	**28,876**	**(2,703)**	**10,051**	**11,141**	**1,090**	**41,630**	**40,017**	**(1,613)**	**163,324**	
Operating Surplus/(Deficit)	**8,635**	**2,162**	**6,473**	**2,873**	**2,145**	**729**	**11,509**	**4,307**	**7,202**	**28,615**	

* Legal, professional & consultant expenses are operational costs only

Reconciliation to Annual Plan

Surplus as per Annual Plan	30,835
Operational Carry forward	(3,291)
Reforecast of revenue at Information Centres	110
NZTA Subsidy associated with capital carry forward	340
Release of NZTA subsidy on no longer subsidised work	(114)
NZTA subsidy related to Waipapa slip and Wairakei steam bridge	735
Revised Forecast	28,615

Explanation of variances to consolidated group +/- 10%

1) Both operational and capital grants and subsidies are under budget due to the timing of the NZTA grant claims for September 2026 expenditure.
2) Fees and charges revenue is significantly ahead of budget due to the timing of section sales - $9.9m (Crown Road $8.6m, EUL Stage 1a $1.3m) which were budgeted for in 2025/26.
3) Finance revenue is ahead of budget by $1.142m due to the timing vs. budget of dividends received by the TEL fund.
4) Development contributions revenue is behind budget $2.118 due to timing of developments vs. budget assumptions.
5) Other expenses are above budget by $2.497m comprised of:
    - Cost of section sales $3.7m representing costs associated with variance explanation 2, which were budgeted for in 2025/26.
    - Unrealised losses on the TEL fund of $2.1m are unbudgeted.
    - Consultants expense ($409k), maintenance expense ($1.271m – $272k Water, $402k Wastewater, $224k Transport, $266k Community Facilities) all under budget.
    - Software licensing expense ($578k) under budget
    - Insurance is $183k less than budget due to timing of the renewal.

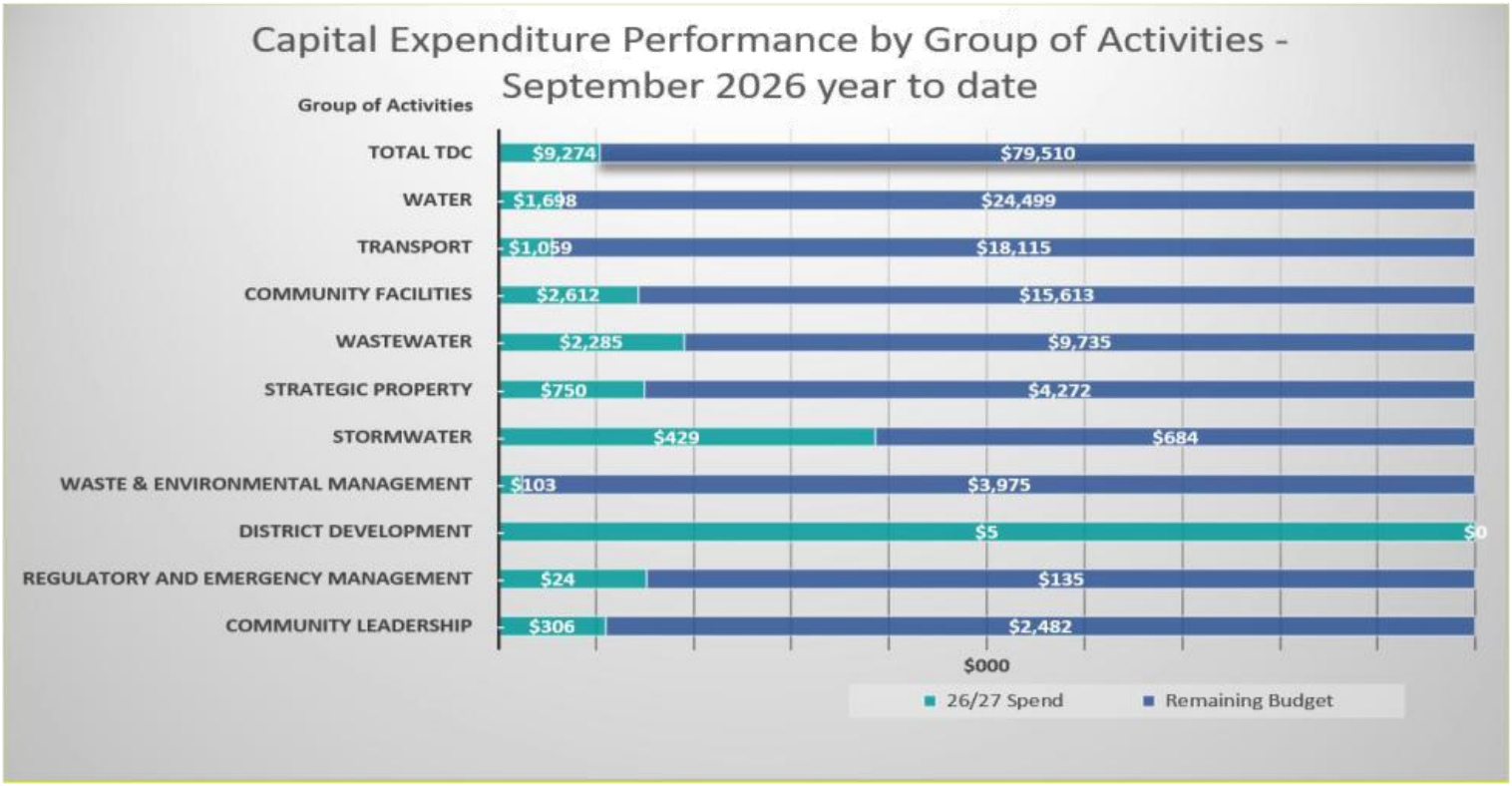
FINANCIAL POSITION AS AT 30 SEPTEMBER 2026 - Consolidated

$000	YTD Actual	Year End Budget (AP)	Note
Current assets			
Cash and cash equivalents	18,603	769	1
Trade and other receivables	12,125	11,237	
Other financial assets	133,978	142,260	
Prepayments	1,799	1,643	
Inventories	15,013	13,139	
Total Current Assets	**181,518**	**169,048**	
Non-current assets			
Derivative financial instruments	145	0	
Intangible assets	5,417	5,843	
Investment in CCO and other similar entities	11,818	12,880	
Investment properties	58,966	57,543	
Biological assets - forestry	8,565	10,441	
Property, Plant and Equipment	2,006,329	2,180,123	
Total Non-current assets	**2,091,241**	**2,266,830**	
Total Assets	**2,272,760**	**2,435,878**	
Current liabilities			
Trade and other payables	33,350	26,238	
Employee benefit liabilities	4,154	4,063	
Derivative financial instruments	355	343	
Borrowings	88,081	38,000	
Total Current Liabilities	**125,939**	**68,644**	
Non-current liabilities			
Provisions	183	250	
Derivative financial intruments	1,410	2,425	
Borrowings	144,000	251,353	
Total Non-Current Liabilities	**145,593**	**254,028**	
Total Liabilities	**271,532**	**322,672**	
Net Assets	**2,001,227**	**2,113,206**	

*A financially separated balance sheet will be presented once Annual Report is finalised

General notes:

1) Cash and cash equivalents is higher than typical due to the 3 Waters separation. 3 Waters cash is held in an interest bearing call account, until such time as a cashflow profile can be established.



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

To date we have achieved 10.4% of the current budget. The capital budget is phased evenly across the year, which doesn't consider seasonal fluctuations for works (roading in particular – which is gearing up). There can also be significant lag with capital contract claims being received and processed which may not be captured in the above.

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

CE DELEGATIONS REPORTING

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

TREASURY REPORT - TEL Fund update

Customised Investment Solutions

30 September 2026

Account Number: 6000004

Adviser Names: Andrew Bateman & Hamish Ward

Portfolio Summary

Taupo District Council

Interim Only

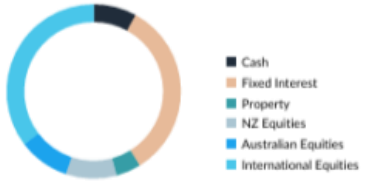
Customised Investment Solutions

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

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

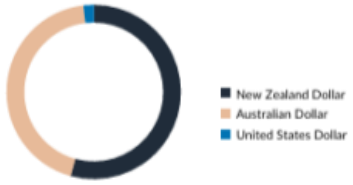
Asset Allocation — Underlying sectors in which the portfolio is invested

Sector	NZ Dollar Value	Portfolio %
Cash	6,890,068.18	8.0
Fixed Interest	28,474,906.81	33.2
Property	3,933,528.30	4.6
NZ Equities	8,105,160.00	9.4
Australian Equities	8,122,925.94	9.5
International Equities	30,318,137.74	35.3
Total	**$ 85,844,726.96**	**100.0**



Currency Allocation — Currency of market on which the security trades

Assets by Currency	Native Value	FX Rate	NZ Dollar Value	Portfolio %
New Zealand Dollar	46,602,447.38	1.0000	46,602,447.38	54.3
Australian Dollar	30,490,994.51	0.8103	37,630,744.17	43.8
United States Dollar	910,517.51	0.5650	1,611,535.42	1.9
Total			**$ 85,844,726.96**	**100.0**



This report is interim only and some of the figures included may be subject to change due to some data being unprocessed at the time this report is created. This report is not intended to replace your regular 'full' quarterly report. The information shown in this report is obtained from various sources believed to be reliable. While every effort has been made to ensure accuracy, no liability is accepted for any errors or omissions. If you are unsure of the appropriate tax treatment of your investments, you should consult your tax adviser. The foreign exchange (FX) rates reported are the closing rates as at the close of business. Actual transaction FX rates may differ.

FORSYTH BARR

Report Run: 7/10/2026 6:01

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5.9 COUNCIL ENGAGEMENTS NOVEMBER 2026, APPOINTMENTS, AND TRAINING AND CONFERENCE OPPORTUNITIES

Author: **Karen Watts, Senior Committee Advisor**

Authorised by: **Nigel McAdie, Legal and Governance Manager**

ENGAGEMENTS – NOVEMBER 2026

ENGAGEMENT	DAY	DATE	TIME
Workshop: Representation Review – Initial Proposal (Council Chamber)	Tuesday	3	11.30am-1pm
Regulatory Committee Workshop: District-wide Reserves Management Plan Draft Provisions (Council Chamber)	Tuesday	3	1.30pm-3pm
Tūrangi Co-Governance Committee workshop (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	4	9.30am-10.30am
Tūrangi Co-Governance Committee meeting (Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	4	10.30am-12.30pm
Tūrangi Tongariro Community Grants Distribution Committee meeting ((Te Mataapuna, Tūrangitukua Park, Hirangi Road, Tūrangi)	Wednesday	4	1pm-3pm
Taupō / Taupō East Rural Community Grants Distribution Committee meeting (Council Chamber)	Thursday	5	10.30am-12.30pm
Council meeting – Hearings and Deliberations on Class 4 Gambling and TAB Venues Policy (Council Chamber)	Tuesday	10	11am-12.30pm
Regulatory Committee meeting (Council Chamber)	Tuesday	10	1pm-2.30pm
Taupō Councillor Connect Forum (Waipahihi Hall, 96 Richmond Avenue, Taupō)	Tuesday	10	5.30pm-7.30pm
Closed Chief Executive Review Committee meeting (Council Chamber)	Thursday	12	10am-12pm
Water Services Committee meeting (Council Chamber)	Thursday	12	1pm-2.30pm
Kinloch Councillor Connect Forum (Kinloch Community Hall, Mata Place, Taupō)	Thursday	12	5.30pm-7.30pm
Risk and Assurance Committee meeting (Council Chamber)	Tuesday	17	10.30am-2.30pm
Mangakino Pouakani Representative Group meeting (Mangakino Community Hub, Civic Centre, Rangatira Drive, Mangakino)	Thursday	19	11am-12.30pm
Taupō Airport Authority Committee meeting (Council Chamber)	Monday	23	1.30pm-3.30pm
Council meeting (Council Chamber)	Tuesday	24	1pm-4pm
Rangitāiki River Forum hui (Bay of Plenty Regional Council, 5 Quay Street, Whakatāne)	Friday	27	10.30am-1.30pm

APPOINTMENTS

No new requests for appointments have been received.

TRAINING AND CONFERENCE OPPORTUNITIES

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

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

- *Names of Councillors to be inserted at the meeting*: Zone 2 Local Government New Zealand meeting on Friday 13 November at Lake Karapiro, with travel and attendance costs to be paid by Council.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That Council

1. Receives the information relating to engagements for November 2026.

2. Approves / declines the attendance of _____ *(Names of Councillors)* at the Zone 2 Local Government New Zealand meeting on Friday 13 November at Lake Karapiro with travel and attendance costs to be paid by Council.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

RESOLUTION TO EXCLUDE THE PUBLIC

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

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution	Plain English reason for passing this resolution in relation to each matter
Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 29 September 2026	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons Section 7(2)(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 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to protect applicants' personal information that they have provided in their cover letters and curriculum vitae. It is necessary to consider this item with the public excluded because confidential pricing is included. Making it public at this stage could unfairly harm the successful tenderer's business interests or affect the Council's ability to achieve the best commercial outcome.
Agenda Item No: 6.2 Local Government Funding Agency - 2026 Annual Meeting Matters	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7	It is necessary to consider this item with the public excluded because it names individual people. Resolutions 1 and 2 will be released to the public following the meeting.

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