GREAT LAKE TAUPŌ
Taupō District Council

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

Date:	**Tuesday, 10 November 2026**
Time:	**1.00 pm**
Location:	**Council Chamber**
	Level 1, 67 Horomātangi Street
	Taupō

AGENDA

MEMBERSHIP

Chairperson	Cr Rachel Cameron
Deputy Chairperson	Cr Yvonne Westerman
Members	Cr Duncan Campbell
	Mayor John Funnell
	Cr Sandra Greenslade
	Cr Kylie Leonard
	Cr Wahine Murch
	Cr Hope Woodward
Quorum	4

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

4 Whakamanatanga O Ngā Meneti | Confirmation of Minutes

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6 Ngā Kōrero Tūmataiti | Confidential Business

Nil

4.1 ORDINARY REGULATORY COMMITTEE MEETING - 21 JULY 2026

Author: **Molly Cammell, Legal and Governance Coordinator**

Authorised by: **Warrick Zander, General Manager Strategy and Environment**

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the minutes of the Regulatory Committee meeting held on Tuesday 21 July 2026 be approved and adopted as a true and correct record.

NGĀ TĀPIRIHANGA | ATTACHMENTS

1. **Regulatory Committee Meeting Minutes - 21 July 2026** ⇩

TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY REGULATORY COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, LEVEL 1, 67 HOROMĀTANGI STREET, TAUPŌ
ON TUESDAY, 21 JULY 2026 AT 1.00 PM

PRESENT:	Cr Rachel Cameron (in the Chair), Cr Duncan Campbell, Cr Sandra Greenslade, Cr Yvonne Westerman, Cr Hope Woodward
IN ATTENDANCE:	General Manager – Strategy and Environment (W Zander), General Manager – Community Infrastructure and Services (T Hale), Infrastructure Manager (R Stokes), Property and Development Manager (C Haskell), District Venues Manager (B Green), Facilities Manager (R Nienaber), Resource Consents Manager (H Williams), Property Management Lead (P Handcock), Asset Engineer – Transport (A Dahal), Commercial Property Officer (J Reuben), Resource Consents Team Leader (L Wood), Reserves Advisor (B Vi), Team Leader – Resource Management/Reserve Planning (E O'Callaghan), Senior Policy Advisor (K Scott), Senior Committee Advisor (K Watts)
MEDIA AND PUBLIC:	4 members of the public, 1 member online

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

(ii) Cr Sandra Greenslade left the meeting at 3.03pm. She was not present for resolution TRC202607/10.

1 KARAKIA

2 WHAKAPĀHA | APOLOGIES

TRC202607/01 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Yvonne Westerman

That the apologies received from Mayor John Funnell, Cr Kylie Leonard, and Cr Wahine Murch be accepted.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/01 above.

3 NGĀ WHAKAPĀNGA TUKITUKI | CONFLICTS OF INTEREST

Nil

4 WHAKAMANATANGA O NGĀ MENETI | CONFIRMATION OF MINUTES

4.1 ORDINARY REGULATORY COMMITTEE MEETING - 19 MAY 2026

TRC202607/02 RESOLUTION

Moved: Cr Yvonne Westerman
Seconded: Cr Duncan Campbell

That the minutes of the Regulatory Committee meeting held on Tuesday 19 May 2026 be approved and adopted as a true and correct record.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/02 above.

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

5.1 PUBLIC FORUM

The following speaker presented at public forum:

Mr Scott Devonport

Mr Devonport was representing his clients, Mr and Mrs Belsham, who wanted to park a boat on their property in Kinloch. They were working on an application for a boatshed but there was an issue with a segregation strip on Kinloch Road. They wanted to legalise use of the road with a right of way easement.

In response to queries from committee members, Mr Devonport clarified the following:

- The use of the segregation strip had to be formalised because the property owners had submitted a resource consent for their boatshed. Without legalised use of the segregation strip, the consent could not be granted.
- Precedent for similar applications had already been set with the commercial development happening in Kinloch. There would likely be minimal negative impact as each application would have to be addressed on a case by case basis anyway.
- If the property owners were allowed to drive over the strip this would not impede access for pedestrians. There would have to be infrastructure put in place to trigger pedestrians to check for crossing vehicles.
- Segregation strips were very common and were typically used to stop illegal access.

TRC202607/03 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Yvonne Westerman

That the Regulatory Committee receives comments from members of the public.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/03 above.

5.2 DELIBERATION REPORT - REQUEST FOR NEW LICENCE TO TAUPŌ DISC GOLF CLUB

The Reserves Advisor introduced the item. There had been 834 submissions regarding Taupō Disc Golf Club's (the Club) application with the majority of the submissions in favour. There were 13 submissions in opposition. While the opposing submissions were valid, there was litter and negative behaviour at all public reserves. There was no way of knowing who was responsible for the negative behaviour and litter; whether it be disc golfers or other recreational users of the park.

Any health and safety issues and concerns could be managed by the Club and the Parks team would continue to maintain the reserve.

Spa Park was a non-rateable property so there were no additional costs for Council to recover and the Club was not an exclusive user of the reserve.

Two members of the public requested to speak to their submission:

Ken Harris

Mr Harris highlighted that the Club brings money into the district with its events. He had also been playing disc golf since he was 16 and growing up outside of Chicago, Illinois. To him, disc golf symbolised friendship

and through the disc golf course at Spa Park, he hoped to create a path for friendship. He still had his three discs that he bought when he first started playing disc golf and named hole number five after the course he used to play at in the States, Willow Stream.

Nate Perkins

Mr Perkins lived in the United States of America but had spent the last 4 winters in New Zealand. He worked as a broadcaster for pro-tour and was the co-founder of the NZ tour. He believed kids were spending too much time indoors and disc golf was accessible because it was inexpensive to play and you do not necessarily need an organisation or a team to play with.

Mr Perkins spoke to the future of disc golf at Spa Park and foresees Taupō as a featured destination for the Australasian Championship. This would bring live broadcasts and more subscribers with 3-5 million viewers on YouTube. As the event grew, more players and spectators would come which would mean more money spent in Taupō.

In response to queries from committee members, Mr Harris and Mr Perkins clarified the following:

- While Motuoapa and Mangakino did have disc golf courses, the course at Spa Park was the only one with the length and standards required for international events. However, many of the overseas players who came to Spa Park also go play at those courses as well.
- The Club had worked with Kiwi Sport to do a series of inter-school disc golf events and included all schools in the Taupō district including Mangakino and south. The schools did not end up going through with the event but the plan was to do sessions at both the Mangakino and Motuoapa courses. They were continuing to pursue this idea. Kiwi Sport worked with schools up to the intermediate level. Sport Waikato worked with college-level kids.
- There were entry fees to play in events but not for spectators. The Club could not close the park so they put out messaging to indicate that the park would be well-used when the events were on.
- The proceeds from event entry went towards maintenance and course upgrades.

The Reserves Advisor clarified the following:

- The Club leadership went through the submissions with the Reserves Advisor and were aware of points of opposition. While they were not considering changing the layout of the course at this time, it would be important to have open conversations and make changes if needed.
- The original licence to occupy granted to the Club was for 5 years. They found that amount of time to go by very quickly and thought it would be best to go for 10 years instead to allow for more investment in the course.

TRC202607/04 RESOLUTION

Moved: Cr Sandra Greenslade
Seconded: Cr Duncan Campbell

That the Regulatory Committee agrees to grant a new licence to occupy to Taupō Disc Golf Club Incorporated for a term of 10 years from 17 February 2024 to 16 February 2034 for its disc golf course at Spa Thermal Park pursuant to section 54(1)(d) of the Reserves Act 1977.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/04 above.

5.3 APPLICATION FOR RIGHT OF WAY OVER LOCAL PURPOSE RESERVE – VEHICLE ACCESS FOR RESIDENTIAL BOATSHED

The Asset Engineer – Transport introduced himself and asked the committee for approval of a right of way easement. The applicant had submitted assessments that focused on traffic safety and staff were satisfied that vehicles could operate safely. The proposal was not expected to have an impact on the safety or operations of Kinloch Road.

In response to queries, the following was clarified:

- The Asset Engineer – Transport confirmed that the conditions of approval included a requirement that the property owner's vehicle always be forward-facing when entering and exiting the property.
- There were no other developments of driveways happening nearby.
- The application from the property owner was only for a boatshed so any other changes to the property would have to get consent.

TRC202607/05 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Sandra Greenslade

That the Regulatory Committee:

1. Agrees in principle to the granting of a Right of Way easement under Section 48(1) of the Reserves Act 1977 over the Local Purpose Reserve – Kenrigg Road West / Kinloch Road to provide access to the proposed residential boatshed at 139 Kenrigg Road, Kinloch, subject to resource consent being granted.
2. Approves a vehicle crossing under Section 348 of the Local Government Act 1974 over the Local Purpose Reserve – Kenrigg Road West / Kinloch Road for the purpose of residential access to the proposed boatshed at 139 Kenrigg Road, Kinloch.
3. Approves the crossing subject to the following conditions:
    a. The vehicle crossing shall be constructed and maintained in accordance with the Taupō District Council Code of Practice for Land Development and the approved plans.
    b. The crossing shall be used solely for private residential access associated with the boatshed located at 139 Kenrigg Road.
    c. Any damage to reserve land outside the approved crossing footprint shall be reinstated to the satisfaction of Council.
    d. The access and manoeuvring arrangements shall be maintained generally in accordance with the approved Vehicle Tracking Assessment to ensure forward entry and forward exit can be achieved.
    e. Vehicles towing a boat trailer must enter and leave the site in a forward direction at all times.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/05 above.

5.4 GRANT A NEW LEASE TO TAUPŌ COMMUNITY CHILDCARE TRUST AT 20 WAIKATO STREET, AND A LICENCE TO OCCUPY ADJOINING PART OF WAIKATO STREET

The Commercial Property Officer introduced the report. Taupō Community Childcare Trust (the Trust) was seeking a new lease as well as a licence to occupy an unformed part of Waikato Street. Their current lease expired in June 2029 so if approved by the committee, they would surrender their lease and be granted a right of renewal.

The Trust had utilised an unformed part of Waikato Street since 2018 but the licence had not been formalised. The site was a fully fenced-in bike track. The Trust would like the licence to be formalised so they could develop it further.

The transport team was in support of the licence and lease but there were exit points in the paperwork if they needed to use the land for another reason.

In response to queries, the following was clarified by the Commercial Property Officer and Property and Development Manager:

- There was a right of renewal that could take the lease to 23 years. This timeframe for the lease did not align with the licence to occupy for the unformed part of Waikato Street. The licence to occupy was for a shorter timeframe in case there was development of a second bridge and that land was needed for that project.

- The Trust intended to redesign the area that was currently being used as a bike track. It was already fully fenced but to secure funding for further investment, the Trust needed the tenure of the licence to occupy.
- The Trust had always been operating that site but Kids Greening Taupō had also done some planting there.
- There was unformed car parking nearby but Council staff planned to continue to work with the Trust to ensure there was available parking for the centre. They were also working with the school on Rickit Street to reduce traffic in the area.
- Childcare centre users were not picking up and dropping off kids in the gravel parking area next to the building.
- The area in blue on the map was not road, it was fee simple land.
- The CPI would be reviewed annually to keep up with inflation.
- The 'outgoings' mentioned in the resolution were the rates for the land that were covered by the Trust.

TRC202607/06 RESOLUTION

Moved: Cr Sandra Greenslade
Seconded: Cr Yvonne Westerman

That the Regulatory Committee:

1. Agrees to surrender the existing lease to Taupō Community Childcare Trust and grant a new lease from 1 July 2026 for a term of thirteen years with one right of renewal for ten years at an annual rent of $417.00 (plus GST) plus agreed outgoings with annual Consumers Price Index (CPI) rent reviews.

2. Grants a licence to occupy to Taupō Community Childcare Trust in respect of that part of Waikato Street outlined yellow on the Diagram of Lease and Licence Areas - 20 Waikato Street for a term of seven years with one right of renewal for six years from 1 July 2026 for an annual fee of $1.00 (plus GST) plus agreed outgoings for the purpose of a bike track facility and any activities associated with the Trust.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/06 above.

5.5 NEW LEASE FOR TMGH JOLLY LIMITED PARTNERSHIP AT PIER 87, 14 RAUHOTO STREET, TAUPŌ

The Commercial Property Officer summarised the report. TMGH Jolly Limited Partnership's lease expired on 31 July 2026. They were seeking a new commercial lease.

In response to queries, the following was clarified:

- The lease allows public access to workshop B and the boat wash area but there was a gate and a sign that requested an appointment be made.
- The lessee had requested a new gate with pin code access but that could be a point of negotiation and Council did not have to pay for that.
- If the lease was granted, the tenant would be pursuing a new sub-lease.
- Water from the boat wash down area went into the stormwater system.
- The land and buildings were owned by Council and the lease was with Chris Jolly Partnership which was owned by Ngāti Tūwharetoa.
- Rates had previously been paid by Council. Under the new lease, Council would not be paying rates. That responsibility would fall to the tenant.
- Repairs and maintenance of the building would be approved as part of the Long-term Plan (LTP).
- The rental discount could be applied if a solution was found to the issue of public access and who was paying for the gate.

- With commercial leasing, it was better to have a term of 10 years rather than 5.

TRC202607/07 RESOLUTION

Moved: Cr Yvonne Westerman
Seconded: Cr Duncan Campbell

That the Regulatory Committee:

1. Agrees to grant to TMGH Jolly Limited Partnership a new commercial premises lease for a term of 10 years with two rights of renewal of 10 years each at an annual rental of $106,500 (plus GST) plus agreed outgoings with annual Consumers Price Index rent review and five yearly market rent review, of Lot 2 DPS 47174 and, pursuant to section 54(1)(d) of the Reserves Act 1977, Part Rangatira A131 Block;

2. Notes that the new lease includes a continuation of public access to Workshop B and designated areas of the site (including the Pier) to undertake boat servicing, maintenance, repairs, painting, refuelling and boat washing at a reasonable charge determined by the tenant.

3. Agrees to the inclusion of right of first refusal should the Council wish to divest any of its buildings or improvements at current market value.

4. Directs staff to investigate a solution that better enables and delineates public access and considers options during the long-term planning process.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/07 above.

5.6 GRANT OF NEW LEASE - COASTGUARD - 14 RAUHOTO STREET

The Facilities Manager summarised the report. He clarified that the previous lease was for five years. It was a ground lease and the Coastguard owned the buildings. They requested only another five years rather than 10, effectively making it a 15 year lease.

TRC202607/08 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Sandra Greenslade

That the Regulatory Committee grants a new concessional ground lease to the Lake Taupō Volunteer Coastguard over part of 14 Rauhoto Street, Taupō (as shown on the attached plan), for a term of five (5) years, with two (2) rights of renewal of five (5) years each starting from 1 September 2026. The lease is to be at an annual rental of $549.77 plus GST, with rent reviewed annually in accordance with Consumers Price Index (CPI) and agreed outgoings.

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/08 above.

5.7 ENDORSEMENT OF ENGAGEMENT - DISTRICT WIDE RESERVES MANAGEMENT PLAN

The Senior Policy Advisor introduced herself and the Reserves Advisor. Council staff wanted to go out for public engagement on the district-wide reserves management plan. A lot of the information in the plans were out-of-date and needed to be streamlined to reflect current community needs. Staff wanted the committee's endorsement of the engagement plan as well as their involvement. Engagement in the Reserves Act 1977

was in two stages with informal feedback from the public being first stage.

Committee members then offered suggestions for a few more groups to engage with such as the Acacia Bay Resident's Association, Waikato River Trails, Whakamaru Motorcross Club, Whakamaru School, Maraetai Water Sports, the Tirohanga community, and ratepayers groups. They also recommended that staff put posts on the Facebook notice boards.

In response to queries, the following was clarifed:

- Formal consultation timeframes would depend on initial engagement. It was possible that it would occur over December/January. Staff had found that formal engagement over school terms and holidays could be beneficial. Cr Woodward noted that she was strongly opposed to the engagement period being over December/January as many people were away.
- Staff needed written feedback from hapū in the district which they would obtain by emailing marae contacts.
- While Tūrangi had its own Reserves Management Plan, the community in that area was still allowed to consult on matters regarding reserves in the rest of the district. There were also a lot of reserves around the southern area of the district that would be affected by the changes.
- There were recent changes to requirements around public notices that were part of different legislation - not the Reserves Act 1977.

TRC202607/09 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Sandra Greenslade

That the Regulatory Committee receives the update and endorses the attached District-Wide Reserves Management Plan Review Engagement Plan with alternative dates and additional stakeholders to be considered, and formal consultation to take place in January and February 2027 (amended in the attached engagement plan).

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/09 above.

Cr Sandra Greenslade left the meeting at this point (3.03pm).

5.8 NEW PUBLIC ROAD NAMES - EAST URBAN LANDS

The Resource Consents Team Leader introduced herself and summarised the paper.

Committee members felt that it would be nice to have the meaning of the suggested road names in future reports.

TRC202607/10 RESOLUTION

Moved: Cr Hope Woodward
Seconded: Cr Yvonne Westerman

That the Regulatory Committee approves the new public road names within the Stage 2 of the residential subdivision of 'Oroko Rise' off Tauhara Ridge Drive:

Tautoru Road

Tupuārangi Road

Tupuānuku Road

CARRIED

Note: All members present at the Regulatory Committee meeting voted in favour of resolution TRC202607/10 above.

6 NGĀ KŌRERO TŪMATAITI | CONFIDENTIAL BUSINESS

Nil

The meeting closed at 3.07pm with a karakia from all present.

The minutes of this meeting were confirmed at the Ordinary Regulatory Committee Meeting held on 1 September 2026.

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CHAIRPERSON

5.1 PUBLIC FORUM

Author: **Molly Cammell, Legal and Governance Coordinator**

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 Committee matters.

NGĀ KŌRERORERO | DISCUSSION

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

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

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

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

WHAKAKAPINGA | CONCLUSION

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

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee 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 DEDICATION OF LOCAL PURPOSE RESERVE (ROAD) AS ROAD UNDER SECTION 111 RESERVES ACT 1977 - CONDOR AVENUE, RICHMOND HEIGHTS

Author: **Karyn Hollman, Senior Solicitor**

Authorised by: **Roger Stokes, Infrastructure Manager**

TE PŪTAKE | PURPOSE

To seek approval under s 111 of the Reserves Act 1977 to dedicate as road a Local Purpose Reserve (road).

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Part of Condor Avenue is currently held as Local Purpose Reserve (road). Technically this is not legal road. This reserve can be dedicated as legal road by a resolution under s 111 of the Reserves Act 1977. Such action is appropriate here given Condor Avenue is used as if a legal road to give public access to the new residential development around Saddleback Drive.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee resolves, pursuant to s 111 of the Reserves Act 1977, to dedicate as road the Local Purpose Reserve (road) described as Lot 200 DP 538371 in Title 907269.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.

Lot 200 DP 538371 (**Lot 200**) is shown in orange below. It gives legal access to Saddleback Drive and secondary roads.

Lot 200 vested in Council as Local Purpose Reserve (road) because it was unformed at the time. Now that Lot 200 is formed, it is appropriate to change its status from reserve to legal road to match the status of the parcel connecting Lot 200 to Richmond Avenue.

NGĀ KŌRERORERO | DISCUSSION

Lot 200 is used as if it were legal road. But a local purpose reserve – albeit held for road purposes – is not legally a road.

If Lot 200 is not dedicated as road it will remain a legal anomaly: Lot 200 will look and function like a road, but legally it is not.

There is no good reason to not dedicate Lot 200 now as road and so remove this legal anomaly.

Based on this information there are two options, but the preferred option is to dedicate Lot 200 as road.

NGĀ KŌWHIRINGA | OPTIONS

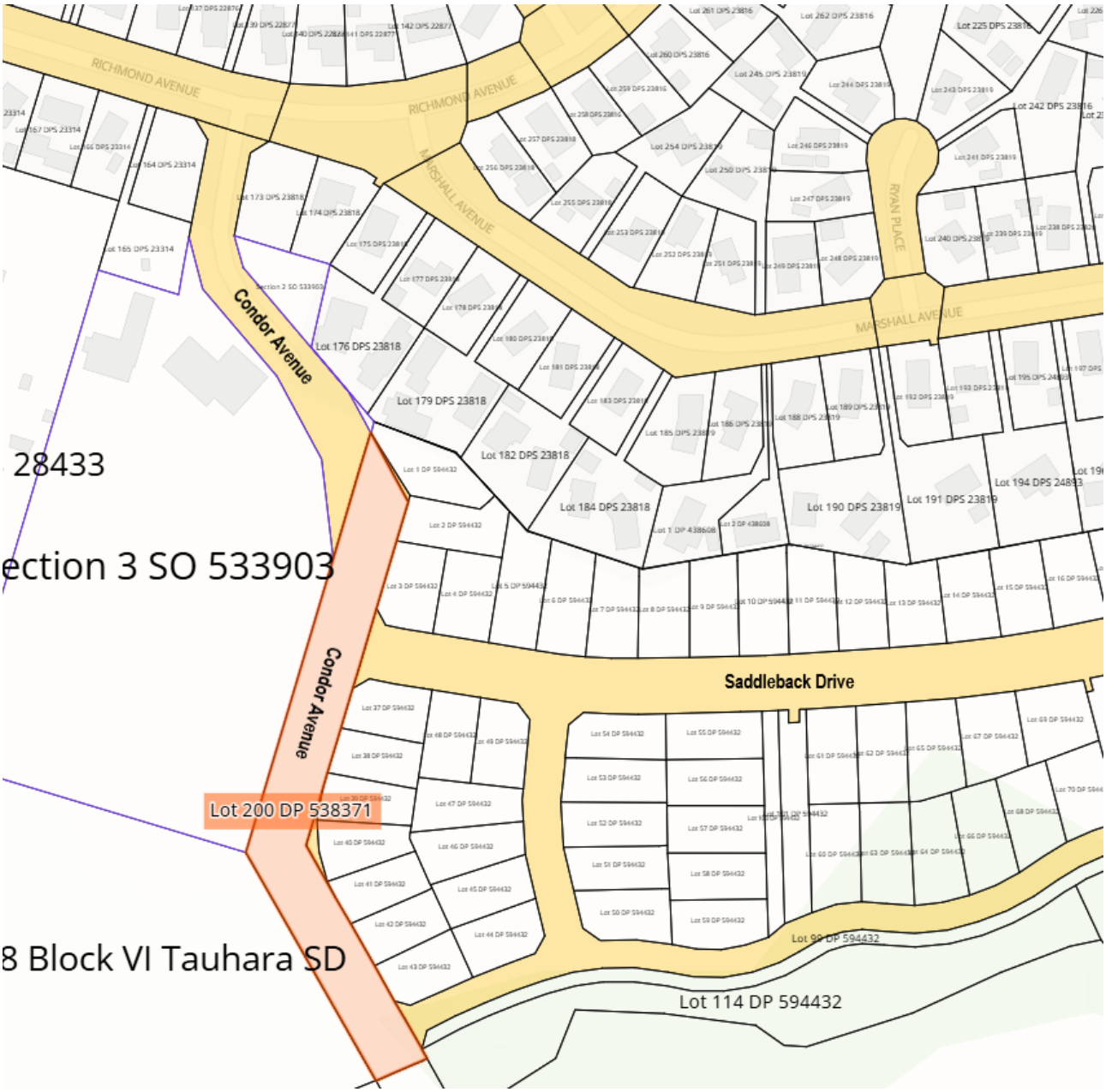
1. Dedicate Lot 200 DP 538371 as road pursuant to s 111 of the Reserves Act 1977.
2. Leave Lot 200 DP 538371 as Local Purpose Reserve (road).

Analysis of Options

Option 1: Dedicate Lot 200 DP 538371 as road pursuant to s 111 of the Reserves Act 1977

Advantages	Disadvantages
• Provided for in the Reserves Act 1977. • Regularises the *de facto* situation at minimal cost to Council. • NZTA maintenance subsidy will be available.	• None known.

• Legalises property access rights.	



Option 2: Leave Lot 200 DP 538371 as local purpose reserve (road)

Advantages	Disadvantages
• None known.	• Technically the public may not use Lot 200 as of right. • Maintenance subsidies not available. • Lot 200 remains a legal anomaly.

Analysis Conclusion: the preferred option is to dedicate Lot 200 DP 538371 as road under s 111 of the Reserves Act 1977.

NGĀ HĪRAUNGA | CONSIDERATIONS

Financial Considerations

The costs involved to complete the dedication are minimal.

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).

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal is the Reserves Act 1977.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

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

In line with these obligations and commitments we've considered the need to engage with Māori. The current proposal - to change the legal status of Lot 200 from reserve to legal road – is more of a mechanical exercise to ensure the legal position matches the *de facto* position. For that reason, we believe no engagement with Māori is required.

Ngā Tūraru | Risks

There are no known risks.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

It is recommended that the Committee resolves to dedicate Lot 200 DP 538371 as road pursuant to s 111 of the Reserves Act 1977.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.3 KINLOCH KINDERGARTEN

Author: **Billie Vi, Reserves Advisor**

Authorised by: **Warrick Zander, General Manager Strategy and Environment**

TE PŪTAKE | PURPOSE

The purpose of this report is to seek the Regulatory Committee's approval to commence the process to declare 44 Okaia Drive, Kinloch, a Local Purpose (Community Buildings) Reserve pursuant to section 14 of the Reserves Act 1977.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

At the Tuesday 26 May 2026 Council meeting, Elected Members agreed in principle to purchase the land at 44 Okaia Drive, declare the land a reserve and provide a ground lease to The Kinloch Families Charitable Trust Board (**KFT**).

Seven Oaks Kinloch Limited (**Seven Oaks**) intends to gift the land to KFT to develop a kindergarten. However, because a new kindergarten is expected to cost approximately $900,000, Council agreed to purchase the land with development contribution funds from KFT, and the revenue from the sale will contribute towards KFT's development costs.

Section 14 of the Reserves Act 1977 (**the Act**) permits fee simple land purchased by the territorial authority to be declared a reserve. It is appropriate for the Committee to consider commencing the declaration process of 44 Okaia Drive, being Lot 161 DP 595759, to be a Local Purpose (Community Buildings) reserve.

Should the Committee agree to commence the declaration process, public consultation is set from Thursday 12 November 2026 – Saturday 12 December 2026. The declaration process involves a one-month public consultation period and a notice published in the local newspaper accepting submissions via Council's consultation web page or email tdcleasereview@taupo.govt.nz.

All submissions will be considered by the Committee at a future meeting. Upon completion of the declaration process, this will enable Council to utilise the development contribution funds to purchase the land and consider the ground lease terms.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee agrees in principle to declare 44 Okaia Drive being Lot 161 DP 595759 a Local Purpose (Community Buildings) Reserve pursuant to section 14 of the Reserves Act 1977, subject to the outcome of public consultation.

TE WHAKAMAHUKI | BACKGROUND

The proposal has been before Council at a prior meeting 26 May 2026 (Item 5.3) and the following resolution was made:

TDC202605/05

1. Agrees in principle to support the Kinloch kindergarten proposal, by agreeing in principle:

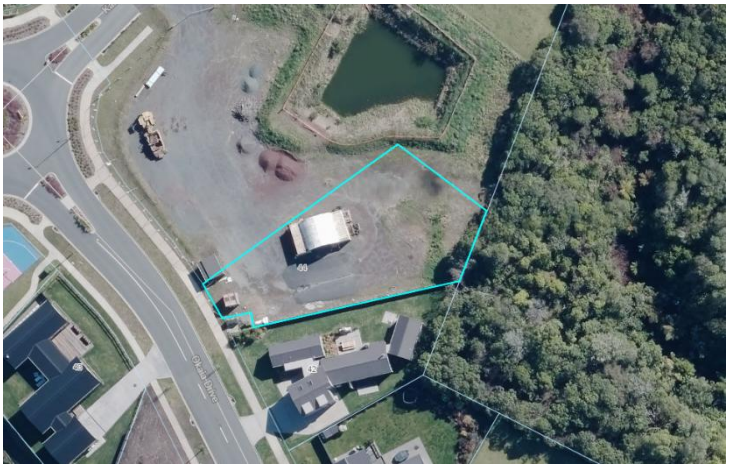
    a. to purchase 44 Okaia Dr from Kinloch Families Trust at fair value (estimated to be $450,000 – $520,000 plus GST if any) to be a Council reserve;

    b. to provide a long-term lease to Kinloch Families Trust for the purpose of building and running a kindergarten, and

2. Delegates approval of the final terms of the arrangement to the Regulatory Committee.

Council typically obtains its reserve land as development contributions, however there are reserves in Kinloch that was historically acquired through direct purchase between 1959 - 2004 and declared reserves under previous Council.

44 Okaia Drive being Lot 161 DP 595759, is currently a fee simple estate. The land is intended to be gifted to KFT by Seven Oaks for its kindergarten. Council have agreed in principle to purchase the land from KFT so it may utilise the revenue obtained from the sale to develop a kindergarten which is expected to cost approximately $900,000.



NGĀ KŌRERORERO | DISCUSSION

Declare a Reserve

The Regulatory Committee is advised to commence the process of declaring the land a Local Purpose (Community Buildings) reserve pursuant to section 14 of the Reserves Act 1977 (**the Act**). Declaring the land a reserve will align with the use of development contribution funds to purchase the land and to grant a future ground lease to KFT.

The declaration process involves public consultation for one month pursuant to section 14(2) of the Act. A public notice will be published in the local newspaper (Taupō and Tūrangi News) requesting submissions via Council's consultation web page or email tdcleasereview@taupo.govt.nz for one-month in accordance with section 14 of the Reserves Act 1977. This consultation period is set from Thursday 12 November 2026 – Saturday 12 December 2026.

Any submissions received, will be provided at a future Regulatory Committee meeting for Committee members to consider.

Based on this, there are two options to consider.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1.

Agree to declare the land a Local Purpose (Community Buildings) reserve and continue public consultation.

Advantages	Disadvantages
• Aligns the use of development contribution funds. • The Committee can undertake the legal requirement to declare the land a reserve pursuant to Section 14 and consider submissions at a future meeting.	• None foreseen.

Option 2.

Decline to declare the land a Local Purpose (Community Buildings) reserve.

Advantages	Disadvantages
• None foreseen.	• Declaring land a reserve under the Act is a legal requirement, so should the Committee not agree to initiate the process for the proposed consultation period, it will need to be considered again in the future. • The development contribution funds may not be utilised to purchase the land from KFT.

Analysis Conclusion:
To utilise development contribution funds to purchase the land, and grant a future ground lease to KFT, it is advised the Committee agrees to undertake the declaration process pursuant to section 14 of the Act. This will initiate the public notice published in the local newspaper and submissions to be considered at a future Regulatory Committee meeting.

Based on this analysis the best alternative is Option 1.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The costs associated with the declaration process is limited to the cost of a notice published in the local newspaper and staff time.

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).

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

Section 14 of the Act outlines the process to declare a reserve which involves a one-month public consultation and a notice in the local newspaper.

> *14 Local authority may declare land vested in it to be a reserve*
>
> *(1) Subject to this section, any local authority may by resolution declare any land vested in it to be a reserve within the meaning of this Act subject to any conditions specified in the resolution, to be held for any of the purposes specified in sections 17 to 23.*

(2) No such resolution shall be passed before the expiration of 1 month after notice of intention to pass the same and calling for objections thereto in writing has been published in 1 or more newspapers circulating in its district, and until it has considered all such objections received within that period:

provided that such a notice of intention shall not be necessary where a district plan makes provision for the use of the land as a reserve or the land is designated as a proposed reserve under an operative district plan under the Resource Management Act 1991.

(3) A copy of the resolution shall be forwarded to the Commissioner for transmission to the Minister, together with all objections (if any) received as aforesaid and the comments of the local authority thereon.

(4) The Minister shall consider the resolution and such objections (if any) as have been received by the local authority and the comments of the local authority thereon, and shall then in his or her discretion either cause the resolution to be gazetted or refuse to do so.

(5) No resolution under this section shall have any force or effect until it is gazetted as aforesaid.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

The proposal has been evaluated against the following plans:

✓ Long Term Plan 2024-2034 ☐Annual Plan ☐ Waikato Regional Plan

☐ Taupō District Plan ☐ Bylaws ☐ Relevant Management Plan(s)

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

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

Te Kōrero tahi ki te Māori | Māori Engagement

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

No engagement has been undertaken, however there is an opportunity for direct engagement during the one-month consultation period.

Ngā Tūraru | Risks

The primary risk is that the reserve declaration process may attract submissions opposing the proposal. If the reserve declaration is not approved, Council would be unable to grant a proposed ground lease, and the arrangement would not proceed at a future meeting.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

A public notice will be required in a local newspaper (Taupō and Tūrangi News) requesting submissions via Council's consultation web page or email tdcleasereview@taupo.govt.nz for one-month in accordance with section 14 (2) of the Reserves Act 1977.

WHAKAKAPINGA | CONCLUSION

Council previously agreed in principle to support the Kinloch Kindergarten proposal, subject to the final terms being considered by the Regulatory Committee. Whilst council officers continue to negotiate the sale and purchase agreement and ground lease terms with KFT, it is advised that the Committee commence the required declaration process under the Act. All submissions will be considered at a future meeting pursuant to section 14(2) of the Act.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.4 REQUEST FOR NEW GROUND LEASE - MOTUOAPA BAY HOLIDAY PARK

Author: **Billie Vi, Reserves Advisor**

Authorised by: **Julie Gordon, Parks and Reserves Manager**

TE PŪTAKE | PURPOSE

The purpose of this report is for the Regulatory Committee to consider relinquishing the current ground lease at Motuoapa Recreation Reserve and granting a new ground lease to Motuoapa Bay Holiday Park Limited for a term of 33 years, subject to the outcome of public consultation.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Motuoapa Bay Holiday Park Limited operates on the Motuoapa Recreation Reserve under an existing ground lease granted in 2005 to previous campground business owners. The ground lease is due to expire 30 April 2038, and the recent new owners would like further security of tenure with a new ground lease of 33 years.

A new ground lease for the purpose of a campground may be granted pursuant to section 54(1)(a) of the Reserves Act 1977 for a maximum term of 33 years.

This is also an opportunity to address the campground encroachments onto the neighbouring private Māori Land and Significant Natural Area (SNA).

There is no reserve management plan for the reserve, therefore public consultation is required pursuant to section 119 and 120 of the Reserves Act 1977 for one month should the Committee agree in principle to the recommendation. Public consultation will be from Thursday 12 November 2026 – Tuesday 12 December 2026, with a public notice published in the local newspaper.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee agree in principle:

1. To relinquish the existing ground lease;

2. Grant a new ground lease to Motuoapa Bay Holiday Park Limited for a term of 33 years pursuant to section 54(1)(a) of the Reserves Act 1977, subject to the outcome of public consultation and obtaining ministerial consent.

TE WHAKAMAHUKI | BACKGROUND

The proposal has not been presented previously.



Motuoapa Recreation Reserve

The subject reserve (red parcel) is formally known as the Motuoapa Recreation Reserve, owned and administered by Taupō District Council. The area is made up of five land parcels consisting of 6519 m², all of which has been leased over the years to various owners of the campground business.

Ground Lease

The current ground lease was granted for a term of 33 years from 1 May 2005 - 30 April 2038 to John and Linda Coyle, pursuant to section 54 (1)(a) of the Reserves Act 1977 (the Act). There is approximately 12 years remaining on the lease term.

The following timeline shows the assignments that has occurred over the years with the current ground lease.

- 2009 - The Tūrangi/Tongariro Community Board meeting, members agreed to assign the ground lease to Barrons Recreational Vehicles Limited (Barrons), a New Zealand Limited Company owned by Brendon and Susan Brosnahan.
- 2013 - The lease was assigned once more from Barrons to Brendon and Susan Brosnahan.
- 2024/25 – The son of Brendon and Susan purchased the business and operates as Motuoapa Bay Holiday Park Limited.

Should the Committee decline to the recommendation, committee members should then consider assigning the existing ground lease to the new owners of Motuoapa Bay Holiday Park pursuant to clause 12.

NGĀ KŌRERORERO | DISCUSSION

Reserves Act 1977

The land is a recreation reserve made up of five individual parcels. Committee members may consider leases on recreation reserves pursuant to section 54(1)(a) of the Act for the establishment of a campground and its associated facilities, for a term no longer than 33 years at a time. Motuoapa Bay Holiday Park Limited would like to invest in its toilets and kitchen facilities on the reserve which requires security of tenure from its lenders.

Lease

There are 12 years remaining on the existing ground lease, however, to invest into its facilities upgrades the business requires a further security of tenure. As a result of the restriction where leases may only be granted for no more than 33 years at a time, the committee members will need to relinquish the ground lease and grant a new ground lease for 33 years.

There is no reserve management plan for the recreation reserve, therefore, the decision made at 10 November 2026 Regulatory Committee meeting will be subject to public consultation. Public consultation is expected to be between 12 November 2026 and 12 December 2026, with all submissions presented at the next available Committee meeting for members to consider and make a final decision. This is pursuant to section 119 and 120 of the Act.

Section 119 and 120 requirements:

- A notice is published in the local newspaper.
- Publicly consult for one month.
- All submissions will be considered at a future committee meeting for a final resolution.

Adjacent private Māori land

The reserve is adjacent to Tauranga Taupo 1B No 2F, private Māori land (purple land parcel in above aerial) which is also a Significant Natural Area (SNA). There has been a historical boundary encroachment of this private Māori land area by previous campground owners which both parties would like rectified during this new ground lease process. It is agreed that all assets will be removed from the land and future engagement regarding the reinstatement of the land. The current campground owners have organised the removal of the current bathroom and kitchen facilities in December 2026 marked A in the below aerial, and building a new facilities block in the location marked B.



Based on this information it is considered that there are 2 options.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1.

Agree to relinquish the current ground lease and grant a new ground lease to Motuoapa Bay Holiday Park Limited for a term of 33 years.

Advantages	Disadvantages
• Removal of assets and the reinstatement of the neighbouring private Māori land. • This process will include assigning the lease to Motuoapa Bay Holiday Park Limited which is required under the current lease.	• None foreseen.

Option 2.

Agree to relinquish the current ground lease and grant a new ground lease of a lesser term.

Advantages	Disadvantages
• Removal of assets and the reinstatement of the neighbouring private Māori land. • This process will include assigning the lease to Motuoapa Bay Holiday Park Limited which is required under the current lease.	• This goes against the request of the applicant who requested a longer term for financial purposes and security of tenure.

Option 3.

Decline to relinquish the current ground lease and continue operating under the existing ground lease.

Advantages	Disadvantages

• None foreseen.	• An assignment of the current ground lease is required instead.

Analysis Conclusion:
Based on the above, the preferred alternative is option 1.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The lessee pays all rates associated with the reserve. Council's registered valuer has provided an indicative market rental of $22,000.00 per annum which will be charged to Motuoapa Bay Holiday Park Limited.

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).

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

Section 54(1)(a) Reserves Act 1977

Leases of a recreation reserve may be considered for a camping ground for a term no longer than 33 years at a time.

> *54 Leasing powers in respect of recreation reserves (except farming, grazing, or afforestation leases)*
>
> *(1) With the prior consent of the Minister, the administering body, in the case of a recreation reserve that is vested in the administering body, may from time to time, in the exercise of its functions under section 40, to the extent necessary to give effect to the principles set out in section 17,—*
>
> *(a) lease to any person, body, voluntary organisation, or society (whether incorporated or not) any area set apart under section 53(1)(h) for baths, a camping ground, a parking or mooring place, or other facilities for public recreation or enjoyment. The lease—*
>
> *(i) may require the lessee to construct, develop, control, and manage the baths, camping ground, parking or mooring place, or other facilities for public recreation or enjoyment, or may require the lessee to control and manage those provided by the administering body; and*
>
> *(ii) shall be subject to the further provisions set out in Schedule 1 relating to leases of recreation reserves issued pursuant to this paragraph:*

Section 119 and 120 Reserves Act 1977

There is no reserve management plan for the area, therefore should committee members agree in principle to relinquish the existing ground lease and grant a new ground lease for a new 33-year term, public consultation is required.

Public consultation requires a notice in the local newspaper and for all submissions to be considered before a final decision at a future meeting.

Authorisations are not required from external parties.

Ngā Hīraunga Kaupapa Here | Policy Implications

There are no known policy implications.

Te Kōrero tahi ki te Māori | Māori Engagement

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

Council officers have engaged with the adjacent Māori landowners and the local marae representative. Both parties support the recommendation, and understand the boundary encroachment will be dealt with in time.

Ngā Tūraru | Risks

There are no known risks.

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

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

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

TE KŌRERO TAHI | ENGAGEMENT

There is no reserve management plan for the recreation reserve, therefore, the decision made at 10 November 2026 Regulatory Committee meeting will be subject to public consultation. Public consultation is expected to be between 12 November 2026 and 12 December 2026, with all submissions presented at the next available Committee meeting for members to consider and make a final decision.

Section 119 and 120 requirements:

- A notice is published in the local newspaper.
- Publicly consult for one month.
- All submissions will be considered at a future committee meeting for a final resolution.

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA

No communication/media required.

WHAKAKAPINGA | CONCLUSION

Based on the report, the preferred option is for the Committee to agree to surrender the existing ground lease at Motuoapa Recreation Reserve and grant a new ground lease for a term of 33 years to Motuoapa Bay Holiday Park Limited, subject to the outcome of public consultation.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.5 SEASONAL LICENCE ON TAUPŌ LAKEFRONT 2026/27

Author: **Billie Vi, Reserves Advisor**

Authorised by: **Julie Gordon, Parks and Reserves Manager**

TE PŪTAKE | PURPOSE

To seek a decision from the Regulatory Committee as the administering body of Taupō Lakefront Reserves to the proposed 2026/27 seasonal licences.

WHAKARĀPOPOTOTANGA MATUA | EXECUTIVE SUMMARY

Council officers have received seasonal licence requests to operate along Taupō Lakefront Reserve over the 2026/2027 summer period. The Tapuaeharuru Bay Lakeshore Reserve Management Plan 2022 (**RMP**) allows summer licences to be granted for up to six months at the discretion of the Committee, subject to the Reserves Act 1977 ("**the Act"**).

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee as administering body of Taupō Lakefront Reserves agrees to grant the seasonal licence to Taupō Pedal Boats Limited for up to six months from 1 October 2026 - 31 March 2027, to operate pedal boats at 3 ½ Mile Bay.

TE WHAKAMAHUKI | BACKGROUND

Every year leading up to the summer period, licences are submitted through Council's website for the Parks & Reserves team to process. Seasonal licences must be of an aquatic nature and occupy the reserve on a temporary basis. The licensee must be prepared to move its operations within the designated areas, shown on below aerial, if they cause damage to the reserve through excessive wear or otherwise impede the enjoyment of the reserve.

Due to the timing of Regulatory Committee meetings, officers are retrospectively seeking approval for the seasonal licence.

Council grants the licence to occupy the reserve, but the licensee must also have permission from Tūwharetoa Māori Trust Board to carry out the aquatic activity on the lake. This process is undertaken before a seasonal licence may be considered by the Committee.

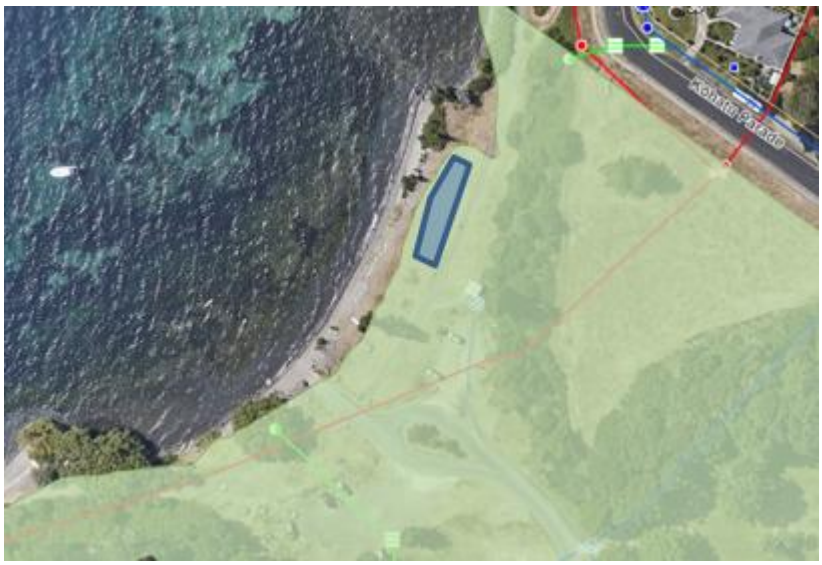
The following request were granted in the 2024/25 summer period and wish to operate for another 6-month term. The request is summarised in Table 1 below.

Table 1 – Summary of requests to renew concessions.

Applicant	Location	Permitted activity	Term	Previous licence
Taupō Pedal Boats Limited	3 ½ Mile Bay, Wharewaka Point	Aqua Trike and pedal boat hire	6 months	Yes

Taupō Pedal Boats

Taupō Pedal Boats is an aqua trike and pedal boat rental business that has operated out of 3 ½ Mile Bay over previous summers. The request is for a similar operation this summer. A 3x3m gazebo will be required for shade for staff and to hold lifejackets and customer belongings. The vessels are all pedal powered, therefore there is zero emission or pollution, and it has proved to be an extremely popular, family friendly activity.



NGĀ KŌRERORERO | DISCUSSION

The applications are for locations on recreation reserve on Tapuaeharuru Bay and as such come under the Tapuaeharuru Bay Lakeshore Reserves Management Plan. The management plan contains the following policies which make provision for these licences:

Commercial Activities

i) Allow seasonal licences (in addition to the eight established concession sites) for land or water based recreational activities to be granted for up to six months at Council's discretion.

The applications are authorised by policy i) which allows seasonal licences for up to 6 months.

Table 2 – Assessment against criteria

Criteria	**Taupō Pedal Boats**
Track record & previous experience	Good, no issues last season
Environmental impacts on reserve	None foreseen
Recreational benefits	Allows access to water-based recreational opportunity
Compliance with other relevant agencies' policies	Complies with requirements of Harbourmaster, WRC and Tūwharetoa Māori Trust Board with respect to water-based activities.
Compatibility with other activities	Yes
Public interest and value	Yes
Compatibility with the reserve purpose	Yes - recreation

Based on this information it is considered that there are 2 options.

NGĀ KŌWHIRINGA | OPTIONS

Analysis of Options

Option 1.

Agree to grant the seasonal licence

Advantages	Disadvantages
• Increase in vibrancy and enjoyment of lakeshore reserves for visitors and residents. • They will be able to continue as they have previously with sufficient tenure to support their continued operation and financial viability.	• An area of 3 ½ Mile Bay will be utilised by Taupō Pedal Boats, and not available for the public to access the lakefront.

Option 2.

Decline to grant the seasonal licence

Advantages	Disadvantages
• No further work required.	• Dissatisfied existing business. • Reduced commercial lake activities will reduce the vibrancy and commercial recreation activities at the lakefront for visitors and residents. • Reputational risk to Council as licence has previously been granted and the applicant has operated historically without any issues.

Analysis Conclusion:

One the balance option 1 is the preferred alternative.

NGĀ HĪRAUNGA | CONSIDERATIONS

Ngā Aronga Pūtea | Financial Considerations

The seasonal licence fee has historically been set at $1600 (plus GST) which may be paid in full, or instalments over the course of six months. This includes an administration cost associated with executing and managing the agreements, but this will be offset by the revenue generated. There is also potential financial benefit to the applicants as they will be able to continue operations which will assist them to generate income.

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).

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

Authorisations as follows are required for the proposal:

☐ Resource Consent ☐ Building Consent ☐ Environmental Health

☐ Alcohol Licencing ✓ Licence to occupy

Authorisations are required from external parties. This relates to the waters of Taupō-nui-a-Tia. The applicant has the relevant consents and permits to conduct its activity from Tūwharetoa Māori Trust Board.

Ngā Hīraunga Kaupapa Here | Policy Implications
The proposal has been evaluated against the following plans:

☐ Long Term Plan 2024-2034 ☐Annual Plan ☐ Waikato Regional Plan

☐ Taupō District Plan ☐ Bylaws ✓ Relevant Management Plan(s)

The applications are for locations on recreation reserve on Tapuaeharuru Bay and as such come under the Tapuaeharuru Bay Lakeshore Reserves Management Plan. The management plan contains the following policies which make provision for these licences:

> *Commercial Activities*
>
> *i) Allow seasonal licences (in addition to the eight established concession sites) for land or water based recreational activities to be granted for up to six months at Council's discretion.*

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.

Tūwharetoa Māori Trust Board have informed Council officers that the business has obtained all necessary consents for its operation on the lake. Taupō Pedal Boats have historically operated with a seasonal licence and have had no complaints raised by mana whenua. Based on this, there was no reason to further engage.

Ngā Tūraru | Risks
There are no known risks.

TE HIRANGA O TE WHAKATAU, TE TONO RĀNEI | SIGNIFICANCE OF THE DECISION OR PROPOSAL
Council's Significance and Engagement Policy identifies matters to be taken into account when assessing the degree of significance of proposals and decisions.

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

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

TE WHAKAWHITI KŌRERO PĀPAHO | COMMUNICATION/MEDIA
No communication/media required.

WHAKAKAPINGA | CONCLUSION

Based on the report, the preferred option is for the Regulatory Committee to agree to grant the seasonal licence to Taupō Pedal Boats for six months.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil

5.6 DIRECTION FOR DRAFT DISTRICT-WIDE RESERVES MANAGEMENT PLAN

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TE PŪTAKE | PURPOSE

The purpose of this paper is to seek direction on the initial drafting of the District-wide Reserves Management Plan, following the Regulatory Committee workshop on 3 November.

The direction will assist officers continuing to draft the Management Plan and does not commit Council to a final decision. There will be an opportunity for the Committee to review the next iteration of the draft Management Plan at the next meeting and prior to approval for consultation.

NGĀ KŌRERORERO | DISCUSSION

The review of the District-wide Reserves Management Plan has so far involved early engagement with the community and wider public, and two Committee workshops to discuss the engagement feedback and initial provisions.

The key findings of the review so far are:

- There are consistencies across existing management plans which support the consolidation of objectives into a single set.
- Current management plans contain operational detail better managed through regularly updated documents such as asset management plans, community-led plans, levels of service, and lease and licence records.
- Management plans are more effective if they focus on providing strategic, long-term direction to guide decision-making and reserve management.
- While simplifying the plans, it is important to retain the unique character and local identity of individual reserves. Reserve specific policy can be developed.
- Site-specific history, background information, and supporting context are better maintained in a living document that can be updated as required.
- It would make sense to manage reserves according to categories and recommend using the New Zealand Recreation Association framework, with levels of service tailored to each category.
- The management plan could be delivered as an online tool to improve accessibility and usability.
- Historic management plans should be retained in an online library for reference.

Council officers are now seeking direction on the drafting of the Reserves Management Plan vision, objectives and policy direction. The draft vision, objectives and policies have been workshopped with the Committee, and this is an opportunity for the Committee to further refine the wording and give direction to continue drafting the reserve management plan.

To assist the Committee discussion, officers have prepared a draft policy framework showing how the vision and objectives might be implemented.

VISION

A valued network of recreation reserves that enriches community wellbeing through outdoor activities, sport, culture, environmental stewardship and connection to place.

OBJECTIVES

1. **Cultural Values**

   Recognise and respect the cultural, historical and heritage values of recreation reserves.

2. **Recreation Values**

   Provide for and balance the diverse recreation needs of Taupō District communities.

3. **Natural Environment Values**

   Protect and enhance open space, natural character and ecological values.

4. **Partnerships**

   Encourage partnerships that achieve recreation, natural environment and cultural values outcomes.

5. **Public Access and Safety**

   Provide for safe, accessible, and inclusive use of reserves appropriate to their recreation purpose.

6. **Built Structures and Infrastructure**

   Ensure buildings, infrastructure, and facilities support recreation purpose and values.

7. **Events, Leases, Licences, Uses**

   Manage events, leases, licences and uses in a manner that is consistent with reserve purpose and recreation values.

8. **Decision-making**

   Decisions on recreation reserves are transparent, accountable and made at the appropriate level.

DISTRICT-WIDE RECREATION RESERVE POLICIES

1 Cultural and Historical Values

Mana whenua values

1.1 Mana whenua values will be recognised and reflected in the management of recreation reserves.

Sites of Significance

1.2 Wāhi tapu, wāhi tūpuna, archaeological sites and accidental discoveries will be managed in accordance with Council procedures, relevant legislation and mana whenua engagement processes.

1.3 Cultural, historical, archaeological, and heritage values in recreation reserves will be recognised and protected.

Historical Names

1.4 Historical, and culturally significant place names, including te reo Māori place names will be recognised and incorporated where deemed appropriate.

Education

1.5 Opportunities to increase public understanding of the cultural, environmental and historical significance of recreation reserves through interpretation, reserve naming, education and mātauranga Māori initiatives will be supported where appropriate.

Cultural Narrative

1.6 Interpretation, wayfinding and educational signage should incorporate te reo Māori and English where appropriate and reflect mana whenua narratives and local heritage, where deemed appropriate.

2 Recreation Values

Recreation Use

2.1 Recreation reserves are managed to provide for recreation, sport, physical welfare, and public enjoyment consistent with their classification and primary purpose.

2.2 Recreation reserve land should be retained in public ownership and available for recreation purposes unless there is a strategic rationale and community benefit that justifies and alternative approach.

2.3 Recreation reserves will provide opportunities for informal recreation, play and organised sports recreation recognising the importance of physical, mental and social wellbeing outcomes for people of all ages and abilities.

2.4 Recreation reserves will be managed to respond to changing recreation trends, community needs and emerging recreation activities where compatible with reserve values.

2.5 Competing recreation needs will be balanced to promote shared use, minimise conflict between reserve users and protect reserve values.

2.6 Animal use within recreation reserves will be managed in accordance with relevant bylaws and legislation while recognising recreation, public safety, environmental and amenity values.

Reserve Development Plans

2.7 Council recognises that communities have different aspirations for their local reserves and will consider community-led plans, reserve concept plans, masterplans and other locally developed initiatives to help inform future reserve development where they are consistent with the purpose of the reserve, this management plan and wider Council strategies.

2.8 Consideration of community-led plans, reserve concept plans, masterplans and other locally developed initiatives is subject to Long-term plan funding and relevant regulatory provisions.

Recreation Facilities

2.9 Recreation facilities, play opportunities and supporting infrastructure will be planned, prioritised and located to maximise community benefit, support equitable access, achieve efficient use of resources and contribute to the long-term sustainability of the reserve network.

3 Natural Environment Values

Natural Values

3.1 The open space, landscape, and natural character of recreation reserves will be protected and maintained.

3.2 Ecological restoration, indigenous biodiversity enhancement and pest management initiatives will be supported where appropriate, following Council's relevant policies and guides on tree and vegetation management.

3.3 Vegetation management will balance recreation use, public safety, landscape character and ecological outcomes.

3.4 Opportunities to connect people with nature through recreation reserve design, ecological restoration, interpretation, nature play and outdoor recreation experiences will be supported where appropriate.

Taupō Catchment Reserves

3.5 In the management recreation reserves within the Taupō catchment, recognise and give effect to the outcomes and principles of Te Kaupapa Kaitiaki, including kaitiakitanga, mana whakahaere, te whanake (sustainable development), and ki uta ki tai integrated management.

Climate Adaptation

3.6 Council will consider the effects of climate change and natural hazards when planning, developing and managing recreation reserves, and will seek to improve the resilience and adaptability of the reserve network over time.

4 Partnerships

Mana Whenua Partnerships

4.1 Council will work in partnership with mana whenua on matters affecting cultural, historical and recreation values of recreation reserves consistent with Council's engagement policies.

Stakeholder Partnerships

4.2 Partnerships with community organisations, clubs, volunteers and other agencies will be encouraged where they contribute to recreation, cultural, environmental or community wellbeing outcomes.

4.3 Community stewardship initiatives, volunteer programmes and environmental restoration partnerships that contribute to the care and enhancement of recreation reserves will be supported where appropriate.

Shared-use Facilities

4.4 Council may work with early learning providers, schools, community organisations and other providers to support shared use of recreation facilities, joint ventures, improve access to recreation opportunities and maximise community benefit.

5 Public Access and Safety

Appropriate Public Access

5.1 Public access to recreation reserves will be maintained and enhanced where consistent with recreation reserve values, public safety, and environmental protection.

Connectivity

5.2 Recreation reserves will be managed as part of an integrated network of open spaces, walkways, cycleways, tracks and trails that support accessibility, active transport and connectivity where appropriate to the purpose and character of the reserve.

Accessibility

5.3 Accessways, parking areas, and circulation networks will be designed and managed to support accessibility and inclusive use where practicable.

Share with Care

5.4 Promote responsible use of recreation reserves and shared-use environments through education, signage and management practices that support safety, respect for other users and protection of reserve values.

CPTED

5.5 Crime prevention through environmental design (CPTED) principles will be applied where appropriate to improve safety and reserve use.

Management of Hazards

5.6 Natural hazards, including erosion, will be managed to protect public safety, access, infrastructure and recreation reserve values.

5.7 Council may temporarily restrict access to all or part of a reserve where necessary to protect public safety, facilitate maintenance, protect reserve values, enable recovery from adverse weather events or support authorised activities.

6 Built Structures and Utility Infrastructure

Built Structures and Park Facilities

6.1 Council will maintain recreation reserves primarily for recreation, open space and community purposes. Buildings and park facilities within recreation reserves will primarily support recreation and reserve management purposes.

6.2 Built structures will be designed and located to minimise impacts on open space, natural character, cultural values, and recreational opportunities.

6.3 Shared and multi-purpose facilities are preferred over individual facilities where they improve community outcomes and maintain open space reserve values.

6.4 Provision of supporting amenities such as seating, shade, shelters, drinking fountains, changing facilities and toilets will be prioritised in high-use recreation reserves where they improve recreation experiences and accessibility.

6.5 Recreation facility development should favour co-location, shared use and hub-based approaches where these improve utilisation, operational efficiencies and community outcomes.

6.6 Recreation facility development and asset renewal will consider long-term operational costs and requirements and sustainable design principles.

Utility Infrastructure

6.7 Recreation reserves are not intended to function as utility corridors. Utility infrastructure may be considered where there is a demonstrated need and alternative locations including road corridors are not reasonably practicable.

6.8 Council may approve utility infrastructure in recreation reserves where:

- There is a demonstrated need for the infrastructure to be located within the reserve;
- Alternative locations have been considered;
- Adverse effects on reserve values, recreation, landscape, natural and cultural values and public safety are avoided or mitigated;
- Reserve access and use are maintained;
- Disturbed land and assets are reinstated to Council's satisfaction at the utility operator's cost.
- Any easement, licence or legal interest is approved by Council and complies with the Reserves Act where applicable.

6.9 Recreation reserves that have significant utility infrastructure located on them such as water reservoirs should be considered for reclassification to Local Purpose reserve or other suitable reserve classification to reflect its use and management.

[PLACE HOLDER – section on Signage in recreation reserves – advertising and information purposes]

7. Activities - Events, Leases, Licences, Uses

Appropriate Activities

7.1 Events, leases, licences, and uses requiring approval will be consistent with the purpose, classification, and values of the reserve.

Management of Adverse Effects

7.2 Activities that support community recreation, wellbeing, and enjoyment will be enabled where adverse effects can be appropriately managed.

Balance of Activities and Public Enjoyment

7.3 Approval of events, leases, licences and uses will balance exclusive use with the recreation needs and enjoyment of the wider public.

Reinstatement of Reserves

7.4 Approved activities must restore reserve land, facilities and infrastructure to an agreed condition following use and may be required to provide bonds or other assurance where appropriate.

Commercial Activities

7.5 Commercial activities may be permitted where they are compatible with reserve values, support public enjoyment of the reserve and do not compromise the reserve's primary purpose.

Venue Hierarchy

7.6 Council will manage events, leases and licences in a way that recognises the distinct roles, capacities and functions of reserves and venues, encouraging activities to locate in the most appropriate venue.

Temporary Event Infrastructure

7.7 Temporary infrastructure associated with approved activities may be permitted where it is required to support the approved activity, ensuring any adverse effects on recreation values are appropriately managed.

Exclusive Use

7.8 Temporary exclusive use of a reserve may be approved where it supports an approved activity, provided the use, duration and restrictions on public access are reasonable and alternative public access is available.

Protecting Open Space

7.9 Manage leases, licences and long term occupations to avoid the cumulative loss of public open space and maintain open space character.

Efficient Lease Arrangements

7.10 Cumulative lease arrangements should result in efficient use of resources including shared-use, co-location and Hubbing arrangements where appropriate.

Sub-leasing and Shared Occupation

7.11 Subject to regulatory requirements, sub-leasing, shared occupation and co-location arrangements may be permitted where they improve utilisation, enhance community outcomes and remain consistent with the purpose of the reserve.

8 Decision-Making

8.1 Operational decisions relating to reserve use may be determined by delegated Council Officers. Proposed activities should be referred to Elected Members for decision-making where they involve:

- Significant Council financial investment;
- Long-term occupation;
- Exclusive use of reserve land;
- Multi-year event agreements;
- Precedent-setting decisions;
- Matters that trigger Council's relevant Significance, Engagement or Risk policies.

8.2 Decision-makers shall have regard to:

- The purpose and classification of the reserve;
- The outcomes, objectives and policies of this reserve management plan;
- The degree to which the proposal supports public access, recreation opportunities and community benefit;
- The effects of the proposal on environmental, cultural, heritage, landscape and amenity values;
- The duration, scale and reversibility of effects; and
- Any statutory requirements, including the Reserves Act 1977.

RESERVE CATEGORY POLICIES

9 Sportsgrounds and Active Recreation Reserves

Strategic Direction

9.1 Provide and manage a network of sportsgrounds and associated facilities that meets the current and future recreation needs through coordinated planning, investment and sustainable management.

9.2 Support sportsgrounds as flexible and adaptable spaces that can accommodate sports, recreation activities, community events and changing community needs.

9.3 Maintain a sustainable network of recreation assets by directing investment toward facilities that deliver the greatest community benefit and future value.

9.4 Monitor participation trends, demographics and emerging recreation interests to ensure facilities remain fit for purpose.

Shared Facilities and Hubbing

9.5 Encourage shared facilities, co-location opportunities and efficient use of resources through collaboration with clubs, recreation organisations, schools, mana whenua and community groups.

9.6 Shared and multi-purpose facilities are preferred where they improve community outcomes and maintain open space values.

9.7 New recreation facility development should favour co-location, shared use and hub-based approaches where these improve operational efficiency.

Sportsground Hierarchy and Function

9.8 Support a hierarchy of sportsgrounds that recognises the differing roles and functions of reserves across the district.

9.9 Recognise Owen Delany Park as the district's premier sports and events venue.

9.10 Allocated and manage playing fields to maximise community benefit, user needs, maintain turf quality and allow grounds to recover from intensive use.

Sportsground Infrastructure

9.11 Sportsground infrastructure may be provided where it supports the hierarchy function, meets regulatory requirements and remains consistent with the reserve purpose.

10 Ecological Linkages and Waterfront Reserves

Strategic Direction

10.1 Recognise the cultural significance of lakes, rivers, waterways and their margins, and work collaboratively with mana whenua and relevant agencies when considering activities, developments, structures, concessions or other uses that may affect cultural, spiritual or historic values.

10.2 Protect and enhance the open space, landscape, scenic, ecological and recreation values of lakeshore, riverside and linkage reserves, ensuring that any development or infrastructure is consistent with the natural character, function and amenity of these areas.

10.3 Maintain and enhance the mauri, ecological health and cultural values of lakes, rivers and waterways.

10.4 Protect and enhance the health, biodiversity and resilience of waterways, riparian margins, wetlands and shoreline environments associated with ecological linkages and waterfront reserves.

10.5 Manage ecological linkages and waterfront reserves to improve resilience to erosion, flooding, shoreline change and the anticipated effects of climate change, while maintaining public access and recreation opportunities where appropriate.

Multiple Use and Shared Enjoyment

10.6 Promote safe, accessible and enjoyable use of ecological linkages and waterfront reserves by managing potential conflicts between users and supporting a range of recreation experiences compatible with the character of the reserve.

Reserves with Boating Access and Water-Based Activities

10.7 Support and maintain public access to lakes, rivers and waterways for boating and other water-based recreation activities where consistent with reserve, cultural and environmental values and public safety.

10.8 Provide and maintain vehicle parking associated with boat launching facilities where appropriate to support public access to waterways, ensuring they maintain public safety and are compatible with the character and recreation values of the reserve.

10.9 Where boat storage facilities are provided, priority should be given to vessels that are difficult to regularly transport such as yachts and larger boats to support practical and efficient access to waterways.

10.10 Boat storage facilities are intended to support active and ongoing recreation use. Council may review and reallocate storage spaces that are not being regularly utilised to ensure fair and efficient access to the public.

10.11 Manage potential conflict between boating, swimming, fishing, walking, cycling and other water-based recreation activities through design, infrastructure, education, signage and operation controls through relevant authorities.

10.12 Activities adjacent to waterways shall be managed to minimise contaminants and invasive pest species entering lakes, rivers, wetlands and stormwater systems.

Commercial Activity within Ecological Linkages and Waterfront Recreation Reserves

10.13 Allow commercial activities, leases, licences and concessions where they are compatible with the recreational, ecological, landscape, cultural and public access values of the reserve and do not compromise its primary purpose.

10.14 Provide for commercial recreation activities in identified locations where their scale, intensity and operation are appropriate to the character, capacity and function of the reserve.

10.15 When considering new commercial opportunities, Council shall have regard to the cumulative effects of commercial activities, the capacity of the reserve, public access and enjoyment, seasonal recreational activities and the ability of the proposed activity to contribute positively to the use and enjoyment of the reserve network.

[PLACE HOLDER – section on Camping in Ecological Linkages and Waterfront recreation reserves – status quo for Hipapatua, Whakamaru Domain, Mangakino]

11 Neighbourhood Reserves

Local Open Space Provision

11.1 Provide and maintain a network of neighbourhood reserves that offers accessible open space supporting informal recreation, play, connection with nature, community interaction and wellbeing for people of all ages and abilities.

11.2 Ensure neighbourhoods have reasonable access to informal recreation and open space opportunities close to where people live.

11.3 Recognise neighbourhood reserves as essential community assets that contribute to health, wellbeing and neighbourhood amenity.

Informal Recreation Focus

11.4 Prioritise informal recreation, play, relaxation, social interaction and passive enjoyment within neighbourhood reserves.

11.5 Support activities that are compatible with the local scale and character of neighbourhood reserves.

11.6 Encourage the inclusion of nature-based play opportunities where appropriate to support exploration, creativity, physical activity and connection with the natural environment.

11.7 Maintain neighbourhood reserves as attractive and welcoming spaces for everyday community use.

Access and Connectivity

11.8 Improve walking and cycling connections between neighbourhood reserves, residential areas, schools, community facilities and the wider reserve network.

11.9 Encourage neighbourhood reserves to contribute to ecological corridors and active transport networks where appropriate.

11.10 Maintain safe and accessible entry points and circulation throughout reserves.

Rationalisation Play Provision

11.11 Maintain a sustainable network of play facilities by directing investment toward locations that provide the greatest community benefit.

11.12 Focus investment in strategically located play spaces that provide the greatest community benefit, with large play investment limited to destination playgrounds.

11.13 Consolidate or retire aging, underutilised or poorly located play equipment where appropriate.

11.14 Encourage community participation, partnerships and local stewardship initiatives that contribute to the care of neighbourhood reserves.

12 Civic Reserves

12.1 Civic reserves as community focal points that provide opportunities for:

- open space enjoyment
- community gatherings
- civic occasions
- events
- social, cultural and economic wellbeing outcomes.

12.2 Maintain a balance between open space, landscape character, recreation opportunities, built infrastructure and event-supporting facilities to ensure civic reserves remain attractive, functional, adaptable and accessible.

12.3 Encourage events to occur reserves appropriate to their scale, intensity, frequency and infrastructure requirements.

12.4 Protect reserve values, public safety, infrastructure and amenity through management measures and temporary restrictions where required.

12.5 Require event organisers to demonstrate how reserve surfaces, facilities and infrastructure will be protected and reinstated.

Strategic Event Venues

12.6 Identify strategic event reserves and venues for the delivery of major events and outdoor activities.

12.7 Recognise North Tongariro Domain and Riverside Park (including the Amphitheatre) as the district's principal civic reserves.

12.8 Support a hierarchy of civic and event spaces to accommodate a range of community gatherings, festivals and events in suitable locations.

Event Infrastructure

12.9 Event infrastructure may be appropriate for strategic event venues where it supports event delivery, meets regulatory requirements and is consistent with the reserve purpose.

Leases, Licences and Occupation in Civic Reserves

12.10 Support leases, licences and other authorised uses where they are consistent with the purpose and character of the reserve, provide a community benefit and do not unreasonably restrict public access.

12.11 Long-term occupation should complement civic and community functions while maintaining flexibility for future public use.

12.12 Support the ongoing use of principal civic reserves for civic, cultural, commemorative and community events.

12.13 Foster community identity, celebrate local heritage and contribute to vibrant and inclusive public places.

ASSESSMENT CRITERIA

The following criteria should be considered, where relevant, when assessing applications for events, leases, licences, concessions, commercial activities and other uses requiring approval.

Reserve Purpose and Capacity

- It is consistent with the purpose, classification, and values of the reserve (as outlined in the context summary)
- Is compatible with the objectives and policies of the management plan.
- The reserve has the physical capacity to accommodate the activity without compromising reserve values, public access, environmental outcomes or future use.

Mana whenua and Cultural Values

- Recognises and provides for mana whenua values and interests, in particular Te Aranga Māori Design Principles as a starting point, and for recreation reserves within the Taupō catchment; Te Kaupapa Kaitiaki
- Protects sites, features and areas of cultural significance.
- Has obtained any required approvals, endorsements or engagement outcomes with mana whenua where appropriate.

Public Benefit and Community Wellbeing

- Provides a clear public or community benefit to the recreational values of the reserve.
- Enhances the recreational, cultural, educational, environmental experience of the reserve.
- Reduces barriers to participation.
- Supports physical activity, social connection and community wellbeing outcomes.
- Provides value to the wider community relative to the costs of provision and maintenance.

Mauri and Integrated Management

- Supports kaitiakitanga and integrated management outcomes consistent with Te Kaupapa Kaitiaki.
- Maintains or enhances the mauri, health and wellbeing of the natural environment.
- Considers the interconnected effects of the proposal on cultural values, biodiversity, water, recreation and community wellbeing.

Environmental

- Maintains open space and natural character values.
- Will not lead to environmental degradation, or will mitigate adverse impacts on natural, ecological, landscape, heritage or cultural values.

Public Access

- Maintains reasonable public access to and enjoyment of the reserve.
- Does not unreasonably exclude the public from reserve areas.
- Avoids creating permanent restrictions to public use or movement.

Accessibility and Inclusion

- Supports participation by people of different ages and abilities.
- Applies best practice accessibility design principles where appropriate.
- Improves accessibility to recreation opportunities.

Recreation Network and Connectivity

- Contributes to a connected network of reserves, pathways, cycleways, tracks and trails.
- Encourages active transport and improves access between communities and recreation destinations.

Shared Use and Operational Efficiencies

- Makes efficient use of existing facilities and infrastructure.
- Supports co-location, Hubbing or shared-use opportunities where appropriate.
- Avoids unnecessary duplication of facilities.
- Does not create unreasonable long-term financial obligations for Council.

Scale and Intensity

- Is of a scale, duration and intensity appropriate to the reserve and surrounding environment.
- Can be accommodated without adversely affecting reserve values or other users.
- Avoids cumulative effects with other activities that have the potential to compromise reserve function or character.

Sportsground and Events Venue Hierarchy

- The activity is proposed in the most appropriate sportsground or events venue reserve having regard to its scale, audience, servicing requirements and strategic purpose.
- Consideration has been given to alternative sportsgrounds or venues where appropriate.

Effects on Other Users

- Avoids potential conflict between activities.
- Maintains opportunities for a diverse range of recreation and community uses.

Infrastructure and Services

- The need for the utility infrastructure, maintenance or upgrade, and no feasible alternative location is available.
- Preference is for undergrounding along reserve edges and road corridor over above ground structures and subject to regulatory requirements.
- Avoidance of significant areas including significant natural areas, notable trees, outstanding landscape areas, wāhi tapu, archaeological sites and high use recreation areas.
- Does not create unreasonable maintenance, servicing, or operation costs.
- Compliance with relevant utility safety standards.

- Reinstatement of reserve areas following works.
- Compensation or mitigation where reserve values are lost.

Precedent

- Does not establish an undesirable precedent that may compromise future management of the reserves.
- Is consistent with how similar activities are managed across the reserve network.

WHAKAKAPINGA | CONCLUSION

Council officers are seeking direction from the Committee on the draft vision, objectives and policy direction. This direction will provide a foundation for reserve specific policies and continuing the development of the management plan.

NGĀ TŪTOHUNGA | RECOMMENDATION(S)

That the Regulatory Committee directs Council officers to continue drafting the District-wide Reserves Management Plan policies based on the draft vision, objectives, and policy framework, subject to any amendments requested by the Committee.

NGĀ TĀPIRIHANGA | ATTACHMENTS

Nil