



**ROTORUA
LAKES COUNCIL**
Te Kaunihera o ngā Roto o Rotorua

Kaupapataka Agenda

NOTICE OF A MEETING OF COUNCIL

Date: Wednesday 28 May 2025

Time: 9:30 am

Venue: Council Chamber

MEMBERSHIP

Chair

Mayor Tapsell

Members

Cr Kai Fong (Deputy Chair)

Cr Barker

Cr Kereopa

Cr Lee

Cr Waru

Cr Maxwell

Cr Brown

Cr O'Brien

Cr Paterson

Cr Wang

Quorum

6

**Andrew Moraes
Chief Executive**

NGĀ TUKUNGA HAEPAPA A TE KAUNIHERA
COUNCIL DELEGATIONS

Type of Committee	Council Committee
Subordinate to	N/A
Subordinate Committees	• District Licencing Committee • Audit and Risk Committee
Legislative Basis	Schedule 7 s30 (1) (A), Local Government Act 2002 Committee delegated powers by the Council as per Schedule 7, S32, Local Government Act 2002
Purpose	The purpose of the Council is to make decisions on all matters that cannot be delegated, that it has not delegated or that it has had referred to it by staff or a committee.
Reference	01-15-016
Membership	Mayor (Chair) Deputy Mayor (Deputy Chair) All elected members
Quorum	6
Meeting frequency	Monthly
Delegations	• the power to make a rate • the power to make a bylaw • the power to borrow money, or purchase or dispose of assets, other than in accordance with the Long-term Plan • the power to adopt a long-term plan, annual plan, or annual report • the power to appoint a chief executive • the power to adopt policies required to be adopted and consulted on under the LGA 2002 in association with the long-term plan, or developed for the purpose of the local governance statement • the power to adopt a remuneration and employment policy • the power to set and support strategies in measures related to emergency matters. • all the powers, duties and discretions under the Civil Defence Act for the proper operation and administration of the approved Civil Defence Plan; such delegation to be executed solely within the defined policy guidelines as determined from time to time by the Council and subject to the Financial limits imposed by the approved Council estimates. Additional responsibilities retained by the Council committee: • Advise and support the mayor on the development of the long-term plan and annual plans • Approval of long-term plan or annual plan consultation documents, and supporting information and consultation process prior to consultation • Approval of a draft bylaw prior to consultation

	• Resolutions required to be made by a local authority under the Local Electoral Act 2001, including the appointment of the electoral officer • Adoption of, and amendment to the Committee Terms of Reference, Standing Orders and Code of Conduct • Relationships with the Te Tatau o te Arawa board, including the funding agreement • Monitor the overall financial management and performance of the council • Make financial decisions required outside of the annual plan budgeting processes • Approve the council's insurance strategy and annual insurance placement for Council • Write-offs • Acquisition of property in accordance with the Long-term Plan • Disposals in accordance with the Long-term Plan • Review the Chief Executive's performance annually and establish performance targets for each year • Undertake a performance review at the end of the first term of appointment as required by Schedule 7, clause 35 of the Local Government Act 2002. Undertaken no less than 6 months before the date on which the chief executive's contract of employment for the first term expires.
Relevant Statutes	All the duties and responsibilities listed above must be carried out in accordance with the relevant legislation.
Limits to Delegations	Powers that cannot be delegated to committees a per the Local Government Act 2002 Schedule 7 S32.

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1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

TŪTAWA MAI

Tūtawa mai i runga
Tūtawa mai i raro
Tūtawa mai i roto
Tūtawa mai i waho
Kia tau ai te mauri tū
Te mauri ora, ki te katoa
Hāumi e. Hui e. Tāiki e!

TŪTAWA MAI

I summon from above
I summon from below
I summon from within
I summon the surrounding environment
The universal vitality and energy to infuse and
enrich all present
Enriched, unified and blessed

2 NGĀ WHAKAPĀHA – APOLOGIES

The Chair invites notice from members of:

1. Leave of absence for future meetings of the Council; or
2. Apologies, including apologies for lateness and early departure from the meeting, where leave of absence has not previously been granted.

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Members are reminded of the need to be vigilant to stand aside from decision making when a conflict arises between their role as a member and any private or other external interest they might have.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE – URGENT ITEMS NOT ON THE AGENDA

Items of business not on the agenda which cannot be delayed

The Chair will give notice of items not on the agenda as follows:

Matters Requiring Urgent Attention as Determined by Resolution of Rotorua Lakes Council

The Chair shall state to the meeting.

3. The reason why the item is not on the agenda; and
4. The reason why discussion of the item cannot be delayed until a subsequent meeting.

The item may be allowed onto the agenda by resolution of the Rotorua Lakes Council. s.46A (7), LGOIMA

Discussion of minor matters not on the agenda.

Minor Matters relating to the General Business of the Rotorua Lakes Council.

The Chair shall state to the meeting that the item will be discussed, but no resolution, decision, or recommendation may be made in respect of the item except to refer it to a subsequent meeting of the Rotorua Lakes Council for further discussion

s.46A (7), LGOIMA

5 TE WHAKAŪ I NGĀ MENETI – CONFIRMATION OF MINUTES

5.1 MINUTES OF THE COUNCIL MEETING HELD ON 30 APRIL 2025

RECOMMENDATION

- 1. That the minutes of the Council Meeting held 30 April 2025 be confirmed as a true and correct record.**

Minutes (Draft)

Council meeting
held Wednesday 30 April 2025 at 9:30 am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Tapsell (Chair)
Cr Barker, Cr Kereopa, Cr Lee, Cr Maxwell, Cr O'Brien, Cr Paterson,
Cr Wang, Cr Waru

APOLOGIES: Cr Kai Fong and Cr Brown

Staff Present: A Moraes, Chief Executive;
T Collé, Group Manager, Organisational Performance & Innovation;
J-P Gaston, Group Manager, Destination Development;
S Michael, Group Manager, Infrastructure and Assets;
A Wilson, Group Manager, Community Experience;
P Warbrick, Manahautū Te Arawa Hourua;
D Jensen, Chief Financial Officer;
M Overbeek, Director of Finance;
R Pitkethley, Manager, Active and Engaged Communities;
M Barnett, Recreation and Open Spaces Planner;
G Kieck, Manager, Governance, Strategy & Compliance;
I Tiriana, Communications Manager;
N Michael, Executive of Communications – Mayor's Office;
D Cossar, Governance & Democracy Lead;
G Konara, Governance & Democracy Advisor.

The meeting opened at 9.31am.

The Mayor welcomed elected members, media, staff and members of the public.

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Cr Waru opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA – APOLOGIES

RESOLVED C 25/04-039

Moved: Cr O'Brien

Seconded: Cr Wang

1. That the apologies from Cr Kai Fong and Cr Brown be accepted.

CARRIED

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Nil

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE – URGENT ITEMS NOT ON THE AGENDA**Minor Matters**

- Cr O’Brien requested an update on why the recent Chiefs game was held in Tauranga and not in Rotorua.

Action Point

- Mayor Tapsell noted that this question will be passed on to RotoruaNZ and the response to be emailed to councillors.

5 TE WHAKAŪ I NGĀ MENETI – CONFIRMATION OF MINUTES**5.1 MINUTES OF THE PREVIOUS COUNCIL HEARINGS AND MEETINGS****RESOLVED C 25/04-040**

Moved: Cr Barker

Seconded: Cr Wang

- 1. That the minutes of the Council Hearing held 24 March 2025 be confirmed as a true and correct record.**
- 2. That the minutes of the Ordinary Council Meeting held 26 March 2025 be confirmed as a true and correct record.**
- 3. That the minutes of the Council Hearing held 10 & 11 April 2025 be confirmed as a true and correct record.**

CARRIED

6 TE PAPA KŌRERO MŌ TE TŪMATAWHĀNUI – PUBLIC FORUM

Nil

7 HE PUKA INOI TŪMATAWHĀNUI – PUBLIC PETITIONS

Nil

8 NGĀ WHAKAMŌHIOTANGA MŌTINI – NOTICES OF MOTION

Nil

9 NGĀ TĀPAETANGA – PRESENTATIONS

Nil

10 PŪRONGO KAIMAHI – STAFF REPORTS**10.1 ROTOITI/RODOMĀ REGULATORY PROCESS HEARING****RESOLVED C 25/04-041**

Moved: Cr Barker

Seconded: Cr O'Brien

- 1. That the report 'Rotoiti/Rotomā Regulatory Process Hearing' be received.**

CARRIED

Stavros Michael overviewed the report.

Mr John Lawless spoke at the hearing.

Action Point

- Cr O'Brien referred to the list of names of the property owners who have opted to not join the sewerage scheme and asked whether the Council has sought legal advice to publish their names in the agenda.

Mr Stavros Michael noted that under the regulations, Council has to provide an opportunity for a hearing and was of the view that under the regulation, this matter doesn't require a confidential hearing.

The Chief Executive undertook to check and report back as to whether the hearing process needs improvement under legislation to provide the opportunity for the public to speak at a confidential session.

10.2 DELIBERATIONS ON PROPOSED DISPOSAL OF RANGINUI STREET RESERVE**RESOLVED C 25/04-042**

Moved: Cr Maxwell

Seconded: Cr Waru

1. **That the report 'Deliberations on Proposed Disposal of Ranginui Street Reserve' be received.**

CARRIED

Cr Paterson declared a conflict of interest and withdrew from the decision-making table.

Alex Wilson, Rob Pitkethley and Mel Barnett overviewed the report and spoke to a presentation titled "Ranginui Street Reserve" (ECM - 21251314).

RESOLVED C 25/04-043

Moved: Cr Maxwell

Seconded: Mayor Tapsell

2. **That the Council notes that following approval from the Infrastructure and Environment Committee, public consultation on the proposed disposal of Ranginui Street Reserve, as is required by Section 138 of the Local Government Act 2002, occurred in February/March 2025.**
3. **That the Council take into consideration the submissions from the public consultation as part of their decision-making process on the proposed disposal.**

4. That the Council approves the disposal of the land between 21 and 23 Ranginui Street, Ngongotahā.
5. That the Council notes that, subject to Council approving the disposal of the land between 21 and 23 Ranginui Street, a decision on how the land would be disposed of would be made by full Council at a later Council meeting.

In Favour: Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Maxwell, Cr O'Brien, Cr Wang and Cr Waru

Against: Cr Lee

CARRIED 7/1

10.3 HOUSING AND BUSINESS DEVELOPMENT CAPACITY ASSESSMENT (HBA) 2024

RESOLVED C 25/04-044

Moved: Cr Waru

Seconded: Cr Wang

1. That the report 'Housing and Business Development Capacity Assessment (HBA) 2024' be received.
2. That the "Housing and Business Development Capacity Assessment 2024 -Summary Document (Attachment 2)" be received.
3. That the "Housing and Business Development Capacity Assessment 2024 - Main Report (Attachment 3)" be received.

:CARRIED

Jean-Paul Gaston and Damon Mathfield overviewed the report and spoke to a presentation titled "Rotorua Housing and Business Development Capacity Assessment 2024 Update" (ECM – 21227997).

The meeting adjourned at 11 am and resumed at 11.16 am.

RESOLVED C 25/04-045

Moved: Mayor Tapsell

Seconded: Cr Wang

4. That Council adopts the Housing and Business Development Capacity Assessment 2024 - Main Report, in Attachment 3.

5. That Council approves the replacement of the current Housing Bottom Lines in the District Plan with the revised Housing Bottom Lines and associated wording in Attachment 1.

CARRIED

10.4 RECRUITMENT OF LOCAL RECOVERY MANAGER TO CIVIL DEFENCE EMERGENCY MANAGEMENT (CDEM)

RESOLVED C 25/04-046

Moved: Cr O'Brien

Seconded: Cr Paterson

1. That the report 'Recruitment of Local Recovery Manager to Civil Defence Emergency Management (CDEM)' be received.

CARRIED

Stavros Michael overviewed the report.

RESOLVED C 25/04-047

Moved: Cr O'Brien

Seconded: Cr Wang

2. That the Council endorses the nomination of Paul Warbrick, Manahautū Te Arawa Partnerships, to the position of Local Recovery Manager, Civil Defence and Emergency Management.

CARRIED

10.5 MEMBERSHIP OF LOCAL GOVERNMENT NEW ZEALAND (LGNZ)

RESOLVED C 25/04-048

Moved: Cr O'Brien

Seconded: Cr Maxwell

1. That the report 'Membership of Local Government New Zealand (LGNZ)' be received.

CARRIED

The report was taken as read.

**HE TŪTOHUNGA
RECOMMENDATION**

2. That the Council notes that the decision on the LGNZ membership for the next triennium will be brought to the new Council.
3. That the Council:
 - (a) requests that a workshop be arranged for the President and Chief Executive of LGNZ to provide further information to Councillors on LGNZ before making a decision on membership for 2025/26, or
 - (b) confirms its continued membership of LGNZ for 2025/26, or
 - (c) resigns its membership of LGNZ by giving notice.

Cr O'Brien moved recommendation number 2 and 3 (c) and Cr Paterson seconded.

MOTION

Moved: Cr O'Brien

Seconded: Cr Paterson

2. That the Council notes that the decision on the LGNZ membership for the next triennium will be brought to the new Council.
3. That the Council resigns its membership of LGNZ by giving notice.

In Favour: Cr Lee, Cr O'Brien and Cr Paterson

Against: Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Maxwell, Cr Wang and Cr Waru

LOST 3/6

Mayor Tapsell moved recommendation number 2 and 3 (b) and Cr Wang seconded.

RESOLVED C 25/04-049

Moved: Mayor Tapsell

Seconded: Cr Wang

2. That the Council notes that the decision on the LGNZ membership for the next triennium will be brought to the new Council.

3. That the Council confirms its continued membership of LGNZ for 2025/26.

In Favour: Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Maxwell, Cr Wang and Cr Waru

Against: Cr Lee, Cr O'Brien and Cr Paterson

CARRIED 6/3**10.6 2025 LOCAL GOVERNMENT NEW ZEALAND (LGNZ) SUPER LOCAL CONFERENCE -
ATTENDANCE BY CR WANG****RESOLVED C 25/04-050**

Moved: Cr Waru

Seconded: Mayor Tapsell

**1. That the report '2025 Local Government New Zealand (LGNZ) Super Local Conference -
Attendance by Cr Wang' be received.****CARRIED**

Mayor Tapsell overviewed the report.

RESOLVED C 25/04-051

Moved: Mayor Tapsell

Seconded: Cr Maxwell

**2. That the Council determine that Cr Fisher Wang will attend the 2025 LGNZ SuperLocal
Conference with Mayor Tapsell, Cr Kai Fong, Cr Maxwell and Chief Executive Andrew
Moraes.**

In Favour: Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Maxwell and Cr Waru

Against: Cr Lee, Cr O'Brien and Cr Paterson

Abstained: Cr Wang

CARRIED 5/3

10.7 REMIT TO LGNZ 2025 AGM: SHORT-TERM RENTAL REGISTER OF PROPERTIES**RESOLVED C 25/04-052**

Moved: Cr Waru

Seconded: Cr Barker

- 1. That the report 'Remit to LGNZ 2025 AGM: Short-Term Rental Register of Properties' be received.**

CARRIED

Mayor Tapsell overviewed the report.

Mayor Tapsell noted that this remit has been discussed with the Rotorua Lakes Council's Short-term Rental Accommodation Working Group and the group is in favour of this remit.

Cr Lee requested the above comment be noted in the minutes.

RESOLVED C 25/04-053

Moved: Mayor Tapsell

Seconded: Cr Waru

- 2. That the Council support the Rotorua Lakes Council remit advocating for a short-term rental register of properties, to be considered at the Local Government New Zealand 2025 Annual General Meeting.**

CARRIED**10.8 NON-FINANCIAL PERFORMANCE REPORT - QUARTER 2 - 2024/25****RESOLVED C 25/04-054**

Moved: Cr Barker

Seconded: Cr Wang

- 1. That the report 'Non-Financial Performance Report - Quarter 2 - 2024/25' be received.**

CARRIED

Greg Kieck overviewed the report.

10.9 APPOINTMENT OF DOG CONTROL PANEL**RESOLVED C 25/04-055**

Moved: Cr Wang

Seconded: Cr Waru

1. That the report 'Appointment of Dog Control Panel ' be received.

CARRIED

Greg Kieck overviewed the report.

10.10 RECOMMENDATIONS FROM OTHER COMMITTEES - TE ARAWA VISION 2050 COMMITTEE MEETING 16 APRIL 2025**RESOLVED C 25/04-056**

Moved: Cr Maxwell

Seconded: Cr Waru

1. That the report 'Recommendations From Other Committees - Te Arawa Vision 2050 Committee Meeting 16 April 2025' be received.

CARRIED

The report was taken as read.

RESOLVED C 25/04-057

Moved: Mayor Tapsell

Seconded: Cr Wang

2. That the following recommendations of the Te Arawa 2050 Vision Committee meeting held 16 April 2025 be adopted:

RECOMMENDATION

TE ARAWA 2050 VISION COMMITTEE – CONFIRMATION OF KEY PROJECTS

1. That the Committee recommends to Council that Committee members feedback be provided to council officers on the key projects discussed in this report.

<u>In Favour:</u>	Mayor Tapsell, Cr Barker, Cr Kereopa, Cr Maxwell, Cr O'Brien, Cr Paterson, Cr Wang and Cr Waru
<u>Against:</u>	Cr Lee
CARRIED 8/1	

10.1 FINANCIAL UPDATE - MARCH 2025**RESOLVED C 25/04-058**

Moved: Cr O'Brien

Seconded: Mayor Tapsell

1. That the report 'Financial Update - March 2025' be received.

CARRIED

David Jensen and Michelle Overbeek overviewed the report and spoke to a presentation titled "Financial Update – March 2025" (ECM - 21255300).

The meeting adjourned at 1.03pm and resumed at 1.33pm.

10.2 BUSINESS CASE – MAYOR AND KYLE KYDD ATTENDANCE AT CHINA-NEW ZEALAND MAYORAL FORUM FESTIVAL, MAY 2025**RESOLVED C 25/04-059**

Moved: Cr Maxwell

Seconded: Cr Wang

1. That the report 'Business Case – Mayor and Kyle Kydd attendance at China-New Zealand Mayoral Forum Festival, May 2025' be received.

CARRIED

Mayor Tapsell overviewed the report.

RESOLVED C 25/04-060

Moved: Cr Kereopa

Seconded: Cr O'Brien

2. That the Council approve the cost of flights and 3 nights' accommodation for Mayor Tapsell or the Deputy Mayor and Kyle Kydd, to attend and promote Rotorua at the China-New Zealand Mayoral Forum for one week from 19 May 2025.
3. That the Council note income generated by international delegates visiting Rotorua Lakes Council is used to subsidise this travel, so there is no direct cost to ratepayers.

CARRIED

11 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀNUI – RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO CONSIDER AND ADOPT CONFIDENTIAL ITEMS)

RESOLVED C 25/04-061

Moved: Mayor Tapsell

Seconded: Cr Wang

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Approval to dispose of the land at 61 Kawaha Point Road	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7
Plain English	Council to carry out commercial activities	

Consideration has been given to public interest in this matter and officers' advice is that the confidentiality outweigh the public interest in the matter.

1. That Council resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:

CARRIED

The meeting moved in to public excluded session at 13.52pm.

CLOSED SESSION

The meeting moved out of public excluded session at 2.23pm.

OPEN SESSION

13 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Cr Waru closed the meeting with a karakia.

The Meeting closed at 2.23pm.

To be confirmed at the Council meeting on 28 May 2025.

Note: -Rotorua Lakes Council is the operating name of Rotorua District Council.

5.2 MINUTES OF THE COUNCIL HEARING HELD ON 15 & 16 MAY 2025

RECOMMENDATION

- 1. That the minutes of the Council Hearing held 15 & 16 May 2025 be confirmed as a true and correct record.**

Minutes (Draft)

Council Hearing
held Thursday 15 May 2025 at 2:00 pm
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Tapsell (Chair)
Cr Kai Fong (Deputy Chair), Cr Barker, Cr Kereopa, Cr Lee, Cr Maxwell,
Cr O'Brien, Cr Paterson,

APOLOGIES: Cr Brown and Cr Wang

NO ATTENDANCE: Cr Waru

STAFF PRESENT: T Collé, Group Manager, Organisational Performance & Innovation;
D Jensen, Chief Financial Officer;
G Kieck, Manager - Governance, Strategy & Compliance;
G Konara, Governance & Democracy Advisor;

The hearing opened at 2.01pm.

The Mayor welcomed elected members and members of the public.

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Mayor Tapsell opened the hearing with a Karakia.

2	NGĀ WHAKAPĀHA – APOLOGIES
RESOLVED C 25/05-062 Moved: Cr O'Brien Seconded: Cr Barker	
1.	That the apologies from Cr Brown and Cr Wang be accepted.
CARRIED	

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Nil

4 PŪRONGO KAIMAHI – STAFF REPORTS

4.1 ANNUAL PLAN 2025-2026 HEARINGS
RESOLVED C 25/05-063 Moved: Cr Maxwell Seconded: Cr Kai Fong 1. That the report ‘Annual Plan 2025-2026 Hearings’ be received. CARRIED

Following submitters spoke to their submissions:

No	Name
1	Janine Anderson - VR Security
2	Farnoud Rahimi Mansour and Sahar Basir
3	Claire Scott - Rotorua Trails Trust
4	Lyn Williams spoke on behalf of Wendy Bickerton via Zoom
5	Warren Lloyd
6	Kathleen Dillner
7	Rohan Wells
8	Susan Pepperell via Zoom
9	Mitch Collins - Lake Ōkareka Community Association

The hearing adjourned at 3.00pm and resumed at 3.16pm.

No	Name
10	Iris Arihi Harvey

The hearing adjourned at 3.21pm and resumed at 3.30pm.

No	Name
11	Richard Waldin
12	Geoff Thomas
13	Wallace Bain
14	RLC Youth Council
15	Henry Van der Heyden - Lake Tarawera Sewerage Working Group & Mike Allen - Lake Tarawera Ratepayers Association

The hearing adjourned at 4.02 pm and resumed at 4.18 pm.

No	Name
16	Brian Hanna via Zoom

The hearing adjourned at 4.24pm and resumed at 4.30pm.

The hearing adjourned at 4.31pm on 15 May 2025 to be resumed on 16th May 2025.

Minutes (Draft)

Council Hearing
held Thursday 16 May 2025 at 9.00am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Tapsell (Chair)
Cr Barker, Cr Lee, Cr Maxwell, Cr O'Brien, Cr Paterson,
Cr Kai Fong (Deputy Chair) and Cr Wang (joined via zoom)

APOLOGIES: Cr Brown , Cr Kereopa and Cr Waru
Cr Kai Fong and Cr Lee for lateness

STAFF PRESENT: D Jensen, Chief Financial Officer;
G Kieck, Manager - Governance, Strategy & Compliance;
G Konara, Governance & Democracy Advisor;

The hearing resumed at 9.00am.

Attendance: Cr Wang joined via Zoom.

The Mayor welcomed elected members and members of the public.

5	NGĀ WHAKAPĀHA – APOLOGIES
RESOLVED C 25/05-064 Moved: Cr O'Brien Seconded: Cr Maxwell 1. That the apologies from Cr Brown, Cr Kereopa and Cr Waru be accepted. 2. That the apologies from Cr Kai Fong and Cr Lee for lateness be accepted. CARRIED	

6 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

Nil

Following submitters spoke to their submissions:

No	Name
17	Owen Dawe

Attendance: Cr Lee joined the hearing at 9.05am.

No	Name
18	Andy Gunson
19	Humphrey Pullon
20	Tracey McLeod
21	Lousie Armstrong

Attendance: Cr Kai Fong joined the hearing at 9.25am via Zoom.

No	Name
22	Johanna Mouat
23	Vanessa Russell
24	Sue Baker
25	Mary Campbell
26	David Townsend
27	Margaret Dawe read a statement from Gwendolyn Archibald
28	Graeme McCarroll

The hearing adjourned at 10.00am

Attendance: Cr Kai Fong left the hearing at 10.00am via Zoom.

The hearing resumed at 10.11am.

No	Name
29	Mark Robinson via Zoom

Attendance: Cr Kai Fong re-joined the hearing at 10.16am via Zoom.

The hearing adjourned at 10.19am and resumed at 10.30am.

No	Name
30	Roger Loveless (Tabled a document – Attachment 1)

The hearing adjourned at 10.36am and resumed at 11.15am.

No	Name
31	Robert Okell
32	Jason Schirnack (spoke to a presentation – Attachment 2)
33	Margriet Theron
34	Claire Stewart

7 RESOLUTION TO EXTEND MEETING DURATION

The Chair to advise under S.O. 4.2 the hearing cannot continue more than six hours from the start (including any adjournments) unless there is a resolution to continue.

RESOLVED C 25/05-065

Moved: Cr O'Brien

Seconded: Cr Barker

- 1. That the Council resolves to extend the meeting by more than 6 hours.**

CARRIED

The hearing adjourned at 11.38am and resumed at 2.00pm.

Attendance: Mayor Tapsell and Cr Wang joined the meeting via Zoom.

Cr Kai Fong assumed Chair in person.

Following submitters spoke to their submissions:

No	Name
35	Reynold Macpherson - Rotorua District Residents & Ratepayers
36	Paul van Praagh
37	Duncan & Judy Evans
38	Dr Stuart Corson (spoke to a presentation – Attachment 3)
39	Chris Hanson
40	Sarah Gordon
41	Jim Dobbie via Zoom

Attendance: Mayor Tapsell left the meeting at 2.34pm via Zoom.

The hearing adjourned at 2.45pm and resumed at 3.00pm.

Attendance: Cr Lee left the meeting at 3.00pm.

No	Name
42	Nick Feben
43	Justin Smith

Attendance: Cr Maxwell left the meeting at 3.13pm

The hearing adjourned at 3.13pm and resumed at 3.15pm.

Attendance: Cr Lee re-joined the hearing at 3.15pm.
Mayor Tapsell re-joined at 3.15pm via Zoom.

No	Name
44	Terry Schick
45	Elizabeth Johnson
46	David Rendall
47	Pat Thorpe
48	Lakes Community Board

The hearing adjourned at 3.45pm and resumed at 4.10pm.

Mayor Tapsell joined the meeting in person and assumed Chair.

No	Name
49	Quenton Swayn via Zoom
50	Cr Kevin Winters (spoke to a presentation – Attachment 4) via Zoom – Bay of Plenty Regional Council
51	Reg Hennessy
52	Jade Kent via Zoom - Film BOP
53	Vicki Hannay
54	Fred Stevens

9 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Mayor Tapsell closed the hearing with a Karakia.

The hearing closed at 4.45pm on 16 May 2025.

To be confirmed at the Council meeting on 28 May 2025.

Note: -Rotorua Lakes Council is the operating name of Rotorua District Council.

Attachment 1 – Document tabled by Roger Loveless

Development Contributions Policy 2024/25

Hamilton City Council

24. SCHEDULE 1B – DEVELOPMENT CONTRIBUTION BASE CHARGES

Table 3 – Residential base development contributions in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Large residential		Charge per lot, dwelling or unit title							
Infill East	SW - Chartwell	WW - East	461	2,013	4,539	6,759	20,343	13,706	47,820
Infill East	SW - City Centre	WW - East	461	2,013	3,435	6,759	20,343	13,706	46,716
Infill East	SW - Hamilton East	WW - East	461	2,013	2,090	6,759	20,343	13,706	45,372
Infill East	SW - Kirikiriroa	WW - East	461	2,013	3,509	6,759	20,343	13,706	46,790
Infill East	SW - Mangaonua	WW - East	461	2,013	100	6,759	20,343	13,706	43,382
Infill East	SW - Waitawhiriwhiri	WW - East	461	2,013	5,648	6,759	20,343	13,706	48,930
Infill West	SW - City Centre	WW - West	461	1,743	3,435	6,705	23,974	16,045	52,363
Infill West	SW - Mangakotukutuku	WW - West	461	1,743	13,530	6,705	23,974	16,045	62,458
Infill West	SW - St Andrews	WW - West	461	1,743	6,707	6,705	23,974	16,045	55,635
Infill West	SW - Te Rapa Stream	WW - West	461	1,743	2,630	6,705	23,974	16,045	51,558
Infill West	SW - Waitawhiriwhiri	WW - West	461	1,743	5,648	6,705	23,974	16,045	54,576
Infill West	SW - Western Heights	WW - West	461	1,743	681	6,705	23,974	16,045	49,609
Infill West	SW - Lake Rotokauri	WW - West	461	1,743	41,226	6,705	23,974	16,045	90,153
Peacocke 1	SW - Mangakotukutuku	WW - West	461	10,993	13,530	21,677	50,545	12,698	109,903
Peacocke 2	SW - Peacocke	WW - East	461	5,549	2,506	36,198	45,977	14,407	105,097
Peacocke 2	SW - Mangakotukutuku	WW - East	461	5,549	13,530	36,198	45,977	14,407	116,121
Rotokauri	SW - Lake Rotokauri	WW - West	461	5,637	41,226	16,875	25,098	17,047	106,344
Rotokauri	SW - Mangaheka	WW - West	461	5,637	2,459	16,875	25,098	17,047	67,577
Rotokauri	SW - Ohote	WW - West	461	5,637	1,606	16,875	25,098	17,047	66,724
Rotokauri	SW - Rotokauri West	WW - West	461	5,637	16	16,875	25,098	17,047	65,134
Rototuna	SW - Kirikiriroa	WW - East	1,130	1,930	3,509	23,350	21,578	12,723	64,220
Rototuna	SW - River North	WW - East	1,130	1,930	214	23,350	21,578	12,723	60,925
Rototuna	SW - Te Awa o Katapaki	WW - East	1,130	1,930	6,935	23,350	21,578	12,723	67,646
Rototuna	SW - Otama-ngenge	WW - East	1,130	1,930	16	23,350	21,578	12,723	60,727
Ruakura	SW - Hamilton East	WW - East	461	1,644	2,090	11,747	20,800	12,985	49,727
Ruakura	SW - Kirikiriroa	WW - East	461	1,644	3,509	11,747	20,800	12,985	51,145
Ruakura	SW - Mangaonua	WW - East	461	1,644	100	11,747	20,800	12,985	47,737
Te Rapa North	SW - Mangaheka	WW - West	461	1,644	2,459	13,610	21,903	11,499	51,575
Te Rapa North	SW - Te Rapa Stream	WW - West	461	1,644	2,630	13,610	21,903	11,499	51,746
Te Rapa North	SW - St Andrews	WW - West	461	1,644	6,707	13,610	21,903	11,499	55,823
Temple View	SW - Temple View	WW - West	461	1,644	16	6,481	25,779	14,488	48,869
Temple View	SW - Waitawhiriwhiri	WW - West	461	1,644	5,648	6,481	25,779	14,488	54,501
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		461	1,644	16	6,481	13,572	11,297	33,470
		WW - West					8,331		8,331
		WW - East					3,772		3,772
Standard residential		Charge per lot, dwelling or unit title							
Infill East	SW - Chartwell	WW - East	357	1,561	4,539	5,239	15,769	10,625	38,091
Infill East	SW - City Centre	WW - East	357	1,561	3,435	5,239	15,769	10,625	36,987
Infill East	SW - Hamilton East	WW - East	357	1,561	2,090	5,239	15,769	10,625	35,642
Infill East	SW - Kirikiriroa	WW - East	357	1,561	3,509	5,239	15,769	10,625	37,060
Infill East	SW - Mangaonua	WW - East	357	1,561	100	5,239	15,769	10,625	33,652
Infill East	SW - Waitawhiriwhiri	WW - East	357	1,561	5,648	5,239	15,769	10,625	39,200
Infill West	SW - City Centre	WW - West	357	1,351	3,435	5,198	18,584	12,438	41,364
Infill West	SW - Mangakotukutuku	WW - West	357	1,351	13,530	5,198	18,584	12,438	51,459
Infill West	SW - St Andrews	WW - West	357	1,351	6,707	5,198	18,584	12,438	44,636
Infill West	SW - Te Rapa Stream	WW - West	357	1,351	2,630	5,198	18,584	12,438	40,559
Infill West	SW - Waitawhiriwhiri	WW - West	357	1,351	5,648	5,198	18,584	12,438	43,577
Infill West	SW - Western Heights	WW - West	357	1,351	681	5,198	18,584	12,438	38,609
Infill West	SW - Lake Rotokauri	WW - West	357	1,351	41,226	5,198	18,584	12,438	79,154
Peacocke 1	SW - Mangakotukutuku	WW - West	357	8,521	13,530	16,804	39,182	9,843	88,238
Peacocke 2	SW - Peacocke	WW - East	357	4,302	2,506	28,060	35,641	11,168	82,034
Peacocke 2	SW - Mangakotukutuku	WW - East	357	4,302	13,530	28,060	35,641	11,168	93,058
Rotokauri	SW - Lake Rotokauri	WW - West	357	4,370	41,226	13,081	19,456	13,215	91,705
Rotokauri	SW - Mangaheka	WW - West	357	4,370	2,459	13,081	19,456	13,215	52,938
Rotokauri	SW - Ohote	WW - West	357	4,370	1,606	13,081	19,456	13,215	52,085
Rotokauri	SW - Rotokauri West	WW - West	357	4,370	16	13,081	19,456	13,215	50,495
Rototuna	SW - Kirikiriroa	WW - East	876	1,496	3,509	18,101	16,727	9,863	50,571
Rototuna	SW - River North	WW - East	876	1,496	214	18,101	16,727	9,863	47,277
Rototuna	SW - Te Awa o Katapaki	WW - East	876	1,496	6,935	18,101	16,727	9,863	53,998
Rototuna	SW - Otama-ngenge	WW - East	876	1,496	16	18,101	16,727	9,863	47,079
Ruakura	SW - Hamilton East	WW - East	357	1,274	2,090	9,106	16,124	10,066	39,018
Ruakura	SW - Kirikiriroa	WW - East	357	1,274	3,509	9,106	16,124	10,066	40,436
Ruakura	SW - Mangaonua	WW - East	357	1,274	100	9,106	16,124	10,066	37,028

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Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Te Rapa North	SW - Mangaheka	WW - West	357	1,274	2,459	10,550	16,979	8,914	40,533
Te Rapa North	SW - Te Rapa Stream	WW - West	357	1,274	2,630	10,550	16,979	8,914	40,705
Te Rapa North	SW - St Andrews	WW - West	357	1,274	6,707	10,550	16,979	8,914	44,782
Temple View	SW - Temple View	WW - West	357	1,274	16	5,024	19,984	11,231	37,886
Temple View	SW - Waitawhiriwhiri	WW - West	357	1,274	5,648	5,024	19,984	11,231	43,519
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		357	1,274	16	5,024	10,521	8,757	25,949
		WW - West					6,458		6,458
		WW - East					2,924		2,924
Two-bedroom			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	246	1,076	4,539	3,613	10,873	7,326	27,673
Infill East	SW - City Centre	WW - East	246	1,076	3,435	3,613	10,873	7,326	26,569
Infill East	SW - Hamilton East	WW - East	246	1,076	2,090	3,613	10,873	7,326	25,225
Infill East	SW - Kirikiriroa	WW - East	246	1,076	3,509	3,613	10,873	7,326	26,643
Infill East	SW - Mangaonua	WW - East	246	1,076	100	3,613	10,873	7,326	23,235
Infill East	SW - Waitawhiriwhiri	WW - East	246	1,076	5,648	3,613	10,873	7,326	28,783
Infill West	SW - City Centre	WW - West	246	931	3,435	3,584	12,814	8,576	29,587
Infill West	SW - Mangakotukutuku	WW - West	246	931	13,530	3,584	12,814	8,576	39,683
Infill West	SW - St Andrews	WW - West	246	931	6,707	3,584	12,814	8,576	32,859
Infill West	SW - Te Rapa Stream	WW - West	246	931	2,630	3,584	12,814	8,576	28,783
Infill West	SW - Waitawhiriwhiri	WW - West	246	931	5,648	3,584	12,814	8,576	31,801
Infill West	SW - Western Heights	WW - West	246	931	681	3,584	12,814	8,576	26,833
Infill West	SW - Lake Rotokauri	WW - West	246	931	41,226	3,584	12,814	8,576	67,378
Peacocke 1	SW - Mangakotukutuku	WW - West	246	5,876	13,530	11,587	27,017	6,787	65,043
Peacocke 2	SW - Peacocke	WW - East	246	2,966	2,506	19,348	24,575	7,700	57,342
Peacocke 2	SW - Mangakotukutuku	WW - East	246	2,966	13,530	19,348	24,575	7,700	68,366
Rotokauri	SW - Lake Rotokauri	WW - West	246	3,013	41,226	9,020	13,415	9,112	76,032
Rotokauri	SW - Mangaheka	WW - West	246	3,013	2,459	9,020	13,415	9,112	37,265
Rotokauri	SW - Ohote	WW - West	246	3,013	1,606	9,020	13,415	9,112	36,412
Rotokauri	SW - Rotokauri West	WW - West	246	3,013	16	9,020	13,415	9,112	34,822
Rototuna	SW - Kirikiriroa	WW - East	604	1,031	3,509	12,481	11,534	6,801	35,959
Rototuna	SW - River North	WW - East	604	1,031	214	12,481	11,534	6,801	32,665
Rototuna	SW - Te Awa o Katapaki	WW - East	604	1,031	6,935	12,481	11,534	6,801	39,386
Rototuna	SW - Otama-ngeenge	WW - East	604	1,031	16	12,481	11,534	6,801	32,466
Ruakura	SW - Hamilton East	WW - East	246	879	2,090	6,279	11,118	6,940	27,552
Ruakura	SW - Kirikiriroa	WW - East	246	879	3,509	6,279	11,118	6,940	28,971
Ruakura	SW - Mangaonua	WW - East	246	879	100	6,279	11,118	6,940	25,562
Te Rapa North	SW - Mangaheka	WW - West	246	879	2,459	7,275	11,707	6,146	28,712
Te Rapa North	SW - Te Rapa Stream	WW - West	246	879	2,630	7,275	11,707	6,146	28,883
Te Rapa North	SW - St Andrews	WW - West	246	879	6,707	7,275	11,707	6,146	32,960
Temple View	SW - Temple View	WW - West	246	879	16	3,464	13,779	7,744	26,128
Temple View	SW - Waitawhiriwhiri	WW - West	246	879	5,648	3,464	13,779	7,744	31,761
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		246	879	16	3,464	7,254	6,038	17,897
		WW - West					4,453		4,453
		WW - East					2,016		2,016
One-bedroom			Charge per lot, dwelling or unit title						
Infill East	SW - Chartwell	WW - East	171	745	2,269	2,500	7,526	5,071	18,281
Infill East	SW - City Centre	WW - East	171	745	1,717	2,500	7,526	5,071	17,729
Infill East	SW - Hamilton East	WW - East	171	745	1,045	2,500	7,526	5,071	17,057
Infill East	SW - Kirikiriroa	WW - East	171	745	1,754	2,500	7,526	5,071	17,766
Infill East	SW - Mangaonua	WW - East	171	745	50	2,500	7,526	5,071	16,062
Infill East	SW - Waitawhiriwhiri	WW - East	171	745	2,824	2,500	7,526	5,071	18,836
Infill West	SW - City Centre	WW - West	171	645	1,717	2,481	8,869	5,936	19,818
Infill West	SW - Mangakotukutuku	WW - West	171	645	6,765	2,481	8,869	5,936	24,866
Infill West	SW - St Andrews	WW - West	171	645	3,354	2,481	8,869	5,936	21,454
Infill West	SW - Te Rapa Stream	WW - West	171	645	1,315	2,481	8,869	5,936	19,416
Infill West	SW - Waitawhiriwhiri	WW - West	171	645	2,824	2,481	8,869	5,936	20,925
Infill West	SW - Western Heights	WW - West	171	645	340	2,481	8,869	5,936	18,441
Infill West	SW - Lake Rotokauri	WW - West	171	645	20,613	2,481	8,869	5,936	38,714
Peacocke 1	SW - Mangakotukutuku	WW - West	171	4,067	6,765	8,019	18,699	4,697	42,418
Peacocke 2	SW - Peacocke	WW - East	171	2,053	1,253	13,391	17,009	5,330	39,207
Peacocke 2	SW - Mangakotukutuku	WW - East	171	2,053	6,765	13,391	17,009	5,330	44,719
Rotokauri	SW - Lake Rotokauri	WW - West	171	2,086	20,613	6,243	9,285	6,307	44,703
Rotokauri	SW - Mangaheka	WW - West	171	2,086	1,229	6,243	9,285	6,307	25,320
Rotokauri	SW - Ohote	WW - West	171	2,086	803	6,243	9,285	6,307	24,893
Rotokauri	SW - Rotokauri West	WW - West	171	2,086	8	6,243	9,285	6,307	24,098
Rototuna	SW - Kirikiriroa	WW - East	418	714	1,754	8,638	7,983	4,707	24,214
Rototuna	SW - River North	WW - East	418	714	107	8,638	7,983	4,707	22,567

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Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Rototuna	SW - Te Awa o Katapaki	WW - East	418	714	3,468	8,638	7,983	4,707	25,928
Rototuna	SW - Otama-ngenge	WW - East	418	714	8	8,638	7,983	4,707	22,468
Ruakura	SW - Hamilton East	WW - East	171	608	1,045	4,346	7,695	4,804	18,668
Ruakura	SW - Kirikiriroa	WW - East	171	608	1,754	4,346	7,695	4,804	19,377
Ruakura	SW - Mangaonua	WW - East	171	608	50	4,346	7,695	4,804	17,673
Te Rapa North	SW - Mangaheka	WW - West	171	608	1,229	5,035	8,103	4,254	19,400
Te Rapa North	SW - Te Rapa Stream	WW - West	171	608	1,315	5,035	8,103	4,254	19,486
Te Rapa North	SW - St Andrews	WW - West	171	608	3,354	5,035	8,103	4,254	21,524
Temple View	SW - Temple View	WW - West	171	608	8	2,398	9,537	5,360	18,081
Temple View	SW - Waitawhiriwhiri	WW - West	171	608	2,824	2,398	9,537	5,360	20,897
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide		171	608	8	2,398	5,021	4,179	12,384
		WW - West					3,082		3,082
		WW - East					1,395		1,395

Table 4 – Non-residential base development contributions in each catchment (excl. GST)

Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Industrial									
Charge per 100m2 floor area (site area for Stormwater)									
Infill East	SW - Chartwell	WW - East			1,276	3,248	4,713	2,223	11,460
Infill East	SW - City Centre	WW - East			966	3,248	4,713	2,223	11,150
Infill East	SW - Hamilton East	WW - East			588	3,248	4,713	2,223	10,772
Infill East	SW - Kirikiriroa	WW - East			986	3,248	4,713	2,223	11,170
Infill East	SW - Mangaonua	WW - East			28	3,248	4,713	2,223	10,212
Infill East	SW - Waitawhiriwhiri	WW - East			1,588	3,248	4,713	2,223	11,772
Infill West	SW - City Centre	WW - West			966	3,223	5,554	2,602	12,345
Infill West	SW - Mangakotukutuku	WW - West			3,803	3,223	5,554	2,602	15,182
Infill West	SW - St Andrews	WW - West			1,885	3,223	5,554	2,602	13,264
Infill West	SW - Te Rapa Stream	WW - West			739	3,223	5,554	2,602	12,118
Infill West	SW - Waitawhiriwhiri	WW - West			1,588	3,223	5,554	2,602	12,967
Infill West	SW - Western Heights	WW - West			191	3,223	5,554	2,602	11,570
Infill West	SW - Lake Rotokauri	WW - West			11,589	3,223	5,554	2,602	22,968
Peacocks 1	SW - Mangakotukutuku	WW - West			3,803	10,418	11,710	2,059	27,991
Peacocks 2	SW - Peacocks	WW - East			704	17,397	10,652	2,336	31,090
Peacocks 2	SW - Mangakotukutuku	WW - East			3,803	17,397	10,652	2,336	34,189
Rotokauri	SW - Lake Rotokauri	WW - West			11,589	8,110	5,815	2,765	28,278
Rotokauri	SW - Mangaheka	WW - West			691	8,110	5,815	2,765	17,381
Rotokauri	SW - Ohote	WW - West			451	8,110	5,815	2,765	17,141
Rotokauri	SW - Rotokauri West	WW - West			4	8,110	5,815	2,765	16,694
Rototuna	SW - Kirikiriroa	WW - East			986	11,222	4,999	2,063	19,271
Rototuna	SW - River North	WW - East			60	11,222	4,999	2,063	18,345
Rototuna	SW - Te Awa o Katapaki	WW - East			1,950	11,222	4,999	2,063	20,235
Rototuna	SW - Otama-ngenge	WW - East			4	11,222	4,999	2,063	18,289
Ruakura	SW - Hamilton East	WW - East			588	5,646	4,819	2,106	13,158
Ruakura	SW - Kirikiriroa	WW - East			986	5,646	4,819	2,106	13,557
Ruakura	SW - Mangaonua	WW - East			28	5,646	4,819	2,106	12,599
Te Rapa North	SW - Mangaheka	WW - West			691	6,541	5,074	1,865	14,172
Te Rapa North	SW - Te Rapa Stream	WW - West			739	6,541	5,074	1,865	14,220
Te Rapa North	SW - St Andrews	WW - West			1,885	6,541	5,074	1,865	15,366
Temple View	SW - Temple View	WW - West			4	3,115	5,973	2,350	11,441
Temple View	SW - Waitawhiriwhiri	WW - West			1,588	3,115	5,973	2,350	13,025
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				4	3,115	3,144	1,832	8,096
		WW - West					1,930		1,930
		WW - East					874		874
Commercial									
Charge per 100m2 floor area (site area for Stormwater)									
Infill East	SW - Chartwell	WW - East			1,746	9,117	7,995	4,190	23,047
Infill East	SW - City Centre	WW - East			1,321	9,117	7,995	4,190	22,623
Infill East	SW - Hamilton East	WW - East			804	9,117	7,995	4,190	22,105
Infill East	SW - Kirikiriroa	WW - East			1,349	9,117	7,995	4,190	22,651
Infill East	SW - Mangaonua	WW - East			39	9,117	7,995	4,190	21,340
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	9,117	7,995	4,190	23,474
Infill West	SW - City Centre	WW - West			1,321	9,044	9,422	4,905	24,692
Infill West	SW - Mangakotukutuku	WW - West			5,204	9,044	9,422	4,905	28,575
Infill West	SW - St Andrews	WW - West			2,580	9,044	9,422	4,905	25,951
Infill West	SW - Te Rapa Stream	WW - West			1,012	9,044	9,422	4,905	24,383

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Catchment	SW Catchment	WW Catchment	CI	Reserves	Storm-water	Transport	Waste-water	Water	Total
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	9,044	9,422	4,905	25,544
Infill West	SW - Western Heights	WW - West			262	9,044	9,422	4,905	23,633
Infill West	SW - Lake Rotokauri	WW - West			15,856	9,044	9,422	4,905	39,227
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	29,239	19,865	3,881	58,189
Peacocke 2	SW - Peacocke	WW - East			964	48,825	18,070	4,404	72,262
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	48,825	18,070	4,404	76,502
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	22,761	9,864	5,211	53,692
Rotokauri	SW - Mangaheka	WW - West			946	22,761	9,864	5,211	38,782
Rotokauri	SW - Ohote	WW - West			618	22,761	9,864	5,211	38,454
Rotokauri	SW - Rotokauri West	WW - West			6	22,761	9,864	5,211	37,842
Rototuna	SW - Kirikiriroa	WW - East			1,349	31,495	8,481	3,889	45,215
Rototuna	SW - River North	WW - East			82	31,495	8,481	3,889	43,947
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	31,495	8,481	3,889	46,532
Rototuna	SW - Otama-ngenge	WW - East			6	31,495	8,481	3,889	43,871
Ruakura	SW - Hamilton East	WW - East			804	15,844	8,175	3,969	28,792
Ruakura	SW - Kirikiriroa	WW - East			1,349	15,844	8,175	3,969	29,338
Ruakura	SW - Mangaonua	WW - East			39	15,844	8,175	3,969	28,027
Te Rapa North	SW - Mangaheka	WW - West			946	18,358	8,608	3,515	31,426
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	18,358	8,608	3,515	31,492
Te Rapa North	SW - St Andrews	WW - West			2,580	18,358	8,608	3,515	33,060
Temple View	SW - Temple View	WW - West			6	8,742	10,132	4,429	23,309
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	8,742	10,132	4,429	25,475
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				6	8,742	5,334	3,453	17,535
		WW - West					3,274		3,274
		WW - East					1,482		1,482
Retail									
Charge per 100m2 floor area (site area for Stormwater)									
Infill East	SW - Chartwell	WW - East			1,746	13,099	6,564	3,440	24,847
Infill East	SW - City Centre	WW - East			1,321	13,099	6,564	3,440	24,423
Infill East	SW - Hamilton East	WW - East			804	13,099	6,564	3,440	23,906
Infill East	SW - Kirikiriroa	WW - East			1,349	13,099	6,564	3,440	24,451
Infill East	SW - Mangaonua	WW - East			39	13,099	6,564	3,440	23,140
Infill East	SW - Waitawhiriwhiri	WW - East			2,172	13,099	6,564	3,440	25,274
Infill West	SW - City Centre	WW - West			1,321	12,995	7,735	4,027	26,077
Infill West	SW - Mangakotukutuku	WW - West			5,204	12,995	7,735	4,027	29,960
Infill West	SW - St Andrews	WW - West			2,580	12,995	7,735	4,027	27,336
Infill West	SW - Te Rapa Stream	WW - West			1,012	12,995	7,735	4,027	25,768
Infill West	SW - Waitawhiriwhiri	WW - West			2,172	12,995	7,735	4,027	26,929
Infill West	SW - Western Heights	WW - West			262	12,995	7,735	4,027	25,018
Infill West	SW - Lake Rotokauri	WW - West			15,856	12,995	7,735	4,027	40,612
Peacocke 1	SW - Mangakotukutuku	WW - West			5,204	42,010	16,308	3,186	66,709
Peacocke 2	SW - Peacocke	WW - East			964	70,150	14,834	3,615	89,564
Peacocke 2	SW - Mangakotukutuku	WW - East			5,204	70,150	14,834	3,615	93,804
Rotokauri	SW - Lake Rotokauri	WW - West			15,856	32,703	8,098	4,278	60,935
Rotokauri	SW - Mangaheka	WW - West			946	32,703	8,098	4,278	46,024
Rotokauri	SW - Ohote	WW - West			618	32,703	8,098	4,278	45,696
Rotokauri	SW - Rotokauri West	WW - West			6	32,703	8,098	4,278	45,085
Rototuna	SW - Kirikiriroa	WW - East			1,349	45,251	6,962	3,193	56,756
Rototuna	SW - River North	WW - East			82	45,251	6,962	3,193	55,489
Rototuna	SW - Te Awa o Katapaki	WW - East			2,667	45,251	6,962	3,193	58,074
Rototuna	SW - Otama-ngenge	WW - East			6	45,251	6,962	3,193	55,413
Ruakura	SW - Hamilton East	WW - East			804	22,765	6,711	3,259	33,538
Ruakura	SW - Kirikiriroa	WW - East			1,349	22,765	6,711	3,259	34,084
Ruakura	SW - Mangaonua	WW - East			39	22,765	6,711	3,259	32,773
Te Rapa North	SW - Mangaheka	WW - West			946	26,376	7,067	2,886	37,274
Te Rapa North	SW - Te Rapa Stream	WW - West			1,012	26,376	7,067	2,886	37,340
Te Rapa North	SW - St Andrews	WW - West			2,580	26,376	7,067	2,886	38,908
Temple View	SW - Temple View	WW - West			6	12,560	8,318	3,636	24,520
Temple View	SW - Waitawhiriwhiri	WW - West			2,172	12,560	8,318	3,636	26,686
Charge per lot, dwelling or unit title are inclusive of below Citywide and WW Catchment components									
Citywide	SW - Citywide				6	12,560	4,379	2,835	19,780
		WW - West					2,688		2,688
		WW - East					1,217		1,217

Attachment 2 – Presentation from Jason Schirnack





Attachment 3 – Presentation from Stuart Corson



Present-day value
Historic, 50-year, rates payment
of Lake Tarawera property owners

Total		Benefit to others
(\$57 million)	⇒	\$40 million
(\$120 million)	⇒	\$80 million

Dr Stuart R. Corson

Attachment 4 – Presentation from Bay of Plenty Regional Council

Submission to Rotorua Lakes Council Annual Plan 2025/26



16 May 2025



Acknowledge strong collaborative and working relationship

Key projects

- Future Development Strategy
- Rotorua Museum seismic testing
- Flood resilience projects for Ngongotaha
- 24 May 2025 Rotorua Air shed after 15 years of work is no longer classified as a polluted air shed

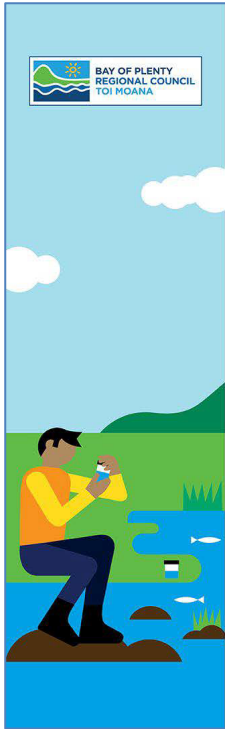




Tarawera Sewerage Scheme

BOPRC:

- Remains committed to the current \$750,000 grant
- Supports Option 3 i.e. RLC loan fund Tarawera, \$4m, payable by way of a targeted rate of \$11 per urban resident over 25 years
- Has scheduled an extraordinary meeting on 26 May to consider additional funding and financing options



6 TE PAPA KŌRERO MŌ TE TŪMATAWHĀNUI – PUBLIC FORUM

The Council has set aside time for members of the public to speak in the public forum at the commencement of each Council meeting.

7 HE PUKA INOI TŪMATAWHĀNUI – PUBLIC PETITIONS

Nil

8 NGĀ WHAKAMŌHIOTANGA MŌTINI – NOTICES OF MOTION

Nil

9 NGĀ TĀPAETANGA – PRESENTATIONS**9.1 VERBAL UPDATE FROM ROTORUA LAKES COMMUNITY BOARD**

10 PŪRONGO KAIMAHI – STAFF REPORTS**10.1 PARTNERSHIP AGREEMENT BETWEEN THE KARAMŪ TĀKINA TRUST AND COUNCIL**

Doc ID: 21277035

Prepared by: Eric Gurden, Capital Programmes Manager

Approved by: Stavros Michael, Group Manager, Infrastructure and Assets

Attachments: 1. Draft Partnership Agreement between the Karamū Tākina Trust and Council

**1. TE PŪTAKE
PURPOSE**

To seek Council approval to formalise the Partnership Agreement between Council and the Karamū Tākina Trust (Ngāti Kearoa-Ngāti Tuara).

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Partnership Agreement between the Karamū Tākina Trust and Council' be received.
2. That the Council note the criticality of the central water supplies to the community.
3. Council notes the importance of developing an agreement with the Trust/Māori capacity.
4. Council notes the financial implications of the proposed agreement.
5. Council agrees to finalise and enter into the agreement as proposed and make provision in the next Long-term Plan for the funding required by the agreement.

**2. TE TĀHUHU
BACKGROUND**

In 2022 a Heads of Agreement between Council and Ngāti Kearoa-Ngāti Tuara was signed. The agreement set the foundations for an on-going relationship between the two parties. As part of the agreement Council will return the land onto which the Karamū Tākina springs are located, and the Karamū Tākina Trust will support Council's resource consent application for the continued abstraction of water from the Karamū Tākina Springs for the Rotorua Central water supply.

Council is currently in the process of returning the land and creating easements for the continued water abstraction, treatment, and delivery from Karamū Tākina Springs. Council and the Karamū Tākina Trust have also established a working group to prepare a joint resource consent application to abstract water from the Karamū Tākina Springs. The resource consent must be lodged by March 2026 to ensure Council can continue to take water under the previous consent until the new consent application is processed.

Through the land transfer and consenting process the Karamū Tākina Trust have signalled their desire to form a respectful and meaningful Partnership with the Council. The Trust made a presentation to Council following an I&E Committee meeting on 6 November 2024. The presentation provided the history and importance of the Karamū Tākina Springs to Ngāti Kearoa-Ngāti Tuara and highlighted the background to the use of the springs as a Rotorua town water supply. It also shared the Iwis' aspirations for the Karamū Tākina Springs.

Following the presentation a report went to the 6 November Infrastructure and Environment Committee meeting where the following resolutions were adopted.

- That Committee agrees to instruct Officers to develop a partnership agreement between Council and the Karamū Tākina Trust (Ngāti Kearoa-Ngāti Tuara).
- To delegate authority to the CEO and Mayor to enter into a partnership agreement between Council and the Karamū Tākina Trust (Ngāti Kearoa-Ngāti Tuara) once the required development of the agreement has been concluded.
- To agree to fund the initial development of plans to give effect to the partnership agreement within existing budgets.
- To consider any further funding required by such agreement in the next LTP for any capital projects identified within the partnership agreement.

Officers have since collaborated with the Karamū Tākina Trust on the partnership agreement and a draft copy of the agreement is attached to this report.

Karamū Tākina Trust

Ngāti Kearoa Ngāti Tuara have lived and worked with the lands, springs and waterways at Tihi-o-Tonga for over 500 years and now celebrate this opportunity to be reconnected with the Karamū Tākina puna and surrounding lands.

As representatives of Ngāti Kearoa Ngāti Tuara, the Karamū Tākina Trust is committed to the ongoing protection of the Karamū Tākina puna and waterways and has agreed to work in partnership with Rotorua Lakes Council to provide access to the puna and efficient operation of the water supply to Rotorua. The Partnership Agreement provides for Ngāti Kearoa Ngāti Tuara meeting their kaitiaki obligations and ensuring that their tikanga and cultural heritage are reflected in processes, structures and communications.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

The Karamū Tākina Springs is currently the sole water source for the central Rotorua area. Entering into a The Partnership agreement with the Karamū Tākina Trust enables the Trustees and Council to jointly apply for a 35-year term resource consent, provides opportunities for both parties to achieve

their objectives, achieves long term water supply certainty, reduces the consenting risks, alleviates the need for alternative water sources and helps secure the city's long term water supply.

Council note that desktop assessments have been made and presented during the 28 April Council workshop exploring potential alternative sources of water supplies in the event that access to the central source supply (Karamū Tākina) was not available.

In summary those alternatives were as tabled below with indicative concept-based estimates for capital and operational costs presented on 28 April. In all cases those concept-based estimates, including water sourcing from downstream of the spring with the Utuhina stream which far exceeds the anticipated costs of the proposed agreement.

Possible Alternative Option	Commentary
Lake source (Lake Rotorua)	Feasible with adequate water resource available. Consenting, transmission and treatment costs high. Implementation framework 5-10 years. Engagement with mana whenua essential.
Stream/River source (Utuhina Downstream)	Feasible with adequate water resource available. Consenting, transmission and treatment costs high but lowest of options. Implementation framework 5-10 years. Engagement with mana whenua essential.
New Bores (Mamaku area)	Feasible with adequate water resource available. Consenting, transmission and treatment costs high. Implementation framework 5-10 years. Engagement with mana whenua essential.

Note: The choice of proceeding with the partnership agreement does not preclude, in the future, Council pursuing detailed studies on any of the alternative options. Given that the financial impact of proceeding with the agreement is vastly smaller than any of the alternatives currently explored, it is appropriate to proceed with the agreement now.

Options

- 1) To enter into the proposed relationship agreement and make provision for the necessary funds (as tabled in the draft agreement) that will give effect to the Partnership Agreement between Council and the Karamū Tākina Trust (Ngāti Kearoa-Ngāti Tuara).
- 2) Not to enter into a relationship agreement. This will introduce uncertainty and additional risks to reconsenting the water supply take from Karamū Tākina Springs. Council has already approved a Heads of Agreement with Ngāti Kearoa Ngāti Tuara and the Karamū Tākina Trust has been established. Not entering into a relationship agreement will undermine the HOA and potentially halt the resource consent process.

4. HE WHAIWHAKAARO CONSIDERATIONS

4.1. Mahere Pūtea Financial/Budget Considerations

Timing of the capital budget requirements are set out in the table below.

Capital Items (CAPEX)	Estimated Cost	Financial Year of Delivery	Included in 2024/34 LTP
Recognition of NTNK contribution to the partnership	\$200,000	2027	N
Spring housing renewal	\$1,500,000	2035	N
Building and Signage Restoration	\$500,000	2030-2035	N
Development of a Cultural Restoration Plan	\$60,000	2026	Y
Implement Cultural Restoration Plan (year 1)	\$50,000	2027	N
Develop education center and museum	\$30,000	2026	Y
Restoration of land surrounding puna (plan development)	\$30,000	2027	N
Utuhina awa fund (establish)	\$10,000	2027	N
Investigation of Utuhina tributaries restore/enhance	\$30,000	2027	N
Utuhina Discharges	\$10,000	2027	N
Mauri monitoring framework (develop)	\$50,000	2026	Y
Total	\$2,470,000		

The annual operating budget requirements are set out in the table below will commence from FY 2027:

Operational Items (OPEX)	Estimated Annual Cost
Monthly meetings	\$10,800
Recognition of permanent negative impact of water take on the spring / Provision of Access to the spring	\$50,000
Maintenance of Spring Buildings	\$10,000
Maintenance of Treatment Plant buildings and signage	\$20,000
Implement and manage Cultural Restoration Plan	\$20,000
Education center and museum	\$50,000
Restoration of land surrounding puna	\$28,570
Utuhina awa fund for gradual restoration programmes	\$50,000
Mauri of stream monitoring framework	\$10,000
Ngāti Kearoa Ngāti Tuara-led consent monitoring programme	\$15,000
Resource to participate in regional & district natural resource consenting / planning in the catchment	\$20,000
Total	\$284,370

4.2. Kaupapa Here Me Ngā Hiraunga Whakariterite Policy and Planning Implications

It is not considered that this is an issue of significance under the Council's policy.

**4.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua
Tāngata Whenua Impact Assessment**

Significant engagement has occurred with the Karamū Tākina Trust. Council have formed a working group with the trust and are currently preparing a joint 35-year resource consent to abstract water from the Karamū Tākina Springs to secure the Rotorua water supply.

**4.4. Tūraru
Risks**

There are currently limited risks associated with developing a Partnership with the Karamū Tākina Trust. Creating a partnership helps to secure Rotorua City's water supply and to reduce risks with reconsenting the Karamū Tākina Springs water supply.

The key risks are in not securing resource consents and being forced to prematurely implement alternative water supplies for this major water supply source for our network.

**4.5. Te Whaimana
Authority**

The Council has the authority to make these resolutions.

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**PARTNERSHIP AGREEMENT
BETWEEN
KARAMŪ TĀKINA TRUST & ROTORUA LAKES COUNCIL**

DATE:

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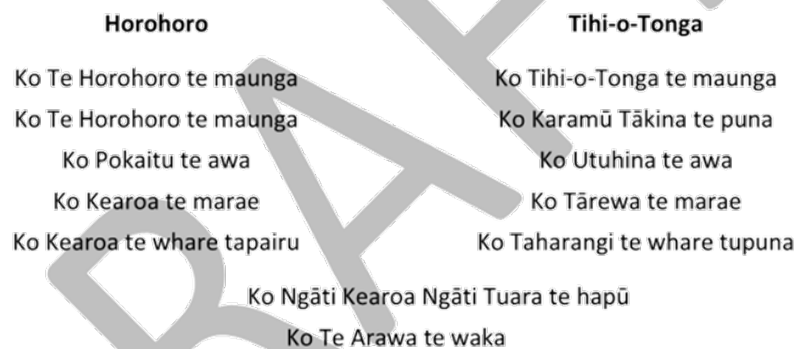
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1. PARTIES

- 1.1. Karamū Tākina Trust,
- 1.2. Rotorua District Council (carrying on business as Rotorua Lakes Council Te Kaunihera o ngā Roto o Rotorua).

2. BACKGROUND

- 2.1. Ngāti Kearoa Ngāti Tuara ancestral lands equate to at least 20,234 hectares within the Horohoro, Tihiotonga, and Tarewa settlement areas.
- 2.2. Ngāti Kearoa Ngāti Tuara are the descendants of Kearoa and Tuara, two esteemed Te Arawa women. Kearoa was a rangatira and the wife of Ngatoroirangi, tohunga and navigator of Te Arawa waka. Tuara was a descendant of Ika who travelled on Te Arawa waka. The two lines of descent come together in the union of Te Rangiwhitu and Te Uira.
- 2.3. From Kearoa and Tuara there are now over twenty generations of descendants.



- 2.4. Waikarakia is the puna nestled to the northern side of Horohoro maunga. Karamū Tākina is the puna on Tihiotonga A (now known as the Paiaka block). Ngāti Kearoa Ngāti Tuara association with these lands has been established for ~ 600 years.

Heads of Agreement

- 2.5. In 17 September 2022, the parties to this Partnership Agreement signed a Heads of Agreement (**HoA**) in relation to Karamū Tākina puna.
- 2.6. The HoA sets out the commitment of the parties to work in partnership, and specifically the agreement between the parties for Council to continue to take water from Karamū Tākina puna to supply drinking water to Rotorua consistent with existing resource consents (due to expire in 2025).
- 2.7. The history (from 1954 onwards) of the Rotorua Borough Council acquiring Karamū Tākina puna for the purposes of municipal water supply is detailed in the HoA. The land was transferred and not leased to the ongoing grievance of Ngāti Kearoa Ngāti Tuara. The

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conditions of the original land transfer, and subsequent land acquisitions are set out in the HoA.

- 2.8. The HoA remains the fundamental binding commitment between the parties. This Partnership Agreement sits alongside the HoA.

Resource consents

- 2.9. The Parties have jointly applied for and will jointly hold the resource consents required to continue to take water from Karamū Tākina puna to supply Rotorua. The Parties have committed to the co-management of the implementation of the resource consents and the protection of the puna.
- 2.10. The resource consents for the operation of the water take are consistent with the directions contained in this Partnership Agreement.

3. PURPOSE

- 3.1. This Partnership Agreement:
- 3.1.1. Sets out the spirit, intent, and commitment of the ongoing relationship between the Trust and Council as co-applicants of the resource consents relating to the water take from Karamū Tākina puna.
 - 3.1.2. Rests upon, sits alongside, and reconfirms the HoA, including the agreement to take water from Karamū Tākina puna for Rotorua water supply.
 - 3.1.3. Formalises and operationalises fundamental aspects of He Ara Whakamua.
- 3.2. The acknowledgement by Council of the deep sense of mamae and injustice created by the process of the original negotiations for acquiring the Karamū Tākina puna and adjacent land set out in the HoA is not in any way diminished by the existence of this Partnership Agreement.

He Ara Whakamua

- 3.3. He Ara Whakamua has been developed to describe the pathway to progress Ngāti Kearoa Ngāti Tuara goals and aspirations.
- 3.4. He Ara Whakamua provides for giving back to the puna in acknowledgement of and to redress the loss of natural flow due to the water take, and the inability to reduce the water take due to the growing demand for a water supply for Rotorua and in honour of the HoA.
- 3.5. Thus, He Ara Whakamua is focused on restorative actions for Karamū Tākina puna and the wider catchment.
- 3.6. The operational provisions to give effect He Ara Whakamua and provide for the co-management arrangements between the parties are set out at Schedule A.

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4 MANA WHENUA AND MANA WAI

- 4.1 The Council recognises Ngāti Kearoa Ngāti Tuara as mana whenua and mana wai of:
- 4.1.1 Their ancestral lands at Horohoro, Pātetere, Tihi-o-Tonga, Pukehāngi, and Tārewa and their cultural landscape.
 - 4.1.2 Karamū Tākina and Mawae puna complex at Tihi-o-Tonga; Waikarakia puna; Pohueroa puna; Horohoro Reservation 3A puna.
 - 4.1.3 Land immediately adjacent to Karamū Tākina puna and the wider catchment.
- 4.2 As mana whenua and mana wai, Ngāti Kearoa Ngāti Tuara grant rights to the Council (and their contractors), by way of formal easements, to access Karamū Tākina for the term of the resource consents to enable the safe access to the puna and efficient operation of the water take.
- 4.3 The parties agree access to Karamū Tākina puna is restricted to the parties (and their representatives and/or contractors) only, unless prior authorisation from Karamū Tākina Trust is given.
- 4.4 The Council agrees that all staff and contractors operating at Karamū Tākina puna will participate in Ngāti Kearoa Ngāti Tuara induction. Ngāti Kearoa Ngāti Tuara agrees to undertake inductions in a timely manner for new staff and contractors.
- 4.5 The Council acknowledges that in continuing to support the water take from Karamū Tākina puna to supply water to Rotorua there is an intergenerational commitment and land opportunity cost to Ngāti Kearoa Ngāti Tuara.
- 4.6 The Council acknowledges the knowledge and expertise that Ngāti Kearoa Ngāti Tuara have shared and continue to bring to the co-management of Karamū Tākina puna.

5 COMMITMENT TO THE PROTECTION OF KARAMŪ TĀKINA PUNA

- 5.1 The parties have shared aspirations for the long-term protection and enhancement of Karamū Tākina puna.
- 5.2 In implementing the resource consent the parties are agreed that:
- 5.2.1 The kaitiaki obligations held by Ngāti Kearoa Ngāti Tuara are acknowledged, and Ngāti Kearoa Ngāti Tuara mātauranga and tikanga will be embedded in decision-making relating to Karamū Tākina puna.
 - 5.2.2 All measures necessary to protect and maintain the pristine water quality of Karamū Tākina puna will be taken.

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- 5.2.3 The cultural and biophysical connections between Karamū Tākina puna and the wider catchment (above and below ground) are indivisible. Protecting the puna requires protection of the wider catchment in parallel.
- 5.2.4 Water conservation and water efficiency were identified as key aspirations for Ngāti Kearoa Ngāti Tuara and are priorities for the Karamu Takina Trust. Use of water taken from Karamū Tākina puna will be as efficient as practically possible, and wastage minimised. Conservation measures to improve efficiency of water use will continue to be considered and appropriate implementation methods investigated. Water efficiency and conservation measures will be considered and assessed prior to providing for increased water demand or population growth.
- 5.2.5 The water take from Karamū Tākina puna will occur within consented limits. Water takes beyond those limits, including emergency takes, will not occur without the approval of the Karamū Tākina Trust.
- 5.2.6 Ngāti Kearoa Ngāti Tuara aspirations for improved downstream water quality to enable future generations to use the wai (including for drinking, mahinga kai, and contact recreation) are acknowledged and shared. Actions to that effect are embedded in decision-making by the relevant statutory parties.
- 5.2.7 Ngāti Kearoa Ngāti Tuara will maintain an active role alongside Council in collecting, collating, and sharing of knowledge relating to Karamū Tākina puna.

6 TRANSFER OF ANCESTRAL LANDS

- 6.1 The transfer of ancestral land surrounding Karamū Tākina puna back to Ngāti Kearoa Ngāti Tuara, and of Tarewa Pounamu ancestral land to Pururu Trust is to occur at the cost of the Council.
- 6.2 The return of these ancestral lands is a fundamental step for implementing He Ara Whakamua, recognises the rightful owners as mana whenua, and reflects the commitment to relationship between the parties.

7 ACCESS TO KARAMŪ TĀKINA PUNA

- 7.1 The historical connection between Ngāti Kearoa Ngāti Tuara and Karamū Tākina puna and cultural significance of Karamū Tākina puna is acknowledged.
- 7.2 The Council agrees to continue to provide two free water connections for Te Paiaka Lands Trust and free (non-levied) access to water for Tarewa Pounamu Marae.
- 7.3 The Council agrees to make available a portion [TBC] of flow from the consented water take for use at the discretion of the Karamū Tākina Trust [volume and timing TBC].

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8 INFRASTRUCTURE TO REFLECT NGĀTI KEAROA NGĀTI TUARA HERITAGE

- 8.1 The parties agree that future upgrades to and restoration of the built infrastructure and signage at Karamū Tākina puna will be undertaken in a manner that reflects Ngāti Kearoa Ngāti Tuara tikanga and cultural heritage at the appropriate time agreed by the parties.

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SCHEDULE A: Operational provisions**9. INTRODUCTION**

- 9.1. This schedule sets out the operational provisions required to give effect to He Ara Whakamua and provide for the co-management arrangements between the parties.
- 9.2. The operational provisions set out in this schedule sit within the context of the spirit and intention of the Partnership Agreement.
- 9.3. In the spirit of this Partnership, Ngāti Keroa Ngāti Tuara will support Council initiatives to improve the land management within the Karamū Tākina and Utuhina catchments, and the Council will support advocacy, or initiatives undertaken by Ngāti Keroa Ngāti Tuara to this end.
- 9.4. These operational provisions are additional to, but sit alongside, the conditions of resource consent.

Resourcing

- 9.5. Annual payments set out in this schedule will be adjusted for inflation.
- 9.6. Any costs additional to those listed in this schedule will be met by the Council, unless otherwise mutually agreed. This includes:
- 9.6.1. Costs associated with obtaining any necessary resource consents or concessions for any of the activities listed in this Schedule.
- 9.6.2. The real and reasonable costs of Karamū Tākina Trust for participation in any additional consenting or approvals processes.
- 9.6.3. Any other unanticipated cost associated with the water take or maintenance of the Karamū Tākina puna as may be agreed by the parties.

Administering the Agreement

- 9.7. The Karamū Tākina Trustees and Council representatives will meet monthly for the purposes of administering these operational provisions and the Karamū Tākina resource consent. The parties may, with mutual agreement, meet more or less frequently as required.
- 9.8. The Council will host the meetings and resource Karamū Tākina Trust representatives for preparation and attendance time (\$225/person/meeting).
- 9.9. The parties agree to operate on a 'no surprises' basis, and to share updates and new information in a timely fashion. The parties undertake to keep each other informed on any matters relevant to Karamū Tākina, the water take, or management of the wider catchment.

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- 9.10. From time-to-time Ngāti Kearoa Ngāti Tuara or the Council may wish to invite additional participants to the meetings.
- 9.11. There may be reason to form separate working groups for the purposes of progressing and implementing these operative provisions. Such groups will operate to a specific and mutually agreed work brief and may include additional parties by mutual agreement. Any working group will report back to the parties on at least a monthly basis.
- 9.12. With respect to timing of payments or grant funding to Ngāti Kearoa Ngāti Tuara, unless otherwise specified, upfront payments shall be made prior to the end of the financial year in which this Partnership Agreement is signed, and annual payments shall be made at the beginning of each financial year (being 1 July) on receipt of invoice from Karamū Tākina Trust. Payment schedules may be altered by mutual agreement between the parties.

10. RECOGNITION OF MANA

- 10.1. In recognition of Ngāti Kearoa Ngāti Tuara as mana whenua and mana wai of their ancestral lands, the Council will make an annual payment of \$50,000 to Karamū Tākina Trust for the duration of the resource consent in acknowledgement of the provision of access to Karamū Tākina puna, and the use of and impacts on the wai.
- 10.2. The Council will make a one-off payment of \$200,000 to Karamū Tākina Trust upon granting of the resource consent that recognises their contribution, commitment, and mana.

11. ACCESS ARRANGEMENTS

- 11.1. As mana whenua and mana wai, Ngāti Kearoa Ngāti Tuara have granted rights to the Council (and their contractors) to access Karamū Tākina puna.
- 11.2. In recognition of the mana held by Ngāti Kearoa Ngāti Tuara and their granting of access, the parties will co-develop access protocols that as a minimum set out:
- 11.2.1. Roles and responsibilities in inviting, welcoming, and hosting visitors to Karamū Tākina puna.
 - 11.2.2. Notice periods extended to the parties of visitors to Karamū Tākina puna.
 - 11.2.3. Frequency of induction exercises by Ngāti Kearoa Ngāti Tuara for new Council staff and contractors.
 - 11.2.4. Procedures for media access to the puna, or reference to Karamū Tākina puna or the water take in any published material (including online).
- 11.3. The Council and Te Paiaka Lands Trust will co-develop an agreement for the ongoing management of the two free water connections for Te Paiaka Lands Trust. Council and the Karamū Tākina Trust will co-develop an agreement for the management of free access to

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water for Tarewa Pounamu Marae. This is to include an agreed maintenance schedule and a Council commitment to resourcing that schedule.

- 11.4. Unfettered access to Karamū Tākina puna by Ngāti Kearoa Ngāti Tuara will be maintained, including for the purposes of conducting cultural and spiritual activities throughout the year.

- 11.5. [Placeholder to capture infrastructure and resourcing to provide for the allocation of consented flow for use by Karamū Tākina Trust (clause 7.3 of Agreement)]

12. RESTORATION OF KARAMŪ TĀKINA SITE AND SURROUNDS

- 12.1. The following commitments recognise and reflect the parties shared aspirations for the long-term protection of the enhancement of Karamū Tākina puna.

On-site redesign and development

- 12.2. The current structures covering the puna were built in 1995 to protect the puna from volcanic ash following the eruption of Ruapehu. The parties agree that these structures, while functional, do not reflect the mana of the puna. The Council has committed in its long term plan \$1,500,000 to the upgrade of the structures protecting the puna (including redesign and construction) at the time of those renewal schedules, and to an annual budget of \$10,000 for the maintenance and upkeep of the replacement structures. The parties are committed to the upgrade being tikanga-led and reflective of Ngāti Kearoa Ngāti Tuara cultural heritage.
- 12.3. The parties agree that the buildings and signage at Karamū Tākina need to reflect the values and cultural history of Ngāti Kearoa Ngāti Tuara. The Council will commit initial resourcing of up to \$500,000 at the annual rate of its long term plan to plan, design, and undertake upgrades to signage and infrastructure to achieve this outcome. The parties are committed to ensuring all upgrades, new structure, and signage to reflect Ngāti Kearoa Ngāti Tuara cultural heritage as informed by tikanga.
- 12.4. The Council commits an annual budget of \$20,000 for the maintenance of buildings and signage and upkeep of the Karamū Tākina site.
- 12.5. A key component of the on-site redesign and development will be restoration of the cultural site. To that end, the Council will make a one-off payment of \$60,000 for the development of a *Cultural Restoration Plan*.
- 12.6. The *Cultural Restoration Plan* will include (but not limited to) site design to provide for Ngāti Kearoa Ngāti Tuara tikanga and ability to conduct ceremonies, design of appropriate protection structures over the puna, reinstatement of taonga, erection of pou or other markers.
- 12.7. Council will make an initial payment of \$50,000 for Year 1 costs of implementing the *Cultural Restoration Plan* (including redesign of the site). Following the development of a detailed

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work plan the Council commits an annual budget of \$20,000 to implement the *Cultural Restoration Plan*.

- 12.8. The development of an *education centre and museum* on-site has been identified as a useful vehicle to further share Ngāti Kearoa Ngāti Tuara mātauranga. The Council commits to resourcing (\$30,000) the development of a tikanga-led design plan for the *education centre and museum*, and an annual budget of \$50,000 for its running and upkeep.

Restoration of Karamū Tākina lands

- 12.9. The Council will make a one-off payment of \$30,000 to Karamū Tākina Trust for the purposes of developing a mātauranga and tikanga informed *Restoration Plan* for the returned lands surrounding Karamū Tākina puna. The Council also commits to contributing \$1,000,000 to the ongoing implementation of this *Restoration Plan*. This resourcing will be pro-rated annually in accordance with the works schedule set out within the *Restoration Plan*.

13. CATCHMENT RESTORATION INITIATIVES

- 13.1. The following commitments are made in recognition of the indivisible cultural and biophysical connections between Karamū Tākina puna and the wider catchment (above and below ground), and reflect the commitment by both parties to protect the puna from any current and future upstream pressures and threats.

Utuhina Awa Fund

- 13.2. The parties will jointly establish the *Utuhina Awa Fund* for the purposes of providing contested resourcing for restoration projects within the Utuhina catchment.
- 13.3. The parties will co-develop a framework to address scope and administration of the *Utuhina Awa Fund* including frequency of awarding grants, eligibility criteria, individual grant amounts for specific types of projects, application requirements, reporting requirements, evaluation criteria and process for assessing applications.
- 13.4. The Utuhina Awa Fund will be jointly administered by the parties.
- 13.5. The Council will make a one-off payment of \$10,000 to cover the design and establishment of the *Utuhina Awa Fund* and from 2025 an annual payment of \$50,000 into the Fund.
- 13.6. The parties will jointly, and individual investigate, and assess options for other sources of resourcing to contribute to the Utuhina Awa Fund, including financial compensation negotiated through consenting processes within the Rotorua Lakes District.

Utuhina catchment

- 13.7. The parties will undertake an investigation to identify small spring-fed tributaries along the Utuhina Stream. The investigation will also identify threats and pressures to the tributaries

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and options for their restoration and/or enhancement. The Council will commit \$30,000 to undertake the investigation.

- 13.8. Following the completion of the Utuhina tributary investigation, the parties will jointly develop a staged programme for the purposes of implementing the recommended restoration and/or enhancement actions. Following a determination on appropriate funding for the delivery of this output, allocation of resources will occur through the *Utuhina Awa Fund*.

- 13.9. The Council commits \$10,000 to the preparation of a Council *options paper and work programme* to improve management of discharges into Utuhina Stream, with a particular focus on discharges and stormwater runoff from industrial areas. The Council also commits to implementing the work programme over time, the costs of which will sit with Council.

14. MONITORING

- 14.1. The parties agree that actively participating in monitoring and reporting of Karamū Tākina puna and the wider catchment is a fundamental component of the ability for Ngāti Kearoa Ngāti Tuara to exercise kaitiakitanga.

- 14.2. The Council will make a one-off payment of \$50,000 to Karamū Tākina Trust for the development of a hapū and tikanga-led mauri monitoring framework and delivery model. Following the development of the *Mauri Monitoring Framework*, the Council will make annual payments of \$10,000 for undertaking, analysing, and reporting on the implementation of the *Mauri Monitoring Framework*.

- 14.3. In addition, the Council will make an ongoing annual payment of \$15,000 to Karamū Tākina Trust for participation in other resource consent monitoring and reporting requirements relevant to the Karamū Tākina puna and catchment.

15. ADMINISTRATIVE AND OPERATIONAL COSTS

- 15.1. The Council will cover costs associated with the following:

15.1.1. Transfer of the ancestral land surrounding Karamū Tākina puna and at Tarewa Pounamu.

15.1.2. Participation of the Karamū Tākina Trust in negotiation and drafting of this Partnership Agreement and these operational provisions.

15.1.3. Co-production of the resource consent application.

15.1.4. Development of access protocols (see Clause 11.2).

15.1.5. Design and ongoing administration of Utuhina Awa Fund (see clauses 13.2–13.6).

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- 15.2. Payments to cover the costs incurred by Karamū Tākina Trust or Ngāti Kearoa Ngāti Tuara to undertake inductions and host visitors will be recovered from Council on a time basis.
- 15.3. The Council will make an annual payment of \$20,000 to Ngāti Kearoa Ngāti Tuara (or their nominated agents) for the purposes of resourcing their participation in regional and district-level natural resource management consenting and planning processes within the Karamū Tākina puna catchment. The parties acknowledge that the annual payment is to be ring-fenced for this purpose in subsequent years if not fully expended in any one year.
- 16. REVIEW**
- 16.1. The parties will jointly review these operational provisions on an annual basis. Alterations to the provisions may be made at this time by mutual agreement.

SIGNED by each Trustee of the Trust

Robyn Rangihuia Bargh

Mary Puti Corbett

William Raharuhi Young

John Tamakari Vercoe

THE COMMON SEAL of)
ROTORUA LAKES COUNCIL)
Was affixed in the presence of:)

Mayor

Chief Executive

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10.2 DELIBERATIONS ON THE DISPOSAL METHOD OF RANGINUI STREET RESERVE

Doc ID: 21277323
Prepared by: Rob Pitkethley, Manager - Active and Engaged Communities
Approved by: Alex Wilson, Group Manager Community Experience
Attachments: 1. Map showing Ranginui Street Reserve

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to seek Council's approval on the method of disposal for the land between 21 and 23 Ranginui Street, Ngongotahā, known as Ranginui Street Reserve.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Deliberations on the Disposal Method of Ranginui Street Reserve' be received.
2. That the Council notes that public consultation on the proposed disposal of Ranginui Street Reserve occurred in February/March 2025.
3. That the Council notes that at their meeting on 30 April 2025, Council approved the disposal of Ranginui Street Reserve.

4. That Council resolves to:
 - a) Gift the land back to descendants of the original owner;
OR
 - b) Return the land to descendants of the original owner while recovering costs related to the disposal;
OR
 - c) Sell the land with a first right of refusal to descendants of the original owner;
OR
 - d) Sell the land on the open market.

**2. TE TĀHUHU
BACKGROUND**

The Council owns the property between 21 and 23 Ranginui Street, Ngongotahā, known as Ranginui Street Reserve (as shown on the plan included as Attachment 1). The land is held as fee simple and is not subject to the Reserves Act 1977. At the 5 February 2025 Council Meeting, the land was confirmed to be surplus to Council requirements and that public consultation on whether to dispose of the land

or not was approved. Public consultation during February and March 2025 received 107 submissions with 96 of the 107 submissions in support of the proposed disposal. At the 30 April 2025 Council Meeting, Council confirmed the land was to be disposed of. This report seeks the Council's decision for the method of disposal.

Land status and acquisition history

Both Ranginui Street Reserve and Ranginui Utility Reserve (located directly across the road) are held as one land title (Waiteti 2A1A2A5 33 Block and Waiteti 2A1A2A5 23 Block) being 2,661m². In considering this proposal, the Council obtained a land status report to gain clarification around the history of the previous ownership of the land and how Council acquired the land.

The parent block, Waiteti 2A12A5 was originally vested in Ranginui Whakaue Hikairo on 11 May 1955. The land was subsequently subdivided into 46 sections for whānau members. Section 33 (Ranginui Street Reserve) and Section 23 (Ranginui Utility Reserve) were vested in Pakeke Heketoro Leonard in order to on-vest to Council dated 29 November 1955. Sections 33 and Section 23 were transferred from Pakeke Heketoro Leonard to the Rotorua County Council on 17 August 1962. No monetary consideration was stipulated in the transfer documentation at that time.

Notwithstanding the current title noting the land purpose as "Recreation Reserve", no evidence has been found following acquisition to confirm the land was formally set aside as a reserve.

From the record, the land appears to have been vested into Council as reserve contribution. No reserve contribution obligation existed for Māori Freehold Land at the time of transfer of the property when the subdivision was undertaken. The land status report states that, "despite no statutory obligation to offer the land back, Council may wish to consider this as there is no evidence to support that it was acquired for monetary consideration or in lieu of a reserve contribution".

The land status report outlines the former owner of the property at the time of acquisition to be Ranginui Whakaue Hikairo (also known as Ranginui Leonard), even with the land being vested to Pakeke Heketoro Leonard to on-vest to Council.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

At their meeting on 30 April 2025, Council approved the disposal of Ranginui Street Reserve. The Council are now being asked to consider the options in Table One and detailed further below and approve the method of disposal for Ranginui Street Reserve.

Council is invited to consider the following options:

Table One: Potential disposal methods for Ranginui Street Reserve

Option no.	Disposal method	Details
Option 1:	Gift land back to descendants of original owner	Council to cover associated costs e.g. land status report, market valuation, drainage assessment, subdivision costs.

Option 2:	Return land to descendants of original owner while recovering costs related to disposal	Descendants of original owners to cover associated costs e.g. land status report, market valuation, drainage assessment, subdivision costs.
Option 3:	Sell land with first right of refusal to descendants of original owner	A specified party, being the descendants of the original owner, are given priority right to purchase the land at registered valuation price before it can be offered to anyone else.
Option 4:	Sell land on open market	The land would be placed up for sale where anyone can participate.

Option 1: Gift land back to descendants of original owner.
 Gift the land back to the identified descendants of the former owner of the property at the time of acquisition, being Ranginui Whakaue Hikairo (also known as Ranginui Leonard).
 Council would cover the associated costs with the transfer of the land such as the land status report, market valuation, drainage assessment and subdivision costs. All associated costs are estimated to cost \$32,000-\$38,000.

Option 2: Return land to descendants of original owner while recovering costs related to disposal.
 Return the land back to the identified descendants of the former owner of the property at the time of acquisition, being Ranginui Whakaue Hikairo (also known as Ranginui Leonard).
 Council would not cover associated costs e.g. land status report, market valuation, drainage assessment, subdivision costs. The associated costs would need to be covered by the descendants of the original owner. All associated costs are estimated to cost \$32,000-\$38,000.

Option 3: Sell land with first right of refusal to descendants of original owner.
 The identified descendants of the former owner of the property at the time of acquisition, being Ranginui Whakaue Hikairo (also known as Ranginui Leonard) are given the first opportunity to purchase the land from the Council at the registered valuation price.
 If descendants of the original owner decline, or an agreement cannot be reached, the land would be placed up for sale on the open market where anyone can participate, and the sale price is determined through negotiation.

Option 4: Sell land on open market.
 The land would be placed up for sale on the open market where anyone can participate, and the sale price is determined through negotiation. If the Council progress with a sale, Council has the option to delegate authority to the Chief Executive Officer.

Section 1.4.6 Method of Disposal of the Council's Property Disposal Policy states:
 Unless otherwise resolved by full Council, or provided for by any statute, regulation, or Order in Council, any land shall be disposed of by either public auction, public tender, or private treaty.

Options 1 and 2 require a Council resolution as they fall outside of the Property Disposal Policy.

Section 1.4.4 Decision Making Process of the Council's Property Disposal Policy states:

Full Council has the ultimate and only authority to approve/make a resolution for the disposal of a Council owned property.

There were a few submissions that supported disposing of the land by returning it to the hapu. The recognised hapu is Ngāti Ngāranui. As part of the public consultation Council received a letter from their Chairperson stating, “Ngāti Ngāranui unreservedly support the return of the reserve to the Leonard whānau as the rightful mana whenua.”

4. **TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE**

The decisions or matters in this report are considered to be of low significance in accordance with the Council’s Significance and Engagement Policy.

5. **NGĀ KŌRERA O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY**

Public consultation in accordance with section 138 of the Local Government Act 2002, is required to dispose of a park or part of a park (including granting a lease for more than six months) and does apply to this piece of land. The Reserves Act 1977 does not apply to this piece of land.

Public consultation

At their meeting on 5 February 2025, the Infrastructure and Environment Committee declared the land as surplus to Council requirements and agreed to undertake public consultation, pursuant to section 138 of the Local Government Act, on the proposed disposal of Ranginui Street Reserve.

The period for receiving submissions was open from Friday 7 February to Monday 10 March 2025. A total of 107 submissions were received, with 96 submissions in support of the proposed disposal, 10 submissions opposed, and 1 neutral submission. The full catalogue of submissions was included in the paper to Council of 30th April 2025.

Though the method of disposal was not the subject of the public consultation, it would be appropriate to consider the views expressed since so many submitters chose to add this to their submission. Of the 96 submissions which supported the proposed disposal of Ranginui Street Reserve, all submissions provided further comments with nearly all noting a preferred disposal method. A summary of submissions in support of the proposed disposal has been provided in Table Two below. The submissions have been categorised based on the submitters position of how the land should be disposed of from their submission comments.

Table Two: Summary of themes from the comments of the 96 submissions in support of proposed disposal

Position	No. of submissions	Sub. ref #	Staff comments
Return land to descendants of original owner	85 (87%)	#5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 22, 23, 25, 26, 31, 32, 35, 37, 38, <u>39</u> , 40, 41, 42, 43, 44, 45, 46,	Most submitters in support of the proposed disposal commented that the land should be returned to

		47, 49 , 50, 51, 52, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 83, 85, 86, 87, 88, 89, 90, 92, 93, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107	descendants of the original owners
Sell/consider sale	6 (6%)	#2, 19, 34, 49 , 81, 94	Submitters supporting the proposed disposal with comments stated the land should be sold or considered for sale
Return land to hapu	4 (4%)	#28, 39 , 48, 84	Submitters comments stated the land should be returned to hapu
First right of refusal	1 (1%)	#36	Submitter suggested first right of refusal to descendants of original owner before open market sale
Support disposal - general	2 (2%)	#1, 33	A view on disposal method not stated in these submitters

*Of the 96 submissions in support of the proposed disposal, comments from two submissions (#39 & #49, highlighted above) noted two methods of disposal, both of which have been included above.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

The Council incurs ongoing costs from grass mowing and general maintenance of approximately \$8150 per year.

Costs incurred to date totals \$13,070.25, comprising the Land Status Report (\$12,570.25) and Market Valuation (\$500). An assessment of the drainage on the land is currently being completed and is estimated to cost (\$1500-\$2500).

Both Ranginui Street Reserve and Ranginui Utility Reserve are held as one land title (Waiteti 2A1A2A5 33 Block and Waiteti 2A1A2A5 23 Block) being 2,661m². A disposal of Ranginui Street Reserve (810m²) would require a subdivision of this single land title to be completed to create two separate land titles.

Estimated costs of the subdivision process required to separate the land parcels onto individual titles would be between \$15,000 to \$18,000. This excludes the Council Application, Plan Approval and Certification Fee, which would be dealt with internally.

Council staff obtained a market valuation from an independent registered valuer for the 810m² area of Ranginui Street Reserve proposed for disposal. The market valuation of the land as at 4 March 2025 was \$300,000 including GST.

6.2. Kaupapa Here Me Ngā Hiraunga Whakariterite Policy and Planning Implications

Approving a method of disposal is consistent with the delegations of Council's Property Disposal Policy.

The Reserves Act 1977 does not apply to this land.

The land was not obtained under the Public Works Act 1981.

6.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua Tāngata Whenua Impact Assessment

The whānau of Heketoro and Ranginui Leonard identified this parcel of land several years ago as being historically significant to their descendants and wider whānau, and have signalled their wish to have the land returned to them. This process with the associated consultation has identified the tāngata whenua views and overall impacts of the proposed land disposal.

The process undertaken to date satisfies our relationship responsibilities and obligations to iwi, hapu and whanau.

This process also aligns with Council's Long-term Plan as one of Council's nine key outcomes: Ngā Wawata o Te Tangata Whenua – Mana whenua/tāngata whenua aspirations.

6.4. Tūraru Risks

Rotorua Lakes Council faces potential risks if proactive steps are not taken to address land return processes. Beyond regulatory compliance, these considerations influence relationships with iwi and hapū, affecting trust and future engagement.

Returning land to identified descendants aligns with Rotorua Lakes Council's Long-Term Plan and established relationship commitments. This approach is consistent with previous council decisions, ensuring continuity and adherence to existing frameworks.

Acknowledging the original vesting of land to the community by the family strengthens recognition between the Council and tangata whenua. The decision and associated processes comply with relevant legislative obligations and strategic priorities.

The practice of returning land to original landowners aligns with past Rotorua Lakes Council decisions.

6.5. Te Whaimana Authority

The Council is delegated to consider the matters and recommendations in this report.

Section 1.4.6 Method of Disposal of the Council's Property Disposal Policy states:

Unless otherwise resolved by full Council, or provided for by any statute, regulation, or Order in Council, any land shall be disposed of by either public auction, public tender, or private treaty. A market valuation should be obtained at least two months prior to the sale date. The market valuation should be used as a guideline for the reserve or sale price. In any case, any officer tasked with the disposal of property shall dispose of that property on a "highest value and best use" basis. The rest of the process would follow according to the policy.

Section 1.4.4, Decision Making Process of the Council's Property Disposal Policy states:

Full Council has the ultimate and only authority to approve/make a resolution for the disposal of a Council owned property. Full Council may also resolve to pass direction to the Chief Executive regarding the subject matter of any recommendation to dispose.

Section 1.4.5 Delegations of the Council's Property Disposal Policy states:

In accordance with Schedule 7 of the Local Government Act 2002, Council shall retain full authority to make any final decision as to the disposal of any land. Delegation to make recommendations for the disposal of land shall be provided by virtue of approval of this policy from full Council to the Chief Executive with the ability to sub delegate as they see fit.

Map showing Ranginui Street Reserve, Ngongotaha



10.3 ANNUAL PLAN 2025/2026 DELIBERATIONS

Doc ID: 21278408

Prepared by: Alex Barrett, Strategic Advisor, Corporate Planning

Approved by: Thomas Collé, Group Manager, Organisational Performance and Innovation

Attachments:

1. Feedback on proposal one - Tarawera Sewerage Scheme (Distributed Separately) (under separate cover)
2. Feedback on proposal two - Night Market (Distributed separately) (under separate cover)
3. Other feedback received (Distributed separately) (under separate cover)
4. Full submission catalogue (Redacted - ECM - 21293885) (under separate cover)

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to consider feedback received during the Annual Plan 2025/2026 consultation period and to make decisions on the proposals for inclusion in the final Annual Plan 2025/2026 for the year commencing 1 July 2025 to 30 June 2026.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Annual Plan 2025/2026 Deliberations' be received.

2. That the Council notes:

- i) the decisions made during these deliberations determine the final work programme and in turn the final Annual Plan 2025/2026.
- ii) that the final Annual Plan 2025/2026 is planned to be adopted by Council on 25 June 2025.

2. TE TĀHUHU BACKGROUND

The Annual Plan 2025/2026 consultation document was adopted by council on 26 March 2025 and a formal consultation period ran from 4 April 2025 to 5 May 2025.

The consultation document contained two proposals:

- Funding of the Tarawera Sewerage Scheme
- Potential change to the Rotorua Night markets.

At the close of consultation, 394 submissions had been received.

Hearings were held on 15 and 16 May 2025. 98 people indicated via their submission that they wished to be heard in the hearings process.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Decision-making process

The attachments 1 and 2 provide the council with information on each of the consultation conversations and provides options for consideration. The third attachment covers feedback received on other topics that are outside of the consultation topics.

Once a decision has been made on these proposals any changes to the financial modelling will be incorporated into the final Annual Plan.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

Certain proposals within the Annual Plan were deemed significant therefore, community consultation was undertaken.

5. NGĀ KŌRERA O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

5.1 Annual Plan Engagement summary

Rotorua Lakes Council objectives for the consultation period were to:

- Create awareness of the Annual Plan consultation amongst Rotorua residents
- Drive people to 'Participate' for more information and to read/download documents about the proposals
- Encourage residents to make a submission and
- To meet people where they are (in their time /at their meeting place)

During the consultation period there were display information stands at key community locations:

- Council Customer centre
- The Rotorua Library Te Aka Mauri

In addition to this the Annual Plan was promoted across a number of media channels including:

- Outdoor/public spaces: bus back, adshel bus shelter
- Print: Rotorua Daily Post, community newsletter, Flyer advertisement on RLC rates invoice, flyer available at public events.
- Digital and social media: Digital campaign (Google Ads), digital radio, social media campaign on Facebook and TikTok, launch of new online engagement platform Participate, RLC website.
- Radio: 15 second spots across main radio stations
- Hard copy information: available to collect at both the library and customer centre.
- E-Pānui: headline for two editions to subscribers
- RLC digital screens in Customer Centre, Aquatic Centre, Library and Community Safety Hub
- Submission mailboxes: to drop submissions in
- Direct stakeholder engagement via email to all Tarawera residents, email to all night market vendors and letters delivered to CBD retailers.
- Webinar held for Tarawera sewerage scheme proposal

Online engagement platform 'Participate':

- There were 428 downloads of the Annual Plan consultation document via Participate
- 56 people opted in to follow the project to receive regular updates

3.2 Public events

The in-person engagement events were a mix of council organised community drop-in sessions and councillors and staff attending already organised community events.

During the consultation period it is estimated that councillors and staff will have met with and discussed issues with over 200 people. The range of engagement events included:

- Attending Kuirau Park Saturday Markets x2
- Attending Eastside Taihokohoko community markets
- Attending the Rotorua Night markets
- Information drop-in sessions at Te Aka Mauri Rotorua Library x2

At two of the public engagement events the community was asked to vote for their preferred option for the Rotorua Night Market proposal. This proved a popular activity and was a successful way to engage people, particularly families and younger people. In total there were 191 votes received through this activity.

This specific activity was taken to the Night markets and Taihokohoko community markets. The following are the results:

- Option 1: Night Market remains in Tūtānekai st location, held weekly (weather permitting), year-round.
 Option 2: Move the Night Market to seasonal, run six months of the year.
 Option 3: Move the Night Market to an alternative location.
 Option 4: Investigate potential for someone else to take over running the market with RLC providing \$80,000 in sponsorship.

Option 1	Option 2	Option 3	Option 4
145	22	14	10

A question was also posed to the community via our online engagement platform Participate about the 9 community outcomes and whether Council still had these outcomes right. 169 people answered this question and the following are the results:

Community Outcome	Āe Yes	Kao No
Connected and resilient	79	78
Employment and economy	76	78
Tourism	123	34
Housing	72	80
Active	103	46
Environment	100	60
Safety	96	56
Mana whenua/tāngata whenua aspirations	97	48
Arts and culture	119	27

Another question was then asked for people to rank the priorities in order of importance to them. 130 people responded to this question and the three highest scoring were: Employment and Economy, Safety and Environment.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

The decisions made during the course of the deliberations could result in changes to the Annual Plan 2025/2026. The impact of any change will be discussed as it arises and will be considered cumulatively in the summing up of the feedback.

6.2. Kaupapa Here Me Ngā Hiraunga Whakariterite Policy and Planning Implications

The adoption of the plan sets the council's direction and financial framework for the next financial year.

**6.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua
Tāngata Whenua Impact Assessment**

Rotorua Lakes Council communicated with iwi entities as to the Annual Plan process and invited them to participate in the Annual Plan consultation.

6.4. Tūraru**Risks**

Major changes or alterations made during the consideration of the feedback could have an impact on the financial strategy. Significant changes may affect Council's ability to adopt the plan within statutory timeframes and may result in further consultation requirements.

**6.5. Te Whaimana
Authority**

Full Council is the final decision maker on plans, projects and budgets within the Annual Plan. The decision made by council in this meeting will set the final work programme of the Annual Plan 2025/2026.

10.4 FINANCIAL UPDATE - APRIL 2025

Doc ID: 21277882
Prepared by: Michelle Overbeek, Director of Finance
Approved by: David Jensen, Chief Financial Officer
Attachments: Attachments: Nil

**1. TE PŪTAKE
PURPOSE**

The purpose of the report is to provide information on Council's financial performance for the ten months ended 30 April 2025.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Financial Update - April 2025' be received.

**2. TE TĀHUHU
BACKGROUND**

This report covers Council's core operating position as at 30 April 2025, as well as the impact of capital subsidies and development contribution revenue.

Rate revenue is performing favourably against budget, primarily due to higher than budgeted lump sum rate revenue associated with the Rotoiti/Rotomā wastewater scheme. Core user fee revenues are higher than budget projections, driven by income related to the Works Department which has now been incorporated back into Council.

Operating expenses are also ahead of the year-to-date budget, largely driven by the incorporation of the Works Department operating expenses and the transition costs related to the transfer of Events and Venues to RotoruaNZ.

Council's capital expenditure is currently behind the year-to-date budget at the end of the second financial quarter, driven by delays in the renewal programme and growth-related stormwater.

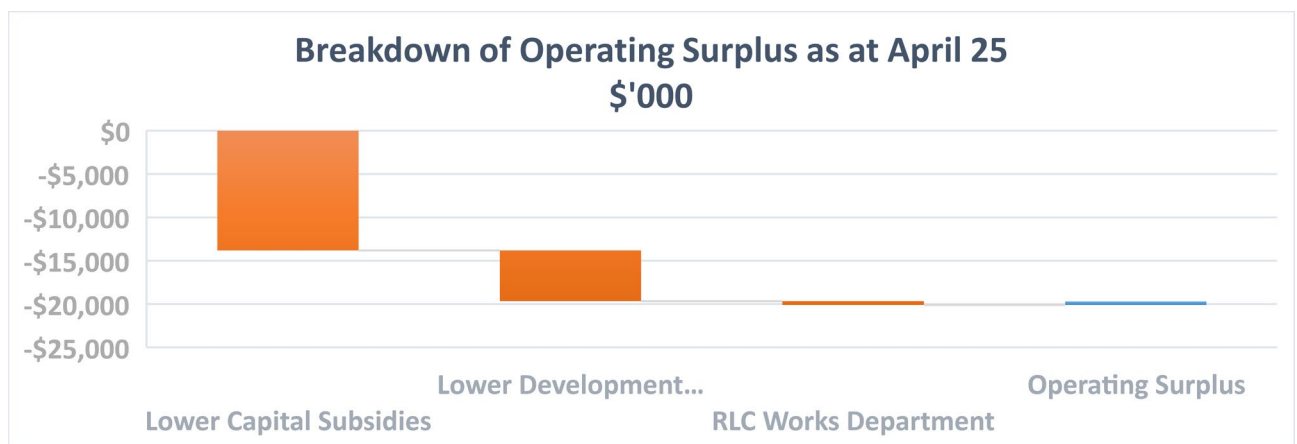
3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Financial Position as at 30 April 2025

The RLC Works Department (formerly Infracore Ltd) is currently in a \$444k deficit position at the end of April, which is lower than the \$3m loss signalled in the Statement of Intent. Council forecasts this deficit to be in the range of \$800k - \$1m at the end of June.

Core Council has a minimal positive operating variance of \$407k when compared to budget, which is largely driven by lower than budgeted staff expenditure and the collection of rates relating to the Rotoiti/Rotoma wastewater scheme.

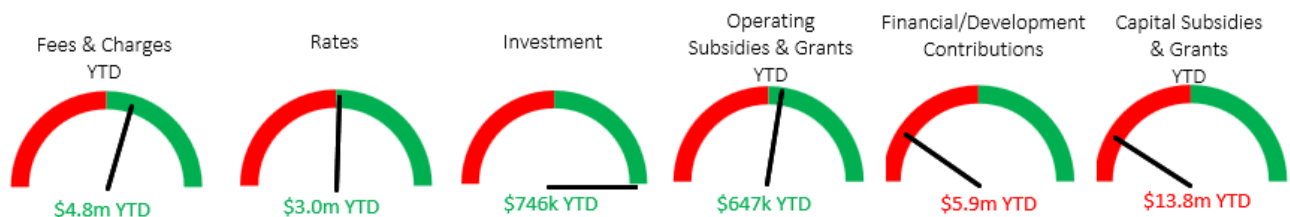
Capital revenues continue to trend below budget with Capital Subsidies \$13.8m; and Development Contributions \$5.9m below budget for the year to date.



Year to Date Financial Performance

	Year To Date		
	Actual	Budget	Variance - Favorable / (Unfavorable)
Income			
Fees & Charges	21,857	17,026	4,832
Rates	147,922	144,915	3,007
Investment Income	1,247	501	746
Development & Financial Contributions	3,318	9,185	(5,867)
Subsidies & Grants - Capital	7,200	21,003	(13,802)
Subsidies & Grants - Operational	6,456	5,809	647
Total Income	188,002	198,439	(10,437)
Opex			
Administration Expense	3,472	3,434	(37)
Finance Cost	195	165	(30)
Maintenance	1,527	1,880	353
Operating Expenses	66,703	62,796	(3,908)
Staff Costs	36,741	33,960	(2,780)
Utilities	2,818	2,697	(121)
Depreciation	39,128	37,253	(1,876)
Interest Cost	16,776	15,906	(870)
Total Opex	167,359	158,090	(9,269)
Total Operating Surplus / (Deficit)	20,643	40,349	(19,707)

Income

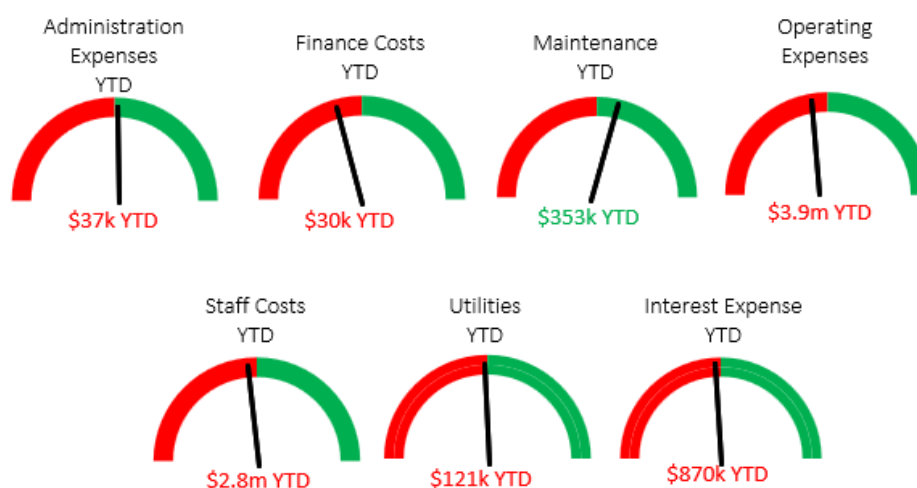


Total Income is tracking unfavourably to budget, with a \$10.4m negative variance to budget. This is primarily driven by the Capital Grants and Subsidies.

- Fees and charges are direct charges to customers for specific Council services. Council's core fees and charges are \$4.8m ahead of year-to-date budget, driven primarily by internal revenue from the RLC Works Department. Fees related to Building services, land use consents and excess wastewater are also higher than planned budget which is in line with prior months trend.
- Rate revenue remains \$3m higher than year-to-date budget due number of ratepayers paying the Rotoiti/Rotomā Wastewater Capital Rate as a lump sum. In addition, water billing is higher this quarter due to a warmer summer season and higher rate penalties.

- Investment income is revenue received by Council through dividends, and interest received on term deposits. Investment Income is currently \$746k ahead of year-to-date budget due to Council placing funds on term deposit at a rate more favourable than the debt servicing,
- Operating Subsidies and Grants are funds provided from external parties towards Council's operating expenditure. Operating Subsidies and Grants are \$647k higher compared with budget largely due to MFE waste disposal levy and operational grants received for activities which were previously not budgeted.
- Financial and Development Contributions is revenue paid by developers towards the capital costs required to enable their development. Financial and Development Contributions are \$5.9m behind year-to-date budget.
- Capital Subsidies and Grants are funds provided by external parties towards Council's capital projects. Capital Subsidies and Grants are \$13.8m behind year-to-date budget due to the timing of completion of capital works. While Council has received physical cash for a number of these subsidies, several of them are held on the balance sheet until Council has performed an annual test at the end of each financial year to determine which of these can be recognised as revenue.

Operating Expenses



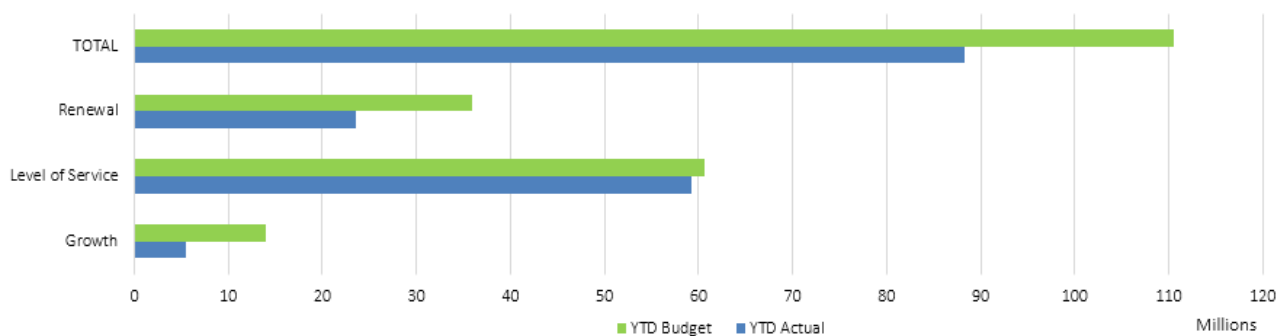
Operating Expenses are tracking negatively to budget, with a \$9.3m variance to budget.

- Administration Expenses cover the day-to-day running expenses of Council. Administration Expenses are \$37k ahead of year-to-date budget primarily related to additional audit and asset revaluation expenses.
- Finance Costs are the fees payable on banking facilities and debt management. Finance Costs are \$30k over budget year-to-date due to the timing of bank and debt recovery fees.
- Maintenance expenses are the budget provided for planned and reactive maintenance of Council buildings. Maintenance is \$353k under budget year-to-date, primarily due to the seasonality of planned maintenance and lower than expected demand for reactive maintenance.
- Operating expenses are the costs directly associated with the delivery of Council's operational services. Core operating Expenses are \$3.9m higher than year-to-date budget, driven primarily by the incorporation of RLC Works Department expenses, additional funding provided to

RotoruaNZ to enable the transition of Events and Venues activity as well as the loss of event revenue for this year. In addition, due to vacancies across the RLC Works department several specialist contractors have been engaged to complete urgent works in relation to water supplies and tree work.

- Staff costs cover the salaries and wages of Council employees. Staff Costs were \$2.8m higher than budget as at 30 April 25 due to the incorporation of RLC Works Department salary costs, which were not budgeted for. The core RLC is currently \$2.1m positive compared to budget.
- Utilities cover the water, power and gas expenses involved in Council operations. Utilities were \$121k over budget largely due to the temporary generator requirements for the Energy Events Centre, whilst the Geothermal bore was being renewed.
- Interest Expense is the external interest payable to Council's lenders. Interest expense is currently \$870k higher than year to date budget, this is partially due to higher actual interest rates vs budgeted rates. This has been proportionately mitigated by the offset of interest revenue which is due once the term deposit matures.

Capital Expenses



As at 30 April 2025, Council had spent \$88.2m (66%) against the full year budget of \$133.5m.

Renewals expenditure is behind budget primarily due to the lower year to date spend on transport renewals due to reduced funding commitments from NZTA, and property renewals which are expected to be completed by the end of this financial year.

Level of Service expenditure is largely on budget due to year-to-date expenditure on the Museum project and wastewater projects.

Expenditure on key projects YTD is as follows:

- Wastewater Treatment Plant Upgrade: \$19.4m. Completion is expected to be in 2026, mechanical fit-out continues in the blower building, large pipeline installations are underway, and asbestos-related controls remain a key focus.
- Rotorua Museum: \$19.4. The project remains on track, with active works in all major structural zones. Basement structural steel installation began this period, with further shear wall and floor strengthening works advancing. Zone 3 floor slab pouring has been completed. Roof tile installation has commenced in the north wing.

- (iii) Tarawera Wastewater Project: \$9.2m. Stage 1 is now complete with the mains and pump stations will now undergo testing before stage 2 can commence with the installation of low-pressure grinder pumps on properties as they connect to the network.
- (iv) Stormwater IAF Funded Projects: Program is progressing following development is the preparation of VO3, which proposes a shift from isolated technical solutions at West 07 and West 08 to a larger, integrated catchment enhancement of the Utuhina Stream, this is being developed in partnership with BOPRC.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The decisions or matters of this report are not considered significant in accordance with Council's Significance and Engagement Policy.

5. NGĀ KŌRERA O TE HAPORI ME TE WHAKATAIRANGA COMMUNITY INPUT/ENGAGEMENT AND PUBLICITY

There are no community input/engagement and publicity issues associated with this report.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

There are no financial/budget issues associated with this report.

6.2. Kaupapa Here Me Ngā Hiraunga Whakariterite Policy and Planning Implications

There are no policy or planning considerations associated with this report.

6.3. Te Aromatawai Whakapātanga Ki Te Tāngata Whenua Tāngata Whenua Impact Assessment

There are no Tāngata Whenua considerations associated with this report.

6.4. Tūraru Risks

There are no risks associated with this report.

6.5. Te Whaimana Authority

This report is presented to Council in accordance with the Delegated Financial Authority policy.

10.5 TE ARAWA PARTNERSHIPS PROGRESS REPORT

Doc ID: 21273898
Prepared by: Paul Warbrick, Manahautū Te Arawa Hourua
Approved by: Andrew Moraes, Chief Executive
Attachments: Nil

**1. TE PŪTAKE
PURPOSE**

This report provides updates from the Te Arawa Partnerships Group.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Te Arawa Partnerships Progress Report' be received.

**2. TE TĀHUHU
BACKGROUND**

The Te Arawa Partnerships Group provides support across Council in partnering with iwi and hapu, and with staff engagement and training in cultural competency.

**3. TE MATAPAKI ME NGĀ KŌWHIRINGA
DISCUSSION AND OPTIONS****3.1 PARTNERING WITH TE ARAWA****Te Tatau o Te Arawa**

Te Arawa 2050 Vision Committee sat on Wednesday 16 April and confirmed the focus areas for Te Tatau o Te Arawa (TTOTA) and RLC staff to initiate working together.

To date, Staff and TTOTA have been working across the respective key projects with positive feedback. We look forward to highlighting the value add of collaboration in the July Te Arawa 2050 Komiti.

Protocol Hui

The months of April and May RLC has met with TARIT, Ngāti Whakaue Gifted Reserves and the Pūkaki ki Rotorua Charitable Trust.

Te Arawa River Iwi Trust Protocol hui met on April 29 with a focus on topics from Central Government RMA Changes, impact from Gold Clam (*Corbicula fluminea*) and a positive discussion to work closer on mutual challenges and opportunities.

Ngāti Whakaue Gifted Reserves Protocol hui 20 May. This Hui will discuss operational opportunities and challenges we mutually face regarding the reserves and a strategic information update from both partners.

In December 2024 the Pūkaki ki Rotorua Charitable Trust initiated a review of the Trust's performance through a consultant. The trust and staff that support the work of the trust, as well as the kaitiakitanga (care) of koro Pūkaki have been working with GHA to progress completing the review. This month GHA has drafted the review and once finalised will present. Upon completion the Pūkaki Trust will receive funds from the Ministry of Culture and Heritage, these funds will support the audit and administration costs of the trust for the next 6 years.

Business Support

TAU continues to provide business support for many of our priority projects. Currently, our capacity to do this effectively is limited, making it challenging to identify and manage risks, provide early guidance, and intervene when necessary. The organisational competency and capability training, *Te Hiwi o Toroa*, has already demonstrated its value and the feedback from attendees has been overwhelming. Over time, this initiative will help reduce reliance on TAU for basic advice, allowing staff to navigate foundational aspects with greater confidence.

As an organisation, we face significant system and process deficits that hinder effective engagement with Iwi and Hapū. A key focus for TAU moving forward is to build the internal infrastructure, developing standard operating procedures, tools, and processes that will better support staff in establishing meaningful and sustainable relationships.

Tuamaka – RLC Māori Relationship Strategy

Organisations committed to strengthening relationships with Tangata Whenua and fulfilling their legislative obligations often develop guiding strategies tailored to their district. Many Crown agencies and councils exemplify best practices through these strategies. Rotorua Lakes Council is now embarking on the process of drafting a Māori Relationships Strategy specifically designed for Rotorua.

To ensure its effectiveness, we will begin with a comprehensive health check of existing relationships. This will involve speaking with key staff, governance, iwi and hapū to establish a baseline of our current relationship status. By fully understanding our landscape, obligations, and expectations, we can set a clear course to deliver on both our commitments and long-term plan outcomes. The strategy will outline the direction of travel and establish key performance indicators (KPIs) to measure progress, helping us stretch towards meaningful and measurable improvements. This Strategy is an internal improvement map that identifies mitigations and initiatives.

Investing in this strategy is an investment in relationship excellence. By defining clear goals and metrics for success, we ensure that our engagement with Tangata Whenua is not just responsive but transformative—strengthening trust, enhancing collaboration, and creating long-term value for both council and iwi/hapū.

TAU will begin this important process in the next few weeks, with a view to having it ready for the next triennium.

Supporting Council to work with Iwi and hapū

TAU remains active with many Council projects. Business partnering with other workstreams is 90% of our work. Until we complete Tuamaka – RLC Māori relationship Strategy and identify where and what

we need to prioritise, we will remain responsive to the workstreams that require our time. We do though need to progress internal improvements, moving from reactive to proactive.

The internal changes, which will be identified in Tuamaka (RLC Māori Relationship Strategy) aim to shift RLC to transformational relationships, lessen our current reactive approach and promote increased opportunities for all our communities.

3.2 SUPPORTING TE ARAWA INITIATIVES

Ngāti Whakaue Hautapu Ceremony Confirmed – Friday, 20 June, Rotorua Lakefront.

Ngāti Whakaue is in the final stages of planning and will soon make an official announcement to their whānau. Once their arrangements are complete, Rotorua Lakes Council will issue a community invitation to acknowledge this significant event.



Previously, in July 2023, Ngāti Whakaue and Te Arawa hosted Aotearoa's second nationwide Matariki celebration, Te Rā Aro ki a Matariki, held atop Mt Ngongotaha. The upcoming Hautapu ceremony continues this tradition, providing an opportunity for reflection, renewal, and shared connection.

3.3 TE HIWI O TOROA – RLC CULTURAL COMPETENCY AND CAPABILITY TRAINING

TAU has completed the second and third training modules for our first cohort of Te Hiwi o Toroa, the new training framework. April saw TAU deliver the first of the legislation module and last week we conducted a half day course for staff on Engagement.

Attendance has been good, and we have one module remaining: understanding Māori Land tenure; Te Ture Whenua Māori act.

Intention is to review this first tranche of training during July, as we prepare to start again with the next cohort in September, starting with Noho Marae.



3.4 ROTORUA REORUA

Translation and Reo Requests:

As part of the TA 2050 Komiti, TAU and TTOTA are reviewing the current Reorua Rautaki (Strategy) to identify what work remains outstanding.

TTOTA has been meeting with RLC Governance team on Election 2025; this involves working on translations to include bilingual headers on election collateral and the different media platforms, unique to the Rotorua District, we should be using to promote the Election.

3.5 TIKANGA AND KAWA - CULTURAL SUPPORT

Staff pōhiri 17 April.

RotoruaNZ successfully coordinated and delivered a pōhiri to welcome 700+ TRENZ attendees. A standout moment was the participation of local tourism operators, who voluntarily joined RotoruaNZ and Ngāti Whakāue to greet local and international tourism representatives. Their unprompted involvement reinforced their commitment to Rotorua as the home of Aotearoa and Māori tourism. This kind of genuine partnership signals the importance our Rotorua businesses place on an integrated approach, where tourism operators actively acknowledge Mana Whenua, the history, the culture and Te reo. It's heartening to see these collaborations unfold in ways that are strengthening Rotorua's position as a beacon of Māori tourism and what is uniquely Aotearoa New Zealand.



Run weekly waiata classes with staff, whānau from Ngāti Whakāue, tari such as the Police, Health hub, Māori land court, etc.).

Run monthly 'Waiata Mai' session with the Rotorua community, Library patrons and staff.

11 HE WHAKATAUNGA KIA HOKI ATU TE ARONGA O TE HUI HAI HUI TŪMATAWHĀNUI – RESOLUTION TO MOVE INTO PUBLIC EXCLUDED (TO CONSIDER AND ADOPT CONFIDENTIAL ITEMS)

PUBLIC EXCLUDED

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

RECOMMENDATION		
1. That Council resolves to exclude the public on the grounds contained in Section 48(1) of the Local Government Official Information and Meetings Act:		
General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
11.1 - Confidential Minutes of the Ordinary Council Meeting held on 30 April 2025	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
11.2 - Parking Services Contract 18/008 - Extension of Term	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or disadvantage, commercial activities s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7

Plain English	To carry out commercial activities
Consideration has been given to public interest in this matter and officers’ advice is that the confidentiality outweigh the public interest in the matter.	

12 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Kia whakairia te tapu
Kia wātea ai te ara
Kia turuki whakataha ai
Kia turuki whakataha ai
Hāumi e. Hui e. Tāiki e!

Restrictions are moved aside
So the pathway is clear
To return to every day activities
To return to every day activities
Allied, enriched, unified, and blessed