

Minutes

Council meeting

held Wednesday 23 September 2026 at 9:30 am

Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Tapsell (Chair)
Cr Barker, Cr Brown, Cr Lee, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait,
Cr Sandford, Cr Temara-Benfell, Cr Wang.

APOLOGIES: Deputy Mayor Kai Fong.

IN ATTENDANCE: Max Baxter, Independent Advisor, Local Water Done Well;
Nick Davis, Partner, Maritn Jenkins;
Andrew Wilson, Chief Executive, RotoruaNZ;
Nicole Brewer, Chief Executive Rotorua Regional Airport.

STAFF PRESENT: A Moraes, Chief Executive;
J-P Gaston, Group Manager, Destination Development;
S Michael, Group Manager, Infrastructure and Assets;
A Wilson, Group Manager, Community Experience;
D Jensen, Chief Financial Officer;
M Overbeek, Acting Chief Financial Officer;
R George, Director - Infrastructure and Environment;
G Kieck, Manager - Governance, Strategy & Compliance;
S Kelly, Development & Partnerships Manager;
M Hingston, Te Amorangi Manager;
R Pitkethley, Parks & Open Spaces Manager;
S Martin, Manager – Facilities Services;
D Holder, Manager – Building Services;
I Tiriana, Communications Manager;
C Tiriana, Programme Manager - Local Water Done Well;
R Griffith, Governance & Democracy Advisor.

The meeting opened at 9.30am.

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

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Cr Temara-Benfell opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA – APOLOGIES

RESOLVED C 26/09-164

Moved: Cr Brown

Seconded: Cr Temara-Benfell

1. That the apologies from Deputy Mayor Kai Fong be accepted.

CARRIED

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

None.

Cr Lee joined the meeting at 9.32am.

Cr Wang joined the meeting at 9.33am.

4 NGĀ TAKE WHAWHATI TATA KĀORE I TE RĀRANGI TAKE – URGENT ITEMS NOT ON THE AGENDA**RESOLVED C 26/09-165**

Moved: Cr Brown

Seconded: Cr Barker

1. That the items “Building Consent Checking Assistant – Co-Lab Funding and Development Proposal” and “Museum Opening Event” be dealt with at this meeting.

CARRIED

The Chair noted that due to timing the reports were not on the meeting agenda, and that the reports can not wait until a future meeting.

5 TE WHAKAŪ I NGĀ MENETI – CONFIRMATION OF MINUTES**RESOLVED C 26/09-166**

Moved: Cr Temara-Benfell

Seconded: Cr Wang

1. That the minutes of the ordinary council meeting held on 19 August 2026 be confirmed as a true and correct record.

CARRIED

6 TE PAPA KŌRERO MŌ TE TŪMATAWHĀNUI – PUBLIC FORUM**6.1 PUBLIC FORUM – TERRY HAMMOND**

Terry Hammond spoke at the public forum in regard to the Lakeland Queen

Mr Hammond tabled a letter dated 3 May 2022 – Attachment 1 (DOC ID: 23230207).

7 HE PUKA INOI TŪMATAWHĀNUI – PUBLIC PETITIONS

None.

8 NGĀ WHAKAMŌHIOTANGA MŌTINI – NOTICES OF MOTION

None.

9 NGĀ TĀPAETANGA – PRESENTATIONS

None.

10 PŪRONGO KAIMAHI – STAFF REPORTS**10.1 FUTURE WATER SERVICE DELIVERY OPTION FOR CONSULTATION****RESOLVED C 26/09-167**

Moved: Cr Temara-Benfell

Seconded: Cr Barker

- 1. That the report 'Future Water Service Delivery Option for Consultation' be received.**

CARRIED

Andrew Moraes, Stavros Michael, Craig Tiriana, Max Baxter (Independent Advisor), and Nick Davis (via Zoom) (Partner, Martin Jenkins) overviewed the report and spoke to a presentation titled "Future Water Service Delivery Option for Consultation" (DOC ID: 2322568).

The Chair noted that recommendation 5 would be taken separately.

RESOLVED C 26/09-168

Moved: Mayor Tapsell

Seconded: Cr Paterson

- 2. That the Council receives the WWG Investigation into a WSCCO report.**
- 3. That the Council notes the report assesses the multi-council WSCCO against the In-house business unit delivery option.**
- 4. That the Council notes the report recommends a combined multi-council WSCCO as a viable future delivery model for the Rotorua, Whākatane, Ōpōtiki and Kawerau district councils**
- 6. That the Council approves public consultation and decision making be undertaken on the preferred option in line with the milestones and timeline set within the WSDP.**
- 7. That the Council notes that the other Heads of Agreement councils would still have to determine their preferred future water services delivery options and those decisions may impact the WSCCO model.**
- 8. That the Council notes the draft Engagement/Consultation activity plan timeline.**
- 9. That the Council notes, following today's meeting, the draft Consultation document will be finalised by the CE to reflect the preferred option for public consultation.**

CARRIED

RESOLVED C 26/09-169

Moved: Cr Maxwell

Seconded: Cr Paterson

5. That the Council determines the preferred option for long-term Waters Service Delivery for Rotorua Lakes Council as:**(a) to remain with RLC as an In-house Business unit****or****(b) a Multi-Council WSCCO with Ōpōtiki, Whākatane and Kawerau be established for water services deliveries from 1 July 2028 (subject to those councils agreeing).**

In Favour: Mayor Tapsell, Cr Barker, Cr Brown, Cr Lee, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell and Cr Wang.

Against: Nil

CARRIED 10/0

The meeting adjourned at 11.24am.

The meeting reconvened at 11.45am.

10.2 INNER CITY - ENDORSEMENT OF PRIORITY DIRECTION**RESOLVED C 26/09-170**

Moved: Cr Temara-Benfell

Seconded: Cr Brown

1. That the report 'Inner City - Endorsement of Priority Direction' be received.**CARRIED**

Jean-Paul Gaston and Andrew Wilson (Chief Executive, RotoruaNZ) overviewed the report and spoke to a presentation titled "Inner City – Endorsement of Priority Direction" (DOC ID: 23225676).

RESOLVED C 26/09-171

Moved: Cr Brown

Seconded: Cr Paterson

2. That the Council:

- (a) Endorses the key direction for the Inner City including a targeted initial focus on the Lakefront Precinct, Amohia/Ranolf Street Neighbourhood and the Fenton Street Transition Area as priority inner city precincts.
- (b) Directs staff to develop an Incentives and Mechanisms Policy that is focused on the priority inner city precincts for subsequent Council consideration through the 2027-37 Long-term Plan process.
- (c) Approves further investigation, concept development and business case preparation for initial Village Green public-space improvements and Eat Street 2.0 with scope, costs and funding options for subsequent Council consideration and decision making through the 2027-37 Long-term Plan process.
- (d) Direct staff to review relevant renewal programmes, maintenance standards and operating budgets to identify if sufficient budget and resources are allocated to renew lighting, keep it operating, respond to graffiti, service bins and maintain public spaces to the expected standard for subsequent Council consideration and decision making through the 2027-37 Long-term Plan.

In Favour: Mayor Tapsell, Cr Barker, Cr Brown, Cr Lee, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell and Cr Wang

Against: Nil

CARRIED 10/0**10.3 CONSIDERATION OF VESTING ARRANGEMENTS FOR WAITOHARURU (TARAWERA LANDING) AND ROTORUA THERMAL HOLIDAY PARK****RESOLVED C 26/09-172**

Moved: Cr Lee

Seconded: Cr Wang

- 1. That the report 'Consideration of vesting arrangements for Waitōharuru (Tarawera Landing) and Rotorua Thermal Holiday Park' be received.**

CARRIED

Andrew Moraes, Alex Wilson and Rob Pitkethley overviewed the report and spoke to a presentation titled "Consideration of Vesting Arrangements for Waitōharuru (Tarawera Landing) and Rotorua Thermal Holiday Park" (DOC ID: 23225678).

Cr Raukawa-Tait left the meeting at 12.48pm.

Cr Raukawa-Tait rejoined the meeting at 12.52pm.

RESOLVED C 26/09-173

Moved: Cr Temara-Benfell

Seconded: Cr Sandford

2. That the Council:

- (a) Notes the request received from the Department of Conservation requesting that the Council, as the reserve administering body, consent to the cancellation of the vesting of Waitōharuru (Tarawera Landing) Reserve and the part of Centennial Park occupied by the Rotorua Thermal Holiday Park.
- (b) Consents to the cancellation of the vesting of Waitōharuru (Tarawera Landing) Reserve, being Sec 1 SO 337671, pursuant to Section 27 of the Reserves Act 1977.
- (c) Agrees that the public assets of Waitōharuru (Tarawera Landing) Reserve will continue to be the responsibility of the Rotorua Lakes Council to ensure on going public access to those assets and directs the Chief Executive to negotiate and enter into an agreement with the Department of Conservation that gives effect to that intention.

In Favour: Mayor Tapsell, Cr Barker, Cr Brown, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell and Cr Wang

Against: Cr Lee

CARRIED 9/1

The following procedural motion was moved by Cr Lee.

PROCEDURAL MOTION**RESOLVED C 26/09-174**

Moved: Cr Lee

Seconded: Cr Paterson

- 1. That, pursuant to Standing Order 25.2(c), resolutions 2(d) and 2(e) of Item 10.3 – *“Consideration of Vesting Arrangements for Waitōharuru (Tarawera Landing) and Rotorua Thermal Holiday Park”* be left lying on the table and be brought back for consideration at the 21st October Council meeting.

In Favour: Cr Barker, Cr Lee, Cr Paterson, Cr Sandford and Cr Wang

Against: Mayor Tapsell, Cr Brown, Cr Maxwell, Cr Raukawa-Tait and Cr Temara-Benfell

The vote being EQUAL the Chair exercised their Casting Vote in FAVOUR of the Motion

CARRIED

The Chair noted that the Item – “CCO Quarterly Report – Rotorua Regional Airport YTD May FY26” will be brought forward.

10.4 CCO QUARTERLY REPORT - ROTORUA REGIONAL AIRPORT YTD MAY FY26

RESOLVED C 26/09-175

Moved: Cr Brown

Seconded: Cr Wang

1. **That the report ‘CCO Quarterly Report - Rotorua Regional Airport YTD May FY26’ be received.**

CARRIED

Nicole Brewer (Chief Executive, Rotorua Regional Airport) overviewed the report and spoke to a presentation titled “Rotorua Airport – FY26 YTD May Performance Update” (DOC ID: 23225681).

Action Point:

- That the RMA hearing date be circulated to Councillors once it is confirmed.

The meeting adjourned at 1.50pm.

The meeting reconvened at 2.31pm.

10.5 ADOPTION OF FACILITIES POLICIES & STRATEGY

RESOLVED C 26/09-176

Moved: Cr Barker

Seconded: Cr Raukawa-Tait

1. **That the report ‘Adoption of Facilities Policies & Strategy’ be received.**

CARRIED

Andrew Moraes, Stavros Michael, Russell George, and Samantha Martin overviewed the report and spoke to a presentation titled “Adoption of Facilities Management Policies & Strategy” (DOC ID: 23225679).

The Chair noted that the recommendation will be taken in parts.

RESOLVED C 26/09-177

Moved: Mayor Tapsell

Seconded: Cr Brown

2. **That the Council adopts the Draft Facilities Policy (Attachment 1) for consultation as supporting information to the 2027–37 Long-Term Plan.**

In Favour: Mayor Tapsell, Cr Barker, Cr Brown, Cr Lee, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell and Cr Wang

CARRIED 10/0

RESOLVED C 26/09-178

Moved: Mayor Tapsell

Seconded: Cr Wang

- 3. That the Council adopts the Draft Facilities Strategy (Attachment 2) as supporting information to the 2027–37 Long-Term Plan.**

In Favour: Mayor Tapsell, Cr Barker, Cr Brown, Cr Lee, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell and Cr Wang

CARRIED 10/0

The following procedural motion was moved by Mayor Tapsell.

PROCEDURAL MOTION**RESOLVED C 26/09-179**

Moved: Mayor Tapsell

Seconded: Cr Temara-Benfell

- 1. That pursuant to Standing Order 25.2(c), resolution 4 of item 10.5 – “Adoption of Facilities Policies & Strategy” be left lying on the table and be brought back for consideration at the 21st October Council meeting.**

In Favour: Mayor Tapsell, Cr Maxwell, Cr Paterson, Cr Raukawa-Tait, Cr Sandford and Cr Temara-Benfell

Against: Cr Barker, Cr Brown, Cr Lee and Cr Wang

CARRIED 6/4**RESOLVED C 26/09-180**

Moved: Mayor Tapsell

Seconded: Cr Temara-Benfell

- 5. That the Council delegates authority to the Chief Executive to make minor amendments to the draft documents prior to public release.**
- 6. That the Council notes that feedback received through the Long-Term Plan consultation process will be considered prior to the final Facilities Policies and Facilities Strategy being adopted by Council.**

CARRIED

10.6 PLAN CHANGE 8 NATURAL HAZARDS REQUEST TO APPROVE AND MAKE OPERATIVE**RESOLVED C 26/09-181**

Moved: Cr Wang

Seconded: Cr Temara-Benfell

- 1. That the report 'Plan Change 8 Natural Hazards Request to Approve and Make Operative' be received.**
- 2. That the Council approve the provisions in Plan Change 8 and that this be effected by affixing the Council seal.**
- 3. That the Council instruct staff to notify an operative date for the plan change as soon as practical.**

CARRIED

Jean-Paul Gaston overviewed the report.

10.7 2025/2026 YEAR-END DRAFT NON-FINANCIAL PERFORMANCE MEASURES

The Chair noted that this item would be taken following the public excluded part of the meeting.

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 26/09-182

Moved: Cr Wang

Seconded: Cr Sandford

- 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 19 August 2026	Please refer to the relevant clause/s in the open meeting minutes.	Good reason for withholding exists under Section 48(1)(a).
11.2 - Disposal of 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
11.3 - IIG Stormwater: Grant Funding Agreement for Waikete Precinct Development	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
11.4 - Building Consent Checking Assistant — Co-Lab Funding and Development Proposal	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)(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
11.5 - Museum Opening Event - Verbal Update	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
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11.5 - Museum Opening Event - Verbal Update	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	Making the information publicly available would impact Council's ability to carry out commercial activities.	

Consideration has been given to the public interest in these matters and officers advice is that the above reasons for confidentiality outweigh the public interest in the matters.

CARRIED

The meeting moved into public excluded session at 3.33pm.

CONFIDENTIAL SESSION

The meeting moved out of public excluded session at 4.53pm.

Cr Wang left the meeting at 4.53pm.

12 PŪRONGO KAIMAHI – STAFF REPORTS

12.1 2025/2026 YEAR-END DRAFT NON-FINANCIAL PERFORMANCE MEASURES

RESOLVED C 26/09-183

Moved: Mayor Tapsell

Seconded: Cr Barker

- 1. That the report '2025/2026 Year-end draft non-financial performance measures' be received.**

CARRIED

Greg Kieck overviewed the report and spoke to a presentation titled "Draft Non-financial Performance Measures Year End" (DOC ID: 23225677).

13 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Cr Temara-Benfell closed the meeting with a karakia.

The Meeting closed at 4.56pm.



Confirmed at the Council meeting on 7 October 2026.

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

ATTACHMENT 1 – Letter tabled by Terry Hammond dated 3 May 2022



Civic Centre
1061 Haupapa Street
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

3 May 2022

File Ref: 50-05-098

Doc No: RDC-1255094

Terry Hammond
Lakeland Queen

By email: terry@lakelandqueen.com and terryh@keswick.org.nz

Dear Terry

Lake Rotorua Lakefront – Rotorua Lakes Council Wharf and Lakeland Queen Wharf Head

We refer to Tonkin+Taylor's qualitative engineering assessment of the Rotorua Lakes Council Wharf ("RLC Wharf") and the Lakeland Queen Wharf Head ("LQ Wharf Head") dated 12 April 2022 ("Report"), provided to you on 13 April 2022.

The Report showed that the LQ Wharf Head was in poor to unsatisfactory condition and the RLC Wharf was in a fair condition. The Report concluded that the recommended remedial measures for the LQ Wharf Head are complex and difficult to cost and it was likely to be more economical from an engineering perspective to demolish the existing LQ Wharf Head and replace it with a new structure. It also concluded that the RLC Wharf was unlikely to have sufficient capacity to resist mooring loads from the Lakeland Queen and would not be long enough, nor without dredging allow enough depth to accommodate the Lakeland Queen.

We have discussed the Report's findings with Cassandra Crowley at Te Arawa Management Limited ("TAML"). She shares our concerns around the safety of the LQ Wharf Head and has requested we provide without delay engineering reports on all other structures at the lakefront.

As an outcome of discussions with you last year, from of August 2021, Rotorua Lakes Council ("Council") is the holder of the resource consent for the use, extension and maintenance of the RLC Wharf and LQ Wharf Head (A129) on and over the bed of Lake Rotorua (Consent RM21-0211-BC.04) ("Consent").

Under the Consent, Council has responsibilities to ensure the structure is adequately maintained in a structurally sound condition. We further note that all parties have obligations under the Health and Safety at Work Act 2015 to address the safety concerns raised in the Report.

Council considers that based on the findings of the Report there are two viable options available;

- (a) A major rebuild of both the RLC Wharf and LQ Wharf Head; or
- (b) The removal of both structures with a potential future replacement with a purpose-built jetty for the Lakeland Queen.

1. Option (a) – Rebuild

As previously discussed Council is not financially or politically in a position to repair or rebuild a new structure on the bed of Lake Rotorua solely for a commercial business. We understand that discussions between you and Cassandra have determined that TAML are also not in the position to fund a new jetty at this present.

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Rotorua Lakes Council is the operating name of Rotorua District Council.

Accordingly in order to proceed with Option A Council would require confirmation from you that you will fund the rebuild and assume responsibility for the work and corresponding health and safety risks.

Council are not at this point intending on retaining the RLC Wharf so this would also need to be factored into any new structure

2. Option (b) – Removal and Possible Future Development

If you are not in position to, or do not wish to a rebuild the LQ Wharf Head in the immediate future, Council considers that removing it together with the RLC Wharf is the safest and most cost effective option available. This option is consistent with the Report's recommendations and will immediately eliminate the safety concerns and risks the existing structures present and the Consent permits Council to do this.

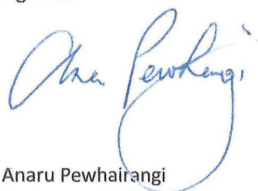
With the other work that is being carried out at the Lakefront, Council currently has the benefit of having existing contractors and heavy equipment at the site which could be used to remove both the RLC Wharf and the LQ Wharf Head in a cost effective and environmentally sensitive way. The equipment however has limited time left at the site and to be able to obtain the benefit of this a decision from you would need to be received by Council no later than 4pm on 6 May 2022 as work could commence as early as next week.

The Consent does not exclude the ability for a future rebuild of a purpose built jetty under the same consent. We have had preliminary discussions with the Chief Executive Officer of Rotorua Economic Development, Andrew Wilson about possible investment options for a new structure at the lakefront for the Lakeland Queen and he has indicated that he would be happy to work with you on exploring these options further.

Council agrees that on the basis that we receive your response in sufficient time to take advantage of the contractors and heavy equipment presently at the site, to meet all costs of the removal of the LQ Wharf Head. You will need to identify and or remove anything on the jetty that you wish to retain. Discussions with the contractors can be held to facilitate this and work in any heavy loads with their equipment if required.

We would appreciate acknowledgement of this letter and your confirmation that you agree to Council carrying out the work to remove the LQ Wharf Head (or otherwise) as early as possible so that we can notify the contractors of any requirements.

Ngā mihi



Anaru Pewhairangi
Deputy Chief Executive, Community Wellbeing