



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

Kaupapataka Agenda

NOTICE OF A MEETING OF COUNCIL

Date: Wednesday 21 October 2026

Time: 9:30 am

Venue: Council Chamber

MEMBERSHIP

Chair

Mayor Tapsell

Members

Deputy Mayor Kai Fong (Deputy Chair)

Cr Barker

Cr Brown

Cr Lee

Cr Wang

Cr Maxwell

Cr Paterson

Cr Raukawa-Tait

Cr Sandford

Cr Temara-Benfell

Quorum

6

**Andrew Moraes
Chief Executive**

NGĀ TUKUNGA HAEPAPA A TE KAUNIHERA
COUNCIL DELEGATIONS

Type of Committee	Governing Body
Subordinate Committees	• Infrastructure Committee • Audit & Risk Committee • Te Arawa 2050 Vision Committee • Chief Executive Performance Review Committee • District Licencing Committee • Dog Control Panel
Legislative Basis	Section 11, Local Government Act 2002 Schedule 7, Clause 32 (1), 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.
Membership	Mayor (Chair) Deputy Mayor (Deputy Chair) All councillors
Quorum	6
Meeting frequency	Monthly
Delegations	Powers Council is prohibited from delegating: • 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.

	Responsibilities retained by Council include: • The power to set and support strategies in measures related to emergency matters. • All the powers, duties and discretions under the Civil Defence Act. • The development and approval of long-term plans, annual plans, bylaws and council policies, through hearings, deliberations and adoption. • The power to make resolutions required to be made by a local authority under the Local Electoral Act 2001. • The power to acquire property in accordance with the Long-term Plan. • The power to carry out disposals in accordance with the Long-term Plan. • All duties in regard to Council-Controlled Organisations, including making and removing appointments, advising on the content of Statements of Expectations and Statements of Intent, and monitoring the financial and non-financial performance of CCO's. • The management of council's planning, monitoring, education and enforcement activities. • The development and approval of district plan reviews and changes. • The development and implementation of economic strategies and frameworks. • The development and implementation of a destination management plan. • The revitalised growth and development of the Central Business District. • The management of district growth and development. • Any decision required by resolution of the local authority, not already delegated.
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 ORDINARY COUNCIL MEETING HELD ON 7 OCTOBER 2026

RECOMMENDATION

- 1. That the minutes of the Ordinary Council Meeting held 7 October 2026 be confirmed as a true and correct record.**

Minutes

Council meeting
held Wednesday 7 October 2026 at 11:00 am
Council Chamber, Rotorua Lakes Council

MEMBERS PRESENT: Mayor Tapsell (Chair)
Deputy Mayor Kai Fong (Deputy Chair), Cr Brown, Cr Lee, Cr Maxwell,
Cr Paterson, Cr Raukawa-Tait, Cr Sandford, Cr Temara-Benfell, Cr Wang
(via Zoom).

APOLOGIES: Cr Barker, Cr Paterson.

IN ATTENDANCE: Paul Hill;
Rahul Sethi.

STAFF PRESENT: A Moraes, Chief Executive;
S Fellows, 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, Acting – Chief Financial Officer;
G Kieck, Manager - Governance, Strategy & Compliance;
I Tiriana, Communications Manager;
N Michael, Executive of Communications – Mayor's Office;
C Litchfield, Corporate Strategy & Compliance Lead;
R Griffith, Governance & Democracy Advisor.

The meeting opened at 10.30am.

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

1 KARAKIA WHAKAPUAKI – OPENING KARAKIA

Cr Maxwell opened the meeting with a Karakia.

2 NGĀ WHAKAPĀHA – APOLOGIES

RESOLVED C 26/10-184

Moved: Cr Brown

Seconded: Cr Maxwell

1. That the apologies from Cr Barker and Cr Paterson be accepted.

CARRIED

3 WHAKAPUAKITANGA WHAIPĀNGA – DECLARATIONS OF INTEREST

None.

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

None.

Cr Paterson arrived at 10.33am.

5 TE WHAKAŪ I NGĀ MENETI – CONFIRMATION OF MINUTES**5.1 MINUTES OF THE ORDINARY COUNCIL MEETING HELD 23 SEPTEMBER 2026****RESOLVED C 26/10-185**

Moved: Cr Raukawa-Tait

Seconded: Cr Temara-Benfell

- 1. That the minutes of the Ordinary Council Meeting held 23 September 2026 be confirmed as a true and correct record.**

CARRIED

6 TE PAPA KŌRERO MŌ TE TŪMATAWHĀNUI – PUBLIC FORUM**6.1 RAHUL SETHI – PARKING IMPLEMENTATION, LEGAL AUTHORITY AND IMPLEMENTATION**

Rahul Sethi spoke at the public forum in regard to Parking Implementation, Legal Authority, and Implementation.

Mr Sethi spoke to a presentation titled “Rotorua Parking Bylaw 7 Slides” (DOC ID: 23259134).

6.2 PAUL HILL – PARKING IMPACT ON CBD BUSINESSES AND CUSTOMERS

Paul Hill spoke to the public forum in regard to Parking Impact on CBD Businesses and Customers.

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 ARRAS-ROTORUA TWINNING CHARTER****RESOLVED C 26/10-186**

Moved: Cr Paterson

Seconded: Cr Brown

1. That the report 'Arras-Rotorua Twinning Charter' be received.

CARRIED

Mayor Tapsell overviewed the report.

RESOLVED C 26/10-187

Moved: Cr Maxwell

Seconded: Cr Paterson

1. Council notes the historical connection between Arras and the Māori Pioneer Battalion soldiers, and continued relationship with Rotorua community and iwi.
2. Council approves the Mayor to sign the Arras Rotorua Twinning Charter on 16 October 2026 during an official ceremony held at Te Puia.
3. Confirms that there is no funding required to support this agreement, and administration and correspondence is expected to be completed through the Office of the Mayor.

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

Against: Nil

CARRIED 10/0

Action Point:

- Following questions from Cr Paterson the Chair requested that reporting on Sister City Relationships be brought to Council.

10.2 EMERGENCY MANAGEMENT (EM) - RECOMMENDATION FOR TRANSITIONAL APPOINTMENT OF LOCAL CONTROLLER AND LOCAL RECOVERY MANAGER**RESOLVED C 26/10-188**

Moved: Deputy Mayor Kai Fong

Seconded: Cr Brown

1. That the report 'Emergency Management (EM) - Recommendation for Transitional Appointment of Local Controller and Local Recovery Manager' be received.

CARRIED

Stavros Michael overviewed the report.

RESOLVED C 26/10-189

Moved: Mayor Tapsell

Seconded: Cr Temara-Benfell

2. That the Council endorse the nomination of Andrew Moraes, Chief Executive, to the appointment of Alternate Local Controller.
3. That Council endorse the nomination of Rajind Seneviratne, Emergency Management Officer, to the appointment of Local Recovery Manager.

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)

The Chair noted that as the only item in confidential was confirming the prior meeting minutes and no amendments were required, the item would be taken in public.

11.1 CONFIDENTIAL MINUTES OF THE ORDINARY COUNCIL MEETING HELD 23 SEPTEMBER 2026**RESOLVED C 26/10-190**

Moved: Cr Brown

Seconded: Mayor Tapsell

1. That the confidential minutes of the Ordinary Council Meeting held 23 September 2026 be confirmed as a true and correct record.

CARRIED

12 TE KARAKIA WHAKAMUTUNGA – CLOSING KARAKIA

Cr Maxwell closed the meeting with a karakia.

The Meeting closed at 11.04am

To be confirmed at the Council meeting on 21 October 2026.

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

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**7.1 PETITION OF RAHUL SETHI - REMOVE ROTORUA'S NEW CBD PARKING RULES****Doc ID: 23256459****Attachments: 1. Petition of Rahul Sethi - Remove Rotorua's New CBD Parking Rules
REDACTED (under separate cover)****1. TE PŪTAKE
PURPOSE**

The purpose of this report is to receive the petition of Rahul Sethi – titled ‘Remove Rotorua’s New CBD Parking Rules.’

The petition reads as follows:

We, the undersigned, strongly oppose the new Rotorua CBD parking rules introduced on 1 July 2026.

The public does not want a parking system that is confusing, unfair, and discourages people from coming into the CBD. Requiring number plate entry, even for free parking, creates unnecessary stress and risks unfair fines for honest mistakes.

These rules are not good for residents, visitors, elderly people, workers, mobility users, customers, or local businesses.

We ask Rotorua Lakes Council to immediately remove these new parking rules and return to a simpler, fairer parking system that supports the Rotorua community and CBD businesses. Rotorua’s CBD should be easy to visit, not harder. We ask Council to listen to the public and reverse these changes.

**HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report ‘Petition of Rahul Sethi - Remove Rotorua's New CBD Parking Rules’ be received.**

8 NGĀ WHAKAMŌHIOTANGA MŌTINI – NOTICES OF MOTION

None.

9 NGĀ TĀPAETANGA – PRESENTATIONS

None.

10 PŪRONGO KAIMAHI – STAFF REPORTS

10.1 CONSIDERATION OF VESTING ARRANGEMENTS FOR WAITOHARURU (TARAWERA LANDING) AND ROTORUA THERMAL HOLIDAY PARK

Prepared by: Rob Pitkethley, Manager - Parks & Open Spaces Manager

Approved by: Alex Wilson, Group Manager Community Experience

Attachments:

1. Waitōharuru (Tarawera Landing) Recreation Reserve.
2. Thermal Holiday Park Lot and Centennial Park Reserve
3. Letter from Department of Conservation, consideration of vesting arrangements

1. TE PŪTAKE PURPOSE

To seek Council's decision on whether to provide consent, as current administering body, to relinquish its vested interests under section 27 of the Reserves Act 1977 for the Waitōharuru (Tarawera Landing) and Rotorua Thermal Holiday Park Recreation Reserve lands, noting the proposal from the Department of Conservation (DOC) that Tūhourangi Tribal Authority and Pukeroa Oruawhata Trust become the respective future administering bodies for these recreation reserve areas.

2. TE TUHINGA WHAKARĀPOPOTOTANGA EXECUTIVE SUMMARY

This report considers whether Rotorua Lakes Council should consent to relinquish its vested administering body interests in two Crown-owned recreation reserve areas: Waitōharuru (Tarawera Landing) Reserve and the Rotorua Thermal Holiday Park part of Centennial Park Reserve. The proposal follows a Department of Conservation request that provides an alternative statutory pathway under section 27 of the Reserves Act 1977 to Council's historic intent to transfer these areas to mana whenua.

For Waitōharuru, the proposal would support the direction confirmed by Council in 2020 that administration of the reserve ultimately sit with Tūhourangi Tribal Authority, while maintaining recreation reserve status and continued public access to existing facilities through the transfer process. For the Rotorua Thermal Holiday Park land, the proposal aligns with Council's 2017 and 2022 direction to progress Ngāti Whakaue/Pukeroa Oruawhata Trust administration of the land without relying on reserve revocation, which DOC has previously advised it could not support.

The proposal would transfer future administering body responsibilities and associated lease revenue away from Council once vesting is cancelled, including the Landing Café lease and the Rotorua Thermal Holiday Park lease. Council would no longer receive the related reserve lease revenue; however, under the Reserves Act, that revenue must be applied to reserve management and public benefit rather than treated as unrestricted income. DOC's proposal to retain the recreation reserve classification through the transfer of administration supports ongoing public access under this classification and Council will continue to service appropriate public assets at Waitōharuru.

The decision is assessed as not significant under Council's Significance and Engagement Policy because this decision of Council gives effect to previous Council decisions.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Consideration of Vesting Arrangements for Waitoharuru (Tarawera Landing) and Rotorua Thermal Holiday Park' be received.
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.
 - (d) Consents to the unification of the area marked "B" on Attachment 2 of the Rotorua Thermal Holiday Park containing memorial trees with the adjoining Centennial Park Reserve by notice in the NZ Gazette, pursuant to Section 52 of the Reserves Act 1977.
 - (e) Consents to the cancellation of the vesting of the part of Centennial Park occupied by the Rotorua Thermal Holiday Park, being Lot 1 DPS 61460, pursuant to Section 27 of the Reserves Act 1977, conditional upon the unification of the area marked "B" on Attachment 2 of the Rotorua Thermal Holiday Park with the adjoining Centennial Park.

**3. TE TĀHUHU
BACKGROUND**

The Waitōharuru (Tarawera Landing) Recreation Reserve and Rotorua Thermal Holiday Park area of the Centennial Park Recreation Reserve occupies Crown-owned recreation reserve lands that are currently vested in Rotorua Lakes Council for administration under the Reserves Act 1977. Council is the administering body, not the landowner.

Waitōharuru (Tarawera Landing) Reserve. (Sec 1 SO 337671, Attachment 1)

In February 2020, Council resolved [SP&F20/2/3] to start the process for transferring ownership of the land under the Tarawera Landing café back to mana whenua, the Tūhourangi Tribal Authority (TTA). The intention was to proceed through a subdivision for the small part of the reserve under the café and seek a reserve revocation for the café footprint. There was not an attempt to seek reserve revocation for the whole recreation reserve because it was known this would be unachievable due to significant public recreational use of the non-café parts of the reserve.

Advice was sought from DOC on an appropriate mechanism to achieve this intention. Several options were explored over the following three years but were considered unobtainable through District Plan subdivision and DOC capacity constraints.

DOC and TTA have continued discussions on this intention and have agreed that a subdivision and reserve revocation is not necessary and the recreation reserve status should remain over the whole reserve. DOC's current proposal (Attachment 3) provides an alternative statutory pathway that relies on section 27 of the Reserves Act 1977, which provides for cancellation of an existing vesting with the consent of the administering body.

The Council resolving to relinquish its vested interests would then result in DOC's subsequent vesting to the Tūhourangi Tribal Authority as the administering body of the reserve and so meet the intention of Council's 2020 resolution. DOC's proposal to retain the recreation reserve status of the area would also maintain public access to the Tarawera Landing public facilities. Public assets on this reserve includes the public toilets, car parks and lakefront landscaping.

Airstream Café and Leisure Solutions Ltd has a ground lease for The Landing Café at Waitōharuru and returned \$11,500 per year. This lease formally expired in December 2023 although it has been holding over while the new wastewater rate levies have been established as part of the Tarawera Wastewater Scheme. A transfer of reserve administration to DOC and subsequently TTA would also include landlord responsibilities for this lease.

Rotorua Thermal Holiday Park, Centennial Park Reserve. (Lot 1 DPS 61460, Attachment 2)

Centennial Park is land gifted for recreation reserve purposes by Ngāti Whakaue as part of the Rotorua Township Agreement.

In October 2017, Council resolved [c17/10/129c] to support a process intended to facilitate the return of the Rotorua Thermal Holiday Park area of Centennial Park Reserve to Ngāti Whakaue through Pukeroa Oruawhata Trust. This area would exclude a section of memorial trees along the western edge of the Rotorua Thermal Holiday Park lot (Area B in Attachment 2) that would be separated prior to the return. RLC, Pukeroa Oruawhata Trust, Waiariki Polytechnic (now Toi Ohomai) and DOC Rotorua all agreed that they would work together to find a pathway to achieve this intended return.

Council in May 2022 then resolved to formally start the process to return this part of the reserve to Ngāti Whakaue through revoking the reserve status of the area under the Rotorua Thermal Holiday Park. The balance of Centennial Park was to remain under the control of the Council as the reserve Administering Body.

A letter was sent to DOC Statutory Land Management in October 2022 notifying them of this intention and requesting their agreement that the land was no longer needed as a recreation reserve. DOC subsequently advised it could not support revocation because they considered the reserve retained high recreational value and was not clearly surplus to Reserves Act purposes. Council then wrote to POT in April 2023 advising that reserve revocation was not possible and a change in vesting or direct negotiation with the Crown might be alternative options to proceed.

DOC's current request now provides a different statutory pathway for Council to consider (Attachment 3). It would allow Council to continue supporting the direction confirmed in 2017 and 2022 towards progressing Ngāti Whakaue/POT administration of the land, while retaining the Recreation Reserve status and avoiding the issue of whether the land is surplus to recreation reserve purposes.

The Rotorua Thermal Holiday Park is currently under lease to Toi Ohomai. The annual lease rate is \$211,000. The Holiday Park Lease was granted for a term of 33 years from 1 July 1994 to 30 June 2027. The lease provides that the Landlord may, at its option, offer the Tenant a further term of 33 years on

the same terms and conditions. Toi Ohomai have signalled to Council that they would like to retain the lease and wrote to Council in March 2025 requesting if an early renewal was possible as they were considering their options for the business, including the possible sale. Council officers confirmed that the lease runs until 30 June 2027 and that Council is not required to decide whether to offer a further 33-year term until the final six months of the lease. Council would not consider an early renewal until it had assessed the available options for the reserve, including ratepayer benefit and alignment with the land's reserve status.

The Section 27 Reserves Act process

Council's decision is whether to approve to relinquish its vested interest as the administering body of these recreation reserves. This is a voluntary process and if Council agrees, the Minister may give effect to that decision by cancelling the vesting through a Gazette notice. On cancellation, the administration of the land would cease to be vested in Council and would revert in the Crown, subject to the trusts affecting the land and to any valid leases, rights and easements existing at the date of reversion.

DOC has identified Tūhourangi Tribal Authority as the proposed future administering body of Waitōharuru (Tarawera Landing) Reserve and Pukeroa Oruawhata Trust as the proposed future administering body of the Lot of the Rotorua Thermal Holiday Park in the Centennial Park Reserve.

The choice of future administering body is a Crown/DOC responsibility; Council's decision is focused on whether to consent to relinquishing its current vested administering body role.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

DOC formally recommends that Council pass resolutions consenting to the relinquishment of its vested administration role in both reserves. It is now a Council decision on how to proceed. Under section 27 of the Reserves Act 1977, the Minister may cancel an existing vesting with the administering body's consent by Gazette notice. On cancellation, each reserve reverts in the Crown subject to valid leases, rights and easements, and DOC assumes administration until the proposed future administering body is appointed or vested through the Crown process.

The background and previous Council decisions remain relevant context and DOC's proposal relies on a new and distinct statutory mechanism. This matter is being brought to the Council to give effect to these previous Council decisions.

Waitōharuru (Tarawera Landing) Reserve.

Statutory purpose and public access: This Reserves Act process proposed by DOC of Council cancelling their vested interest retains the recreation reserve classification over Waitōharuru through the administering body change back to DOC. DOC have acknowledged that retaining the recreation reserve classification through the reversioning to Tūhourangi also best aligns with Tūhourangi long term aspirations, while continuing public access and enjoyment of the reserve. The approach achieves the intended outcome of Council's 2020 decision through a lawful alternative to revocation, which DOC did not support because the land retains significant recreation value.

Lease, assets and Council implications: The Landing Café's lease expired on 31 December 2023 and the occupation continues on a periodic basis. The occupation does not prevent cancellation, the tenant's

consent is not required, and DOC would assume the lessor's rights until a new administering body is appointed or vested. Council would cease to receive rent and hold statutory or operational responsibility from the Gazette date. Any continuing Council interest in the Tarawera Landing toilet block or other services and assets should be documented, including ownership, maintenance, renewal, funding, insurance, access and liability. Council maintaining public assets on areas administered by other parties is relatively common across open spaces particularly with lakeside access points or play areas.

Rotorua Thermal Holiday Park

Statutory purpose and public interests: The proposed process within the Reserves Act maintains the recreation reserve classification over the land through the administering body changes. It gives effect to Council's 2017 direction that responsibility should ultimately sit with Ngāti Whakaue through Pukeroa Oruawhata Trust, using cancellation of vesting rather than the unsuccessful reserve revocation pathway. The existing holiday park lease continues until 30 June 2027, so cancellation would not itself alter current access or use. Area B as shown in Attachment 2, containing the memorial trees and access to Moncur Drive, requires separate protection through registration of the partial surrender documentation and union with Centennial Park under Section 52 of the Reserves Act.

Lease and transition implications: The registered lease to Toi Ohomai would continue without assignment and the tenant's consent is not required. From the Gazette date, DOC would exercise the lessor's rights and Council would no longer receive rent or hold statutory and operational responsibility. Toi Ohomai should be advised of Council's decision and the responsible lessor, while rent, liabilities and responsibilities should be apportioned at the transfer date.

Options

1. Waitōharuru (Tarawera Landing) Reserve

Recommended option — consent to cancellation of Council's vesting.

This option enables DOC to progress Tūhourangi Tribal Authority as the future administering body of the recreation reserve. It is consistent with Council's 2020 direction and DOC's formal recommendation.

Implications

- Council's administering body responsibilities and lessor interest would end from the Gazette date.
- DOC would administer the reserve and exercise the lessor's rights until a new administering body is appointed or vested.
- Lease revenue would be apportioned at the transfer date.
- The Landing Café has been notified of DOC's intention and should receive confirmation of Council's decision and the transition arrangements.
- Any continuing Council services or assets should be documented.

Alternative — do not consent. Council would retain its current statutory, operational and lessor responsibilities. This would not advance the proposed change in administration.

2. Rotorua Thermal Holiday Park

Recommended option — consent to cancellation of Council's vesting, subject to an agreed implementation sequence.

This option enables DOC to progress POT as the future administering body of the recreation reserve. It is consistent with Council's 2017 direction and DOC's formal recommendation.

Implications

- Council's administering body responsibilities, lessor interest and entitlement to rent would end from the Gazette date.
- DOC would administer the reserve and exercise the lessor's rights until POT or another administering body is appointed or vested.
- The existing lease would continue until 30 June 2027.
- Responsibility for the renewal decision and end-of-term improvements must be agreed before the applicable lease deadlines.
- Toi Ohomai has been notified of DOC's intention and should receive confirmation of Council's decision and the agreed transition arrangements; rent, liabilities and responsibilities would be apportioned at the transfer date.

Alternative — do not consent. Council would retain its current statutory, operational and lessor responsibilities and the proposed change in administration would not proceed. Council would also need to determine how Toi Ohomai's request for renewal of the Thermal Holiday Park lease should be considered.

3. Area B of Rotorua Thermal Holiday Park lot — union with Centennial Park
Recommended option — support the union of Area B with Centennial Park.

This option retains the memorial trees and access to Moncur Drive within land administered as part of Centennial Park and gives effect to Council's earlier direction.

Required steps

- Obtain POT's consent as caveator.
- Deposit Land Transfer Plan 559749 and register the Deed of Partial Surrender and Variation of Lease.
- Complete the section 52 process to unite Area B with Centennial Park.
- Confirm whether the Minister's section 52 power has been delegated to Council.

Alternative — do not support the union. Area B would remain within the Holiday Park parcel, leaving the future administration of the memorial trees and access less certain.

Officers recommend that Council approve cancellation of both vestings because the proposals are consistent with the Reserves Act and previous Council direction, and the identified risks can be managed. Approval should be supported by agreed implementation arrangements with DOC and the proposed future administering bodies covering tenant communication, rent and liabilities, Council-owned assets and services, lease responsibilities and deadlines, and, for the Rotorua Thermal Holiday Park, completion of the Area B unification process with Centennial Park in the correct sequence.

5. TE TINO AROMATAWAI
ASSESSMENT OF SIGNIFICANCE

The decisions or matters of this report are not considered significant in accordance with the Council's Significance and Engagement Policy. The recreation reserve classifications of the lands are maintained by the process proposed by DOC.

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

Consultation on this matter is not being undertaken. Retaining the recreation reserve classifications of both areas through this proposed process maintains the ability of the public to use and enjoy the reserves. Council has informed both lease holders of the process proposed by DOC.

7. HE WHAIWHAKAARO CONSIDERATIONS

7.1. Mahere Pūtea Financial/Budget Considerations

Under the Reserves Act, revenue generated from commercial leases on reserves is not treated as unrestricted income and needs to be applied to the management and public benefit of the reserve(s) the administering body is responsible for.

The current lease return value from the Tarawera Café ground lease is valued at \$11,500 per year. This was established before the Tarawera Wastewater Scheme rate was set and so the final lease payment amount has not been concluded. Should the Council relinquish the vesting of the Waitōharuru (Tarawera Landing) Reserve then the rental income from the Tarawera Café would only cease to be paid to Council after the vesting has changed.

Toi Ohomai pays an annual lease fee of \$211,000 per year for the Rotorua Thermal Holiday Park site. The lessee owns all of the improvements on the site and this lease is due to expire at the end of June 2027. Similarly with the relinquishing of the vested interest in this reserve, the revenue under the current lease would cease to be paid to Council at the time the vesting was cancelled.

The total lease revenue gained from all RLC Reserves last financial year was \$1.228m.

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

Council's relinquishing the vesting of its interests in these reserve areas would strongly align with previous Council decisions on returning control of these reserves to mana whenua. It would also support the intent of the Tūhourangi Protocol Agreement and Ngāti Whakaue Gifted Reserves Protocol Agreement that Council has with these Iwi. The decision is also consistent with maintaining public access to these reserves and the overall intent of the Reserve Management Plans.

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

The Council has worked with both Tūhourangi and the Pukeroa Oruawhata Trust for many years on trying to find a mechanism to transfer the ownership of these reserves to mana whenua. It has been discussed in numerous Protocol Committee hui and meetings between RLC, DOC and mana whenua. This current proposal will transfer the administration of the reserves to mana whenua and while not going as far as ownership, will allow Tūhourangi to exercise their aspirations to return to their traditional lands at Tarawera, and strengthen cultural, environmental, economic and social wellbeing. Whilst for POT the re-vesting of the Rotorua Thermal Holiday Park is a step towards Pukeroa Oruawhata's aim to restore ownership and management of their traditional lands and assets.

The Council's vision of "A better Rotorua for all" and LTP outcome of "Mana whenua Aspirations" recognises and supports growing economic and social opportunities for Iwi. There is also a direction in

the Annual Plan for the Council to be a model of partnership and collaboration with Iwi/hapu and whānau Māori. This decision to vest the administration of these sites back to the original landowners supports the aspirations of Council and Mana whenua and the partnership approach of Council.

7.4. Tūraru Risks

Legal advice has been obtained on the process proposed by DOC for the changes to the administering bodies for these reserves and there are no major risks identified that are associated with these decisions.

7.5. Te Whaimana Authority

The Council has the authority to relinquish their vested interest in the reserves described in this paper.

Attachment 1 – Waitōharuru (Tarawera Landing) Recreation Reserve.

A - Department of Conservation (DoC) Scenic reserve.

B - Land returned to Tūhourangi Tribal Authority, as part of the Te Pūmautanga o Te Arawa settlement. Includes the area commonly known as "The Orchard" and the Punaromia Rock Art site.

C - Legal Road. Tarawera Road gives legal and physical access to the reserve, the boat ramp, jetty, wharf, the DoC Scenic reserve and Tūhourangi Land.

D - Lake Tarawera. The bed of Lake Tarawera was returned to Te Arawa and is now managed by the Te Arawa Lakes Trust (TALT)

Attachment 2 – Thermal Holiday Park Lot and Centennial Park Reserve

Area “A” shows Thermal Holiday Park Lot lease area where vesting would change.

Area “B” shows section of memorial trees within Thermal Holiday Park Lot that would be separated off and unified with adjoining Centennial Park.



Attachment 3 – Letter from Department of Conservation, consideration of vesting arrangements.

Andrew Moraes
Chief Executive
Rotorua Lakes Council
Private Bag 3029
Rotorua Mail Centre
Rotorua 3046
New Zealand

31 August 2026

Tēnā koe Andrew

Subject: Consideration of Vesting Arrangements for Waitōharuru and Rotorua Thermal Holiday Park

I write regarding the two recreation reserves currently administered by Rotorua Lakes Council; Waitōharuru-Tarawera Landing Reserve and the site of the Rotorua Thermal Holiday Park- Part of Tihiotonga Centennial Park Recreation Reserve. Both reserves have been subject of discussions between The Department of Conservation (the Department) and Rotorua Lakes Council (the Council) for some time.

We acknowledge the Council has had a longstanding interest in progressing the future administration of the reserves discussed in this letter. We appreciate the constructive and collaborative approach the Council has taken in seeking enduring outcomes for the reserves and the communities they serve.

Following organisational changes within the Department in 2025, including increased statutory capability and support within regional operations, we have been able to revisit several reserve administration matters and assess opportunities for progressing them.

The Department considers there are now clear pathways for addressing the vesting arrangements and establishing governance structures that better reflect the interests, aspirations and capabilities of the parties with a strong connection to Waitōharuru and the Rotorua Thermal Park site.

This approach aligns with the Department's commitment to working in partnership with iwi, local government and communities to ensure reserve land is managed by those best placed to provide for its long-term stewardship and public benefit.

Accordingly, having discussed with relevant parties, the Department recommends that Rotorua Lakes Council consider the actions outlined in this letter to enable the necessary statutory processes to proceed.

Waitōharuru (Tarawera Landing Reserve)



In a letter the Council sent to the DOC Rotorua District Office dated 27 June 2023 (RLC Doc ID:19866673), the Council sought support in principle for a process for vesting the reserve administration with Tūhourangi Tribal Authority (Tūhourangi). This included revoking the recreation reserve status, reclassifying as historic and establishing an interim reserves management committee.

Having now reconsidered the matter and the future management arrangements for the reserve, the Department agrees that vesting the reserve in Tūhourangi represents the most appropriate outcome enabling more control and decision making and recognising the significance of the site to Tūhourangi.

A reclassification as a historic reserve and an interim reserves management committee are not needed. We consider the existing recreation reserve classification best aligns with Tūhourangi long-term aspirations while continuing public access and enjoyment of the reserve. Tūhourangi have established governance capability and experience managing comparable environmental and tourism assets appropriate for an administering body of a reserve.

We recommend the Council proceed with a formal resolution confirming its agreement to relinquish its vested interest and associated responsibilities in respect of the reserve.

Should the Council agree, the Department will progress the statutory process, including formal cancelling of the vesting and administration, in accordance with the Reserves Act 1977.

Site of Rotorua Thermal Holiday Park - Part of Tihiotonga Centennial Park Recreation Reserve (Lot 1 DPS 61460)

We understand that Rotorua Lakes Council may no longer wish to retain its vested role in relation to the Rotorua Thermal Holiday Park land and has considered options regarding the management and administration of the reserve by Pukeroa Oruawhata Trust (Pukeroa Oruawhata), on behalf of Ngāti Whakaue.

The Department supports changes to the administration of the reserve and subsequent vesting to Pukeroa Oruawhata as administering body. We recognise that Pukeroa Oruawhata has well established governance and asset management capabilities, including reserve management, appropriate for an administering body.

We recommend the Council proceed with a formal resolution confirming its agreement to relinquish its vested interest and associated responsibilities in respect of this part of the reserve.

Should the Council agree, the Department will progress the statutory process, including formal cancelling of the vesting and administration in accordance with the Reserves Act 1977.

In summary, the Department recommends that Rotorua Lakes Council pass resolutions consenting to the relinquishment of its vested administration role in respect of both reserves. The Department considers that transferring respective administrative responsibility to the Pukeroa Oruawhata Trust and Tūhourangi Tribal Authority Trust represents the most appropriate long-term management arrangement of the recreation reserves.

It is our intention is to progress the appointment or vesting of the proposed administering bodies as soon as practicable thereafter following approval of cancellation by the Minister of Conservation or delegated authority.

Should Council agree to make the recommended resolutions, I will direct my team to work alongside Council officers to progress the required statutory processes. This will include facilitating the cancellation of the existing vesting arrangements, advancing the necessary approvals and documentation, and progressing the transfer of administration to the proposed new administering bodies.

The Department is committed to maintaining momentum on these workstreams and working collaboratively with Council to achieve timely and enduring outcome for both reserves and all parties.

Nāku noa, nā

A handwritten signature in blue ink, appearing to be 'Jade Kinghazel', with a stylized, flowing script.

Jade Kinghazel
Director Operations
Eastern North Island Region
Department of Conservation
Te Papa Atawhai

10.2 ROTORUA YOUTH COUNCIL END OF YEAR REPORT

Prepared by: Aliyah Teirney-Lambert, Programme Advisor

Approved by: Wiremu Tapara, Manager, Partnerships and Programmes

Attachments: 1. Rotorua Youth Council Terms of Reference (under separate cover)
2. Graduate Profile (under separate cover)

1. TE PŪTAKE PURPOSE

This report reflects on the impact of the 2026 Rotorua Youth Council over the past year and assesses progress against the Youth Council's three key aims of fostering leadership and development, including youth voices in decision-making, and developing governance skills.

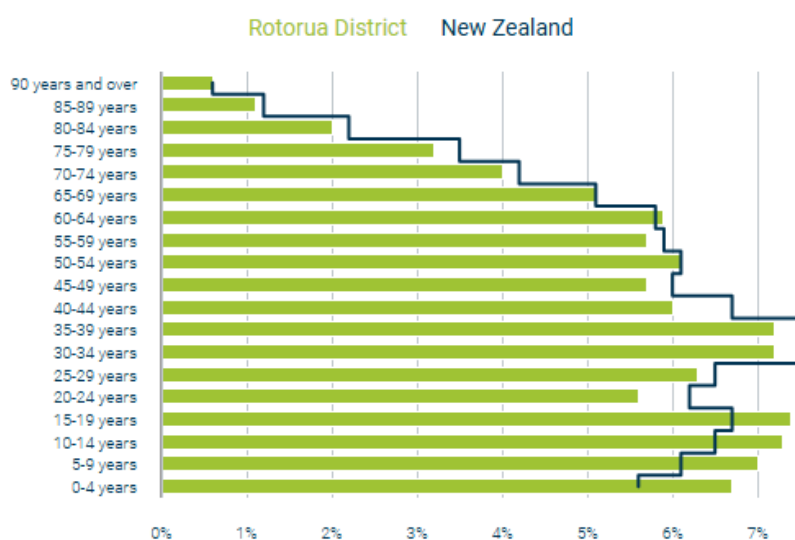
HE TŪTOHUNGA RECOMMENDATION

1. That the report 'Rotorua Youth Council End of Year Report' be received.

2. TE TĀHUHU BACKGROUND

Population by 5-year age group, 2025

% of total, as at 30 June



Rotorua has a significantly youthful population profile compared with New Zealand overall. According to Infometrics, approximately one-third of Rotorua residents are aged under 25, with strong representation in the 10–19-year age groups. This highlights the opportunity to prioritise youth development, education-to-employment pathways, and leadership programmes. However, the decline in population between the 20–24 indicates that attracting and retaining young adults remains an ongoing challenge for the district. In 2023, the decision was made by RLC to re-establish the Rotorua Youth Council to foster youth engagement, amplifying youth voices in decision-making processes, and nurturing the leadership potential of young people within our community.

The Rotorua Youth Council was established with the following purpose:

- To serve as a platform for young people aged 15 to 20, in Rotorua, to actively participate in local governance and decision-making.
- To advocate for youth-related issues, policies, and programmes that benefit the community.
- To foster the personal and leadership development of its members.
- To engage with local government officials and community stakeholders in a collaborative manner to promote positive change in Rotorua.

To achieve this purpose, the Youth Council focuses on three key aims:

- *Include Youth Voices in Decision-Making:* The Youth Council seeks to provide a platform for young people to share their perspectives, ideas, and concerns, ensuring that these voices are heard and considered in formal decision-making at the local level. The Youth Council will be responsible for hosting advisory group meetings to ensure a diverse range of voices and perspectives.
- *Foster Leadership and Development:* Beyond contributing to Council priorities, the Youth Council aims to provide members with valuable leadership opportunities and skills development. Through their involvement, young people will gain the experience and knowledge necessary to become future leaders in their community.
- *Governance Skills Development:* Young people involved in the Youth Council will have the chance to learn about governance, local government processes, and how decisions are made, providing valuable insights and skills that will benefit them in the future.

Supporting these aims is the Youth Councillor Graduate Profile that identifies six capability areas for Youth Councillors to develop during their time at Council: Pukeko Kai Miro (Youth Agency), Ringa Kaunihera (Civic Engager), Hinengaro Arohaehae (Critical Thinker), Raranga Tira (Collaborator), Māngai Nui (Confident Communicator), and Ngākau Kanorau (Champion of Inclusivity).

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

No options or decisions are presented in this report. This section assesses the Youth Council's progress against its three key aims and contribution towards the outcomes of the Ngā Wai o Rotorua Youth Engagement Strategy (2025-2028).



Left Picture: Luke Wilmoth, radio interview to advertise Youth Week. Right Picture: Recovered Water Consultation Session

Fostering Leadership and Development

Activities undertaken this year included:

- The annual Youth Council Wānanga (23-25 January): The wananga built a strong foundation for the year, strengthening leadership confidence, cultural competency, communication skills, and understanding of local government.
- Engaged in discussions on the Welcoming Communities Plan, PARSS, the General Election, and Youth Council positions on local, regional, and national submissions.
- Monthly working group meetings: Included a dedicated skills development session focused on active listening, formal and informal communication, public speaking, and local government, followed by collaborative project work in smaller groups to progress Youth Council initiatives.
- Leadership discussions with Councillor Temara-Benfell and Councillor Wang.
- Event delivery and sponsorship: Raised \$2,629 from Ara Taiohi and Pūtake Nui grants to support Youth Week, developed partnerships and communications skills through coordinating event delivery with staff and community partners, and designed promotional content.

Youth Councillors demonstrated strong progress across the Graduate Profile by taking ownership of projects, working collaboratively with peers, communicating and engaging with stakeholders, creating opportunities for youth participation, overcoming challenges during event delivery, and fostering inclusive environments where diverse young people felt welcome and valued.

Developing these capabilities helps create a pipeline of future community leaders who are equipped to contribute to Rotorua's social, economic, and civic wellbeing.

Include Youth Voices in Decision-Making

Ensuring rangatahi voices are heard and considered in decision-making remained a core purpose of the Youth Council. Throughout the year, Youth Councillors contributed to 11 different local, regional and national consultation processes. This included providing feedback on:

- Recovered Water Project
- Local Water Done Well
- Head Start
- Regional Public Transport Plan
- National Mental Health, Wellbeing and Addiction Strategy

One example was the Sale and Supply of Alcohol (Improving Alcohol Regulation) Amendment Bill process, preparing and presenting a verbal submission to the Parliamentary Select Committee. This provided Youth Councillors with direct experience in national governance process while ensuring Rotorua rangatahi perspectives were represented within a national policy discussion.

Another significant achievement was the partnership established with UN Youth, an opportunity identified by Youth Councillors to connect Rotorua rangatahi with a national youth engagement initiative.

Another significant achievement was the partnership established with United Nations Youth New Zealand, an opportunity identified by Youth Councillors to connect Rotorua rangatahi with a national youth voice and civics initiative. Through this partnership, the Aotearoa Youth Declaration Workshop was delivered in Rotorua in April. Youth Councillors supported promotion of the workshop through their schools, networks, and social media channels. Twenty-six local young people contributed ideas on national issues, which informed the Aotearoa Youth Declaration presented to the Prime Minister by the Children's Commissioner. This partnership created a valuable opportunity for Rotorua rangatahi to contribute to a national conversation.

Beyond formal consultation processes, the Youth Council continued to gather youth and community perspectives through engagement activities. Community activations generated more than 110 responses to an informal survey, providing a high-level sense check of community views while creating opportunities for Youth Councillors to engage directly with residents and support Council engagement objectives. A separate Youth Engagement Survey is currently live, targeting young people aged 12-24 to gather feedback on engagement with both Rotorua Lakes Council and the Youth Council.

Governance Skills Development

The Youth Council continued to provide meaningful opportunities for young people to develop an understanding of governance, civic participation, advocacy, and decision-making.

Throughout the year, Youth Councillors engaged directly with elected members, Council leadership, and external organisations to gain a deeper understanding of how decisions were made and how communities can influence those decisions. Opportunities included discussions with councillors, governance-focused workshops, consultation processes, submission writing, and direct engagement with Council leadership.

Model United Nations was a standout governance development initiative for the year. Thirty-six rangatahi participated, taking on the role of international diplomats and exploring issues relating to global agriculture, urbanisation and sustainable development. Participants were required to research complex topics, analyse evidence, understand different perspectives, negotiate outcomes, and participate in formal debate. The event received an average rating of 4.8 out of 5, with participants highlighting the value of connecting with young people from other schools, exploring global issues, and building confidence in public speaking. Youth Councillors supported on the day and participated in debates alongside attendees.



Picture: Model United Nations

Community Impact and Partnerships

The Youth Council continued to build strong partnerships across Rotorua and create opportunities for rangatahi participation in community life.

Partnerships with organisations including Forest & Bird, the Linton West Care Group, Rotorua Basketball Association, UN Youth NZ, schools, local businesses, and Council teams enabled Youth Councillors to deliver meaningful initiatives for rangatahi and the wider community. As one councillor reflected, “I feel proud to be a part of a team that is able to contribute back to the community in a meaningful way” (Tristan Stewart), highlighting the role these partnerships play in fostering community connection and civic pride.



Left Picture: Community Tree Planting. Right Picture: Youth Talent Quest winners and judges.

These included:

- Community Tree Planting with RLC, Bay of Plenty Regional Council, Forest & Bird, and the Linton West Care Group along the Mangakakahi Stream.
- A 3x3 Basketball Tournament in partnership with the Rotorua Basketball Association, engaging approximately 50 rangatahi and providing the first Youth Council initiative to include participation from Māori-medium students.
- A Youth Talent Quest, where 50 talented rangatahi took to the stage in front of a sold-out crowd of 270, supported by rangatahi MCs and judges. Survey responses from the crowd gave the event 4.48 stars out of 5. “I enjoyed seeing so many youth getting up on stage to share their talent and getting the crowd involved. The whole event was made so fun”.
- Principals Breakfast, where Youth Councillors built relationships with secondary school principals and presented information about the Youth Council programme, resulting in a new engagement opportunity with Te Kura o Te Koutu. This supported increased awareness of and participation in the Youth Council among Māori-medium learners, an area that has been underrepresented since the Youth Council's re-establishment.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

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

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

No consultation has been undertaken in the preparation of this report. In accordance with Council's Significance and Engagement Policy, consultation was not required as this report is for information purposes only and does not seek a decision from Council, propose a change to service levels, or present options for consideration.

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

Total programme expenditure for the year is forecast to be \$20,980, which was funded through the Youth Council operational budget. As detailed below funding from external parties was sourced during the year totalling \$2,629. Therefore, the net position of the Youth Council is \$18,351.

Expenditure was primarily focused on events (\$8,518) and youth leadership development (\$7,172). Youth Council meetings provided structured opportunities for members to develop leadership, governance, communication, decision-making, and project planning skills while contributing to Council initiatives. \$3,602 was invested in the annual Youth Council Wānanga, supporting team building, and leadership development in a dedicated learning environment. Other expenditure supported pōhiri (\$1,960), community engagement (\$1,758), and community promotion (\$599).

During the year, the Youth Council successfully secured \$2,629 in external funding to support the delivery of the Youth Talent Quest. Funding was provided by Pūtake Nui (\$1,709.00) and Ara Taiohi (\$920.00).

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

While young people are not specifically identified as a stakeholder group within the Significance and Engagement Policy, those aged under 25 make up approximately one-third of Rotorua's population and are significant users of Council services, facilities, parks, reserves, and community spaces. As current and future residents, they are also directly affected by many of Council's decisions and long-term investments.

The Long-term Plan 2024-2034 identifies, within the Service Delivery section, Council's role in leading and developing the Youth Council as part of its commitment to creating connected and resilient communities.

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

No specific engagement with tāngata whenua was undertaken for the preparation of this report, as it reports on activities already completed during the year and does not propose any new actions or decisions requiring consultation.

**6.4. Tūraru
Risks**

As this is an information report, no decision-related risks arise. From a governance perspective, the principal risk is that the insights and youth voice captured through the programme not consistently reflected in future planning and engagement, reducing progress towards the Youth Council's key aims and its role as an advocate for youth voice within Council. This is mitigated through ongoing reporting, and established channels between the Youth Council, elected members and Council staff.

**6.5. Te Whaimana
Authority**

The Council has authority to make decisions associated with this report. This paper seeks the report be received by Council.

10.3 PARKING SERVICES SNAPSHOT

Prepared by: Kurt Williams, Principal Advisor - Community Safety & Regulatory Services
Approved by: Jean-Paul Gaston, Group Manager, Destination Development
Attachments: Nil

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to receive an update on the first two months of parking services activities through the attached PowerPoint presentation.

A 'snapshot' of preliminary information will be provided and includes commentary on technology reliability, customer experience, enforcement, survey information, numerous operational metrics, early learnings and outlines several improvement initiatives.

**HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Parking Services Snapshot' be received.**

10.4 ADOPTION OF FACILITIES POLICIES & STRATEGY

Prepared by: Russell George, Manager - Strategic Planning for Infrastructure & Assets

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

Attachments:

1. Draft Facilities Policy (under separate cover)
2. Draft Facilities Strategy (under separate cover)
3. Draft Facilities Divestment Policy (under separate cover)
4. Addendum to Report
5. Revised Draft Facilities Divestment Policy (under separate cover)

1. TE PŪTAKE PURPOSE

The purpose of this report is to seek Council consideration and approval to adopt the Draft Facilities Policy, Draft Facilities Divestment Policy (where appropriate) for consultation as part of the 2027–37 Long-Term Plan (LTP) consultation process, and adoption of the Draft Facilities Strategy.

2. TE TUHINGA WHAKARĀPOPOTOTANGA EXECUTIVE SUMMARY

Rotorua Lakes Council owns and has the responsibility to manage prudently a significant portfolio of facilities. These facilities aim to support the delivery of community, regulatory, governance, recreation, cultural and economic services across the district as have been adopted by Council over a long term of time .

The facilities portfolio includes community halls, Te Aka Mauri, the Aquatic Centre, Rotorua International Stadium, Rotorua Museum, the Energy Events Centre, Sir Howard Morrison Centre, pensioner housing, public toilets, civic facilities and a range of regulatory buildings and land holdings.

The portfolio has never, to date, been subjected to a strategic review to crystallise its primary purposes nor to clearly identify for elected members the financial burden and liabilities arising from its management.

A review of Council's facilities portfolio has identified a number of significant challenges including ageing assets, inconsistent asset information, ambiguous roles and responsibilities, legacy driven deferred maintenance, variable utilisation levels and increasing community affordability pressures. To address these challenges, Council has directed to be developed, a Draft Facilities Policy and Draft Facilities Strategy with a prudent long term horizon similar to its long-term Infrastructure Strategy.

The Draft Facilities Policy aims to establish a consistent and transparent framework for managing the full facilities lifecycle, including acquisition, retention, maintenance, repurposing, upgrading and disposal where applicable. It also aims to clarify the portfolio governance, management responsibilities, and decision-making criteria.

The Draft Facilities Strategy provides a 30-year roadmap for the facilities portfolio and identifies four strategic themes:

- Portfolio performance and management optimisation.
- Transparent decision-making.
- Sound and reliable asset management practices.
- Long term financial liabilities and fiscal sustainability.

Council has also prepared a Draft Facilities Divestment Policy (to be used where applicable) to guide decision-making regarding assets that are not of critical value to the objectives of the Council, no longer required for the provision of Council's critical services, in ensuring a consistent, transparent and strategically aligned approach to the assessment, declaration and potential divestment of surplus Council-owned properties and facilities.

As these documents will influence future service delivery, Council's investment priorities and funding allocation decisions, it is proposed that consultation occur as part of the 2027–37 Long-Term Plan process.

HE TŪTOHUNGA RECOMMENDATION

- 1. That the report 'Adoption of Facilities Policies & Strategy' be received.**
- 2. That the Council adopts the Draft Facilities Policy (Attachment 1) for consultation as supporting information to the 2027–37 Long-Term Plan.**
- 3. That the Council adopts the Draft Facilities Strategy (Attachment 2) as supporting information to the 2027–37 Long-Term Plan.**
- 4. That the Council adopts the Draft Facilities Divestment Policy (Attachment 3) for consultation as supporting information to the 2027–37 Long-Term Plan.**
- 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.**

3. TE TĀHUHU BACKGROUND

Council owns and manages a diverse range of facilities accumulated over a long period of time that support the provision of community services and enable Council to undertake its adopted core functions.

The facilities portfolio currently includes:

- Energy Events Centre.
- i-SITE facilities.
- Sir Howard Morrison Centre.
- Civic Centre.
- Te Aka Mauri (Library and Children's Health Hub).
- Rotorua Museum.
- Energy Events Centre.
- Rotorua International Stadium.
- Aquatic Centre.
- Community halls.
- Public toilets.
- Dog pound.
- Crematorium.
- Recycling Centre.
- Pensioner housing.
- Various commercial and community buildings.
- Freehold land holdings without designations or encumbrances.

Many of these assets are ageing and require increasing levels of investment to maintain reliable service levels and to ensure legislative compliance. A comprehensive review of the facilities portfolio identified several crucial issues:

- Incomplete clarity around ownership and lead agency responsibilities.
- A legacy of reactive rather than prudent, planned asset management.
- Historical deferred maintenance and sub-optimal renewal investment.
- Poor understanding and visibility of the level of future investment requirements.
- Sub-optimal facilities utilisation compared to their current and anticipated costs.
- The geothermal impacts on facilities condition and the reduced life expectancy of assets.
- Significant gaps in asset information and asset condition monitoring systems.
- Clarity on the strategic direction for some facilities.
- Escalating costs and long-term community affordability questions.

To respond to these challenges, staff have prepared a Draft Facilities Policy and Draft Facilities Strategy to establish a consistent and evidence-based approach to facilities management. These plans aim to provide elected members with the necessary evidence-based information and a governance framework through which they can make effective and efficient decisions on the portfolio and necessary on behalf of the ratepayers and the Local Government Act.

4. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Draft Facilities Policy

The Draft Facilities Policy establishes Council's framework for managing facilities throughout their full lifecycle. The policy aims to ensure that:

- Facilities support the Council's adopted strategic objectives and target outcomes.
- Decisions are transparent and fully evidence based.
- Facilities remain fit for their assigned purpose.
- Facilities investment is financially sustainable and fits within the Council's financial prudential strategy.
- Risks are appropriately identified and safely managed.
- Council facilities comply with all relevant legislative/compliance requirements.
- The facilities management practices are consistent and appropriate to the services objectives.

The policy introduces:

Facility Categorisation

Facilities are grouped into five broad categories:

- Critical – Events enabling.
- Critical – Administration support.
- Critical – Regulatory compliance.
- Critical – Community support.
- Non-Critical.

This approach allows Council to apply consistent decision-making processes and allocate maintenance investment regimes across all the asset classes.

Decision-Making Framework

The draft Policy provides a structured facilities assessment framework. Critical facilities are evaluated against criteria including service enablement, long term strategic importance, consideration of cultural and heritage values, utilisation levels, financial demand and performance, and consolidation, repurposing or transfer potential. Non-critical facilities are assessed based on the level of community benefit Council deems appropriate, their return on investment, the current and projected utilisation, and any future optimisation opportunities.

The Policy provides clear guidance regarding the acquisition, retention and maintenance, repurposing and upgrades, and disposal where applicable.

Roles and Responsibilities

The Policy defines the roles and responsibilities for facilities governance, management and decision-making across Elected Members, the Executive Leadership Team, Activity Managers, the Facilities Services Team, the Finance Team, and RotoruaNZ. This addresses one of the key issues identified through stakeholder engagement.

Draft Facilities Strategy

The Draft Facilities Strategy establishes Council's 30-year strategic direction for facilities management. The Strategy is built around four interconnected important themes.

1. Portfolio Optimisation

Council will take a portfolio-wide approach to facilities management, ensuring facilities align with strategic priorities as set by Council, meet and enable service delivery requirements, are appropriately utilised, deliver community overall value, and are effectively monitored for future viability. Facilities will be prioritised and managed according to their importance and performance.

2. Transparent Decision-Making

The Strategy aims to improve clarity and consistency around facilities decisions by defining decision-making processes, clarifying responsibilities, developing service level agreements with the operators, requiring evidence-based business cases to support decision making, and aligning such decisions with Long-Term Plan priorities.

3. Sound Asset Management Practices

The Strategy supports improvements in asset condition assessment, drives and informs planned maintenance, asset renewal planning, asset data collection quality, and overall facilities asset management planning for the life cycle of each asset. Council intends to improve facilities asset management maturity from a basic level to a core level over time.

4. Long Term Financial Sustainability

Financial sustainability is the overarching goal of the Strategy. Key actions include aligning facilities management planning with long term financial planning, understanding true lifecycle costs, optimising facilities utilisation, reviewing commercial returns from leased facilities, developing reliable and sustainable renewal and maintenance programmes, and reducing inefficient reactive expenditure.

The Draft Facilities Strategy contains a programme of improvement initiatives including:

- Adoption of the Facilities Policy and Strategy.
- Prioritisation of importance assessment for all Council facilities.
- Development of facilities service level agreements with the facilities operators.
- Improvement of asset data collection, management and condition information.
- Development of prudent asset renewal programmes.
- Establishment of long-term investment and investment prioritisation planning.
- Review of lease arrangements to reduce the cost burden to the general ratepayer.
- Development of a comprehensive Facilities Asset Management Plans.

These actions will provide a structured pathway towards improved portfolio management and focused efforts towards financial sustainability.

Draft Facilities Divestment (surplus to critical requirements) Policy

The purpose of the Facilities Divestment Policy is to establish a consistent and transparent framework for the assessment, declaration, and potential disposal of Council-owned property and facilities that are surplus to Council's critical functional requirements.

The Policy aims to ensure that all potential facility disposal decisions:

- Support the strategic objectives adopted by Council.
- Deliver best value for money and demonstrate responsible stewardship of ratepayer-funded assets.
- Consider current and anticipated future community needs.
- Meet all legal, statutory, financial, contractual, and governance obligations.
- Are undertaken in a transparent, fair, and accountable manner.

Before a facility or property can be declared surplus to requirements, an assessment shall be undertaken against the guiding criteria established within the Facilities Strategy and associated asset management frameworks. Where practicable, any proposed disposal should be identified, planned, consulted on where required, and approved through the Long-Term Plan or Annual Plan process. Where this is not practicable, a business case must be presented to Council outlining the rationale, options, risks, and implications associated with the proposed disposal.

Prior to any disposal, a comprehensive due diligence process shall be completed. This process will identify any legal interests, encumbrances, statutory requirements, community interests, and other relevant matters affecting the property. The due diligence process must also confirm Council's ability to dispose of the property, evaluate disposal options, and ensure all legal and contractual obligations are appropriately addressed.

Where a property has been declared surplus to Council requirements and all due diligence processes have been completed, Council may dispose of the property through a disposal method approved by Council.

Under this option:

- All statutory obligations, and legal requirements must first be satisfied.
- The disposal method will be selected to achieve the best overall outcome for ratepayers, taking into account financial, strategic, community, and risk considerations.
- The process will be conducted in a transparent, fair, and accountable manner consistent with Council's governance responsibilities.

OPTIONS ANALYSIS - DRAFT FACILITIES POLICIES, DRAFT FACILITIES DIVESTMENT POLICY AND DRAFT FACILITIES STRATEGY FOR LONG-TERM PLAN CONSULTATION

Option 1 – Adopt the Draft Facilities Policies, Draft Facilities Divestment Policy and Draft Facilities Strategy for Long-Term Plan Consultation (Recommended)

Advantages

- Provides legible strategic direction for the facilities portfolio.
- Improves governance and delivery accountability.
- Clarifies relevant roles and responsibilities.
- Supports evidence-based public investment decision making.
- Enables community feedback through the Long-Term Plan process.
- Aligns facilities management planning with future long term funding decisions.
- Supports reliable and consistent financial sustainability.

Disadvantages

- Requires the appropriate resources to support consultation and future implementation.

Option 2 – Continue Without Adopting the Draft Documents

Advantages

- No additional immediate work programme requirements.

Disadvantages

- Ongoing inconsistency in facilities decision-making.
- Reduced ability to prioritise limited resources and investment.
- Continued uncertainty around facility primary ownership and accountability.
- Continued legacy reliance on reactive asset management and sub-optimum outcomes.
- Escalating long term financial risk.

5. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

The proposal is considered to be of moderate significance. The Facilities Policy and Facilities Strategy establish strategic direction rather than authorising specific capital projects, significant service level changes, new property acquisitions, or disposals. However, because the documents will shape future investment and service level decisions, staff consider it appropriate that consultation occur alongside the 2027–37 Long-Term Plan.

This approach:

- Enables integrated consideration of facilities priorities and required funding.
- Avoids duplicate consultation processes.
- Provides a complete picture of Council's future direction on this portfolio.
- Supports informed community feedback.

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

Following Council consideration and approval, staff will:

1. Finalise the Draft Facilities Policies and Draft Facilities Strategy.
2. Include both documents within the 2027–37 Long-Term Plan consultation material.
3. Undertake community engagement through the Long-Term Plan process.
4. Analyse feedback received from submitters.
5. Update the draft documents where appropriate.
6. Present the final Facilities Policy and Facilities Strategy to Council for adoption following Long-Term Plan deliberations.
7. Implement the strategic actions identified within the Facilities Strategy subject to final Council approval.

7. HE WHAIWHAKAARO CONSIDERATIONS

7.1. Mahere Pūtea Financial/Budget Considerations

The Facilities Strategy identifies an estimated facilities replacement value in excess of \$560 million and annual depreciation/renewal costs of approximately \$10 million in addition to approximately \$5.0mil of operations and maintenance. The Strategy does not commit Council to specific expenditure but provides the framework to guide portfolio management and future investment decisions. Consultation costs will be accommodated within the Long-Term Plan consultation budget.

Future operational and capital expenditure requirements will be considered through Long-Term Plan and Annual Plan processes.

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

The Draft Facilities Policy and Draft Facilities Strategy provide a long-term framework for the planning, provision, renewal and management of Council facilities. Together, they support Council's agreed priorities by ensuring facilities are financially sustainable, and strategically targeted.

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

The Facilities Policy and Strategy acknowledge Council's partnership obligations and provide a framework for considering cultural and community outcomes in facilities management planning.

Engagement with Te Tatau o Te Arawa, iwi and hapū will occur through the Long-Term Plan consultation process. The Policy also recognises statutory obligations arising from settlement legislation and Te Ture Whenua Māori Act requirements where relevant.

7.4. Tūraru Risks

The principal risk is that without a coordinated, long-term approach to Council's facilities portfolio, asset condition, financial sustainability and service delivery pressures may increase over time. Adoption of the Policy and Strategy provides a framework to manage these exposures through improved asset information, lifecycle planning, portfolio optimisation and clearer governance oversight.

Key risks and mitigations are outlined below.

Risk	Mitigation
Continued reactive facilities management	Adoption of Policy, Strategy and AMP framework
Asset failure due to deferred renewals	Improved condition assessments and maintenance/renewal planning
Financial sustainability challenges	Portfolio optimisation and lifecycle planning
Lack of role clarity	Defined governance and lead agency operational responsibilities
Community concern regarding future facility decisions	Consultation through the Long-Term Plan process
Non-compliance with legislative obligations	Improved asset information, condition monitoring and compliance programmes

7.5. Te Whaimana Authority

Council has the authority to approve Council policies.

Addendum to Report: Adoption of Facilities Divestment Policy**Purpose of Addendum**

The purpose of this addendum to the “Adoption of Facilities Divestment Policy” report is to update the recommendations and proposed policy provisions to reflect feedback received from Elected Members at a Council Workshop held on 7 October 2026.

Summary of Feedback

Under the Draft Facilities Divestment Policy presented to the September 2026 Council meeting, the application of a ‘Mana Whenua Right of First Refusal’ was proposed as a discretionary consideration by Elected Members on a case-by-case basis when assessing individual divestment business cases.

During the Council Workshop on 7 October 2026, Elected Members discussed the role of mana whenua engagement within the disposal process and expressed majority support for strengthening the policy provisions relating to surplus property disposals.

The key areas of feedback were:

- That a ‘Mana Whenua Right of First Approach’ be incorporated as a standard requirement for Ordinary Surplus Property Disposals prior to properties being offered to the open market.
- That, for Strategic Disposals, the application of a ‘Mana Whenua Right of First Approach’ should be a discretionary decision and be considered by Elected Members on a case-by-case basis, having regard to the circumstances of the disposal and the outcomes sought.

Policy Changes

In response to this feedback, the Draft Facilities Divestment Policy has been revised to:

1. Include a ‘Mana Whenua Right of First Approach’ as part of the process for Ordinary Surplus Property Disposals (clause 9.2).
2. Provide for the consideration of a ‘Mana Whenua Right of First Approach’ on a discretionary basis for Strategic Disposals, where determined appropriate by Council.
3. Replace references to a discretionary ‘Mana Whenua Right of First Refusal’ with the revised ‘Right of First Approach’ where applicable.

The proposed amendments are intended to provide an earlier opportunity for engagement with mana whenua regarding surplus Council facilities and property interests, while retaining Council's ability to consider the strategic implications of higher-value or more significant disposal decisions on a case-by-case basis.

Impact on Recommendations

The recommendations contained in the original report remain unchanged, with the exception that the Facilities Divestment Policy recommended for adoption is the revised version attached to this addendum, which incorporates the amendments outlined above.

Conclusion

The revised Draft Facilities Divestment Policy attached to this addendum reflects the direction and feedback provided by Elected Members at the 7 October 2026 Council Workshop. The amendments strengthen the role of mana whenua engagement within the divestment process while incorporating a Council discretion for strategic disposal decisions. Officers recommend adoption of the revised policy as attached.

Revised Recommendation

1. That the addendum to the report titled "Adoption of Facilities Divestment Policy" be received.
2. That the Council notes that feedback received from Elected Members at the Council Workshop held on 7 October 2026 has been incorporated into the revised Draft Facilities Divestment Policy.
3. That the Council adopts the revised Facilities Divestment Policy (attached), including:
 - the inclusion of a Mana Whenua Right of First Approach as part of the process for Ordinary Surplus Property Disposals; and
 - provision for a Mana Whenua Right of First Approach to be considered by Council on a discretionary, case-by-case basis for Strategic Disposalsfor consultation as supporting information to the 2027-37 Long-Term Plan.
4. That the Council rescinds all previous policies and provisions relating to the divestment of Council-owned facilities, where inconsistent with the adopted Facilities Divestment Policy.
5. That the Council delegates authority to the Chief Executive to make minor amendments to the draft Facilities Divestment Policy 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 Divestment Policy being adopted by Council.

10.5 TUAMAKA MĀORI RELATIONSHIP ADOPTION

Prepared by: Paul Warbrick, Manahautū Te Arawa Hourua

Approved by: Andrew Moraes, Chief Executive

Attachments:

- 1. GHA Māori Relationship Health Check Report (under separate cover)**
- 2. Tuamaka Māori Relationship Framework (under separate cover)**

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to seek Council adoption of the Tuamaka Māori Relationship Framework as the organisation's guiding framework for strengthening relationships, engagement practices, decision-making and partnership approaches with iwi, hapū and hapori Māori (communities).

The framework has been developed as an organisational change initiative designed to improve Council's capability, consistency and maturity in working alongside Māori. It provides a shared understanding of the unique Rotorua landscape and the relationships that exist between Council, iwi and hapū, and wider hapori Māori.

Adoption of the framework will establish a common organisational approach that supports and enhances Council's ability to meet its strategic, legislative and relationship responsibilities, and outcomes for the Rotorua District.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Tuamaka Māori Relationship Adoption' be received.

2. That the Council adopt the Tuamaka Māori Relationship Framework as Council's organisational framework for improving engagement, relationship management, capability and partnership practice with hapū, iwi and hapori Māori

3. That the Council direct the CEO to develop an implementation plan for Council consideration as part of the Long Term Plan.

**2. TE TĀHUHU
BACKGROUND**

Rotorua operates within one of the most significant and complex Māori relationship environments in Aotearoa New Zealand. Council's relationship landscape includes 17 iwi partners, more than 60 hapū, 31 Treaty settlements, a city founded on the Rotorua Township Agreement, and more than 28 formal relationship agreements, protocols and memoranda of understanding. This creates a dynamic network of relationships, rights, responsibilities and expectations that continue to evolve as settlement arrangements mature and Māori aspirations for participation, partnership and development grow.

The complexity of this environment extends beyond the number of organisations and relationships. Iwi authorities, hapū, Māori land entities, post-settlement governance entities, trusts and incorporations often operate under different legislation, governance arrangements, statutory mandates and decision-making processes. These include responsibilities arising from Treaty settlement legislation, Te Ture Whenua Māori Act, resource management legislation, conservation legislation and a range of other legal and statutory instruments. Understanding these differing mandates and how they intersect with Council's own legislative responsibilities is critical to effective engagement, decision-making and partnership practice.

This complexity presents both challenge and opportunity. The Rotorua district is rich in Māori leadership, indigenous knowledge and world view, economic opportunity and partnership potential.

However, successfully operating in this environment requires organisational capacity, capability and relationship maturity to engage effectively, consistently and responsively across a diverse range of Māori interests. A lack of organisational capability, coordination or understanding increases the risk of misunderstanding, delays, relationship breakdowns and escalation of issues into formal disputes.

Beyond Council's statutory and relationship responsibilities, Māori landowners, iwi and hapū continue to make significant contributions to the social, cultural, environmental and economic wellbeing of the Rotorua district. Through their leadership, investment, stewardship and ongoing partnership, Māori landowners and entities contribute to outcomes that benefit the wider community. Iwi and hapū are major landowners, investors, employers and kaitiaki across the district, with interests spanning significant land holdings, lakes, waterways, geothermal and environmental resources that are fundamental to Rotorua's identity, economy and future prosperity.

The Rotorua community continues to benefit from the willingness of iwi and hapū to work alongside Council on shared challenges and opportunities. Residents and visitors enjoy access to many of Rotorua's iconic lakes, recreation opportunities within the internationally recognised Whakarewarewa Forest, and other significant cultural, environmental and recreational assets that contribute to the district's identity and visitor economy. Iwi and hapū also play an important role in enabling the delivery of community infrastructure and services through land access arrangements, collaborative planning, environmental stewardship and partnership approaches to resource management.

In many instances, Council's ability to deliver strategic projects and essential services relies upon constructive relationships with iwi and hapū. Strong relationships support better outcomes for all parties and help create the conditions required to address complex challenges facing the district. This includes collaboration on infrastructure planning and delivery, access to and use of Māori-owned land, resource consent processes, Three Waters infrastructure, environmental restoration initiatives and community development opportunities.

These relationships are not solely a matter of engagement; they are increasingly a strategic enabler of Council's ability to plan, deliver and maintain infrastructure, achieve environmental outcomes, support economic development and respond effectively to the changing needs of the district, and future of Rotorua.

Strengthening Council's capability to work effectively alongside iwi, hapū and hāpori Māori is therefore not only about fulfilling obligations; it is about enabling stronger partnerships that support the long-term success, resilience and prosperity of Rotorua.

Over recent years, Council has invested in strengthening its relationships with iwi, hapū and hapori Māori through dedicated relationship functions, engagement activities and collaborative projects. While many positive relationships have been established, feedback from hapū, iwi and hapori Māori has consistently highlighted expectations for a more coordinated, responsive, and culturally capable organisation, that withstands change and evolves alongside them. The recent Maori Relationship Health Check identified the necessity for and opportunities to improve organisational capability, leadership, consistency and relationship management practices across Council.

Council's current approach relies heavily on individual relationships and pockets of capability rather than a consistent organisation-wide framework. As a result, engagement practices, organisational understanding and relationship management can vary across business units and activities. This creates challenges for both Council and hapū and iwi, while limiting Council's ability to effectively respond to the scale, complexity and pace of engagement required across the district. It can also create unnecessary pressure on Māori landowners, iwi and hapū organisations, who are often required to receive, assess and respond to multiple Council requests, projects and engagement processes simultaneously. Where engagement is not well coordinated, occurs late in decision-making processes, or reflects inconsistent levels of staff understanding and capability, it can contribute to consultation fatigue, competing demands on limited iwi and hapū resources, and reduced opportunities for meaningful participation. Reliance on individual capability also creates organisational risk, reducing consistency, institutional knowledge and continuity, and can impact project delivery, decision-making and the organisation's ability to maintain strong relationships through periods of change.

The Health Check process, together with consistent feedback from Māori landowners hapū and iwi, highlighted that some of RLC's systems, processes, and ways of working have not adapted at the same pace as the changing expectations of these communities. The challenges identified are systemic, reflecting organisational performance, capability, decision-making, and risk management weaknesses rather than relationship issues alone. Experience within Rotorua has shown that when relationships deteriorate or concerns are not addressed early, the consequences can be significant, including litigation, project delays, increased costs, pressure on staff, reputational harm, and reduced trust between Council and Māori communities.

While the full organisational cost of these impacts has not been formally assessed, their effects are evident through project delays, diverted staff and management resources, increased legal and consultancy expenditure, heightened organisational risk, reputational damage, and the opportunity costs associated with deferred or constrained initiatives, all of these are well documented in Council reports and decisions. Strained relationships can also reduce the willingness and ability of iwi, hapū and Māori landowner organisations to partner with Council on shared challenges, co-design solutions, or pursue new opportunities that could deliver broader social, environmental, cultural and economic outcomes for the district.

Importantly, the greatest organisational costs are often not the most visible. Beyond direct legal and project-related expenditure, strained relationships can result in deferred opportunities, slower decision-making, reduced collaboration, increased staff workload, duplication of effort, and a diminished ability to advance shared strategic priorities. Over time, these impacts can materially affect Council's performance, delivery capability, organisational effectiveness, and its ability to achieve strategic and community outcomes.

The framework does not, of itself, establish new statutory obligations, decision-making rights or governance arrangements. Rather, it provides an organisational approach to improving Council's capability and effectiveness in working alongside iwi, hapū and hapori Māori. Should future opportunities for governance, partnership or collaborative arrangements arise, these would be considered separately by Council through the appropriate decision-making processes.

The Tuamaka Māori Relationship Framework has been developed in response to these challenges. It is designed to strengthen Council's capacity and capability to operate effectively within Rotorua's unique environment by establishing a consistent organisational approach to Māori relationships, engagement and partnership practice. The framework provides a common foundation for governance, leadership and staff, enabling Council to better navigate the obligations, expectations and opportunities that arise across the district's diverse Māori landscape while supporting improved outcomes for Māori, Council and the wider Rotorua community.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

Organisational Benefits and Return on Investment

In a district where Māori are major landowners, investors, Treaty partners, environmental stewards, statutory stakeholders and community leaders, Council's ability to work effectively alongside iwi, hapū and hapori Māori is not a discretionary capability. It is a core organisational capability that directly influences project delivery, risk management, statutory compliance, community trust and the achievement of strategic outcomes.

While the Tuamaka Māori Relationship Framework does not require significant immediate financial investment, it is expected to deliver organisational value through improved project delivery, stronger relationships, reduced risk and more effective decision-making.

The framework provides a structured approach to strengthening Council's organisational capability to engage with iwi, hapū and hapori Māori. This is expected to reduce the likelihood of disputes, delays, rework and escalation into formal processes, while contributing to more efficient project planning and delivery, earlier identification of issues, stronger community support, and reduced legal, consultancy and staff costs associated with relationship breakdowns.

The framework is also expected to create value by improving organisational consistency, increasing staff confidence and capability, strengthening governance oversight, and supporting more effective collaboration with Māori partners on matters of shared interest.

While many of these benefits are difficult to quantify directly, the costs associated with poor engagement can be significant and are often reflected in project delays, increased expenditure, reputational impacts, reduced trust, duplicated effort and missed opportunities to work collaboratively on shared district priorities. The greatest organisational costs are often those that are least visible, including delayed decision-making, diverted staff resources, reduced collaboration and the loss of strategic opportunities.

Strong relationships with Māori also support Council's ability to work effectively alongside some of the district's most significant landowners, investors and kaitiaki. Iwi and hapū maintain substantial ownership and formalised interests in lands, lakes, waterways and natural resources that are fundamental to Rotorua's environmental health, cultural identity and economic prosperity. Through Treaty settlements, long-standing stewardship and ongoing investment, iwi continue to make significant contributions to the district and, at the request of Council, regularly partner with Council to address shared challenges and opportunities. Strengthening Council's capability to work alongside iwi and hapū therefore supports not only relationship outcomes, but also Council's ability to achieve broader social, environmental, cultural and economic outcomes for Rotorua.

The framework should therefore be viewed as an investment in organisational effectiveness, risk management and the long-term delivery of community outcomes.

What Success Looks Like

If successfully implemented, the Tuamaka Māori Relationship Framework will result in a more coordinated, capable and consistent organisation in its engagement and relationships with iwi, hapū and hapori Māori.

Staff and elected members will have greater confidence in understanding when, how and why engagement should occur, supported by shared organisational expectations and practices. Hapu, iwi and hapori Maori will experience a Council that is more responsive, predictable and consistent in its interactions regardless of which part of the organisation they are working with.

Over time, Council should expect to see stronger relationships, earlier identification and resolution of issues, fewer matters escalating into formal disputes, improved project and programme delivery, increased organisational capability and greater opportunities to work collaboratively with Māori to achieve community outcomes.

The framework's success will ultimately be reflected in Council's ability to achieve better outcomes through stronger relationships rather than managing the consequences of weaker ones.

Option One: Adopt Tuamaka Maori Relationship Strategy

Adoption of the Tuamaka Māori Relationship Framework is the preferred option because it provides a structured and proactive approach to improving organisational capability, resourcing, reducing risk and strengthening Council's ability to work effectively with iwi, hapū and hapori Māori.

The framework supports better project delivery, more consistent engagement practices, improved staff capability and stronger organisational resilience. It also positions Council to respond more effectively to Rotorua's evolving relationship environment and maximise opportunities for collaboration that contribute to the district's wellbeing and future.

The expected return on investment is realised through improved organisational performance, reduced risk exposure, enhanced relationship outcomes and increased ability to deliver strategic priorities and community outcomes.

Under this option, Council formally adopts the framework as the organisation's approach to hapu, iwi and hapori Maori relationships and engagement.

Benefits include:

- A central approach and plan that will guide Governance and Operations on the internal changes to be better.
- Mitigation response to current risks.
- Improved staff capability and confidence.
- Clearer pathways for engagement and collaboration.
- Better alignment with Council's strategic commitments.
- Enhanced organisational maturity and cultural capability.

The framework creates a foundation for continuous improvement while allowing implementation to occur progressively over time.

Option Two: Maintain Current Practice

Maintaining the status quo is likely to perpetuate existing organisational risks, including inconsistent engagement practices, reduced organisational capability, potential project delays, increased dispute risk and the loss of opportunities to work collaboratively with Māori on shared district outcomes. Under this option, Council would continue operating without a formally adopted relationship strategy.

While relationships continue, there would remain:

- Current Risk profile remains status quo; High to medium
- Inconsistent engagement practices across the organisation.
- Limited Organisational capacity, capability and Organisational understanding.
- Reduced opportunity to embed best practice organisationally.
- Risk of missed opportunities to strengthen relationships and outcomes for Māori and the community.

This option is not recommended.

Preferred Option

Adoption of the Tuamaka Māori Relationship Framework is the preferred option because it provides a structured and deliberate approach to improving organisational performance while strengthening relationships that are critical to achieving community outcomes. **Organisational Benefits and Return on Investment**

In a district where Māori are major landowners, investors, Crown Treaty partners, environmental stewards, statutory stakeholders and community leaders, Council's ability to work effectively alongside iwi, hapū and hapori Māori is not a discretionary capability. It is a core organisational capability that directly influences project delivery, risk management, statutory compliance, community trust and the achievement of strategic outcomes.

While the Tuamaka Māori Relationship Framework does not require significant immediate financial investment, it is expected to deliver organisational value through improved project delivery, stronger relationships, reduced risk and more effective decision-making.

The framework provides a structured approach to strengthening Council's organisational capability to engage with iwi, hapū and hapori Māori. This is expected to reduce the likelihood of disputes, delays, rework and escalation into formal processes, while contributing to more efficient project planning and delivery, earlier identification of issues, stronger community support, and reduced legal, consultancy and staff costs associated with relationship breakdowns.

The framework is also expected to create value by improving organisational consistency, increasing staff confidence and capability, strengthening governance oversight, and supporting more effective collaboration with Māori partners on matters of shared interest.

While many of these benefits are difficult to quantify directly, the costs associated with poor engagement can be significant and are often reflected in project delays, increased expenditure, reputational impacts, reduced trust, duplicated effort and missed opportunities to work collaboratively on shared district priorities. The greatest organisational costs are often those that are least visible, including delayed decision-making, diverted staff resources, reduced collaboration and the loss of strategic opportunities.

Strong relationships with Māori also support Council's ability to work effectively alongside some of the district's most significant landowners, investors and kaitiaki. Māori landowners, iwi and hapū maintain substantial ownership and formalised interests in lands, lakes, waterways and natural resources that are fundamental to Rotorua's environmental health, cultural identity and economic prosperity.

Through Treaty settlements, long-standing stewardship and ongoing investment, Māori landowners, iwi and hapū continue to make significant contributions to the district and, at the request of Council, regularly partner with Council to address shared challenges and opportunities. Strengthening Council's capability to work alongside iwi and hapū therefore supports not only relationship outcomes, but also Council's ability to achieve broader social, environmental, cultural and economic outcomes for Rotorua.

The framework should therefore be viewed as a mechanism for strengthening organisational effectiveness, improving risk management, and supporting the long-term delivery of community outcomes

What Success Looks Like

If successfully implemented, the Tuamaka Māori Relationship Framework will result in a more coordinated, capable and consistent organisation in its engagement and relationships with iwi, hapū and hapori Māori.

Staff and elected members will have greater confidence in understanding when, how and why engagement should occur, supported by shared organisational expectations and practices. Hapū, iwi and hapori Maori will experience a Council that is more responsive, predictable and consistent in its interactions regardless of which part of the organisation they are working with.

Over time, Council should expect to see stronger relationships, earlier identification and resolution of issues, fewer matters escalating into formal disputes, improved project and programme delivery, increased organisational capability and greater opportunities to work collaboratively with Māori to achieve community outcomes.

The framework's success will ultimately be reflected in Council's ability to achieve better outcomes through stronger relationships rather than managing the consequences of weaker ones.

Option One: Adopt Tuamaka Maori Relationship Strategy

Adoption of the Tuamaka Māori Relationship Framework is the preferred option because it provides a structured and proactive approach to improving organisational capability, resourcing, reducing risk and strengthening Council's ability to work effectively with iwi, hapū and hapori Māori.

The framework supports better project delivery, more consistent engagement practices, improved staff capability and stronger organisational resilience. It also positions Council to respond more effectively to Rotorua's evolving relationship environment and maximise opportunities for collaboration that contribute to the district's wellbeing and future.

The expected return on investment is realised through improved organisational performance, reduced risk exposure, enhanced relationship outcomes and increased ability to deliver strategic priorities and community outcomes.

Under this option, Council formally adopts the framework as the organisation's approach to hapū, iwi and hapori Maori relationships and engagement.

Benefits include:

- A central approach and plan that will guide Governance and Operations on the internal changes to be better.
- Mitigation response to current risks.
- Improved staff capability and confidence.
- Clearer pathways for engagement and collaboration.
- Better alignment with Council's strategic commitments.
- Enhanced organisational maturity and cultural capability.

The framework creates a foundation for continuous improvement while allowing implementation to occur progressively over time.

Option Two: Maintain Current Practice

Maintaining the status quo is likely to perpetuate existing organisational risks, including inconsistent engagement practices, reduced organisational capability, potential project delays, increased dispute risk and the loss of opportunities to work collaboratively with Māori on shared district outcomes. Under this option, Council would continue operating without a formally adopted relationship strategy.

While relationships continue, there would remain:

- Current Risk profile remains status quo; High to medium
- Inconsistent engagement practices across the organisation.
- Limited Organisational capacity, capability and Organisational understanding.
- Reduced opportunity to embed best practice organisationally.
- Risk of missed opportunities to strengthen relationships and outcomes for Māori and the community.

This option is not recommended.

Preferred Option

Adoption of the Tuamaka Māori Relationship Framework is the preferred option because it provides a structured and deliberate approach to improving organisational performance while strengthening relationships that are critical to achieving community outcomes.

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.

The report seeks adoption of an organisational framework that guides internal behaviours, capability development and relationship practices. It does not commit Council to significant expenditure, alter service levels or transfer ownership or control of strategic assets.

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

Consultation on this matter has not been undertaken as the proposal relates primarily to an internal organisational framework and does not directly alter service delivery levels or create new regulatory obligations. Development of the framework has been informed through ongoing engagement, operational experience and relationship-building activities and the Relationship health Check (GHA) undertaken with hapū, iwi and hapori Māori across the district.

The framework reflects collective insights gained through these relationships and incorporates lessons learned from Council's engagement experiences.

Should the framework be adopted, staff will communicate its purpose and expectations internally, and then to our Hapū and Iwi Entities, and will continue to work collaboratively as implementation progresses.

And, where applicable, Staff will undertake additional engagement and thorough research to ensure compliance with our Engagement and Relationship responsibilities.

6. HE WHAIWHAKAARO CONSIDERATIONS

The Tuamaka Māori Relationship Framework is intended to support organisational excellence by embedding a consistent and relationship-focused approach throughout Council. Implementation will require leadership commitment, strategic settings, resourcing and staff capability development and integration into existing business processes. Adoption represents the beginning of an ongoing improvement journey rather than a standalone initiative.

The framework is intended to move responsibility for effective Māori engagement from a specialist function to an organisation-wide capability and accountability mode.

6.1. Mahere Pūtea Financial/Budget Considerations

The adoption of the framework has no financial implications in the current financial year. Any financial implications associated with implementation will be subject to consideration and approval through the Long-term Plan process.

Future capability-building initiatives, training, system and process improvements or implementation activities requiring additional funding will be considered through normal business planning and budgeting processes.

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

The Tuamaka Māori Relationship Framework supports Council's strategic direction and commitment to strengthening relationships with Māori.

The framework contributes to Council's ongoing efforts to improve organisational capability, responsiveness and partnership approaches.

Adoption of the framework is consistent with existing strategies, plans and commitments that recognise the importance of meaningful engagement and collaboration with iwi, hapū and hapori Māori.

The framework will help guide future policy development, programme delivery and organisational decision-making.

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

While primarily an internal organisational framework, the proposal is expected to improve the quality, consistency and effectiveness of Council's relationships with hapū, iwi and hapori Māori, resulting in improved engagement experiences and supporting stronger outcomes for the wider Rotorua community

The framework recognises the unique position of iwi, hapū and hapori Māori within Rotorua and seeks to improve the quality, consistency and effectiveness of Council's relationships with Māori.

Adoption of the framework will support stronger engagement practices, greater organisational understanding and improved opportunities for collaboration.

The framework aligns with the aspirations of Te Arawa Vision 2050 by supporting stronger partnerships, increased participation and improved outcomes for current and future generations.

6.4. Tūraru Risks

There are no significant risks associated with the decision to adopt the framework itself. The primary risks relate to implementation and the organisation's ability to embed the framework into business practices over time.

Key implementation risks include:

- Insufficient organisational commitment and resourcing.
- Inconsistent uptake across business units.
- Failure to achieve intended capability improvements.
- Hapū and iwi expectations increasing faster than organisational capacity.

These risks can be mitigated through leadership oversight, clear implementation planning, capability development initiatives and regular progress reporting.

By comparison, the risk of maintaining current practice includes continued inconsistency in engagement approaches, increased likelihood of relationship strain, reduced organisational capability, project delays and escalation of matters into formal dispute processes.

There are no major risks associated with the decisions or matters in this paper. The primary risks associated with this proposal relate to implementation rather than adoption.

6.5. Te Whaimana Authority

The Council has the authority to adopt the Strategy.

10.6 TE ARAWA 2050 VISION COMMITTEE TERMS OF REFERENCE AMENDMENT

- Prepared by:** Robert Griffith, Governance and Democracy Advisor
- Approved by:** Greg Kieck, Manager, Governance, Strategy & Compliance
- Attachments:**
1. **CURRENT Te Arawa 2050 Vision Committee Terms of Reference (under separate cover)**
 2. **PROPOSED Te Arawa 2050 Vision Committee Terms of Reference (under separate cover)**

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to recommend that Council amend the delegations for the Te Arawa 2050 Vision Committee.

**HE TŪTOHUNGA
RECOMMENDATION**

1. **That the report 'Te Arawa 2050 Vision Committee Terms of Reference Amendment' be received.**
2. **That the Council adopt the amended terms of reference for the Te Arawa 2050 Vision Committee (Attachment 2).**

**2. TE TĀHUHU
BACKGROUND**

The terms of reference of a decision-making body often contains several elements that comprise the decision-making body. In the context of Council this includes membership, quorum, purpose, and delegations – all of which have ties to requirements set out in Standing Orders (SO) and the Local Government Act 2002 (LGA).

On the 26th of November 2025 Council noted the terms of reference for several decision-making bodies of council. These bodies were established by the Mayor under the powers of the Mayor, S41A(3) LGA.

On the 26th of November 2025 the Council also resolved to delegate decision-making powers (delegations) to the very same decision-making bodies, Sch 7 Cl32 LGA. At that meeting Council was provided background information on:

- establishing decision-making bodies;
- the different forms decision-making bodies may take; and
- delegated authority in relation to decision-making bodies.

That report is available on [page 32 of the 26th November 2025 Council agenda](#). Typically, the establishment of the decision-making bodies – as occurred on the 26th of November 2025 – would be referred to as Council's "Governance Structure."

One such body formed by Council on the 26th of November 2025, was the Te Arawa 2050 Vision Committee.

In a statutory context, Council has the power to reconstitute a committee with an updated terms of reference, or delegations through a resolution of Council, Schedule 7, S30(5a) LGA.

Following workshopping between Te Tatau o Te Arawa and Council officers, including discussion between members of the committee at the meeting on the 22nd of July 2026, officers' advice is that an amendment to the delegation will assist the committee to finalise its key projects for the triennium. A resolution of Council is required for these to take effect.

3. TE MATAPAKI ME NGĀ KŌWHIRINGA DISCUSSION AND OPTIONS

The only two amendments to the terms of reference reflect a change in one of the purposes of the committee, and one of the delegations, that the committees agreed projects should intersect the community outcomes of council, and the Te Arawa 2050 Vision.

For clarity, the current terms of reference (attachment 1) states:

Purpose – *Seek to facilitate meaningful engagement, and effective implementation of initiatives that align with the strategic goals outlined in the Te Arawa 2050 Vision where they align with the **work programme** of Rotorua Lakes Council.*

Delegations – *Ensure the Key Projects fit within the intersect (overlap) of the Te Arawa 2050 Vision and the **work programme** of the Rotorua Lakes Council.*

The recommended amendment to the terms of reference (attachment 2) states:

Purpose – *See to facilitate meaningful engagement, and effective implementation of initiatives that align with the strategic goals outlined in the Te Arawa 2050 Vision where they align with the **community outcomes** of Rotorua Lakes Council.*

Delegations – *Ensure the Key Projects fit within the intersect (overlap) of the Te Arawa 2050 Vision and the **community outcomes** of the Rotorua Lakes Council.*

The Council may adopt, amend, or not adopt the recommended terms of reference.

Should Council adopt the recommended terms of reference this will be applied to the Committee going forward. No recommendation to revoke the prior decision of Council is required, as this decision will be considered as a reconstitution of the committee with an amended terms of reference.

Council may amend the recommended terms of reference, in this instance the same outcome as per above will apply, simply with a different terms of reference for the committee.

Should Council choose not to adopt the recommended terms of reference, the Committee will continue to operate under the already adopted terms of reference by Council on the 26th of November 2025.

4. TE TINO AROMATAWAI ASSESSMENT OF SIGNIFICANCE

Council decision-making bodies, and decisions regarding their structure, does not meet the threshold of significance as per the Council's Significance and Engagement Policy. This is to say the decision does not require a consultative process.

The governance structure of council plays a significant role in council achieving its purposes as set out in Section 10 of the LGA.

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

No community input has been sought in relation to this decision, as the decision is: not significant as per the Council's Significance and Engagement policy; and falls within the powers of the Mayor, Council and the Committee.

The decisions (Agenda, Minutes and Livestream) of Council and the Te Arawa 2050 Vision Committee meetings relevant to this report are publicly available on Council's website here - [Meetings & Livestream - Rotorua Lakes Council](#).

6. HE WHAIWHAKAARO CONSIDERATIONS

6.1. Mahere Pūtea Financial/Budget Considerations

Adopting the recommended terms of reference, as a standalone decision, does not impact budgets currently approved in the Long-term Plan 2024/2034.

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

Other than the Sections of the LGA already referenced in this report, there are no other relevant implications with council plans or policies that need to be considered in conjunction with the decisions of this report

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

The decisions of this report, do not require a tāngata whenua impact assessment.

As council's governance structure contributes to the achievement of the purposes of Local Government set out in Section 10 of the LGA – it is important to consider the impact of this decision in relation to contribution to decision-making by Māori, S14 (1d) & S81 LGA.

**6.4. Tūraru
Risks**

Should council choose to amend or not adopt the recommended terms of reference for the Committee this may undermine the progress of the Committee which may lead to reputational risk.

**6.5. Te Whaimana
Authority**

Council has the ability to amend a committee's terms of reference, including where that committee has been established by the Mayor and had decision-making authority delegated to it by Council, S41A(4) LGA & Sch 7 Cl30(5) LGA.

11 HE WHAKATAUNGA KIA HURI ATU TE ARONGA O TE HUI KI TE HUI TŪMATAITI – 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 - Receipt of the Recommended Annual Performance and Remuneration Review for the Financial Year 2026	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons	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
11.2 - Rotorua Courthouse Development	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

11.3 - Litigation Report	s7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege	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 - Prince's Arches Repair	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	11.1 – Making the report publicly available would breach an individuals’ right to privacy. 11.2 – The report contains commercially sensitive information that relates to ongoing negotiations, making the information publicly available will impact the council’s and other entities ability to carry out the project. 11.3 – the report contains legally sensitive information related to past, ongoing and future legal cases involving council. 11.4 - 11.2 – The report contains commercially sensitive information that relates to ongoing negotiations, making the information publicly available will impact the council’s ability to carry out the project.	
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.		

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