

10.6 CONFIDENTIAL ITEMS TO BE RELEASED FOR THE PERIOD JANUARY 2026 - MAY 2026

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Approved by: Greg Kieck, Manager, Governance, Strategy & Compliance
Attachments: Nil

**1. TE PŪTAKE
PURPOSE**

The purpose of this report is to provide Council with an update on confidential items which can now be released for the period 1 January 2026 to 31 May 2026.

**HE TŪTOHUNGA
RECOMMENDATION**

1. That the report 'Confidential Items to be released for the period January 2026 - May 2026' be received.

**2. TE TĀHUHU
BACKGROUND**

Council's Standing Orders, Clause 18.5 'Release of information from public excluded' states:

"A local authority may provide for the release to the public of information which has been considered during the public excluded part of a meeting.

Each public excluded meeting must consider and agree by resolution, what, if any, information will be released to the public. In addition, the Chief Executive may release information which has been considered at a meeting from which the public has been excluded where it is determined the grounds to withhold the information no longer exists."

**3. HE WHAKARAPOPOTOTANGA O NGĀ WHAKATAUNGA MATATAPO KUA PUTAINA
SUMMARY OF CONFIDENTIAL DECISION RELEASED**

ITEM NO.	ITEM	MEETING
3.1	Appointment of board members of the Mountain Bike Events Ltd	Council Meeting 10 December 2025
3.2	Request to support reallocation of Crown Deed Funding to Te Arawa Lakes Trust (TALT)	Council Meeting 18 March 2026

3.3	Rotorua District Licensing Committee List Member and Chairperson Appointments	Council Meeting 25 March 2026
3.4	Recommendations on Tenancy/Property Management and Potential Redevelopment of the Pensioner Housing Portfolio	Council Meeting 23 July 2025
3.5	Wastewater Treatment Plant Asset Disposal	Audit and Risk Meeting 18 June 2025
3.6	Appointment of Independent Chair of Audit & Risk Committee	Council Meeting 18 February 2026

3.1 APPOINTMENT OF BOARD MEMBERS OF THE MOUNTAIN BIKE EVENTS LTD**RESOLVED C 25/12-229****Moved:** Deputy Mayor Kai Fong**Seconded:** Cr Brown

1. That the report 'Appointment of Board Members of the Mountain Bike Events Ltd' be received.

CARRIED**RESOLVED C 25/12-230****Moved:** Deputy Mayor Kai Fong**Seconded:** Cr Brown

2. That the Council appoint Grant Butterworth to fill the urgent vacancy of the Mountain Bike Events Ltd board.
3. That this report not be made publicly available.

AND

4. That the minutes relating to this item be made publicly available following notification to the Company and the candidates.

CARRIED**3.2 REQUEST TO SUPPORT REALLOCATION OF CORWN DEED FUNDING TO TE ARAWA LAKES TRUST (TALT)****RESOLVED C 26/03-042****Moved:** Cr Sandford**Seconded:** Cr Barker

1. That the report 'Request to support Reallocation of Crown Deed Funding to Te Arawa Lakes Trust (TALT)' be received.

CARRIED

Paul Warbrick and Michelle Hingston overviewed the report.

Cr Lee moved a procedural motion to lay the discussion on the table until the next Council meeting on 25 March 2026. There was no seconder for the procedural motion.

Cr Temara-Benfell moved and Cr Paterson seconded the recommended motion.

RESOLVED C 26/03-043

Moved: Cr Temara-Benfell

Seconded: Cr Paterson

2. That the Council supports, in principle, the reduction of \$2 million in BOPRC's Crown Deed funding allocation under the Funding Deed, and this amount to be reallocated to Te Arawa Lakes Trust (TALT) under the funding Deed as requested by Te Arawa Lakes Trust.
 3. That the Council authorises the Mayor to sign the attached letter to the Minister for the Environment on behalf of Rotorua Lakes Council.
 4. That Council authorizes the Chief Executive to negotiate a funding Deed Variation for approval by Rotorua Te Arawa Lakes Strategy Group (RTALSG)
 5. That this report not be made publicly.
- AND
6. That the minutes relating to this item be made publicly available after the funding deed letter has been signed by Rotorua Te Arawa Lakes Strategy Group (RTALSG).

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

Against: Cr Lee

CARRIED 10/1

3.3 ROTORUA DISTRICT LICENSING COMMITTEE LIST MEMBER AND CHAIRPERSON APPOINTMENTS

RESOLVED C 26/03-046

Moved: Cr Temara-Benfell

Seconded: Cr Wang

1. That the report 'Rotorua District Licensing Committee List Member and Chairperson Appointments' be received.

CARRIED

Greg Kieck and Pauline Burgess overviewed the report.

The Chair noted that:

- Cr Sandford does not have a conflict of interest for this item and referred to the section of the report that explains that a Councillor can be appointed as a Chair of the District Licensing Committee under the provisions of the Act.
- Cr Sandford stepped away as his CV was being discussed at the meeting.

RESOLVED C 26/03-047

Moved: Cr Temara-Benfell

Seconded: Cr Wang

2. That the Council resolves to appoint the following individuals as:

(a) District Licensing Committee list members, each for a term of up to five years, pursuant to section 192 of the Sale and Supply of Alcohol Act 2012:

- Mike Keefe
- Danielle Caudwell
- Tachina Rereti
- Ben Sandford
- Hinemoa Awatere
- Tamarapa Lloyd

(b) Chairpersons of the District Licensing Committee, pursuant to section 189 of the Sale and Supply of Alcohol Act 2012, in addition to the existing Chair, Ana Morrison:

- Ben Sandford
- Tamarapa Lloyd

3. That this report not be made publicly available on account of the personal details that are included.

AND

4. That the minutes relating to this item be made publicly available with personal information redacted following the appointees being notified.

CARRIED

3.4 RECOMMENDATIONS ON TENANCY/PROPERTY MANAGEMENT AND POTENTIAL REDEVELOPEMENT OF THE PENSIONER HOUSING PORTFOLIO

RESOLVED C 25/07-162

Moved: Cr O'Brien

Seconded: Cr Waru

1. That the report 'Recommendations on tenancy/property management and potential redevelopment of the Pensioner Housing Portfolio' be received.

CARRIED

Jean-Paul Gaston and Stephanie Kelly overviewed the report and spoke to a presentation titled “Pensioner Housing” (ECM - 2144404).

RECOMMENDATION

2. That Council authorises the Chief Executive to negotiate and enter into a Property Services Agreement to commence no earlier than 1 September 2025, with Emerge Aotearoa Housing Trust for the management of the Pensioner Housing Portfolio.
3. That the Council resolves to increase the weekly rental for the pensioner housing units to a market rent from 1 February 2026, as assessed by a current rental valuation from a registered valuer, on the basis that tenants solely reliant on New Zealand Superannuation will be no worse off financially for two years.
4. That the Council notes that the Emerge Aotearoa Housing Trust will work with tenants on an individual basis to ensure that they are able to access the maximum entitled government benefits.
5. That the Council approves an amendment to the Pensioner Housing Policy to reflect that the Pensioner Housing Portfolio will be managed by a registered and experienced Community Housing Provider.
6. That the Council continue to make provision for capital upgrades to the Pensioner Housing Portfolio in accordance with committed budgets included in the 2024-34 Long-term Plan, noting that any capital upgrades will align with long-term redevelopment options.
7. That the Council approve the Chief Executive to enter into a Heads of Agreement with the Emerge Aotearoa Housing Trust to explore options to progress a full redevelopment of the Pensioner Housing Portfolio including a commitment to develop a business case for the redevelopment of the Lucas Place complex, to be considered by the Council in early 2026.
8. That this report be made publicly available when Council’s pensioner housing tenants have been advised of the change in management of the portfolio to the Emerge Aotearoa Housing Trust.

AND

9. That the minutes relating to this item be made publicly available when Council’s pensioner housing tenants have been advised of the change in management of the portfolio to the Emerge Aotearoa Housing Trust.

The following amended motion was moved by Cr Kai Fong and seconded by Cr Brown.

RESOLVED C 25/07-163

Moved: Cr Kai Fong

Seconded: Cr Brown

1. That the Council authorises the Chief Executive to negotiate and enter into a Property Services Agreement to commence no earlier than 1 September 2025, with Emerge Aotearoa Housing Trust for the management of the Pensioner Housing Portfolio.
2. That the Council resolves to increase the weekly rental for the pensioner housing units to a market rent from 1 February 2026, as assessed by a current rental valuation from a registered valuer.
3. That the Council notes that the Emerge Aotearoa Housing Trust will work with tenants on an individual basis to ensure that they are able to access the maximum entitled government benefits noting that tenants solely reliant on New Zealand Superannuation will be no worse off financially for the next two years.
4. That the Council approves an amendment to the Pensioner Housing Policy to reflect that the Pensioner Housing Portfolio will be managed by a registered and experienced Community Housing Provider.
5. That the Council continue to make provision for capital upgrades to the Pensioner Housing Portfolio in accordance with committed budgets included in the 2024-34 Long term Plan, noting that any capital upgrades will align with long-term redevelopment options.
7. That the Council approve the Chief Executive to enter into a Heads of Agreement with the Emerge Aotearoa Housing Trust to explore options to progress a full redevelopment of the Pensioner Housing Portfolio including a commitment to develop a business case for the redevelopment of the Lucas Place complex, to be considered by the Council in early 2026.
8. That this report be made publicly available when Council's pensioner housing tenants have been advised of the change in management of the portfolio to the Emerge Aotearoa Housing Trust.

AND

9. That the minutes relating to this item be made publicly available when Council's pensioner housing tenants have been advised of the change in management of the portfolio to the Emerge Aotearoa Housing Trust.

In Favour: Mayor Tapsell, Cr Kai Fong, Cr Barker, Cr Brown, Cr Kereopa, Cr Lee, Cr Paterson, Cr Wang and Cr Waru

Against: Cr Maxwell and Cr O'Brien

CARRIED 9/2

The Recommendations on Tenancy/Property Management and Potential Redevelopment of the Pensioner Housing Portfolio Report has been uploaded on [Councils' website](#) under Agenda, Minutes and Presentations - Council Meeting 23 July 2025.

3.5 WASTEWATER TREATMENT PLANT ASSET DISPOSAL**RESOLVED AR 25/06-025****Moved:** Cr Kai Fong**Seconded:** Cr Waru

1. That the report 'WWTP Asset Disposal' be received.

CARRIED

David Jensen overviewed the report.

- Following a review of the future of the WWTP project the assts is to be impaired.
- There is an ability to reverse the impairment if required in the future.

In response to questions from Cr Kai Fong:

- The nature of the asset being impaired is regarding contract negotiations.
- Delaying the decision would go against current accounting standards.
- The Committee is reviewing the decision as an accounting judgement within the Annual Report.
- The impairment will be taken to Council for further review.

The Chair moved an amendment to the motion within the agenda.

RESOLVED AR 25/06-026**Moved:** Mr Garrett**Seconded:** Cr Waru

2. That the Committee endorse the capital work in progress impairment of \$6,958,201 in this financial year ending 30 June 2025.
3. That the Committee note that the proposed impairment will be brought to Council for approval.
4. That this report not be made publicly available.

AND

5. That the minutes relating to this item be made publicly available upon adoption of the 2025 Annual Report.

3.6 APPOINTMENT OF INDEPENDENT CHAIR OF AUDIT & RISK COMMITTEE**RESOLVED C 26/02-020****Moved:** Cr Brown**Seconded:** Cr Temara-Benfell

1. That the report 'Appointment of Independent Chair of Audit & Risk Committee' be received.

CARRIED

2. That the Council resolves to appoint Mike Timmer as Independent Chair of the Audit and Risk Committee on the terms set out in this report.

3. That this report be made publicly available after successful confirmation of appointment.
4. That the minutes relating to this item be made publicly available after successful confirmation of appointment.

The above recommendations were moved and seconded with an amendment to recommendation number 3 as follows;

2. That the Council resolves to appoint Mike Timmer as Independent Chair of the Audit and Risk Committee on the terms set out in this report.
3. That this report, excluding the CV, be made publicly available after successful confirmation of appointment.

AND

4. That the minutes relating to this item be made publicly available after successful confirmation of appointment.

CARRIED

The Appointment of Independent Chair of Audit & Risk Committee Report has been uploaded on [Councils' website](#) under Agenda, Minutes and Presentations - Council Meeting 18 February 2026.