

10.7 CONFIDENTIAL ITEMS TO BE RELEASED FOR THE PERIOD AUGUST 2025 - DECEMBER 2025**Doc ID: 21985491****Prepared by: Melanie Stretch, Governance Support - Official Information Officer****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 August 2025 to 31 December 2025.

**HE TŪTOHUNGA
RECOMMENDATION**

- 1. That the report 'Confidential Items to be released for the period August 2025 - December 2025' 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	Tender Approval for Contract 24-006 Geothermal Bores 2024 Rotorua Lakes Council (Separable Portion 1 & 2)	Infrastructure & Environment Committee Meeting 7 August 2024

3.2	Outcome of REOI for Pensioner Housing Lease	Community & District Development Committee Meeting 4 December 2024
3.3	Rotorua Housing Plan Progress Update	Community & District Development Committee Meeting 12 March 2025
3.4	Appointment of Hearings Commissioners for Plan Changes 8 and 10	Council Meeting 27 August 2025

3.1 TENDER APPROVAL FOR CONTRACT 24-006 GEOTHERMAL BORES 2024 ROTORUA LAKES COUNCIL (SEPARABLE PORTION 1 & 2)

RESOLVED IE 24/08-024

Moved: Cr Kereopa
Seconded: Cr Paterson

**HE TŪTOHUNGA
RECOMMENDATION**

1. THAT THE REPORT 'TENDER APPROVAL FOR CONTRACT 24-006 GEOTHERMAL BORES 2024 R ROTORUA LAKES COUNCIL (SEPARABLE PORTION 1 & 2) ' BE RECEIVED.

CARRIED

Thomas Collé and Sam Rowley overviewed the report.

RESOLVED IE 24/08-025

Moved: Cr Waru
Seconded: Cr Wang

2. That the Committee approve the award of Contract 24-006 Geothermal Bores 2024 RLC (Separable Portion 1 & 2) to Barham United Welldrillers (2021) Ltd for the total sum of \$1,176,343.30.
 - i. Two geothermal bores & Three abandonments at Government Gardens for the sum of up to \$453,547.40
 - ii. Three geothermal bores & five abandonments at Haupapa street, Kuirau Park & Youth Centre will be awarded following satisfactory performance for the remaining sum of \$723,293.90
3. That the Committee approve to delegate to the Chief Executive authority to approve any variations up to \$120,000 subject to budget availability.

**KŌRERO MUNA
PUBLIC EXCLUDED**

4. That this report not be made publicly available.
AND
5. That the minutes relating to this item be made publicly available after successful and unsuccessful tenderers have been advised.

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

Against: Nil

CARRIED 10/0

3.2 The following recommendation was resolved at the Community & District Development Committee meeting (Confidential items) held 4 December 2024.

RESOLVED CDD 24/12-023

Moved: Cr Brown

Seconded: Cr Barker

1. That the report 'Outcome of REOI for Pensioner Housing Lease' be received.

CARRIED

Stephanie Kelly and Jean-Paul Gaston overviewed the report and spoke to a presentation titled Pensioner Housing REOI Outcomes (DOC ID: 21065430).

Meeting adjourned at 11.19am.

Meeting reconvened at 12.55pm.

RESOLVED CDD 24/12-024

Moved: Mayor Tapsell

Seconded: Cr Brown

2. That the Committee notes that only two responses were received to the Request Expressions of Interest for the pensioner housing portfolio and that neither response included a proposal to lease the pensioner housing portfolio outright.
3. That the Committee:
 - (a) Endorse Emerge Aotearoa as the preferred respondent to the Request for Expressions of Interest process undertaken for the pensioner housing portfolio;

And

- (b) Directs Council staff to continue to work with Emerge Aotearoa to develop a more detailed proposal for the future management and possible redevelopment of the pensioner housing portfolio to be considered by the Committee in early 2025.

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

Against: Nil

CARRIED 11/0

3.3 ROTORUA HOUSING PLAN PROGRESS UPDATE

RESOLVED CDD 25/03-016

Moved: Cr O'Brien

Seconded: Cr Waru

1. That the report 'Rotorua Housing Plan Progress Update' be received.

CARRIED

Jean-Paul Gaston and Stephanie Kelly overviewed the report and spoke to a presentation titled "Housing Plan Update" (ECM - 21183319).

RESOLVED CDD 25/03-017

Moved: Mayor Tapsell

Seconded: Cr Maxwell

2. That this report be made publicly available when commercial negotiations are concluded and announcements made.

AND

3. That the minutes relating to this item be made publicly available when commercial negotiations are concluded and announcements made.

CARRIED

The Review of the Pensioner Housing Portfolio Report has been uploaded on [Councils' website](#) under Agenda, Minutes and Presentations - Community & District Development Committee Meeting 12 March 2025.

3.4 APPOINTMENT OF HEARINGS COMMISSIONERS FOR PLAN CHANGES 8 AND 10**RESOLVED C 25/08-181****Moved: Mayor Tapsell****Seconded: Cr Wang**

- 1. That the report 'Appointment of Hearings Commissioners for Plan Changes 8 and 10' be received.**

CARRIED

Jean-Paul Gaston overviewed the report.

RESOLVED C 25/08-182**Moved: Cr Kai Fong****Seconded: Cr Wang**

- 2. That Council approve the appointment David Hill (Chair), Rob van Voorthuysen and Gina Sweetman as independent hearings commissioners for Plan Change 8; and Greg Hill as the independent hearings commissioner for Plan Change 10.**
- 3. That Council appoint the commissioners to:**
 - a) determine, control and conduct the hearing for Plan Changes 8- (Natural Hazards) and Plan Change 10 Change- (Definitions and Rule Refinements) to the Rotorua District Plan (in accordance with the relevant functions, powers and duties set out in Part 4 of the Resource Management Act (including Section 32AA));**
 - b) waive or extend time limits under Sections 37 and 37A of the Resource Management Act in relation to Plan Change 8 and 10; and**
 - c) make decisions on the provisions of the plan change and matters raised in submissions, including the reasons and evaluation, in accordance with clause 10 of the First Schedule of the Resource Management Act 1991**
- 4. That this report is not made publicly available**

AND

5. That the decision on this item be made publicly available.