



**Minutes of Tamahere Community Committee Meeting at
Tamahere Community Centre, 7.30pm on Tuesday 3 March 2026**

Present: (24)

TCC: Charles Fletcher (Chair), Lyn Harris, Anne Cao-Oulton, Jane Manson, Lauren McLean, Mark Manson, Peter Mayall, Peter Nation, Maggie Wilcock

WDC: Cr Crystal Beavis, Craig Hobbs (CEO), Rochelle Deane (TCC support), Aram Goes (Roading)

Tamahere Mangaone Restoration Trust (TMRT): nil

Tamahere Forum: Scott Mathias

Community/Public: Sue Fookes (Lions), Sue Burns (St Stephens), James Marris, Judy Packer, David Packer, Bruce Davidson, Mairee Abbott, Charles Te Paa, Nigel Wilshier, Meg Wilshier

1. **Apologies:** Mayor Aksel Bech, Cr Mike Keir, Sue Robertson

Motion: Apologies be accepted

Moved: Charles Fletcher

Seconded: Peter Mayall
All in Favour

2. **Confirmation of Minutes** of meeting held 3rd February 2026.

Motion: Minutes of the meeting held 3rd February 2026 are approved.

Moved: Anne Cao-Oulton **Seconded:** Maggie Wilcock
All in Favour

3. **Matters arising (not on this agenda):** None.

4. **Correspondence (February 26)** (45 in | 42 out) *circulated by email prior to meeting*

Motion: Correspondence is accepted.

Moved: Peter Nation **Seconded:** Peter Mayall
All in Favour

5. **WDC | Works, Actions and Issues Report | Tamahere Drive Renewal Project Report | Discretionary Fund Report to 26 February 2026** - Reports circulated prior to the meeting and accepted as read. Rochelle Deane presented the reports and answered questions.

- Update on toilet tender- contract being awarded, no detail on who it is awarded to nor costing. Immediate build- offsite, brought in.
- Charles asked if build plans could be shared with us to review- **Rochelle** to organise.

Motion: WDC Reports be received.

Moved: Charles Fletcher

Seconded: Jane Manson
All in favour

6. Councilors' Report - Report circulated by Crystal and Mike and accepted as read. Crystal spoke to the Report:

- New community voice panel- Waikato District Council website. Surveys, panels etc. Public forum at beginning of most meetings happening again. Spots must be booked in advance.
- Council has retained AA+ rating- very pleased.
- Waters company- draft policy in place. Lots of policies to be reviewed including bylaws.
- Split decision to retain membership of LGNZ – stayed in. Real intention to use the membership wisely for maximum value.
- Scott M asked about value of water assets - **Crystal** to look up and report back.
- Peter N queried rating after transfer of water assets (& associated liabilities) - Craig advised it would stay the same. At what point does a water rate kick in? **Crystal** may be able to advise at next meeting.
- There is currently consultation with Tuakau residents on wheelie bins. Targeted rate to cover service if it continues. Consultation has not been extended to Pokeno and not extended to district. There is an extra 2.5kg waste per week per resident if an area moves to bins.
- Council is 66% of the way through its summer roadworks program.
- A Community steering group has been nominated for Matangi Recreation Reserve development.
- Council has 19 FastTrack proposals – One includes the 'Ruakura 2' residential development across both HCC and WDC boundaries but inside the Waikato Expressway. WDC is to transfer its land to HCC for future Territorial Council control, zoning and rating. There is a 10 year transition for rates sharing between Councils.
- Charles questions to Crystal:
 - is anybody communicating with NZTA over the traffic issues with the proposed Expressway resurfacing (from Tamahere to Hautapu) with two lane closures during the works and the additional traffic impacting on Tamahere due to the HCC "peanut roundabout" construction on the now closed Morrinsville Road?
 - Nose to tail accidents are occurring almost every day on the Expressway for south travelling traffic near the Alfred Main overbridge - it be desirable to have better warning signs on the expressway? Mike is raising this at regional transport meeting. Hidden queue sign or similar?
 - **Crystal and Aram G** to liaise with NZTA – the Committee stressed urgency of the concerns.

Motion: Councilors' report be received.

Moved: Charles Fletcher

Seconded: Jane Manson
All in favour

7. Tamahere Community Charitable Trust

- Charles presented the documents required to establish the Tamahere Community Charitable Trust (previous circulated)
- He briefly discussed, with the members of the public present, the reason for choosing to introduce the Tamahere Community Charitable Trust to operate side by side with TCC and its benefits over:
 - doing nothing,
 - seeking to become a Community Board (with a likely targeted rate of \$100,000+), or
 - an Incorporated society (law is dramatically changing with existing Societies having to reregister under the Incorporated Societies Act 2022 before 5 April 2026)
- Committee members signed the Trust documentation presented for the meeting.

8. Chairs Report:

Vision Tamahere 2075

- Charles reported on his positive meeting with Council staff, Will Gauntlett and Rebecca Law, who head up WDC Planning, Strategy and Growth. TCC and WDC will work together for good/constructive outcomes.
- Council is currently consulting on proposals for a review of the plans for Ngaruawahia, Hopuhopu and Taupiri (<https://shape.waikatodistrict.govt.nz/ngaaruaahia-hopuhopu-taupiri-structure-plan-and-town-centre-plan>). A substantial sum (almost \$400,000) has been spent so far and the current Council leadership has expressed its concerns and advised this level of spending will not be sanctioned in the future
- Council staff will be available to assist with the more technical issues that need consideration - aiming for a 50 year broad picture with specific priorities. Although express funding is not in the current Council budget, funding can be available for critical inputs but need to work with Council
- A review of the last three TCC Community Plans reveals most goals and priorities have been achieved so this new plan work is critical for the future, including allocation of funding under the LTP

NOTE: The Tamahere Ward is paying approx. \$12.5 million in rates to WDC for the 2025-2026 year and the LTP for the same period has only allocated \$473,000 for Capital works in Tamahere over two years.

- TCC is talking with Titoki Sands for its future site development once sand harvesting is complete
- Charles indicated that the new plan needs to identify future assets Council should purchase for Community requirements including:
 - Land adjacent to the existing Tamahere Village to accommodate growth and expansion
 - Regal Haulage site could be suited to future use by the community so good for Council to be cognisant of the possibility if the property comes onto the market any time in the future (say next 10 years)
 - The properties between Regals and the Expressway

- The old Narrows Golf Course land owned by NZTA along the Waikato River up to the Southern Links corridor – great option for green space and recreation
- Growth of the Tamahere Model Country School – which currently uses the Tamahere Community Centre five days a week – maybe the Ministry of Education should consider the purchase of this facility and some of its land, to allow expansion and the Community relocate to the Regal site which could easily accommodate all of the existing Community Centre plus a lot more, including office space for the Council.
- We need some clarity around the role of Future Proof going forward, as this was the foundation of the local Blueprint plans.

Matangi Recreation Reserve

- Representing TCC, Charles attended the WDC Matangi Recreation Reserve Workshop for a Master Plan held at Matangi on 26-2-26. This was a very productive workshop. Crystal Beavis also attended.
- For the Sports Club, Kati Rapana and Lance Rapana advised two Engineers reports recommend the demolition of the current club building on the Reserve. Lance indicated a strong desire for community collaboration for the future of this Reserve
- Scott Mathias had presented a suggestion to the Council and local community for a multi-purpose use for the Matangi Recreation Reserve. This concept needs consideration as the Sports Club thinks it is a great idea.
- End result was agreement to set up a steering committee to progress planning for what is to happen with redevelopment of the Reserve. Charles was asked to join the steering committee (his son has recently purchased a property almost next to the Reserve). Crystal is also on the steering committee.
- Glyn Morgan from WDC confirmed that WDC is holding funds for Reserve facilities (includes the \$380,000 for the proposed basketball court) and he was very positive about how this can become a great asset for the Matangi community.

Matangi Community Committee AGM

- Charles attended Matangi CC AGM. Crystal Beavis also attended
- Some representative changes made
- Anne was elected as a member so is now on both Committees
- We have been in touch with the Matangi CC Chair who has agreed that Anne can be provide Matangi representative information to TCC and for her to provide Tamahere representative information to the Matangi CC
- Matangi CC meets quarterly and at other times as needed.

Maneapoto Pa property trustees

Note: *the spelling of this has been corrected to Maneapoto, as raised by Crystal and confirmed by the Ngaati Hauaa trust website. In previous minutes it appears as Maniapoto.*

- At the Matangi Recreation Reserve Workshop Charles had good engagement with Kati Rapana, Lance Rapana and Councillor Endine Dixon-

Harris (who represents the Tai Raro Maaori ward) and an opportunity to discuss our desire to engage with the trustees for the Maneapoto Pa

- They all indicated this is a great initiative and will assist with progressing a meeting date
- Future plans for this site should be considered in the Vision Tamahere 2075 work and public consultation.

Tamahere Reserve

- Council consultation is complete - Matthew Villanueva is heading this and he and Boffa Miskel will provide us (Charles for TCC and Leo for TMRT) with a preliminary update
- Almost 60 written submissions were made
- The Tamahere Community Open Day created great exposure for this consultation opportunity
- Jane queried renaming - this will be looked at after this process.

Waikato Thoroughbred Racing Greenfields development proposal

- Charles reported on his 3rd March meeting with Steve Bramley who is leading NZ/WTR Greenfields Project in Tamahere. They have asked for a community liaison group to be established.
- Charles suggested there should be
 - a neighbours group of directly affected residents, and
 - a TCC group representing the broader community (to be objective).
- Important for the groups to be different so that they can advocate clearly for their respective views - which may be different between the groups.
- The Community is contending with the NZ/WTR Greenfields Project in Tamahere with developing plans, changes in thinking and very short notice. There may be no chance to have a real say due to the use of FastTrack and the short time frame (they want it submitted before the end of April 2026)
- Crystal indicated that, because it's FastTrack, it falls outside the RMA and Council is limited in their role and the information they can provide. Has to be fully done before they get on FastTrack.
- Immediate neighbours and their views will be most relevant. Land adjoining or across the road – which supports them being a representative group talking to NZ/WTR.
- Craig advised the proposal has already gone past the Minister which raises the likelihood of progression compared to a project that hasn't. The more information on the design the better. This is something that NZ/WTR are working on and is still making changes
- Charles to approach Phil Harris to lead the neighbour's group.

Sir Peter Vela

- Charles is to have a meeting with Sir Peter Vela, as a long time Tamahere resident and supporter of the Tamahere community
- Obviously, Sir Peter has a significant interest in Thoroughbred Racing as the owner of the Pencarrow Stud, so he will understand things which we the community may need to consider, especially long-term considerations and implications.

9. Community Liaison Group for WRC Development

- Charles proposed:
 - A Neighbours Consultation Group (up to say 7 members) to represent the view of the neighbours directly affected to be set up by Phil Harris (Hooker Road resident), and
 - Community Technical Advisory Group (3-4 members) to represent the wider interests of the Tamahere Community in consultation with the Council.
- The TCC Community Technical Advisory Group will initially be Charles Fletcher, Peter Nation and Mike Keir (including ability to discuss with Mayor Aksel Bech and Craig Hobbs for high level Council considerations which might impact on Tamahere).

10. Tamahere Drive roading upgrade

- This agenda item is adjourned to the next meeting, as the proposal is still draft and we are aware that more work is being done on the plans which will be available in a more final form for the next meeting
- A meeting has been arranged for 16 March for St Stephens Church, Tamahere Country Club, TCC and the Council to discuss
- As some affected parties had come along, Charles asked if they wanted to speak and share their thoughts
- Vicar Sue Burns and Jane Manson from St Stephens would like to be present at the meeting with Council to work on this with Nathan Sanderson from the Tamahere Country Club – they offered the Church hall as the venue for the meeting (Jane to confirm)
- It was noted that this upgrade impacts the whole community, not just the Church and the Country Club, and will be particularly relevant if the NZ/WTR Greenfields Project in Tamahere proceeds
- Sue Burns thanked the Chair for circulating the St Stephens letter. She acknowledged the contribution of volunteers and that these things can sometimes feel like a fait accompli and stressed that all parties want to be at the table. St Stephens Church looks forward to working on the final plan, formalizing conversations and planning.
- St Stephens Church and the Tamahere Country Club are the most affected parties so we want to see those views in harmony as we progress to the wider community position
- Maggie indicated residents may need more consultation - residents need to be acknowledged as stakeholders
- Aram Goes from the Council indicated the Council is seeking to follow an appropriate due process. Design is definitely not a fait accompli, just trying to work with all the different moving parts and keen to secure the offered benefit of the proposed Development Agreement.
- Peter N commented the current design for traffic may not work if the Racecourse goes ahead. His experience of large event traffic management (as CEO of Fieldays for many years) gives him concern for what the traffic movement impacts may be for the events at the NZ/WTR racecourse venue and impacts on the Tamahere Interchange especially if there is a delay in

construction of the Hamilton Southern Links connection between SH1 and SH3

NOTE: This is a scheduled resealing of the existing road, included in the Councils current road maintenance program. Tamahere Country Club has proposed some upgrades and offered to pay the additional cost for what is agreed.

11. Reports

- **CCTV Project** – Charles is looking into a way to add his trail camera safely to overlook the flax fence.
- **Civil Defence for Tamahere** – Peter N is going to a meeting on this and will update us.
- **Predator Free Tamahere** – Group is making good progress. Lyn noted that there was an excellent update to some households via a leaflet.
- **Tamahere Lions** - Sue Fookes provided an update on the shade project, saying they are trying to raise funds from local businesses. They are also focusing on a range of smaller projects around the district.
- **Tamahere Mangaone Restoration Trust (TMRT)** - Report received from Russell Gibbs and taken as read.
 - Good numbers using the reserves
 - Easement not done yet. Glynn going to update by next meeting via Rochelle
- **Tamahere Model Country School (TMCS)**
 - Lauren provided a brief update on current school activities, noting that interschool swimming sports was coming up and that Pumpkin Night (one of the school's main fundraisers for the year) was happening March 28th- all welcome to attend!
 - Waveney Parker (Principal) had advised Lauren that they were okay with her being the official school rep but Lauren had pushed back on this, saying she was on the Committee in a personal capacity and that the school rep really should be someone from the Board or a senior PTA member.
 - Lyn noted she'd also spoken to them; both had reminded the school that the rep role didn't need to be a large time commitment. Waveney will continue to organise someone for this role.
- **Tamahere St Stephens Church - Jane**
 - A great last market!
 - Some complaints about long grass- to be fixed (NZTA) for the next one.
 - Jane noted that all are welcome for the upcoming Easter services.
- **Vision Tamahere 2075 - Next meeting (WDC Village hub office)**
 - Next Vision Tamahere 2075 meeting - **Wed 11th March** at Tamahere Council office.

Motion: All of the above reports be received

Moved: Charles Fletcher **Seconded:** Anne Cao-Oulton
All in favour

12. Other Business:

- **TCC Signage**– Charles raised the issue of signage for the forum- quote is \$2000 for 100 signs on corflute. Suggestions for different wording on sign? Lyn suggested we discuss via email – committee members. Send suggestions via email. Rochelle to send through relevant section re bylaws.
- **Anne- Matangi.** Feedback being sought around footpaths - formal request to upgrade a section of Matangi Road footpath. Trying to find budget to fix while Morrinsville Road is closed for construction of the peanut roundabout to minimise costs (no traffic management cost).
- **Antenno-** Peter N noted that the antenna app was working very effectively and encouraged everyone to use it
- **ATM and Post Box-** Peter N is following up on a possible ATM for the Tamahere Village; also on a possible post box facility.

13. Date of the next meeting: 7.30pm on Tuesday, 7th April 2026.

Actions: See marked through the Minutes above.

The meeting closed at 9.41pm