

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE EXTRAORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, 72 LAKE TERRACE, TAUPŌ  
ON TUESDAY, 16 MAY 2017 AT 9.30AM**

**PRESENT:** Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Kirsty Trueman, Cr John Williamson

**IN ATTENDANCE:** Chief Executive, Group Manager: Finance & Strategy, Group Manager: Corporate & Community, Group Manager: Business & Technology, Group Manager: Operational Services, Democracy & Community Engagement Manager, Communications Manager, Facilities Manager, Business Project Manager, Policy Manager, Corporate Solicitor, Senior Reserves Planner, Resource Consents Manager, Commercial Manager, Information Management Manager, Archivist, Venue Operations Manager, Senior Communications Advisor, Water Treatment Supervisor, Business Analyst/Project Manager and Democratic Services Officer.

**MEDIA AND PUBLIC:** New Zealand Herald, Taupō Times  
Seven members of the public

His Worship the Mayor, David Trewavas welcomed everyone to the meeting and advised that the meeting was being recorded. Cr Kirsty Trueman opened the meeting with a karakia.

## 1 APOLOGIES

### TDC201705/07 RESOLUTION

Moved: Cr Anna Park  
Seconded: Cr Christine Rankin

That the apologies received from Crs Zane Cozens and Rosie Harvey be accepted.

**CARRIED**

## 2 CONFLICTS OF INTEREST

Nil

The following documents were tabled:

- (i) Open letter to Chief Executive Gareth Green from the National Secretary of the PSA [A1945023]
- (ii) Letter from Brown & Bates Lawyers – Taupō District Council Building – Health and Safety at Work Act [A1946310]
- (iii) Email from Ward Demolition Ltd with Asbestos Register Report attached [A1945028]
- (iv) Bulk sample identification certificate from Dowdell & Associates Ltd [A1945029]
- (v) Airborne fibre concentration certificate from Dowdell & Associates Ltd [A1945030]
- (vi) Diagram showing air monitor locations [A1945031]
- (vii) Asbestos report from Dowdell & Associates Ltd [A1945032]

Members took time to read the tabled information.

The Chief Executive then addressed the Council. He confirmed that moving staff out of the building at 72 Lake Terrace, Taupō was not what he *wanted* to do, but there was no choice. The Chief Executive and elected members were responsible for the health and safety of staff and this was something he took very seriously. Regardless of Council's upcoming decision in June, relating to the future of the building, staff had to vacate the building and this process would take some time.

The Chief Executive summarised the tabled documents. In relation to asbestos, air monitoring recently undertaken did not show asbestos, but samples of soil around the building showed contamination which indicated it had been airborne at some stage.

A member requested further explanation of the Dowdell & Associates Ltd report. The Facilities Manager advised that this was the second report provided and was a high level summary of the asbestos testing that had been conducted. Encapsulating asbestos with paint was not a simple process and would be especially difficult if staff were to remain in the building. In addition to the asbestos reports provided, BECA and Cheal had also provided reports confirming that the building at 72 Lake Terrace did not have a good earthquake rating.

In answer to a question the Chief Executive advised that it was hoped staff could continue to use the pre-fabricated buildings on Rifle Range Road, which had been cleared of asbestos. However, this could not be determined for certain until the outcome of the Annual Plan 2017/18 process was known.

### **3 POLICY AND DECISION MAKING**

#### **3.1 NOTICE OF MOTION**

Moved: Cr John Boddy

Seconded: Cr Rosanne Jollands

That the Taupō District Council delays the departure of staff from the building known as 72 Lake Terrace until a qualified asbestos air monitoring company can be employed to ascertain asbestos levels within said building.

**LOST**

#### **3.2 APPROVAL OF UNBUDGETED EXPENDITURE FOR LEASING TEMPORARY STAFF ACCOMMODATION**

In answer to questions the Chief Executive advised that:

- Gillespie Plaza on Heuheu Street had been considered, however was not big enough to house all staff, and the costs associated with that building were significantly higher than the other sites identified.
- None of the five premises identified would be suitable for Council and committee meetings. An additional solution would be developed for meetings in due course.
- The main area for public to meet with Council representatives would be the site recently occupied by Pumpkin Patch on Horomatangi Street.
- Some of the sites included car parks. There would be some displacement with Council staff using car parks in the CBD, however past experience suggested this would not be a major problem.
- Relocation of staff from 72 Lake Terrace would commence as soon as possible and would take approximately two to three months.
- The cordon around the front of the building would remain in place; windows had been secured; and ongoing monitoring was in place.
- The Senior Leadership Group were identifying and managing risks and would involve elected members as appropriate.

The Group Manager: Finance & Strategy advised that the \$800,000 + GST required for lease and fitout costs could be met from the current financial year, due to favourable results in the fees and charges and investment areas. There would therefore be zero impact on rates resulting from relocation costs. In answer to a question the Group Manager: Finance & Strategy confirmed use of surplus funds as a result of TEL performance would not result in a contravention of the Treasury Management Policy.

**TDC201705/08 RESOLUTION**

Moved: Cr John Boddy

Seconded: Cr Barry Hickling

1. That Council authorises the Mayor and Chief Executive Officer to formalise leases with the owners of the following properties for a minimum term of two years plus one year right of renewal:
  - 12 Taniwha Street (above Rebel Sports)
  - 86 Ruapehu Street (above Bed Bath and Beyond/Post Shop)
  - 46 Horomatangi Street (Downstairs beside Post Shop)
  - 14 Ruapehu Street (above Bayleys next to Iles and Campbell)
  - 111 Heuheu Street (next to TRG Imaging)
2. That Council approves unbudgeted expenditure of up to \$800,000 (excluding GST) for the first two years lease costs and fitout of these buildings and that this is funded via existing 2016/17 income and operating budgets.

**CARRIED**

**4 CONFIDENTIAL BUSINESS**

Nil

**The meeting closed with a karakia from Cr Kirsty Trueman at 10.25am.**

**The minutes of this meeting were confirmed at the Council meeting held on 30 May 2017.**

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**CHAIRPERSON**