

## Introduction

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

If you wish to review the consultation document or the supporting information before completing your submission please click [here](#)

## Privacy Statement

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupo District Council, 72 Lake Terrace, Taupo. Submitters have the right to access and correct personal information.

## Submitter Details

First Name: **Craig**  
Last Name: **Sawyer**  
Street: **18 Wakeman Road**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **021 595900**  
Mobile: **021 595900**  
eMail: **Craig.sawyer@ihug.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

Use council land such as County road or similar. There is absolutely no justification to rebuild on the current site. First action would be to sell the current site to an international hotel chain or similar. This site is far too valuable for a council building. If this is not successful then a re-clad fix should be carried out until a sale happens. Rebuilding on the existing site, as has been voted on & passed by a majority vote in council demonstrates the incompetence & financial incompetence of the existing council. It shows very clearly that this decision is beyond the competence of both the council & senior management. The decision needs to be taken away from council & taken to the wider community. Over recent days since this story broke, I have personally discussed this issue with approx 15-20 people, mainly business owners & retired business people & not one person supports the rebuilding on the existing site. It was unanimous that a site on 'the edge of town' would be more appropriate..

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **wal**  
Last Name: **van der Aa**  
Organisation: **ttcb**  
On behalf of: **Atirau Commercial area**  
Street: **po boxx 264**  
Suburb: **turangi**  
City: **turangi**  
Country: **New Zealand**  
PostCode: **3335**  
Daytime Phone: **021980373**  
Mobile: **021980373**  
eMail: **alarmsandaerials@yahoo.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Tongariro Domain using relocateable office space

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

Im neutral on this

### Attached Documents

File
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## Submitter Details

First Name: **Gary**  
Last Name: **Traveller**  
Street: **59 Blue Ridge Drive**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3385**  
Daytime Phone: **021469906**  
Mobile: **021469906**  
eMail: **gary.traveller1@gmail.com**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Yes I have another preferred site and option which I would like to present to Council in a confidential session due to the commercially sensitive information it will contain

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

Attached Documents

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**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Thomas**  
Last Name: **Brakenrig**  
Street: **26 Tawa Street**  
Suburb: **Hilltop**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **0273121155**  
Mobile: **0273121155**  
eMail: **t.brakenrig@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

Site option number 4 would be my preferred choice. It is close to town but not in a prime location, flat, easy access, and has enough space. Being closer to town than the current site it will help to add the desired vibrancy to the town centre. Given the evidence supplied I see no benefit to staying at the current over some of the other options. The council do not need a prime waterfront location. The sale of the land would help offset costs of a new building. The biggest plus in my eyes is that the council will be seen to be listening to the people and managing itself in a way that benefits the community rather than a glory project of a waterfront building. I strongly feel that another site would be better than the lake terrace one but agree that being in the CBD has benefits.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

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## Submitter Details

First Name: **David**

Last Name: **Comber**

Street: **5 Cherry Lane**

Suburb: **Acacia Bay**

City: **Taupo**

Country: **New Zealand**

PostCode: **3330**

eMail: **dave.comber@gmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

Land owned by Council in less commercially valuable area such as the industrial zone around Miro St.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

Minimal increase

### Attached Documents

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## Submitter Details

First Name: **Colin**

Last Name: **James**

Street: **36 Kaiapo Road**

Suburb: **Acacia Bay**

City: **Taupo**

Country: **New Zealand**

PostCode: **3385**

Daytime Phone: **02102979557**

Mobile: **02102979557**

eMail: **colin.james@email.com**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Would suggest opposite AC Baths and sell Lakefront property.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

No - the initial plan was a reduction of funding over the 3 year period, with commercial operators taking up the opportunity. It would now appear to be merely an extension of DGLT.

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File
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## Submitter Details

First Name: **Peter**

Last Name: **Stone**

Street: **28 Hyde Avenue**

Suburb: **Richmond Heights**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **021 667 343**

eMail: **peter.md.stone@gmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

I believe the current location at Lake Terrace should be cleared and sold to developers. As a prime waterfront location I believe this presents better value to the community and council in alternative commercial use. I agree with the council's proposal to build a new premises and think the council could utilise some of the industrial area property it currently owns. This would not only allow better use of the current site but also enhance the value to industrial area. The council is primarily used by local residents and I see little value in having in such a high volume location of our tourism & events township.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

### Comments

### Attached Documents

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## Submitter Details

First Name: **Ann**

Last Name: **Emerson**

Street: **30A Fairview Terrace**

Suburb: **Waipahihi**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **027 211 0017**

eMail: **annemer55@hotmail.com**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

The replacement building MUST BE SAFE for employees, and visitors, and the safest possible in the event of earthquakes. There is no point in doing any sort of 'patch up' job on the building. Any future work needed will be more expensive with costs going up over the years. Also the importance for the region of a secure Civil Defence Operations Centre is essential for the safety of all in the event of an emergency and a prefab building is definitely not that. Do not use any car park space in the town as it would then create the need to replace those car parks somewhere else. This issue is about safety and yes there will be other advantages to having a new building but I for one do NOT want my family, friends or visitors to Taupo breathing Asbestos or injured in the building in an earthquake. Pull it down and replace it.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

### Attached Documents

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## Submitter Details

First Name: **Isabel**  
Last Name: **Hutcheon**  
On behalf of: **myself**  
Street: **52 Tui Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **07 376 9319**  
Mobile: **021 297 1582**  
eMail: **hutcheon@slingshot.co.nz**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments  
 On Spa Road

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

Comments

### Attached Documents

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## Submitter Details

First Name: **Brent**  
Last Name: **Player**  
On behalf of: **my self as a rate payer**  
Street: **2/59 Rokino road**  
Suburb: **Hilltop**  
City: **taupo**  
Country: **New zealand**  
PostCode: **3330**  
Daytime Phone: **(07) 3774099**  
eMail: **brent.player@xtra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

At the same cost of your preferred option, the alternative option 4 is by far the best solution. There is no other Local Authority to my knowledge who commands the prime site in their district for Council offices. The unsightly mess around your present building with dozens of cars parked in the street is appalling and going to a new site would allow the construction of some underground parking. This would then allow some development on the present site in keeping with a tourist type of attraction sorely needed to keep Taupo moving forward. You do not see Queenstown cluttering their lake frontage with buildings not promoting tourism. Proceeding with your preferred option is inward thinking and it is entirely unnecessary for Council to be located in a prime location and I strongly urge your Council to change to option 4.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Shona**  
Last Name: **Orr**  
Organisation: **NA**  
On behalf of: **NA**  
Street: **15 The Circle**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **07 378 5148**  
Mobile: **027 3855 722**  
eMail: **nanni@xnet.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

None of the other sites considered are acceptable either. Was the date the 1st April when these sites were considered? Heads out of the clouds and put yourselves on the land available further out of town. The idea that it would be more convenient for people if you were in town is totally wrong. If people want your services, they will go to wherever you are situated out of the town proper. No Brainer. Put out a good marketing plan to sell the land to the likes of the Sheraton or Hilton so that finally we can have an international hotel to be proud of, plus what a magnificent position it would be on. The sale would then pay for the new council building. Forget the grandiose ideas and deal with what we want for the future. i.e. to fix the car problem at the Norman Smith St. to the Countdown roundabout for one thing. Make us proud!

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

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## Submitter Details

First Name: **Christine**  
Last Name: **Godfrey**  
Street: **PO Box 2317**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3351**  
Daytime Phone: **0274402941**  
Mobile: **0274402941**  
eMail: **maandpa50@xtra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

Comments

I do NOT wish the building to be built on Domain on Tongariro Street

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

---

## Attached Documents

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## Submitter Details

First Name: **jude**  
Last Name: **merwood**  
Street: **Flat 2, 39 Tamatea Road**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **0210572342**  
Mobile: **0210572342**  
eMail: **judith-b@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

Comments

Option 4 - sell Lake Terrace site and build on another council-owned site.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

---

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## Submitter Details

First Name: **Wanda**  
Last Name: **Watson**  
Street: **31 Kaka Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **073783989**  
Mobile: **0219399100**  
eMail: **tom.wanda.watson@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No
- 

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No
- 

3. Do you have another preferred site or any other comments?

Comments  
Gascogne reserve

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

Comments

---

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## Submitter Details

First Name: **Dennis**  
Last Name: **Reid**  
Street: **77 Acacia Bay Road**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **0**  
Mobile: **0275726658**  
eMail: **dennisreid22@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

Alternative option 4 Build further from the town centre, all council vehicles and staff can operate from there, freeing up all those vehicles and staff cars from the town centre. Set up a service centre in town, smaller leased office for ratepayers queries ect.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Donald**  
Last Name: **Smith**  
Street: **49 Karina Road**  
Suburb: **Merrilands**  
City: **New Plymouth**  
Country:  
PostCode: **4312**  
Daytime Phone: **06-7590046**  
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eMail: **don.smithnz@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

The Lake Terrace site is 'prime' real estate, the sale of which could reap a significant financial contribution to be used towards the new replacement building on another council owned site eg near the library. This would also allow the present building to be used until the new building was ready for occupation. The replacement site does not need to have views, but should be central for accessibility by the public.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **John**  
Last Name: **Carlson**  
Street: **450 Ohauti Road**  
Suburb: **Ohauti**  
City: **Tauranga**  
Country: **New Zealand**  
PostCode: **3112**  
Daytime Phone: **07 578 9295**  
Mobile: **0274 750 823**  
eMail: **john@signco.co.nz**

Wishes to be heard:

- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

## Attached Documents

File
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## Submitter Details

First Name: **John**  
Last Name: **Springford**  
Organisation: **Self**  
Street: **30 Brooklands Drive**  
Suburb: **Havelock North**  
City: **Havelock North**  
Country:  
PostCode: **4130**  
Daytime Phone: **(06) 8776987**  
Mobile: **027 447 6214**  
eMail: **springj@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

We are Taupo ratepayers. I would trust that the new building would have some architectural design that would enhance the site and the Taupo waterfront.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Jo**  
Last Name: **Franks**  
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Suburb: **Stanmore Bay**  
City: **Whangaparaoa**  
Country:  
PostCode: **0932**  
Mobile: **021 485 448**  
eMail: **jofranks@orcon.net.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I think all of the other sites suggested are great alternatives, the council does not need to have prime lakefront land and can use the money from the sale to help fund the new build,

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Evan**  
Last Name: **Plank**  
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City: **Bulls**  
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Daytime Phone: **06322 1635**  
Mobile: **0274516538**  
eMail: **wally@sharpy.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments  
no

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Abbie**  
Last Name: **Single**  
Organisation: **The Masters of the Universe Trust**  
On behalf of: **The Masters of the Universe Trust**  
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Suburb:  
City: **Hastings**  
Country: **New Zealand**  
PostCode: **4156**  
Daytime Phone: **06 8763203**  
Mobile: **0274486925**  
eMail: **abbie@mrlabels.co.nz**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes
- ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes
- ☐ No

3. Do you have another preferred site or any other comments?

Comments  
The council building does not need to be on such a prominent site.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes
- ☐ No

Comments

Attached Documents

File
No records to display.

Need Help?

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## Submitter Details

First Name: **Rene**  
Last Name: **Werkhoven**  
Street: **PO Box 50164**  
Suburb: **Porirua**  
City: **Porirua**  
Country:  
PostCode: **5240**  
Daytime Phone: **04 2374274**  
eMail: **Rene@classicemb.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

The existing building can either be stripped of the asbestos board, or sealed painted over. There is no danger if the asbestos is not disturbed. If a rebuild is proceeded with then perhaps building on some of the other land held by the council further away from the town waterfront /Town centre. The prime land now occupied could be sold to offset the large cost of a rebuild.. The council to spend Fifteen million plus is just not acceptable to the ratepayers

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

The council needs to curb its spending not increase it.

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Lauri**

Last Name: **Dunn**

Street: **6 Williams Street**

Suburb: **Taupo**

City: **Taupo**

Country:

PostCode: **3330**

Daytime Phone: **07 3778464**

Mobile: **027 2828671**

eMail: **lauri.jim@xtra.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

There are many options for Council rather than the suggested ones- why can't you shift to County Avenue or to opposite Mitre 10 or alternatively on the land at Waikato Street if you HAVE to be in town. There is not enough parking in town now and if the council workers have to park there will be less. The option of using an existing Carpark in town is very shortsighted . Already the feeder roads into town are parked on during the day - e,g, Tuwharetoa and Heuheu and Tamamutu . There is no need for council workers to be in town - the town centre has survived well without them and realistically how much extra would they spend on lunches and lattes. The existing site is on prime land and should be a hotel. Most other towns don't have their council on prime land and the excuse of ' it will be too costly for a developer to demolish ' is just an excuse to stay on prime land. The ratepayers I have spoken to feel strongly that this is the wrong site but also feel that Council will do as they like and that they take no notice of what the ratepayers want anyway. Where is the money coming from for the new build ?

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Peggy**  
Last Name: **Nisbet**  
Street: **18 Brentwood Avenue**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **(07) 377 8137**  
eMail: **pegintaupo@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

As in many other countries, there is a move away from government departments and councils owing property and leasing facilities as required. Taupo Council could sell the land on Lake Terrace, use the funds to retire debt and lease a property (or have private investment build a suitable property for the Council to lease).

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Tony**  
Last Name: **Houpt**  
Street: **1230 Moonshine Road**  
Suburb: **Judgeford**  
City: **Porirua**  
Country:  
PostCode: **5381**  
Daytime Phone: **0275 435293**  
Mobile: **0275 435293**  
eMail: **Tony.Houpt@xtra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

This is prime land and council offices dont need to be on such a valuable site.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Rex**

Last Name: **Petersen**

Street:

Suburb:

City:

Country: **New Zealand**

eMail: **rex.petersen39@gmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

Think selling that site and moving somewhere that can grow as the council does would be far more sensible than building on a site that can not grow as the council does.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

Attached Documents

File
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## Submitter Details

First Name: **Scott**  
Last Name: **Christensen**  
Organisation: **SL & RM Christensen Ltd**  
Street: **13A D'Arcy Street**  
Suburb: **Richmond**  
City: **Richmond**  
Country: **New Zealand**  
PostCode: **7020**  
Daytime Phone: **0220433997**  
Mobile: **0220433997**  
eMail: **mr\_ckart@yahoo.co.nz**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I don't support a straight out rates increase as after the building is completed and paid off the rates increase would likely remain in place. Given that this cost has essentially 'come out of the blue', has the possibility of postponing or cancelling non-essential projects been considered? For example, I don't think Taupo needs a lot of beautification in the form of monuments (giant bicycles or paper-clip shaped information displays are two such expenditures that come to mind), etc., as there is a big beautiful lake to enjoy. As long as we keep the grass cut and the ruybbish under control the place actually looks pretty good. So, in the first instance I propose the council look for the funding within the existing budget by re-routing funds and re-prioritising non-essential works rather than stretching rate-payers further (I'm really just thinking of young families trying to make ends meet with a mortgage and looking at the possibility of interest rate increases). There must be at least some proportion of the \$14m project costs than can be covered by re-prioritsing funding. For funding that needs to come from rates increases I suggest a special rates contribution be implemented separate from the current rates structure on the understanding that once the new offices are complete the special rates would cease.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **CRystal**  
Last Name: **Golding**  
Street: **6 Kinder Street**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **0210725991**  
Mobile: **0210725991**  
eMail: **crystalgolding@orcon.net.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

I believe Taupo would benefit more from the Taupo Council moving out of town centre, perhaps toward the airport or into an industrial area where there would be adequate on site parking for its fleets of vehicles. It would also go a small way to relieving CBD congestion. For the most part, the public really only access the customer service team and that could be achieved by having a small office located near the events centre on Tongariro St. I think any procurement of land presently or potentially going to be used by the public should remain well and truly hands off for the Council. Likewise, taking over public carparks in Taupo town centre shows no long term planning on behalf of the Council as this would have a negative impact on both locals and tourists which in turn would reduce the foot traffic and shoppers going to local businesses or just walking around town and making a few quick purchases. It is my preferred option the current Taupo Council building on Lake Terrace be fully demolished, the site decontaminated and the land sold, preferably to a luxury accommodation provider. I also believe the profit made from the sale of the land should go to offset the cost of building a new structure or leasing an existing one. The community has already paid for a Council office and it is not appropriate they should pay again when you can offset the cost.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

This funding appears to be paying a salaried role but the scope of what is trying to be achieved, long term sustainability practices, self funding model creation and financial and operational targets and strategies to reach those, are lofty and I struggle to see how an additional \$13,000 will translate into accomplishing them. I think we are not being presented an accurate picture of what is happening now and what milestones actually have potential of being met. After this 2017/18 round of funding I would like to see Go Tongariro funding stopped if big picture goals haven't been met.

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Tom**

Last Name: **Watson**

Street: **31 Kaka Street**

Suburb: **Taupo**

City: **Taupo**

Country:

PostCode: **3330**

eMail: **thomasgeorgewatson@gmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

Either the parking lot behind the BP and include underground parking for staff and visitors or the Gascoigne Street option with parking as well. This allows for sale of the existing site to off-set costs of the rebuild. The value on the open market may well be in excess to estimates provided by council. In addition either site gives the all important access to shops and cafes that the staff will be counting on. There is absolutely no need for the council building to be located at the existing location and continuing the serious congestion on lower Rifle Range Road. A site downtown helps support the local businesses and centralises the local government functions as well as provides easy access to rate payers, public and staff. I suspect that if the council goes ahead with its preferred present site it will lead to a major issue with ratepayers over subsequent years and elections. Remember you are using our rates dollars not your personal funds. Is the daily mountain and lake views worth the agro? You could be brave and develop a site up by AC Baths or Spa Park if it is the view you are looking for but a mountain view should not be part of the agenda. This would also give you ample parking and facilities for staff to exercise just across the road. However this option would make it necessary for staff forego their morning coffee and scones at local cafes.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Trish**  
Last Name: **Funnell**  
Street: **P.O.Box158**  
Suburb: **Taupo**  
City:  
Country: **New Zealand**  
PostCode: **3351**  
Daytime Phone: **0274737283**  
Mobile: **0274737283**  
eMail: **trish@heliserv.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

I think the current site should be sold and the funds go towards a new building, to be built on other council owned land. Consideration be given for underground parking for both council staff and the general public. If the carpark land by BP is to be used more public car parking will be necessary.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

---

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Denise**  
Last Name: **Eddowes**  
On behalf of: **Denise and Mark Eddowes**  
Street: **9 Ewing Grove**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **0272303025**  
eMail: **den.mark@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

I prefer Alternative Option 1. Why were the alternative options not included in the submission process?

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

If the extra \$13K funding enables them to research alternative funding sources for future years by having a person responsible for that investigation it makes sense to us.

Attached Documents

File
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**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **natasha**  
Last Name: **cubis**  
Street: **2-28 Hobson Street**  
Suburb: **Hamilton**  
City: **Hamilton**  
Country: **New Zealand**  
PostCode: **3200**  
Daytime Phone: **0275553259**  
Mobile: **0275553259**  
eMail: **natasha.cubis@hcc.govt.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

## Attached Documents

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## Submitter Details

First Name: **Warwick**  
Last Name: **Nicoll**  
Street: **Flat 1, 14 Clifton Road**  
Suburb: **Hauraki**  
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Country: **New Zealand**  
PostCode: **0622**  
Daytime Phone: **09 4893481**  
Mobile: **021660672**  
eMail: **wbnicoll@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The existing building is no longer fit for purpose. Parking for staff and visitors need to be improved.  
The present situation is unsatisfactory and at times dangerous.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Susan**  
Last Name: **Osland**  
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Suburb: **Hilltop**  
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Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **+64278204004**  
Mobile: **+64278204004**  
eMail: **hutchie6111@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No
- 

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No
- 

3. Do you have another preferred site or any other comments?

Comments

Is there land available to build around the i-site/library building??

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

Comments

---

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Andrew**  
Last Name: **Norris**  
Street: **7 Shiloh Way**  
Suburb: **Greenhithe**  
City: **Auckland**  
Country: **New Zealand**  
PostCode: **0632**  
Daytime Phone: **0210468792**  
Mobile: **0210468792**  
eMail: **norris.adn@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

I support option 1) which involves removing the asbestos and earthquake strengthening at an estimated cost of \$1.2m. I feel that the council can not justify borrowing a further \$16m odd when it already holds substantial debt of \$120m+ (as I understand it)

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Richard**  
Last Name: **Allan**  
Street: **59 Cambrian Street**  
Suburb: **Churton Park**  
City: **Wellington**  
Country:  
PostCode: **6037**  
Daytime Phone: **04 4784983**  
Mobile: **027 4784983**  
eMail: **flippity@extra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

The council must have a site closer to the CBD that it can build on. This would release significant capital to put towards the new building. There is no need for the council building to be situated on such premium site as currently.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

With the Supermarket and the Pharmacy moving out of the retail shopping precinct ( what a crazy and stupid decision that was ) the mall area needs major re-invigoration - how I don't know, but something has to happen before it becomes a total white elephant. We have had a holiday home at Whareroa for nearly 30 years and use the amenities at Turangi regularly, it would be great to see more quality tenants in the mall precinct.

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **John**  
Last Name: **McClune**  
Street: **P O Box 1157**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3551**  
Daytime Phone: **073773487**  
Mobile: **073773487**  
eMail: **nicolamcclune@yahoo.com.au**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

I favour the option for Council to permanently relocate to the CBD i.e. the Great Lake Centre area and to free up valuable tourist accommodation land to help fund a new building. The advantages of this is obvious as staff would have easy access to CBD i.e. Cafes/shops, more people more vibrancy to the shopping area in turn attracting more visitors. We have recently read in the Weekend magazine that Taupo Town Centre are in favor for the permanent relocation of the Council Chambers to the CBD. Clearly showing the most logical way forward for Taupo.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Nicola**  
Last Name: **McClune**  
Street: **P O Box 1157**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3351**  
Daytime Phone: **073773487**  
Mobile: **073773487**  
eMail: **nicolamcclune@yahoo.com.au**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

The Council Chambers are sitting on too valuable a site. It should be put into an upmarket Hotel complex, to entice tourists to Taupo. Council workers do not require Lake views to help them work. Council needs to be in the CBD to boost the revenue into the town and in turn bringing in more shops that in turn create employment and of course spending.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Brian**  
Last Name: **Foote**  
Street: **21 Endsleigh Drive**  
Suburb: **Havelock North**  
City: **Hastings**  
Country: **New Zealand**  
PostCode: **4172**  
Daytime Phone: **06 878 6349**  
Mobile: **0274 944 757**  
eMail: **brian@surveying.net.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

The lake terrace site should be sold to offset the cost of the new building. I think the new building is the best option as it will be new, fully earthquake compliant, well insulated and purpose designed but it does not need to be on one of the most valuable pieces of Real Estate in the town. It would be a magnificent site for a new International standard hotel to accomodate our tourist guests.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Turangi is Taupo's poor cousin and needs every bit of help that it can get to help it up the success ladder. Crime will reduce if people have something to do. If an area is prosperous, people have a purpose.

---

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File
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## Submitter Details

First Name: **steve**  
Last Name: **wade**  
Street: **13 Birch Street**  
Suburb: **Hilltop**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **0**  
Mobile: **0**  
eMail: **sandlwade@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Attached to the great lake central on tongariro domain . The published valuation of the land and buildings is misleading as you will still have to get rid of the asbestos from the existing billing before you can sell the land.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Helene**  
Last Name: **Phillips**  
Street: **98A acacia Heights Drive**  
Suburb: **RD5**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3385**  
Daytime Phone: **073781237**  
Mobile: **021400986**  
eMail: **helene@fernergalleries.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

My preferred option is Option #4. A town centre 'hub' site will create a more centralised focus for town users. Preferred sites are no. 2 and no. 5. Taupo has gained an enviable reputation as a great 'destination' mainly in the sporting and tourism. However a new building on site No. 2 could provide an opportunity for a great innovative 'destination' architectural masterpiece. As this site does not impede any lake views, a multiple storey facility could provide an upgraded public theatre and conference centre, and I-site?, at ground level with council facilities on 2 or 3 floors above. The council are already supporting public sculpture in the district, presumably to enhance the cultural aspects of Taupo, so it seems a natural progression to extend this into their building code. I also feel that the Parks and Reserves aspect of council work which may include heavy traffic requirements be placed away from the town centre possibly into Waikato Street or even by Spa Park. Any decision must be made beyond a quick-fix and show great foresight and leadership of the long-term prospects of the district - I can only foresee further growth in Taupo and the proposed rental of \$1million per year or council requirements during a build process are not expensive in my opinion. Site No. 2 also offers a comprehensive overview of the suitability of the I-site and library buildings within a redevelopment - the gallery and museum should also become part of a major 'hub' facility.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

FUnds for this project are not as urgent as the new council facilities and should be deferred to the next annual plan

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Malcolm**

Last Name: **Ballantine**

On behalf of: **Ratepayer 1 Pukeko way ,Kinloch. Tourism business operator Turangi, Ohakune.**

Street: **3 Flers Place**

Suburb: **Taradale**

City: **Napier**

Country: **New Zealand**

PostCode: **4112**

eMail: **malbal@xtra.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

The TDC is not in the business of owning Buildings and should seriously look at the option of either : leasing the property on land it already owns. Or selling the land and property ,freeing up capital and take a 50 year long term lease to a developer. It is obvious the with the rundown of the building over many years the TDC must now ask ratepayers to fund additional capital. Costs such as property upgraded to Earthquake standards, remove old cabling,modernise the profile , and upgrade the working environment for Staff must be allowed for as previous administrations failed to do. Have TDC included a repeat of these costs in your long term plan ,even basing the projected costs on current expenditure? TDC have obviously spent the depreciation claimed on the Building on other projects and not fully maintained the property over 50 years. I believe your plan allowing a 50 year lifespan of the new building does not include any of these requirements that may happen in 20,30 or 40 years time. These details, written into a 50 Year lease, will be a good starting point to consider leasing as an option.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

I publish Tourist visitor maps in Turangi Tongariro region am familar with the resentment of local Turangi businesses towards TDC . Near neighbours Ohakune and National Park are much busier than Turangi because the Horizons Council see and provide the benefits huge increases Tourism brings to the region. Turangi is on the doorstep of the Tongariro Crossing,NZs finest walk. I have read RAL is injecting \$140 million to the redevelopment of Mt Ruapehu which I understand will rival Queenstown and Coronet peak. Turangi should be like Arrowtown , a major tourism hot spot benefiting from 'Big Brothers 'Queenstown growth. A strong Turangi will benefit its 'Big Brother ' Taupo. It is glaringly obvious to me that in the last 10 years Turangi continues to loose visitor market share to Ohakune and National Park. The use of my Tourism visitor maps has grown 20% in Turangi and 80 % in Ohakune /National Park. My personal opinion is ,if I was living in Auckland or Hamilton these days, I would travel via Taumarunui/National Park/Ohakune to the Crossing or Mt Ruapehu instead of via Taupo Turangi. Taupo district council must lift its head above Regional Politics of Turangi vs Taupo and see where the long term growth in visitor numbers is going to come from.

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Peter**  
Last Name: **Angus**  
Organisation: **Kensway Residential**  
On behalf of: **120 Wakeman Road**  
Street: **PO Box 38160**  
Suburb: **Wellington Mail Centre**  
City: **Lower Hutt**  
Country: **New Zealand**  
PostCode: **5045**  
eMail: **peter@kensway.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

## Attached Documents

File
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## Submitter Details

First Name: **Robert**  
Last Name: **Simpson**  
Organisation: **self**  
On behalf of: **Robert William Simpson**  
Street: **P O Box 90626**  
Suburb: **Victoria Street West**  
City: **Auckland**  
Country: **New Zealand**  
PostCode: **1142**  
Daytime Phone: **07 8381715**  
Mobile: **0274 969886**  
eMail: **rob.simpson@xtra.co.nz**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

The Council offices should be closer to the business centre of Taupo , preferably near the information centre. This would make access for rate payers easier and Council staff would support local business as much as possible. The existing site is too valuable for a office building and given the views over the lake should be sold for tourist accommodation, thereby supporting local business and recouping some of the new building cost.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

---

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Kjesten**  
Last Name: **Allardice**  
Street: **PO Box 747**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3351**  
eMail: **kjesten@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

I support alternative option '4', Sell Lake Terrace site and build on another council-owned site. The new construction would be improved with the inclusion of under ground parking, especially if the site chosen is currently used as a long term car park, this would help ease the parking congestion caused by the extra council vehicles in the area.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Alex**

Last Name: **Dickie**

Street:

Suburb:

City:

Country: **New Zealand**

eMail: **sheep\_ee@hotmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

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## Submitter Details

First Name: **Bob**  
Last Name: **Mackie**  
Street: **10 Gibbs Place**  
Suburb: **Kinloch**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3377**  
Daytime Phone: **07 3783694**  
Mobile: **0275893694**  
eMail: **Bob.Mackie@Fullworks.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

The only options which Council should consider are: 1.0 Fix the Health and Safety Issues only and over the next 4 - 6 years plan and budget for any further development or expansions required. OR as a very poor alternative 2.0 Sell the Lake Terrace Site and build on another Council owned site.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Geoff**  
Last Name: **Mills**  
Street: **77 Glen Lynne Avenue**  
Suburb: **Queenwood**  
City: **Hamilton**  
Country: **New Zealand**  
PostCode: **3210**  
Daytime Phone: **07 8547702**  
Mobile: **0275 429958**  
eMail: **geoffmills@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

I think the option of leasing a building needs to be more fully explored before a decision is made. We have not had enough information on the pros and cons of this option to objectively compare it with the other options. A Council building is not an asset that warrants the large up front expenditure required (as the current building clearly shows). Retain the land for future potential uses, but if the financials look right, lease a building somewhere else in Taupo. Also - have the real risks associated with the asbestos in the current building actually been quantified? If not, this needs to be done. The presence of asbestos does not in itself pose a risk. It is only if the asbestos is mobilised in very fine air-borne particulates that a risk occurs. A proper risk assessment, based on air quality monitoring data at the site, is required. Thanks

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Ben**  
Last Name: **Westerman**  
Organisation: **Westerman Property Solutions Limited**  
Street: **PO Box 362**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3351**  
Daytime Phone: **3786163**  
Mobile: **021890412**  
eMail: **ben@westerman.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

New building needs to be in the town centre. Refer attached document

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

### Attached Documents

File
TDC Building Submission_19May17

## Need Help?

## Privacy Statement

19 May 2017

Taupō District Council  
Private Bag 2005  
Taupō Mail Centre  
Taupō 3352

**RE: Submission on TDC office rebuild**

This submission is made in reference to the 2017/2018 draft annual plan, with specific reference to the TDC new building.

I am in full support of a new building for TDC. There is no arguing that given the age of the building, a new rebuild is well due and the fact that it poses serious health risks to all occupants makes the issue a matter of urgency, albeit, one that is due regardless.

The situation creates a fantastic opportunity for TDC to create a real legacy building for the town and its people. That legacy building needs to be in the Town Centre of Taupo, as the benefits of doing so are far-reaching. The benefits to the retailers and business owners of the town centre are obvious when nearly 150 staff are situated in the heart of our CBD. Having a fantastic new building in the middle of our already vibrant town centre will make a real statement and add a great presence for decades to come.

Whilst economically in the short-term, a re-build on the existing site appears the less expensive option, the additional cost to build a new legacy building in our CBD is minor when spread across the lifetime of the building itself. Couple that with the economic benefit to the town of having 150 staff on our business' doorstep, the benefits are huge.

The opportunity is obvious to add real value to the building by incorporating additional car parking; retail space for added income; a much debated and practical answer to our bus depot problems; as well as centralising many TDC service providers.

Whilst my location preference would be the Great Lake Centre region to add to what is our civic heart, there are other options within our CBD that could offer the same incentives, as well as capitalising on the fantastic Great Lake views currently enjoyed from the existing building site.

Plan changes made through the Commercial and Industrial Structure Plan were clear that office buildings needed to be retained to protect our CBD hub and not have the business sprawl to

other areas of our town which has seen the demise of many other regional CBD centres. Whilst TDC can rebuild on the existing site through the exiting use rights, it would not be in the spirit of the plan changes that TDC themselves fought so hard to uphold and protect.

As councillors, you now have an exciting opportunity to stake a real claim for the community and do something really special. This is a once in a lifetime chance to add huge value to our town and design a legacy building that will hugely impact on the economy and vibrancy of our great town.

Ben Westerman

## Introduction

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## Submitter Details

First Name: **Arusha**  
Last Name: **Jayne**  
Organisation: **Ratepayer**  
Street: **76 Whakapapa Road**  
Suburb: **Ohakuri**  
City: **Reporoa**  
Country: **New Zealand**  
PostCode: **3083**  
Mobile: **0272755687**  
eMail: **arushajayne@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

I strongly feel that the any new building does not need to be in the centre of town and prefer the Spa Rd site which provides plenty of space Maybe a small one person office could be provided in the centre of town to take enquiries and bill payments for those with limited transport options

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Judith**  
Last Name: **Davis**  
Street: **31 Pukenamu Road**  
Suburb: **Rainbow Point**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **073785555**  
Mobile: **073785555**  
eMail: **judithadavis@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

There is absolutely no need for the council offices to be in a prime lakeside location, the site is much better suited to a 5 star hotel or tourism related activity which attracts visitors to Taupo. I prefer option 4 and I don't see providing long term parking in the centre of town a high priority for Council,

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Seems like Go Tongariro has completely failed in its attempt to find alternative funding, I would like to know what is going to change?

---

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Grant**  
Last Name: **Bayley**  
Organisation: **Bayleys Real Estate**  
Street: **36 Ngauruhoe Street**  
Suburb: **Hilltop**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Mobile: **027 2229539**  
eMail: **grant@bayleystaupo.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The decision by Taupo District Council to rebuild their offices has created the perfect opportunity to relocate the building that holds Taupo largest employer of office staff into the Taupo Town Centre. Not only would this move create potential for a unique community shared space within the Taupo Town Centre, support and enhance the town centre but it is consistent with adopted council policy. As noted in the councils own structure plan, the council has the opportunity to be a leader in this development and follow its own policy to create wider social and economic benefits by locating their offices in the town centre. While there is no doubt pressure on council to make a decision that represents the cheapest short term outcome, council needs to consider long term benefits of the options in front of them. Council has an obligation to look for an option which will meet the current and future needs of their communities for good-quality local infrastructure, local public services. Locating the new building in the town centre will achieve this and this is evidenced in all the work undertaken by council in developing and defending their structure plan and plan changes. I see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show inspired leadership and; invest in the town centre, invest in an area of significant importance the district and the Taupo community and invest in a vibrant and positive future of the town. A decision by council to locate the new building outside of the town centre is contrary to their own adopted policy. I want council to be an active part in supporting and sustaining a town centre that we all can be proud of now and into the future.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Alex**  
Last Name: **Brodie**  
Street: **13A Korimako Road**  
Suburb: **Waipahihi**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **07 3783872**  
Mobile: **0275353972**  
eMail: **brodieana@hotmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

When rebuilding please consider : An under ground car park for employees. Making the existing car park (except for the visitor spaces) into an garden area suitable for the public and staff to enjoy. How about: Putting a ramp to the roof of the building so that camper vans could stay there in the evening. Could charge for this to reduce rate demands. And keep them off the water front. Whatever you do get the staff out of the offices as soon as possible or you may be looking at all kinds of health claims in the future if you don't act quickly in spite of what Mr. Body thinks. Alex Brodie

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

---

### Attached Documents

File
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## Submitter Details

First Name: **Olivia**

Last Name: **Westerman**

Organisation: **Westerman Property Solutions**

Street: **14 Ruapehu Street**

Suburb:

City: **Taupo**

Country: **New Zealand**

PostCode: **3330**

Daytime Phone: **07 378 6163**

Mobile: **021 071 4507**

eMail: **olivia@westerman.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

The decision by Taupo District Council to rebuild their offices has created the perfect opportunity to relocate the building that holds Taupo largest employer of office staff into the Taupo Town Centre. Not only would this move create potential for a unique community shared space within the Taupo Town Centre, support and enhance the town centre but it is consistent with adopted council policy. As noted in the councils own structure plan, the council has the opportunity to be a leader in this development and follow its own policy to create wider social and economic benefits by locating their offices in the town centre. While there is no doubt pressure on council to make a decision that represents the cheapest short term outcome, council needs to consider long term benefits of the options in front of them. Council has an obligation to look for an option which will meet the current and future needs of their communities for good-quality local infrastructure, local public services. Locating the new building in the town centre will achieve this and this is evidenced in all the work undertaken by council in developing and defending their structure plan and plan changes. I see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show inspired leadership and; invest in the town centre, invest in an area of significant importance the district and the Taupo community and invest in a vibrant and positive future of the town. A decision by council to locate the new building outside of the town centre is contrary to their own adopted policy. I want council to be an active part in supporting and sustaining a town centre that we all can be proud of now and into the future.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Elizabeth**

Last Name: **Hayes**

Street: **71B Wakeman Road**

Suburb: **Acacia Bay**

City: **Taupo**

Country:

PostCode: **3330**

eMail: **lizzy@bayleystaupo.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

The decision by Taupo District Council to rebuild their offices has created the perfect opportunity to relocate the building that holds Taupo largest employer of office staff into the Taupo Town Centre. Not only would this move create potential for a unique community shared space within the Taupo Town Centre, support and enhance the town centre but it is consistent with adopted council policy. As noted in the councils own structure plan, the council has the opportunity to be a leader in this development and follow its own policy to create wider social and economic benefits by locating their offices in the town centre. While there is no doubt pressure on council to make a decision that represents the cheapest short term outcome, council needs to consider long term benefits of the options in front of them. Council has an obligation to look for an option which will meet the current and future needs of their communities for good-quality local infrastructure, local public services. Locating the new building in the town centre will achieve this and this is evidenced in all the work undertaken by council in developing and defending their structure plan and plan changes. I see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show inspired leadership and; invest in the town centre, invest in an area of significant importance the district and the Taupo community and invest in a vibrant and positive future of the town. A decision by council to locate the new building outside of the town centre is contrary to their own adopted policy. I want council to be an active part in supporting and sustaining a town centre that we all can be proud of now and into the future.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

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## Submitter Details

First Name: **Julie**

Last Name: **Holt**

Street:

Suburb: **Acacia Bay**

City: **Taupo**

Country: **NZ**

PostCode: **3385**

Daytime Phone: **0210798160**

Mobile: **0210798160**

eMail: **julie@bayleystaupo.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

The decision by Taupo District Council to rebuild their offices has created the perfect opportunity to relocate the building that holds Taupo largest employer of office staff into the Taupo Town Centre. Not only would this move create potential for a unique community shared space within the Taupo Town Centre, support and enhance the town centre but it is consistent with adopted council policy. As noted in the councils own structure plan, the council has the opportunity to be a leader in this development and follow its own policy to create wider social and economic benefits by locating their offices in the town centre. While there is no doubt pressure on council to make a decision that represents the cheapest short term outcome, council needs to consider long term benefits of the options in front of them. Council has an obligation to look for an option which will meet the current and future needs of their communities for good-quality local infrastructure, local public services. Locating the new building in the town centre will achieve this and this is evidenced in all the work undertaken by council in developing and defending their structure plan and plan changes. I see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show inspired leadership and; invest in the town centre, invest in an area of significant importance the district and the Taupo community and invest in a vibrant and positive future of the town. A decision by council to locate the new building outside of the town centre is contrary to their own adopted policy. I want council to be an active part in supporting and sustaining a town centre that we all can be proud of now and into the future.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Awesome

### Attached Documents

File
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## Need Help?

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## Submitter Details

First Name: **Alison**  
Last Name: **Harrington**  
On behalf of: **Alison and Clyff Harrington**  
Street:  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3385**  
Daytime Phone: **+6421845861**  
Mobile: **+6421845861**  
eMail: **clyffalison@harrington.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

Option 4: Sell Lake Terrace and move to another council-owned site. We support Option 4. A lengthy process has already been undertaken as to the best options for all retail and office activity - the best option is to consolidate business activity in the town centre as reflected by council policy. The site of the existing building is an ideal site for high-end tourist accommodation. The council staff need purpose-built offices to attract first class officers. The opportunity to construct a new, creative multi-purpose building should not be missed. There will be economic benefits from council employees to the town centre business's if the new building is in the CBD.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Julia**  
Last Name: **Finlayson**  
Street: **20 Golders Place**  
Suburb: **Richmond Heights**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
eMail: **jafinz70@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

The car park between Roberts Street & Tuwharetoa St would be preferable. An underground car park for employees should provide sufficient space.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Dennis**  
Last Name: **Gazley**  
On behalf of: **self**  
Street: **7 Fillbridge Way**  
Suburb: **Karori**  
City: **Wellington**  
Country: **New Zealand**  
PostCode: **6012**  
Daytime Phone: **0276752444**  
Mobile: **0276752444**  
eMail: **ga-family@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

## Attached Documents

File
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## Submitter Details

First Name: **Paul**  
Last Name: **Houghton**  
Street: **15 Luberon Way**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country:  
PostCode: **3330**  
eMail: **P\_S\_Houghton@hotmail.com**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

I support alternative option 1. In 3-5 years debt levels should be reduced prior to this large expenditure and in addition it would allow time for true costings and other site option to be considered.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

### Attached Documents

File
No records to display.

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## Privacy Statement

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## Submitter Details

First Name: **Kay**  
Last Name: **Feather**  
Street: **7aMuritaiSt**  
Suburb: **Hilltop**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Mobile: **021897122**  
eMail: **kayroger@vodafone.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

I prefer the building to be made safe from asbestos and in the future maybe look to rebuild ...Time is not right now. If Council do decide to rebuild it should only be on council owned land in Spa Park area

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Karen**  
Last Name: **Houghton**  
Street: **15 Luberon Way**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **021 0275 3958**  
Mobile: **021 0275 3958**  
eMail: **K\_M\_houghton@hotmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

An alternative site in the CBD would be preferable as it would be easier for visitors. The Lake Terrace site is prime real estate and the sale would offset most of the cost of rebuilding, rather than adding on to our existing, and already too large, debt.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

## Introduction

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## Submitter Details

First Name: **David**  
Last Name: **Briscoe**  
Street: **12A Silich Street**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **09 533 0377**  
Mobile: **0274 423 178**  
eMail: **briscoe5@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

## Attached Documents

File
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## Submitter Details

First Name: **Shirley**  
Last Name: **O'Leary**  
Organisation: **Select**  
Street: **Unit 8, 2 Jarden Mile**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **073773343**  
Mobile: **0211074060**  
eMail: **aspengrove@xtra.co.nz**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

I think preferrably a site in the CBD. So many CBD areas are dying in small towns at the moment, and having the council offices in the CBD would provide added life and activity.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Is it possible to give them the funds with the understanding that they have to pay them back? They were told in 2015/16 that their grant was going to be reduced as stated. It would appear to me that they have had all this time to build a funding strategy but have not done so. They say they are doing so now. If they are, they should be able to repay the \$13,000 they want to bring them up to the original amount, even if they do so in instalments.

## Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **mark**

Last Name: **winstanley**

On behalf of: **winstanley family trust 3/22 alberta st taupo**

Street: **65 Grange Road**

Suburb: **Mount Eden**

City: **Auckland**

Country:

PostCode: **1024**

Mobile: **021938430**

eMail: **vanc1066@gmail.com**

Wishes to be heard:

☒ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

having not taken the time to read the entire consultation appendices with the various other building sites i havent really given it much diligent research. But having said that although i would support eh council position it is an expensive valuable site that would potentially be better placed for other activities and having the council building in the town centre would be much more logical.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

assuming it is time limited and there would be the ongoing withdrawl as previously planned in future then yes

## Attached Documents

File
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## Submitter Details

First Name: **Lorraine**

Last Name: **Renwick**

Street: **Unit 10, 88 Lake Terrace**

Suburb: **Taupo**

City: **Taupo**

Country:

PostCode: **3330**

Daytime Phone: **073770557**

eMail: **lorrainetaupo@ihug.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

I feel the council should be relocated to other council owned land, preferably close to town by the Great Lake Centre. I feel that as the existing site is on the lakefront it is extremely valuable and could be sold to a developer. This would offset the cost of the new building and give an opportunity for a new lakefront development, such as a hotel, on the existing site.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Ted**  
Last Name: **Thomas**  
Street: **PO Box 2915**  
Suburb: **Wellington**  
City: **Wellington**  
Country: **New Zealand**  
PostCode: **6140**  
Mobile: **0211500582**  
eMail: **ted.thomas@hampton.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

The exercise to decide to build a new building on the existing site looks rushed and lacks transparency. A sum of \$15m+ is a significant capital investment and a greater level of analysis in terms of options should be expected. There is no analysis looking at alternate options for the waterfront site in terms Taupo as a Tourism Destination and whether the site would be better suited for example a 5 Star Hotel or other tourist focused venture. This is especially relevant when there are comments that Taupo is lacking infrastructure to meet increased tourism demand. There is also no analysis looking at working trends in the future and whether a 'fit for purpose' local authority building is what will be required in 10-15 years. The question that might also be asked is whether having all current Council services and employees at the one location is necessary and the optimal use of Ratepayer funds. I would recommend that an Independent Review be undertaken to determine whether the use of the waterfront site as the Council head office is in fact the best use of the the site in terms of Taupo's tourism growth aspirations and ratepayers investment. And in considering future workforce trends as to whether a decentralised or network model using multiple locations is a better approach. Looking at this through a different lens may see other Council sites as better options.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Kaylene**

Last Name: **Henry**

Street:

Suburb:

City:

Country: **New Zealand**

eMail: **Henry.kaylene@gmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

There is plenty of industrial areas and buildings or land available for the council to base themselves and work from. Many Thanks.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

## Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Amanda**  
Last Name: **Maclaren**  
Street: **53 Huka Falls Road**  
Suburb: **Rangatira Park**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
eMail: **amanda@accordrecruitment.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

While a new building may be a suitable answer further down the track, I think there is more the council should be doing with what little money it has for now, so renting is prudent in the short to medium term. I also think there is no place for government buildings on a waterfront site of that nature. It should be occupied by a nice hotel - we need more of them, and the current building is an eyesore, with no care taken for its appearance at all. Not even a few flowers planted. You should be out of the way where nobody has to see you.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Poor old Turangi is a dump when it should be a jewel. We went there last week and it was glorious, apart from that town centre and the deadbeats in it. With no money they can't hope to get better and showcase themselves properly to prospective tourists. Money to this outfit alone won't solve the problem, but it's better than nothing.

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Stuart**  
Last Name: **Pickmere**  
Street: **140 Victory Drive**  
Suburb: **Wharewaka**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **(07) 376 5777**  
eMail: **pickmere@slingshot.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

We prefer that you build on the current site, but want the Council to consider carefully the future needs of the Council, and community in order to get the planning and design right. We absolutely do not want any Council building built in the CBD. Rifle Range Road is only a couple of minutes from the CBD and easy for ratepayers and community members to get to. Please also consider parking when planning.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

---

### Attached Documents

File
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## Submitter Details

First Name: **A**  
Last Name: **Simpson**  
Street: **Unit 7, 88 Lake Terrace**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Mobile: **0275408009**  
eMail: **andrea@ascnzlimited.com**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I think building a council building in the current location is a waste of such a high-value commercial site. It should be built somewhere less high-profile, and the current location used for a commercial purpose which can offset the cost of the new building.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Peter**  
Last Name: **Fleischl**  
Street: **P.O.Box 747**  
Suburb: **CBD**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **073787060**  
Mobile: **0275951821**  
eMail: **brahms@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Thanks for this opportunity to submit my thoughts. The TDC building needs to be well away from the CBD in my opinion. The main reason for this is parking. The parking requirements are great and therefore a new building site would be best located inside the Eastern Arterial but just beyond the town limits, perhaps near the Napier roundabout. Locating the Council building in town creates a problem locating the necessary car parks for workers and the council vehicles, which deprives the public of these spaces. Another reason to not site the TDC in town is the fact that the buildings are closed all weekend. We don't need a dead centre on weekends when the most vibrant activities occur. For the public and visitors to the TDC buildings, ease of access and parking are paramount. Situating the building in the town centre just creates a barrier to access. It comes down to parking. We already have a parking nightmare in the area of the medical practices and this needs to be acknowledged and fixed. Situating the TDC in town will compound our existing problem. As far as the budget to build a new building, why not capitalise on the site already used? It is prime real estate and its sale would greatly ease the burden on the ratepayer in building a new structure. A new structure is preferable to renting space in varied locations, for the following reasons. 1) Investment in the future means that the building can be future-proofed in terms of safety codes, size and location. 2) The council and ratepayers won't be exposed to excessive market rents. 3) Building a new structure will boost the local economy. That about covers it Thanks, Peter FLEISCHL

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Marc**

Last Name: **Stelzer**

Street: **20 Ohuanga Road**

Suburb: **Turangi**

City:

Country: **New Zealand**

PostCode: **3334**

eMail: **stelzer@optusnet.com.au**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

Comments

I support Alternative Option 1: Fix the current building. \$1.2 million dollars.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Dale**  
Last Name: **Henderson**  
Street: **PO Box 1300**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3351**  
Daytime Phone: **073784626**  
eMail: **dale@themerchant.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

Carpark in town behind BP.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Richard**  
Last Name: **Hoadley**  
Street: **36 Stanley Street**  
Suburb: **Wharewaka**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **07 3768939**  
eMail: **hoads@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

Comments

refer attached submission

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

see attached submission

---

### Attached Documents

File
TDC - 2017 new office building submission

## Need Help?

## Privacy Statement

## **TAUPO DISTRICT COUNCIL ADMINISTRATION BUILDINGS.**

### **ANNUAL PLAN 2017/2018**

#### **SUBMISSION FORM**

Name Richard Hoadley  
Postal Address 36 Stanley Street, Taupo 3330  
Phone 07 376 8939

This submission relates to the third year of the 2015-25 Long Term Plan.  
 Council has asked for feedback on the future of the Council's Lake Terrace office buildings. Plus increased funding for Go Tongariro.

My submission is as follows.

#### 1. Background and supporting information.

The recent detection of asbestos on the exterior of the building, the need for earthquake strengthening, removal of obsolete cabling in the ceilings and weatherproofing strongly suggests the lake Terrace buildings are well past their 'use by' dates.

Previous Councils have expended considerable time and effort with both consultants and the public to prepare for the anticipated moving of the Council office and it is my view that the past consultation was both thorough and appropriate. The time to move has arrived.

The District Plan that was approved and became operative in March 2015 was the result of all the work done by TDC staff and others.

An important part of the agreed policy in the District Plan is the adoption and improvements within the Town Centre. In particular the vision and improvement of the functions for the town centre. The need to refresh our image as a vibrant and strong retail and commercial centre.

The TDC urban design study has identified many options and is available to now help establish guidelines for a new Council building in the Town Centre.

Based on the past planning and consultation, I believe 2017 is the right time to now proceed and provide an outcome that Taupo will be proud of.

#### 2. Current position.

I see the Lake Terrace site as a valuable asset that can now be sold, with or without the asbestos problem solved. Now is a very good time to therefore put in place a Project Team with the specific task of providing a new building on a new site.

A new building on a central CBD site that meets the agreed policy statements of the District Plan.



Refer TDC District Plan Section 3s.2.1

*“The Taupo Town Centre Environment will continue to reinforce and strengthen its role and function as the primary commercial, retail, recreational, cultural and entertainment centre for Taupo District”.*

A new ‘fit for purpose’ building will have many benefits, including the financial strategy implications, as outlined in the public consultation document.

The existing site must then be sold and the total site allowed to be redeveloped to provide high density residential accommodation, all as allowed by the District Plan.

The total process will take time. Possibly four years, but the best outcome will be the right result, for 50 years and beyond.

### 3. Suggested outcomes

#### Stage 1.

- Complete the shifting of staff from the existing building to temporary accommodation.
- Set up a TDC Project team to communicate and consult with the community; to prepare options and complete consultation for a new site and building design.
- Provide funds in the review of the 2017/2018 Annual Plan. Say \$200,000. These funds to be allocated for the costs of preparing policy briefs to investigate the site and new building options.
- Allow the Project Team to appoint appropriate consultants and lead the investigation team.
- Develop a case for inclusion of the new admin building in the civic heart of the CBD area.
- Investigate the options of funding and alternative ownership/leasing of a new building.

#### Stage 2.

- Prepare and sell the Lake Terrace sites, with or without an asbestos free building.
- Vacate the Lake Terrace site for the new owners.

#### Stage 3.

- Ensure the Long Term Plan is updated to include the preferred option for funding and building a new administration building.
- Make provision in the Long Term Plan for the Museum/Art Gallery building, that is also in need of earthquake strengthening and remodeling.

#### Conclusion.

I ask Council to agree to sell the existing Lake Terrace building and make plans to rebuild on a CBD site, at the civic heart, all in compliance with the Policy of the operative District Plan.

Further I not support any additional funding for Go Tongariro. If they failed to achieve their operational outcomes during the past two years, then they are doomed to fail again.

I do not wish to present this submission at any Hearing.

24 May 2017

## Introduction

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## Submitter Details

First Name: **Katarina**

Last Name: **Whakatih**

On behalf of: **Rawiri Heremaia who is one of many ratepayers in Turangi strongly oppose the new building Taupo district council have an interest in. We have decided that the best option for the TDC is alternative 1.**

Street: **73 Maria Place**

Suburb: **Turangi**

City: **Turangi**

Country: **Nz**

PostCode: **3334**

Daytime Phone: **07 3868187**

Mobile: **0272406218**

eMail: **katarinatewhare@gmail.com**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

1. Do you agree with Taupō District Council’s preferred option of building a new building?

- ☐ Yes
- ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes
- ☒ No

3. Do you have another preferred site or any other comments?

Comments  
So here is my answer I prefer the alternative 1 option fix what can be done!. No need to spend 16 million of ratepayer money to go towards a new building.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes
- ☐ No

Comments  
Yes I am totally in support of funding for Go Tongariro.

Attached Documents

File
No records to display.

Need Help?

Privacy Statement

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## Submitter Details

First Name: **ian**  
Last Name: **seddon**  
Organisation: **accommodation provider**  
Street: **41 Te Iwiheke Place**  
Suburb: **Turangi**  
City: **Turangi**  
Country:  
PostCode: **3334**  
Daytime Phone: **07-3868979**  
Mobile: **0274-313-799**  
eMail: **ianseddon63@gmail.com**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

preferred site if building new, highway 5 near mega 10, central main highway easy access, not ruin the lake fron with administrion building or clutter the town centre, plenty of car parks available

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

the gate way to the tongariro, the jewel in the crown for taupo..turangi is located in an area that overlaps a range of regions. turangi is south waikato, central plateau, north manawatu/rangitekei, eastern wanganui and king country, and jursidiction by bay of plenty, but where are not BOP..thats is whakatane, tauranga, rotorua and fringes taupo

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Lyndsay**  
Last Name: **McGregor**  
Street: **20 Ohuanga Road**  
Suburb: **Turangi**  
City:  
Country: **New Zealand**  
PostCode: **3334**  
eMail: **lyndsaym@optusnet.com.au**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

Comments

I support Alternative Option 1: Fix the current building. \$1.2 million dollars.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

## Attached Documents

File
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## Submitter Details

First Name: **Janeve**  
Last Name: **Green**  
Street: **190 Te Rangitautahanga Road**  
Suburb: **Turangi**  
City: **Turangi**  
Country:  
PostCode: **3334**  
Mobile: **021 139 3210**  
eMail: **Janeve.janev@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

There should be a greater share of the money coming to Turangi. Our building also needs an upgrade. Choose the option to fix the existing building and have some \$\$ in your pocket. Flash buildings do not guarantee better decision making or financial management.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Our time has come . We are a unique town in NZ. Gateway to the National Park. The perfect place for families who want the outdoors and we need \$\$ to get our message out there. It is appalling that RAL have chosen to build the ski area and not supporting Turangi over Taupo.

## Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Andres**  
Last Name: **Martinez**  
Street: **15A Mansell Road**  
Suburb: **Nukuhau**  
City: **Taupo**  
Country:  
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Daytime Phone: **(07) 3761481**  
Mobile: **027 666 4381**  
eMail: **ingandresmartinez@hotmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I prefer the new building to be in the business area as a new building will improve the visual aspect of the area. In addition, will move locals and visitor to the commercial area during working days when people don't buy stuff on a regular basis. There is a 2400m<sup>2</sup> site at Taniwha Street which could incorporate underground parking to fit staff/council parking space requirements. there is also plenty of parking alongside Taniwha St for visitors. Another 5,000 m<sup>2</sup> are available between Roberts St and Tuwharetoa St. As this site is a prime land maybe a long term plan to incorporate commercial and recreational spaces around could be attractive for new business. Again underground parking is an option. An additional advantage with underground parking (particularly for the 5,000 m<sup>2</sup> land) is the option of connecting the parking with the shops on top (around the new TDC offices). As a plus, even the excavated pumice could be sold to compensate the cost of the underground parking minimum \$150,000 for the Taniwha Street place and \$300,000 for the Tuwharetoa one. What to do with the to-be vacant land at lake Terrace?, maybe the same that was done at Botanical Heights Drive or perhaps engaging an architect to get a flash apartments development. You have to pay millions to get an apartment 100m to the east of Council Building (2/88 Lake Terrace) or at One-ten apartments few hundred meters beyond. Good idea getting the new Council building being paid by other Council development project, and even better to get a surplus to pay for other urgent projects such a the Norman Street - SH1 intersection. So my point is why using a prime residential land for a building that doesn't matter where is built people will go there, and more important why not moving locals, visitors and 150 staff from Council close to the Bussiness area, where they can take the chance of being at Council during the week during business hours to buy things they need or even to take a coffee (I am pretty sure Council staff will appreciate getting a decent place to take a coffee close to the office). By the way, the magnificent view is not a reason to keep Council offices on the current site, unless the taxes I am paying are paying the salary of somebody else looking through the window 8 hours per day.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

Go-Tongariro is based in Turangi, then Turangi Touristic/hospitality business should pay fo that.

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Philip**

Last Name: **Constable**

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Suburb: **Richmond Heights**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **0210449776**

eMail: **Philandcara.constable@outlook.com**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

I read a suggestion in the newspaper that I think should be seriously looked into. Building a new council building over an existing car park behind the library. Combine it with a new bus terminal which we desperately need. Sell the current council site to help pay for it. Add covenants to the site being sold so we have a certain amount of control as to what the site gets used for.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
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## Submitter Details

First Name: **Janet**

Last Name: **Hird**

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City: **Taupo**

Country:

PostCode: **3330**

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Mobile: **021524490**

eMail: **janet@cadman.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

I prefer that the existing building be repaired. If the Council decides to rebuild their offices, it should be done on another Council owned site - whether it's centrally located or not. and it doesn't need to have the same footprint as the existing building; it could be (say) 6 stories high and still command lake views.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**



## Introduction

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## Submitter Details

First Name: **Sarah**

Last Name: **Hunt**

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City: **Taupo**

Country:

PostCode: **3330**

Mobile: **0274854118**

eMail: **hunt.sm@outlook.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

I think it should move to town. Join the library, museum, police complex. This is central, adds revitalization into town.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

Attached Documents

File
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**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Joanna**  
Last Name: **Bergman**  
On behalf of: **myself**  
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Suburb: **Hilltop**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **0221970112**  
Mobile: **0221970112**  
eMail: **joanna.taupo@gmail.com**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

Land on County Ave would be suitable, plenty of parking and room for expansion, also close to industrial area so easier for business people to access their services. The present site should be available for a hotel with good accommodation.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

They should have similar organisations and funding to Taupo, proportionate to their population, e.g. Destination Lake Taupo, Tourism Lake Taupo.

## Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Melissa**  
Last Name: **Lane**  
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Suburb:  
City: **Turangi**  
Country: **New Zealand**  
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Mobile: **0273456992**  
eMail: **kumosagi@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

I say we take the cheaper option and just repair the building on the site as we can't always get what we want, and maybe put the our money into fixing the road properly between Turangi and Taupo SH1 the makeshift jobs are not cutting it.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

The Turangi town centre needs something to be done about it. It is starting to become unwelcoming to the locals even. It needs to be open up at the moment when you walk into it, it feels like you are walking into a dark hole.

## Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Julie**  
Last Name: **Slee**  
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Suburb: **Hilltop**  
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PostCode: **3330**  
Daytime Phone: **07 378 5550**  
Mobile: **027 348 6222**  
eMail: **slee.family@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

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## Submitter Details

First Name: **Raeleen**  
Last Name: **Wilson**  
Street: **50 Mill Road**  
Suburb: **Waitahanui**  
City: **Taupo**  
Country:  
PostCode: **3378**  
eMail: **wilsons1@kinect.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

I would like to see the present building to be cleared of all asbestos. As a rate payer, I have seen the building undergo renovations, staff moving to other council owned buildings, seen unused buildings TDC owns. I think for now, fix up this problem, even though its up for review in 5-15 years. There are more pressing public issues i have been pushing for - ie having the connecting bus service reinstated to run past the airport, and Acacia Bay; having more public family friendly events. For those of us that pay our rates, at least give some discounts at the race track, concerts etc.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

There are other entities out their that want to also provide a service for tourists and are trying to establish themselves. Ive never heard of this Go Tongariro .. what do they bring to the public/local table?.

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Chris**  
Last Name: **Johnston**  
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Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
eMail: **chris@replete.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

My preference would see the new council (office) building situated within the CBD, utilising existing council owned land.. It was identified back in 2005 that the comfortable existence and sustainability of our CBD was under threat from outside influences, i.e. the ability to build greenfield retail on the fringe of town along with the drift of office space to the residential areas bordering the CBD. The council had the courage to invest in good strategic planning for the protection of the towncentre which stood up under significant challenge. It therefore makes sense to continue with the hard work done in the past and to think long and hard on whether positioning a new building on its existing site follows the essence of the new plan and will provide that sustainability for the CBD, which is the backbone of the CISP. This is not about a shiny monument to the councilors and council staff but about a office space within the heart of our town that provides activity and vitality to our CBD, We are talking 50 years, so now is the opportunity to follow up on the NZ Urban Design Protocol which council signed, which was a commitment that proved and sound urban design would be fundamental in everything it does. Rebuilding on the existing site goes against this and the CISP.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

The reality of small towns is the struggle for funding, We need to continue supporting this organisation as it looks for other models for self sustainability.

### Attached Documents

File
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## Submitter Details

First Name: **Cameron**  
Last Name: **Murphy**  
Organisation: **Cheal / ISPS**  
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Suburb: **Taupo**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **073761476**  
Mobile: **0274226785**  
eMail: **cameronm@cheal.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

As a Structural Engineer and Local Rate Payer: I agree that it would be more feasible and cost effective (in the long run) to build a new Council Building, than it would be to seismically strengthen, remove asbestos, and make alterations and repairs to the existing building. However, I do not believe it is within the Taupo Communities best interests to carry out the rebuild on the existing Lake Terrace Site. As this is a prime property location for accommodation and tourism, not for Council offices. Taupo offices would be more suited closer to the CBD and away from the prime property areas. Given the cost implications of building new council office; one would think it would be more beneficial to sell the existing lake front site to developers for further tourism, accommodation, hospitality, facilities - to further increase the demand for these in Taupo; and then to use the sale money to build the new Council Offices at a better (more centrally located site). This would also enable community funds to be well used in other areas to benefit our district - other than pouring large amounts of money into rebuilding the Council Offices. Council owns a lot of land around town that would be better suited for offices. The best location for Council would be right next to the Great Lakes Centre and Library; with the Town CBD, Courts, Museum, and Police Station, in close proximity. There is also possibilities of incorporating underground car-parking within the new designs, to minimize the amount of space required to be developed. Obviously near the Great Lakes Centre would be best; but if not, then there are other areas, like near Spa Park, near Crown Park, near Ashwood Park, or anywhere within the centre of town. However, being right on the waterfront (where they are currently positioned), away from the CBD is not beneficial.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

I think it is a good idea to support the Tongariro Project, but I don't agree in pouring out substantial amounts of money. Just that which is of benefit to Tongariro, without losing out on further Taupo possibilities - as there is still much that can be done to improve Taupo.

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Rebecca**  
Last Name: **Hawke**  
Street: **10A Puriri Street**  
Suburb: **Hilltop**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Mobile: **0212230083**  
eMail: **beck.hawke@icloud.com**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I think it's a great opportunity to bring the council buildings and its staff into the heart of the town, to create a purpose-built municipal area which would create more vibrancy, ease of access for local businesses and more opportunity for council staff to be present in the CBD. We have often talked about options to link the town to the waterfront - our biggest (and most under-utilised) asset. Why not establish council presence near the court, the museum, the Great Lake centre, with improved walkways to the marina. We talked about reducing traffic through Tongariro Street, making it more pedestrian friendly with room for local cafes and restaurants to provide outdoor seating. Tongariro Street is not a safe place - it's only a matter of time before someone is knocked over as they cross the road from the major coach stops (and there's another subject - it's a terrible place to wait for a bus - no facilities, cold, windswept and presents a poor image with passengers urinating in the bushes - I have seen it from my office). This is a golden opportunity to re-visit making our CBD a better place to be.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Continued development of the Tongariro township, its businesses and its surroundings creates more opportunity for what is often perceived as a depressed town. It is a super base for exploring the surrounding national parks and I fully support further funding.

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Julie**  
Last Name: **Yeoman**  
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Suburb: **Maunganamu**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3379**  
Daytime Phone: **0272089552**  
Mobile: **0272089552**  
eMail: **julesintaupo@hotmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

As always, ensure the funding delivers results. Review, review, review.

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Julie**  
Last Name: **Yeoman**  
Street: **8 Michaels Way**  
Suburb: **Maunganamu**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3379**  
Daytime Phone: **0272089552**  
Mobile: **0272089552**  
eMail: **julesintaupo@hotmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

Have a satellite office for customer facing 20% highest use services in town. Locate the staff to a building out of town (the industrial commercial area for instance) where there is plenty of parking and access for ratepayers and visitors to the council. Lease the valuable piece of land to commercial enterprise (to retain ownership of the land in local hands) with a condition of an impressive facility for council use to entertain guests/delegates/dignitaries as a priority user.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

---

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Winston**  
Last Name: **Grantham**  
On behalf of: **Winston and Marie Grantham**  
Street: **2/9 Mere Road**  
Suburb: **Bird**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Daytime Phone: **07 3783120**  
Mobile: **0279294349**  
eMail: **marwin1@xtra.co.nz**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

We believe a new building is the most effective way of providing appropriate accommodation for Council staff. Having a new building on a fresh site at the current car park in between Tuwharetoa Street and Roberts Road, adjacent to the rear of the Farmers and Central Ford. Having underground parking for Staff and Rate Payers. While the different sections are spread around town, the Building /Permit group should be housed in the defunct Restaurant Building next to the Sun Court Motel Complex. This would allow Trade people adequate space to park their vehicles off the adjacent streets.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

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## Submitter Details

First Name: **Chris**  
Last Name: **Dawson**  
Street: **268 Whangamata Road**  
Suburb: **Kinloch**  
City: **Taupo**  
Country:  
PostCode: **3377**  
Mobile: **0274777880**  
eMail: **c\_j\_dawson\_nz@hotmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

The council should be clearly visible and part of the centre of the town and not hidden away in isolation.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Christopher**  
Last Name: **Taylor**  
Street: **PO Box 600**  
Suburb:  
City: **TAUPO 3351**  
Country: **New Zealand**  
Daytime Phone: **073788303**  
Mobile: **0274420363**  
eMail: **shadest@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Option 1 is the only option. Move to a bigger site. Taupo is growing. Please future proof this investment i.e. more land this time build a building fit for purpose! More carparks, car pooling from second component. You are a business and need to provide parking.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

## Introduction

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## Submitter Details

First Name: **Elizabeth**

Last Name: **Murley**

Street: **40 Rainbow Drive**

Suburb: **Rainbow Point**

City: **Taupo**

Country: **New Zealand**

PostCode: **3330**

Daytime Phone: **07 9298302**

eMail: **Lizandneilm@gmail.com**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

Any of the Council held land , car park areas , provided public car parks were allowed for in the building of the new office block. Or , build an office out by Mega Mitre 10 where the council may have to buy land and rent a small office in town so rate payers can access easily if that is a requirement.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **ross**  
Last Name: **baker**  
Organisation: **Tongariro River Motel**  
Street: **2 Piri Road**  
Suburb: **Turangi**  
City:  
Country: **New Zealand**  
PostCode: **3353**  
Daytime Phone: **07 386 8555**  
eMail: **ross@tongarirorivermotel.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Just repair the existing building.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

Based on their lack of progress and poor performance so far, Go Tongariro are a complete waste of ratepayers money - To encourage tourism, the money should be better used in Turangi on developing the Turangi to Taupo bike trail..

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **anna**

Last Name: **pol**

Street: **334 Centennial Drive**

Suburb: **Rotokawa**

City: **Taupo**

Country:

PostCode: **3378**

Daytime Phone: **07 3784672**

eMail: **anna.m.pol@vodafone.co.nz**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

council owned land by Spa Park would be ideally suited, It will not take away existing parking in town, which is already at a premium, during holidays or events. It will provide more traffic in the Spa Park area, maybe crime will be reduced in regard to holiday visitors, parking there to do the Huka Falls track. There would be ample parking for builders coming with trailers. For the staff to visit shops and cafes, it would be the same distance from the town centre to the existing location. The lakefront site would compensate towards the new building. Therefore easing the burden on the ratepayer..

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Peter**  
Last Name: **Harris**  
Organisation: **Rate payer**  
Street: **18 Tahawai Street**  
Suburb: **Turangi**  
City: **Turangi**  
Country: **New Zealand**  
PostCode: **3334**  
Mobile: **0274 923205**  
eMail: **phharris@xtra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The library site . Any new building should have underground parking included to make the most use of the limited ground in the town centre

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

It is essential to move the southern end of the lake going forward as it is the gateway to the wonderful outdoor adventures in the central north island

## Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Tony**  
Last Name: **Dalby**  
Street: **87 Wharewaka Road**  
Suburb: **Wharewaka**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **073788169**  
Mobile: **021905640**  
eMail: **susantony@xtra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Dear Councillors, While I agree the present council offices building is in need of replacement I think the haste to vacate has not enabled the time to consider alternative options and the consultation with the community it deserves. Council has however made the decision to vacate the buildings forthwith on a rather flimsy and unproven pretext of a health and safety issue for staff, namely the detection of asbestos which was not airborne but in the soil around the building. I wonder if it is time to set about testing the soil around other buildings in Taupo considering the wide use that was made of this material for building in past years. However, moving on with what to do now, I am firstly opposed to new offices being located on any green space such as the Tongariro Domain. Other sites on land owned by the council in the CBD should be considered. I suggest that it is not necessary for the main offices to be located in the CBD as is being promoted by Town Centre Taupo as I am firmly of the opinion that the argument they put forward i.e. that the influx of council staff nearer town would invigorate the Centre is deeply flawed. Office staff do not go out wandering around the town in their meal breaks doing serious shopping...they may go and grab a coffee and/or snack and return to their workplace. At the weekends they rejoin their families and go about normal routine along with the rest of us, which may or may not be a shopping trip to town. I think any new premises would incorporate a café in house for staff in line with other modern offices which house a large staff. I also believe it is not necessary for the Taupo District Council to own their offices. A fit for purpose building could be built by others and leased back. The money saved could be better used reducing debt and maybe at some future time provide some finance toward a second river crossing. A Centre for TDC business could established in the CBD to provide for services such as information, payment of rates, general enquiries etc. This would enable the main offices to be located elsewhere where they would not be adding to a growing parking problem. I support the provision of finance in the LTP to enable a thorough evaluation of options with a business plan to support proposals made. The present site of the TDC offices should be prepared for sale and interest invited internationally. What a great site for an international hotel! Yours Sincerely, Tony Dalby.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

**Privacy Statement**

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## Submitter Details

First Name: **Jan**

Last Name: **Gee**

Street: **5 Normand Place**

Suburb: **Richmond Heights**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **0211440499**

eMail: **brianjangee@bayleystaupo.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I think the Council Building should be in the heart of the CBD. This would create a buzz in the CBD, the building would be 'modern' therefore look amazing and lift this important area of our town.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

We need to provide visitors a better tourist service

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Wayne**  
Last Name: **Smith**  
Organisation: **Go Tongariro Inc**  
Street: **P O Box 6**  
Suburb:  
City: **Turangi**  
Country: **New Zealand**  
PostCode: **3353**  
Daytime Phone: **0272947649**  
Mobile: **0272947649**  
eMail: **chair@gotongariro.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

Comments

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

Refer to attached submission>

---

## Attached Documents

File
Go Tongariro Submission to 2017-2018 Annual Plan

## Need Help?

## Privacy Statement

24<sup>th</sup> May 2017

Greetings

Your Worship The Mayor and Councillors

Go Tongariro would like thank you for this opportunity to present our submission in support of its application for additional funding of \$20,000 in the 2017/2018 financial year.

Regretfully at this point, the Go Tongariro Board finds it necessary to comment on the requested amount of \$13,000 additional funding as it was published in the Consultation Document 2017/2018 Annual Plan.

Go Tongariro's opinion is that the amount of \$13,000 is incorrect and does not reflect the intent of our submission made on the 28<sup>th</sup> March 2017 to TDC or the resulting TDC201703/12 Resolution moved by Cr Barry Hickling and seconded by Cr Zane Cozens. This resolution clearly states *"That Council agrees to include the additional funding of \$20,000 (GST inclusive) in the Draft Annual Plan for the Go Tongariro coordinator wages for the 2017/18 financial year"*.

The explanation given regarding the difference in the \$13k and \$20k amounts was the \$7k already allocated in the Long Term Plan 2015-25 had been included in the \$20,000 as stated in the resolution from the 28<sup>th</sup> March Council Meeting. Including monies already allocated in the LTP as part of GT's \$20,000 request for additional funding and then calling it \$13,000 in the Consultation Document is fundamentally wrong and misleading given the statement of the above resolution.

The 2016/2017 year was a year of restructure and growth for Go Tongariro and its Board. Go Tongariro's leadership role in the Turangi to Taupo Trail was a challenging and rewarding project that provided a rapid learning curve for the Board from both procedural and managerial roles of the project. The T2T also had a \$5k negative impact on Go Tongariro's budget due to a shortfall in project funds.

The Turangi Economic Development Strategy (TEDS) started from humble beginnings in late 2015 with an innocent question being asked 'what can be done with Turangi Town Centre'. We are now looking forward to the end of June 2017 when the report from the RPS Group will be available. The ownership of the TEDS project has provided the Board of Go Tongariro with a strong belief in its own ability to provide leadership and direction within the community.

Our submission to Council for additional funding is pivotal to the ability of Go Tongariro to provide a tangible resource in the form of a paid part-time coordinator. Self-funding is acknowledged as a mandate for Go Tongariro and we have so far identified 136 businesses within the Southern Lake District that we will be approaching for a membership based contribution to Go Tongariro's funding budget. A copy of Go Tongariro's 2017/2018 draft operational budget has been attached for you to understand our operational costs. All project based costs are funded separately through applications to the appropriate trust & funding agencies.

In closing Go Tongariro acknowledges the continued support of the Taupo District Council and looks forward to receiving confirmation of our submission for \$20,000 additional funding for the 2017/2018 financial year.

Questions:

Thank You  
Go Tongariro Board



# Go Tongariro

## Go Tongariro Operational Budget Summary 2017 -2018

### Go Tongariro Incorporated

### July 2017 to June 2018

Account	Total
<b>Income</b>	
EGLT Service Grant (240)	\$20,000.00
TDC Service Grant (250)	\$7,000.00
TDC Additional Funding (251) As per TDC Resolution TDC201703/12	\$20,000.00
<b>Total Income</b>	<b>\$47,000.00</b>
<b>Gross Income</b>	<b>\$47,000.00</b>
<b>Other Income</b>	
Go Tongariro Membership (245)	\$7,500.00
Project Specific Funding (235) yet to be determined	\$0.00
Project Specific Funding (235) yet to be determined	\$0.00
Project Specific Funding (235) yet to be determined	\$0.00
<b>Total Other Income</b>	<b>\$7,500.00</b>
<b>Total Income:</b>	<b>\$ 54,500.00</b>
<b>Less Operating Expenses</b>	
Advertising costs (398)	\$2,100.00
Business Event Support (300)	\$400.00
Business Support (435)	\$400.00
Computer expenses (484)	\$450.00
General Office Expenses (430)	\$850.00
Meeting - Event Refreshments (419)	\$800.00
Meeting Minute Dictation (406)	\$780.00
GT Website Annual Costs - Business Studios (486)	\$1,020.00
Printing, Postage & Stationery (418)	\$400.00
Accounting Fees - End of Year (407)	\$600.00
Bank Fees (404)	\$192.00
Business Cards (462)	\$120.00
Co-ordinator fees (409)	\$27,480.00
Mileage Money (414)	\$1,524.00
Telephone & Internet (489)	\$2,904.00
Workshop Subscription (483)	\$900.00
Xero Accounting Package - 6 monthly rental x 2 (411)	\$760.00
<b>Total Expenses</b>	<b>\$41,810.00</b>
<b>Net Surplus</b>	<b>\$12,690.00</b>

Notes: 1 May - Additional allowance required for new coordinator recruitment.

27 April 2017

21 May - \$20k highlighted subject to amount confirmation.

## Introduction

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## Submitter Details

First Name: **Joanna**  
Last Name: **Steele**  
Street: **38 Tui Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **07 377 4644**  
Mobile: **021 774 636**  
eMail: **jo@volcaniccoffee.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I would like the TDC to come off the lake front and move to Site 5 - opposite Plateau. I believe it is the most suitable site, it is larger and still central. The car parking issues could be resolved by building additional car parking below ground level, with the possibility of several tiers of parking. The site should also accommodate all the civil services, making it a destination in town, plus include a bus terminus. The current site should be sold to raise funds for the prospective build.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Colin and Bev**  
Last Name: **Ward**  
Street: **824 Wily Terrace**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **07 378 3560**  
Mobile: **027 259 2807**  
eMail: **chblward@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

We believe more investigation needs to be undertaken with regard to one of the alternate options put forward. There is considerable merit in some of the Town Centre committees suggestions with regard to centralising operations nearer the centre of town. We therefore have not ticked a yes or no for the Lake Terrace site until further study is undertaken, but are not opposed to the Lake Terrace site in principle.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

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## Submitter Details

First Name: **Andrew**

Last Name: **King**

Street: **27 Rimu Street**

Suburb: **Taupo**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **0276 545 313**

eMail: **andrew.king@mercury.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

My preferred option to build a new building at the domain. This should not be built in the public green space but make use of the space such as at the museum and bowls club. My understanding is the council district plan wants to promote building and development in the Town centre. This is a great opportunity to support its own strategic direction and create the opportunity for a greater connection with the town centre and community. The decisions made today need to be considered with respect to the future of this Town and community. There have been decisions of the past such as the great lake centre, and Owen Delany Park, AC baths etc which have transformed this town into the vibrant and diverse town we are. As a Town we need to continue to be visionary and look towards what is the best long term solution not what is easiest in the short term.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Richard**  
 Last Name: **Hoadley**  
 Organisation: **TAUPO RESIDENTS GROUP (TRG)**  
 On behalf of: **TAUPO RESIDENTS GROUP (TRG)**  
 Street: **36 Stanley Street**  
 Suburb: **Wharewaka**  
 City: **Taupo**  
 Country: **New Zealand**  
 PostCode: **3330**  
 eMail: **hoads@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

No. Refer to our attached submission

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

The existing approved funding has been well tested and the results to date do not show there is a viable future for Go Tongariro.

## Attached Documents

File
2017 - MAY submission Council Building

## Need Help?

## Privacy Statement

**TAUPO DISTRICT COUNCIL – LAKE TERRACE ADMINISTRATION BUILDINGS.**  
**ANNUAL PLAN 2017/2018**

**SUBMISSION on The Consultation Document 2017/18 Annual Plan**

From:-

	<b>The Taupo Residents Group (TRG)</b>
Forwarded by :-	Richard Hoadley
<u>Postal Address</u>	c/o 36 Stanley Street, Taupo 3330
<u>Phone</u>	07 376 8939
Email	members.trg@gmail.com

This submission is on behalf the TRG committee with the recognition that due to the short time allowed to prepare this submission we were not able to forward a draft to members and so seek their input.

TRG acknowledges the circumstances requiring staff to vacate the Lake Terrace Council building and the need for a funding provision to be included in the 2017/18 Annual Plan to allow for investigation, planning and meeting of statutory obligations, to ensure sound planning and full consultation with the community on a future home for Council.

We express concern that while the Consultative Document provides five options as to the relocating and the future accommodation of Council staff no business case has been compiled to evidence facilities required and definitive costings to allow ratepayers to evaluate the options. We express concern as to the urgency in which this matter has been presented to ratepayers and stress that haste will be detrimental to finding the most beneficial home for Council for the future.

While acknowledging that a fix of the Health and Safety issues of the present building would be a sound option from a financial position, we see advantages in fully appraising the option of a "fit for purpose" facility that will serve Council, all staff and the Taupo community in the years ahead.

**TRG strongly opposes Councils preferred option of "A new Council - Owned Building at Lake Terrace Site."**

The Taupo Residents Group recommend the following:-

- That Council budget in the 2017/2018 Annual Plan to provide funding to cover the costs of preparing policy briefs to investigate sites and building options.
- That Council appoint a TDC Project team to oversee full investigations as to a suitable location for a new fit for purpose building, its design, the requirements of staff, our community and visitors and to fully consult with the community throughout the process.
- That Council appoint consultants to work with this Project Team.
- That this Project team be asked to investigate the options of funding and ownership/leasing of a new building.

- That Council prepare documentation to sell all the land titles within the Lake Terrace current site having sought advice as to marketing as is (knowing of the asbestos issue) or as a cleared title.

Conclusion.

TRG expresses in the strongest terms the need for Council to prepare a sound, fully consulted business case to house Council into the future. Not hastily endorse their preferred option.

TRG agrees that Council budget funds in the coming year to allow for the appointment of a Project Team to research and advance the commissioning of a Business Case for a future home for Council and for the commissioning of consultants to advise throughout the project.

TRG does not wish to present this submission at a hearing.

24 May 2017

## Introduction

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

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## Submitter Details

First Name: **Katherine**

Last Name: **Hu**

Street: **50 Hatepe Avenue**

Suburb: **Taupo**

City: **Taupo**

Country:

PostCode: **3330**

Mobile: **022 4064793**

eMail: **katherine901001@hotmail.com**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

Preferred option is to have a new building on a site located within the CBD. The Lake Terrace site is zoned as High Density Residential and is not zoned for office activity. Noted the site has existing use right however while there are other alternative locations within the CBD, why not freeing the subject site and contribute and enhance the town business centre? Re-developing other sites in town will positively response the objectives and policies of the current District Plan, as we as other policy documents. From a business perspective, bring 100+ employees to town will also show the vibe of the town centre to the people who are coming to Taupo.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

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## Submitter Details

First Name: **Wayne**  
Last Name: **Morris**  
Organisation: **Strettons**  
On behalf of: **Self**  
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Suburb: **Taupo**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **07 3761715**  
Mobile: **021 733135**  
eMail: **Wayne@strettons.co.nz**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The car park between Tuwharetoa and Roberts Streets is the logical site. The largest employer of office staff in Taupo should be in the CBD to add vibrancy and revenue to the local businesses. This building would have awesome views of our lake and mountains which our Mayor so dearly cherishes. At the same time it would provide the staff with access to the amenities of the CBD and supporting businesses. This part of town also has the appropriate zoning for TDC use long term. On this site the council offices would be way more accessible to the public working in the CBD to do business with Council. Two or three levels of car parking with office on top would provide a statement and example to other property owners with old worn out and probably earthquake prone buildings to re-develop.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Don't know anything about this project.

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

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## Submitter Details

First Name: **Sharon**

Last Name: **Wiggins**

Organisation: **Liquorland Taupo**

Street: **PO Box 231, Taupo 3351**

Suburb:

City: **Taupo**

Country:

PostCode: **3351**

Daytime Phone: **0211021538**

Mobile: **021 102 1538**

eMail: **manager.taupo@liquorland.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

Tueharetoa and Roberts Street car park. Underground car park with Council building on top.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Margaret**  
Last Name: **Howard**  
Street: **18 Chesham Avenue**  
Suburb: **Waipahihi**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **073786405**  
Mobile: **0272541873**  
eMail: **merk8761@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

I believe that the best site for the new building would be in the area close to the Great Lake Centre. Having it close to this will mean that when the Council hosts functions it will be easily accessed. Having the TDC close to the CBD, but not in the retail area will benefit businesses without taking precious car parks away from their customers.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

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## Submitter Details

First Name: **Michael**

Last Name: **Keys**

On behalf of: **Michael and Elizabeth Keys**

Street: **18B Gillies Ave**

Suburb: **Hilltop**

City: **Taupo**

Country: **New Zealand**

PostCode: **3330**

Daytime Phone: **073776289**

Mobile: **0274651077**

eMail: **keysfamily@xtra.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

We strongly support the 'Preferred Option' of a Council owned building at the existing Lake Terrace Site. We believe the Lake Terrace Site is the best of all the options for the reasons given by the Council in the Consultation Document and for the following reasons: 1) Location: Lake Terrace is a great location. It is central, easy to access and has a high profile. A smart new building on this site will stand out and help showcase Taupo. 2) Traffic Movement: The alternative sites (nearer town) would contribute to traffic congestion in the CBD - whereas Lake Terrace is easy to access and has no congestion issues. 3) Parking: The Lake Terrace site has excellent parking facilities (100+ in the immediate vicinity). Most of these parks are occupied during weekdays. None of the possible sites near the CBD would have this level of parking and accordingly Council visitors and staff would be competing with shoppers and other town visitors for parking. This would not be good for the businesses in town as easy and convenient parking is one of our drawcards. 4) Commercial interests are lobbying for an 'in town' site presumably because they see this as increasing the footpath traffic and their turnover. We consider this is short-sighted. An 'in town' site may bring more people to town but the resultant traffic congestion and parking problems will negate any commercial benefits and is certainly not in the best interests of residents nor visitors.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **James**  
Last Name: **Ravenscroft**  
Organisation: -  
On behalf of: -  
Street: **26 Greenwich Street**  
Suburb: **Richmond Heights**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **0276131359**  
Mobile: **0276131359**  
eMail: **j\_ravo@hotmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

Comments

Follow your own district plan and build in the town centre.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

The tongariro crossing gets super busy and the workers there need all the help they can get.

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Duncan**  
Last Name: **Campbell**  
Organisation: **Traffessionals Ltd**  
Street: **82 Wharewaka Road**  
Suburb: **Wharewaka**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **027 486 1380**  
Mobile: **027 486 1380**  
eMail: **duncan@traffessionals.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

### Comments

Not 100% convinced existing site is best but looks okay However whichever site is selected, ensure it is viable for future expansion to say cater for 100% increase staff numbers which could happen if Taupo turns into a boom town. For example, build a 3 storey building at the front of the existing site, and leave the back open space for future expansion. Too many other examples of Councils elsewhere thinking small time and getting caught out later with not enough buildings.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

---

### Attached Documents

File
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## Submitter Details

First Name: **Antoinette**  
Last Name: **Beck**  
Organisation: **private**  
On behalf of: **self**  
Street: **9 Te Kopua Street**  
Suburb: **Acacia Bay**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **07 377 3072**  
Mobile: **0274785959**  
eMail: **nzbecks@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

From a building point of view I feel the risks involved with the exterior cladding have been exaggerated, while it is true that asbestos must be handled carefully during demolition and disposed of without further risk to the environment, it poses a smaller risk while bound within the material itself. The sudden urgency to move staff and make a decision on the future build or renovation seems to be unnecessary if not a little too convenient! I support the construction of new premises only if they are to be sited within the central business district. Firstly because this is in keeping with TDC's own guidelines and secondly because the present site is not suited to a large commercial building. The lakeside site should be reserved for tourism or activities that enhance Taupo scenically. The addition of council staff within the centre will streamline business both within council premises and the town itself. Surely this is the perfect time and opportunity to breath new life into our town centre!

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

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## Submitter Details

First Name: **Steve**  
Last Name: **Currie**  
Street: **121 Mapara Rd**  
Suburb:  
City:  
Country: **New Zealand**  
PostCode: **3385**  
Daytime Phone: **07 378 2224**  
Mobile: **027 496 7735**  
eMail: **steve.currie@energysurveys.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Yes beside the existing building beside the fire station, see text below and attached ortho photo. This is based on the premise that the existing building can be used until the new building is complete. This will require the apparent asbestos problem to be contained and sealed which I am sure if done professionally can be safely done. My proposal will use some of the existing Kaimanawa reserve but from my observations this is mainly used for cricket which could be relocated to OD Park. My proposal also leaves the fire station in the same place but this should be discussed with the fire service. Maybe there is a better location for the fire station which would free up more land for the new TDC building with more lake facing. Once complete the existing TDC building site could be sold, made into car parking or left as green space. My proposal involves some road closing and creating new road linkage which is not insurmountable

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Not familiar enough with options to comment

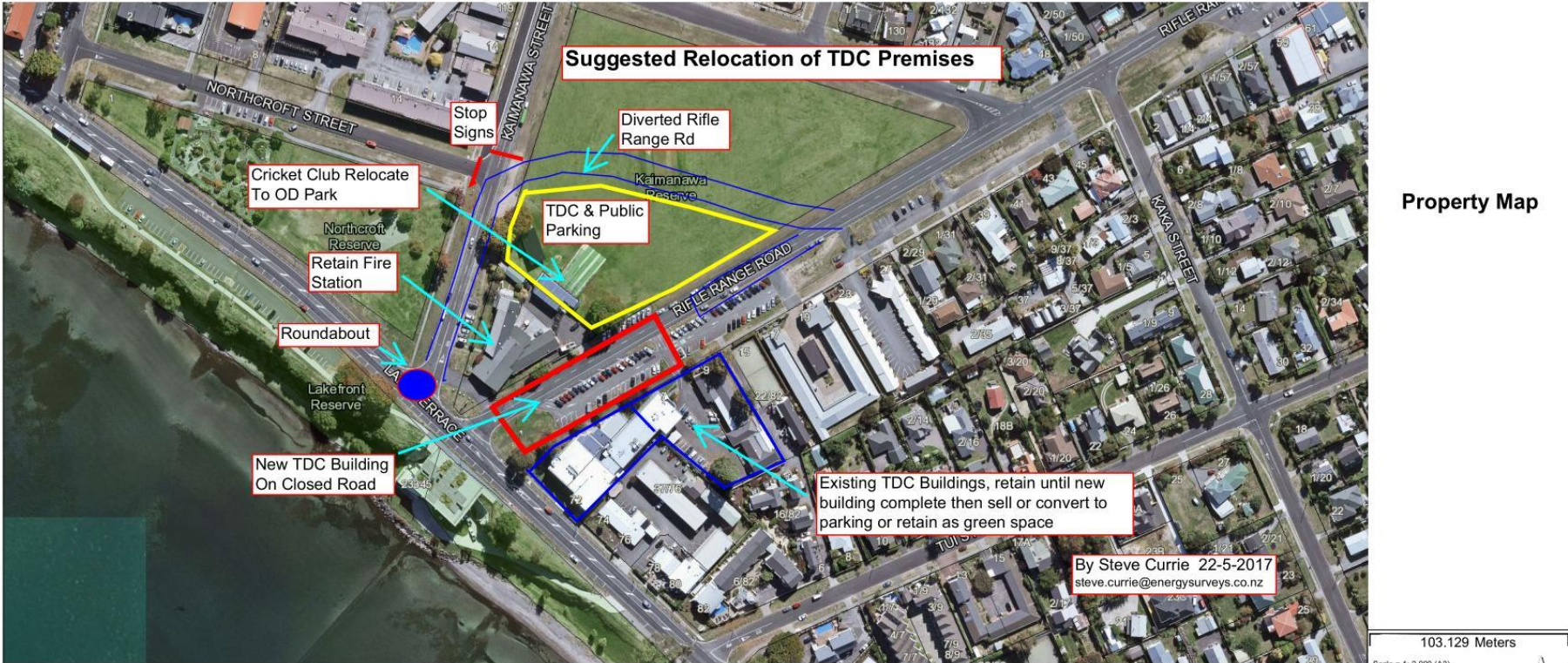
### Attached Documents

File
TDC-NewOffice

## Need Help?

## Privacy Statement







## Introduction

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## Submitter Details

First Name: **Scott**  
Last Name: **Holdsworth**  
On behalf of: **Teti Limited**  
Street: **5 Winsomere Crescent**  
Suburb: **Westmere**  
City: **Auckland**  
Country:  
PostCode: **1022**  
Daytime Phone: **93761848**  
Mobile: **0274928433**  
eMail: **scott@saiha.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

A new building on the existing site invests significant capital with no additional benefit to the town. It simply replicates what there is albeit a safer, more compliant and efficient building. This is an excellent opportunity to build a new building in a true central location that can provide benefits over and above what the existing location provides. For example, the library site could achieve synergies with existing council owned assets. The injection of staff in the central area benefits businesses in town. Car parking will be affected but that is an issue that can be addressed with intelligent thought and planning. The council's preferred option and the background material bias seems to be one of least resistance to an urgent situation with the current building. If this is a 50 year option and long term a more central location is better for the town then surely more time to consult and do the harder yards upfront is warranted. It appears rushed. There is also concern around council not walking the talk on its own District Plan on office workers locating centrally. This alone should determine the existing site is not suitable and any decision to remain compromises the Plan. The existing use right allows the option to remain but does it set the right tone for leadership in the town?

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Dineen**  
Last Name: **Grantham**  
Street: **11 Kurupae Road**  
Suburb: **Hilltop**  
City: **Taupo**  
Country:  
PostCode: **3330**  
Daytime Phone: **073760014**  
Mobile: **0273783550**  
eMail: **dineen@granthamlaw.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

Council should build on the McDonald's/Roberts St carpark. Any build should include below ground carpark, with retail space and provision for bus centre. Needs to be a community hub.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

I do not want to see a huge increase in our rates.

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

## Introduction

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## Submitter Details

First Name: **Turangi-Tongariro Residents and Ratepayers**

Last Name: **Association Inc.**

Street: **271 Taupahi Road**

Suburb: **Turangi**

City: **Turangi**

Country: **New Zealand**

PostCode: **3334**

Daytime Phone: **073868500**

Mobile: **0273537711**

eMail: **turangi3334@gmail.com**

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

TURANGI-TONGARIRO RESIDENTSS & RATEPAYERS ASSOCIATION INC. The TTRA supports the TDC option of a new building on the current site, committing \$15m or thereabouts to the build and in addition to the reasons offered by the TDC document, the TTRA believes the building should be a flagship of who and what the Taupo district is and the people it represents, specifically the Tuwharetoa people and the rohe. It should reflect the aspirations of the people and show this clearly to New Zealand the world. To this regard we suggest that the design of the building should be conducted as a competition open to New Zealand architects, giving us the widest possible options for creativity available to us. Acknowledgement by TDC that Turangi is the gateway to so many of Taupo district's wonderful natural places is important going forward and making sure that all of TDC buildings that welcome people from across New Zealand and the world, is important in this whole process going forward. Turangi needs to be considered in the thoughts around Council buildings, specifically buildings in Turangi and the people who live in the Turangi and Southern Lakes area, look forward to having this conversation with their Council.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

TURANGI-TONGARIRO RESIDENTS & RATEPAYERS ASSOCIATION INC. GO TONGARIRO Go Tongariro was set up a number of years ago with goals and a vision for businesses in the Turangi district. TTRA considers some of these goals to have been aspirational but possibly too ambitious for such a small and under resourced organisation. We consider that the application for the \$20,000 would be better spent in a restructured organisation, working in with DGLT, and having all the support that goes with an organisation the size of DGLT and other associated Taupo organisations. It seems an appropriate time to revisit the aims of Go Tongariro and in consultation with the various organisations that support the Taupo region's businesses, especially in tourism, TTRA would like to see Turangi at the table, contributing and being part of the district wide decision making process. For these reasons, we are against contributing the \$20,000 to Go Tongariro.

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Eileen**  
Last Name: **Byrne**  
Organisation: **McDonald's Taupo**  
Street: **48 Roberts Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **3788679**  
Mobile: **027 4768144**  
eMail: **e.d.byrne@xtra.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I would prefer the TDC build on their Heu Heu Street carpark site (behind Burger King). The carpark could still be retained but as an underground parking area, possibly in two levels, allowing for a multi storey complex above the carpark/s. This building could possibly accommodate several retail outlets on the ground floor along with a bus depot. The top floor would be designated for the council chambers and Mayor's office where our wonderful views of the lake and mountains can be showcased and appreciated by all who visit. This option would be of huge benefit to the CBD area, by sustaining a vibrant hub and growth in Taupo and supporting our economic welfare. Because of the 'asbestos' situation it has allowed an exciting and fantastic opportunity for a purpose built TDC. The current Lake Front site could then be sold to a hotel chain or something of that nature. Therefore I fully endorse the submission from TCT in it's entirety. My view is that you will have to spend the money and 'just do it'. Long term everyone will eventually thank you for it. You will be taking the TDC into the future.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Anything that will complement our tourism in Taupo is a definite plus. With a lack of industry, tourism is one of our biggest opportunities to showcase our attributes.

### Attached Documents

File
No records to display.

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## Privacy Statement



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## Submitter Details

First Name: **Catie**  
Last Name: **Noble**  
Organisation: **Taupo Chamber of Commerce and Industry**  
On behalf of: **The business community of the Taupo District**  
Street: **The Hub, Level 1, 32 Roberts St, Taupo 3330**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **0210755856**  
Mobile: **0210755856**  
eMail: **catie@lifestylepotential.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The Taupo Chamber of Commerce and Industry would like to advocate for its members at the hearing. We believe that the views of the business community need to be heard as they provide the commercial heart of the district. We believe that TDC needs to make difficult decisions to ensure a vital and prosperous Taupo for generations to come as well as showcasing Taupo as a great place to do business. We will be surveying our members and presenting their views at the hearing.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Nick**

Last Name: **Wilcox**

On behalf of: **Town Centre Taupo**

Street: **P O Box 1423**

Suburb:

City: **Taupo**

Country: **New Zealand**

PostCode: **3351**

Daytime Phone: **(07)378 9587**

Mobile: **(027) 280 3006**

eMail: **nwilcox@xtra.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Most would agree that TDC requires new facilities, although this has not been managed well from a PR standpoint. Lack of process/progress since the previous Tongariro Domain concept has contributed to a hurried approach to decision making in the name of 'safety'. My preferred approach would be a 3-5 year process of site (or sites) identification and selection, followed by considered design and construction, preferably associated with the CBD as per District Plan. This approach would have ideally have required a cautious approach to issues at the current site, with minor (cost) mitigation of risk to carry through this period. However the speedy decisions on relocation have costs mounting already. To base the entire council operation on the current non-compliant and limiting site would seem to be folly, and having committed to relocation, this will greatly inconvenience the staff and the ratepayers, I think for rather more than the 2yrs with 1 ROR!

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Kathy**  
Last Name: **Johnston**  
Street: **37 Ngamotu Road**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **0274 514 646**  
eMail: **kathy@revamp.co.nz**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

I would prefer to see new TDC offices being built in the CBD to add vitality and energy to the town and allow for sustainability of our CBD

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Maria (Isa)**  
Last Name: **Ravenscroft**  
Street: **26 Greenwich Street**  
Suburb: **Richmond Heights**  
City: **Taupo**  
Country: **NZ**  
PostCode: **3330**  
Mobile: **02102989771**  
eMail: **isa.ravenscroft@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Taupo District Council should relocate into the town centre. It would be: - Consistent with current District Plan policy. Offices should not be located outside the town centre. - Good for town vitality - more people visiting businesses (e.g. cafes) in the town centre, increasing the vibrancy of the town centre. - More accessible to people visiting council - the town centre is already a destination for many. - An opportunity to enhance existing council facilities / buildings (Great Lake Centre). The area that currently has the Great Lake Centre, library and museum would be ideal. Any concerns regarding traffic and parking etc can be addressed easily. As a civil / transportation Engineer, I know that the effect on parking in town is likely to be less than minor - parking would be provided on site and there is opportunity to reduce car travel by looking at travel demand management initiatives. This is a great opportunity for TDC to engage in some much-needed forward thinking. Offices in the town centre mean that TDC would be seen to be part of our events that happen here - TDC could be part of the town centre community. Council could replace some of the pool car fleet with E-bikes, consistent with our intended image as a great place to cycle and a sustainable transport option for council staff who may need to travel within town to meetings etc. It is important that TDC acts in accordance with their own District Plan policy by moving into the town centre, and takes advantage of this great opportunity.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Jeannie**  
Last Name: **Short**  
Organisation: **Tauhara Community Support Initiative**  
On behalf of: **Tauhara Community**  
Street: **62 Elizabeth Street**  
Suburb: **Tauhara**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
eMail: **jeannieshort@hotmail.com**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

Submission

1. Do you agree with Taupō District Council’s preferred option of building a new building?

- ☐ Yes
- ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes
- ☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes
- ☐ No

Comments

Attached Documents

File
Taupo District Council Submission

Need Help?

Privacy Statement

Taupo District Council

Submission for Consultation – Annual Plan 2017/18

On Behalf of:

Tauhara Community Support Initiative

Taupo.

ASSISTANCE WITH FUNDS TO HELP FINISH STAGE TWO OF PIHAGA COMMUNITY AREA AND PLAYGROUND – (DISABILITY AND ACCESSIBILITY DEVELOPMENT STAGE)

DETAILS: ACCESSIBLE PLAY EQUIPMENT - LIGHT INFRASTRUCTURE TO ALLOW THE DISABLED, ELDERLY AND PARENTS WITH PUSHCHAIRS THE ABILITY TO ACCESS THE PARK AND EQUIPMENT – CURRENTLY NOT ACCESSIBLE NOW.

#### BACKGROUND:

The T.C.S.I. took on this park project in response to an immediate need within the community. Classed as a lower socioeconomic area, Tauhara's population ranges from the young through to the elderly. Facilities range from Kohanga and Kindergartens through to pensioner housing units. It is a densely populated community that has a lower than average access to adequate community amenities. This is the biggest step towards the beautification and improvement of what is currently seen as an at risk area of Taupo. An area that has little in the way of visual appeal or community spirit at this stage. Once completed, this park will provide a 'uniquely Tauhara' area for whanau and provide a visual focus as part of building our community identity and mana. A playground constructed for the community, by the community. It will be an area that provides for 'whole whanau' engagement, something currently not available in the area. There will be equipment and/or areas suitable for every age group from pre-school through to the elderly. It will be a disability friendly park, an all-inclusive multipurpose area for the whole community to enjoy and be part of. When completed it will be an area that will provide play, sports, rest & relaxation and community events areas for Tauhara and the people who reside there. It will be designed to encourage a healthy and active life style for all who reside in the area and will encourage healthy whanau and community communication and interaction which in turn will assist in building a positive community spirit. Completion of the park will assist in creating the cohesive, positive community that people will be proud of, building community relationships and pride.

## DEMOGRAPHICS:

Demographics show that while this area is one of the most densely populated areas of Taupo, the playgrounds in the area fall well below the average for the whole of Taupo and in fact the national average for New Zealand.

Pihanga Reserve is located on the boundary between the Tauhara and Taupo Central census area units. These two census area units are the most heavily populated in the Taupo District, and contain a usually resident population of 7686, or 23% of the population of the Taupo district. In this community there are 1743 children aged under 15. Although there are 7 playgrounds in these two census area units, three of these are located outside of the residential catchment. The actual rate of provision is therefore 2.35 playgrounds per 1000 children under 15 (district average is 7.7, and national average is 4.1).

## EXISTING PARK FACILITIES WITHIN THE TAUHARA/PAETIKI AREA:

There is no multi-purpose playground and park areas in Tauhara that are utilised by the community regularly. Spa Thermal Park is the only area that would fit the criteria, but as this is a large 'destination' park for the Taupo residents and visitors to our town; it is not seen as a park belonging to or for the use of the Tauhara community. It was clear from community consultation that the Tauhara community felt there was a short fall in park amenities and decent play equipment their children could access easily. The cost of transport is an issue with many in our area; and the inability of our elderly residents and those in the pensioner housing to access park areas is something that needs to be taken into account with any new park venture. Pihanga Reserve is accessible to nearly all in the Tauhara/Paetiki area.

## DETAILS TO DATE:

Following 2-3 years of community consultation, plans were drawn up for the Pihanga Multipurpose Community area and Park. This was done in collaboration between the TDC and the TCSI.

Due to the size of this project, it was broken down into stages to make it more manageable.

Stage one was completed with the \$80,000 Parks and Reserves funds allocated to this area that year.

T.C.S.I has been working in collaboration with Schools, community organisations, churches and council in the planning and implementation of stage two. Seniors at a local school have been working with council's Parks and Reserves staff to plan the first large, interactive garden to be developed at the Park. The school will be assisting the Parks and Reserves staff with the complete development of this garden, from beginning to end. Once planting is completed, the school and students will be providing the artwork and visual additions to go with the garden. Due to the summer months, planting could not take place at the time. This will be undertaken in the very near future. We are planning on more joint initiatives to take place as time goes by. This will allow total community ownership and pride.

Rather than having this just a T.C.S.I project, we are in talks with other community organisations who are interested in taking part with the development of future plans, working bees and development. While bringing people on board and future plans are going well, we feel we could benefit particularly with the assistance of funds that will allow the more vulnerable in our community to have access to this park. At present prams, wheelchairs, mobility scooters etc. are unable to navigate across the bark ground to the equipment. Our entrance is also not disability friendly. We encourage our elderly to attend events at the Park, but have had to provide people to lift disability scooters over the fence so that they can attend. Should we be granted funding, it will be utilised for:

Disability friendly entrance

Disability friendly play equipment

New matting under play equipment for ease of wheelchairs and pushchairs

Paths suitable for wheelchairs, pushchairs and mobility scooters.

Community involvement in this project is gaining momentum, and we continue to plan our future stages, working bees and projects to keep this momentum going. Without Council's help at this stage though, we will find it difficult to complete stage two, and that will be a huge disadvantage to all those in our area that are already marginalised due to access and adequate equipment. We would really like to do more than pay lip service, or a nod to, the needs of those who are elderly or disabled in our community. Without providing these services, these people will continue to be excluded from being able to join in the way the rest of our community does. In an aging and changing society, this is becoming more important than ever.

Thanking you for your time.

Jeannie Short

## Introduction

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

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## Privacy Statement

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## Submitter Details

First Name: **David and Lauren**  
Last Name: **Lehndorf**  
Organisation: **none**  
On behalf of: **DR and LM Lehndorf**  
Street: **17 Williams Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **nz**  
PostCode: **3330**  
Daytime Phone: **07 3785158**  
eMail: **merrywood@xtra.co.nz**

Wishes to be heard:

- ☐ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☒ No

3. Do you have another preferred site or any other comments?

### Comments

Given many businesses are now Drive to. business The need to be within close proximity to town due to the 300 staff and car parks required and the support council workers give to the retail centre is rubbish. I worked for 25 years in the CBD in New Plymouth and would shop rarely. Most lunch breaks concerned me lunching at work, I took my own from home , or driving to the supermarket, library dentist doctor haircut etc or simply going home. This argument is weak the staff will support the CBD businesses according to individual need and not likely on a daily basis as you suggest. We have a town open 7 days a week. The foot traffic calling at the council daily would be mostly drive to, client not walk to the building, Why not look at land adjacent to the hospital or the top of spa road opposite the swimming complex. This type of location could easily accommodate staff parking. Why is it necessary to accommodate staff parking in the CBD any new building should have underground car parking for which the staff pay. I paid \$10.00 for my car park in New Plymouth. User pays . Free car parking should not be part of employees wage package. This is a very rushed process you are undertaking why the hurry what is the hidden agenda?

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☒ No

### Comments

Several of the gardens around the CBD are in a bad state. The garden by Oak in sad car park has not been attended to in years nor has the one outside the opposite car yard, loose timbers and nails sticking out. who inspects these?

### Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement

## Introduction

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## Submitter Details

First Name: **Rodney**  
Last Name: **Hutchison**  
Street: **Flat 3, 70 Harvey Street**  
Suburb: **Waipahihi**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Mobile: **0274842377**  
eMail: **rhutchison@kgc.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

Taupo Napier Highway opposite Z Station. Current site too valuable and can be used to part fund new building. Do not need to have Council Building at that location.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

Comments

Attached Documents

File
No records to display.

**Need Help?**

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## Submitter Details

First Name: **Carol**  
Last Name: **Hunter**  
Organisation: **Kura Gallery**  
On behalf of: **Carol & John Hunter**  
Street: **5 Williams Street**  
Suburb: **Taupo**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **07 3774068**  
Mobile: **021 259 1681**  
eMail: **hunterc@xtra.co.nz**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

The site I / we would prefer for this development would be on the Domain area between and bounded by the Taupo Tennis club, the Great Lake Centre / Police Station. It may be resiting of the Tennis Club will be required to facilitate this. A building design here apart from providing for the business needs of the Council could also take advantage the following; - the boat harbour and entrance outlook. - incorporate a community 'centre' option for use when the Domain is used for major events. - have some appropriate retail e.g café, information centre or other public needs without intruding unduly on the primary operational needs of the TDC Benefits are close proximity to the CBD and other 'admin services ( police, library, GLC ) easy walking access, car parking areas not difficult and centralising the business of the TDC. Sale of the Lakefront site will provide a capital kickstart to this proposal which we see as providing for the real need to establish a development to 'future proof' the needs of Taupo for the next 30 - 50 years.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

This organisation like Towncentre Taupo can only add impetus to the maintenance and development of business activity in Turangi

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Maggie**  
Last Name: **Stewart**  
Street: **12 Ringakapo Street**  
Suburb: **Turangi**  
City: **Turangi**  
Country: **New Zealand**  
PostCode: **3334**  
Daytime Phone: **07 3867656**  
Mobile: **0210368035**  
eMail: **camaro.68@clear.net.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

Comments

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

Comments

I think the way Tourism ,Economic development and Business development needs to be overhauled maybe the way it is done in Mangakino could be adapted to suit Turangi

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Catriona**  
Last Name: **Eagles**  
Street: **150 Mapara Rd**  
Suburb: **Acacia Bay**  
City: **Acacia Bay**  
Country:  
PostCode: **3385**  
eMail: **Catrionaeagles@hotmail.com**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

Council should support and endorse the District Plan and move into CBD. The benefit to the cbd of added foot traffic and the reduced traffic from business not driving to Council would be significant. A new location in CBD would allow greater connectivity with business making TDC part of not aside from Taupo business. A new building could allow opportunity for DGLT EGLT Towncentre Taupo and other organisations to hub with Council providing great efficiency in decisions for the district. The ability to undertake council services in walking distance of other activities in town would reduce traffic and offset parking losses in CBD. An iconic building within CBD with views to mountains and lake with modern future proofed chamber and flexible work spaces in a location which provide close linkage with business and professional leaders would serve the district well.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **John**  
Last Name: **Mason**  
On behalf of: **John Mason**  
Street:  
Suburb: **12 Birchwood Lane Hilltop**  
City: **Taupo**  
Country: **New Zealand**  
Daytime Phone: **0212499755**  
Mobile: **0212499755**  
eMail: **jlmason.taupo@gmail.com**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

Taupo needs an International Hotel Conference facility and the current bdg location would better serve being sold to provide inspiring views for guests of our Mountains and Lake. Such would enhance our international tourist profile. In my opinion while assessing the need for a great tourist and public/community connection facilitating both contractor and visitor connections the best alternate location is between the BP and Caltex pumps. It is clear from a careful analysis of all documentation including an email from Ward Demolition it is quite safe to remain in the current building. Further with minor repairs and following the recommendations from the consultants of encapsulating approx 100m2 of friable asbestos contained in the textured paint of building 2 we could save in excess of \$1million when the move along with communication cabling is taken into account. There is another supporting document of a communication from Ward Demolition that is not attached which I will refer to.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

Will assist with a secure income for one staff person

### Attached Documents

File
Clearsafe Environmental Solutions - Asbestos Register Report - 26 August 2016
Clearsafe Environmental Solutions - Certificate of Analysis - 24 August 2016
Final Report 17-035894



## Need Help?

## Privacy Statement




## Taupo County Council Building Asbestos Register Report

<b>Asbestos Occurrences:</b>	12
<b>High Risk Occurrences:</b>	0
<b>Overdue for Reinspection:</b>	0
<b>Total Not Labelled:</b>	12




<b>Date of Report:</b>	26 August 2016
<b>Report Reference:</b>	AsbestosRegister_TaupoCountyCouncilBuilding_201608260626
<b>Site:</b>	Taupo County Council Building
	72 Lake Terrace, Taupo, New Zealand 3330

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, new extension, external, level 1, eastern wing, fascia (all sides of new extension presumed same). Fibrous Cement Sheeting (FCS). Extent: 50-100m <sup>2</sup> .  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 26/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/17, 26 Result: No asbestos detected	N/A	
		Building 2, new extension, external, level 1, eastern wing, soffits and eaves (all sides of new extension presumed same). Fibrous Cement Sheeting (FCS). Extent: 20-50m <sup>2</sup> .  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 26/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/18, 27 Result: No asbestos detected	N/A	




## Taupo County Council Building Asbestos Register Report

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, new extension, external, level 1, eastern wing, south eastern side (all sides of new extension presumed same). Textured Paint. Extent: 50-100m <sup>2</sup> .  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 25/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/19 Result: No asbestos detected	N/A	
		Building 2, new extension, external, ground floor, eastern wing, soffit. Fibrous Cement Sheeting (FCS). Extent: 20-50m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/20 Result: No asbestos detected	N/A	
		Building 2, new extension, external, level 1, eastern wing, above windows, wall lining (all sides of new extension presumed same). Fibrous Cement Sheeting (FCS). Extent: 1-10m <sup>2</sup> .  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 26/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/21 Result: No asbestos detected	N/A	

## Taupo County Council Building Asbestos Register Report




Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, new extension, external, south eastern side, veranda soffit. Fibrous Cement Sheeting (FCS). Extent: 1-10m².	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/22 Result: No asbestos detected	N/A	
		Building 2, original building, external, far southern end, eastern side (all sides of original building presumed same). Textured Paint. Extent: 50-100m².  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 26/8/2016]	Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353/23 Result: Asbestos detected	Moderate Risk Risk Score: 12  Friable Risk: Friable (5) Condition Risk: Satisfactory (1) Exposure Potential: Low (1) Labelling Risk: No (5)	
		Building 2, original building, external, level 1, far southern end, all sides, soffits and eaves. Asbestos Cement (AC). Extent: 10-20m².	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353/25 Result: Asbestos detected	Low Risk Risk Score: 8  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Low (1) Labelling Risk: No (5)	

**Taupo County Council Building  
 Asbestos Register Report**


Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, new extension, external, all sides, wall lining. Fibrous Cement Sheeting (FCS). Extent: 50-100m².	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 451353/28-30 Result: No asbestos detected	N/A	
		Building 2, original building, external, north eastern side, fascia (all sides of original building presumed same). Fibrous Cement Sheeting (FCS). Extent: 10-20m².  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 25/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/31 Result: No asbestos detected	N/A	
		Building 2, original building, external, all sides, wall lining. Asbestos Cement (AC). Extent: 20-50m².	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353/32, 24 Result: Asbestos detected	Low Risk Risk Score: 8  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Low (1) Labelling Risk: No (5)	 45.1353/32




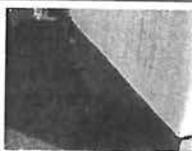


## Taupo County Council Building Asbestos Register Report

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, original building, external, level 1, western and north eastern sides, soffit. Asbestos Cement (AC). Extent: 20-50m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353/33-34 Result: Asbestos detected	Low Risk Risk Score: 8  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Low (1) Labelling Risk: No (5)	
		Building 2, new extension, internal, far eastern room, ceiling cavity, structural beam, sprayed limpet. Lagging / Limpet. Extent: 10-20m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/35 Result: No asbestos detected	N/A	
		Building 2, new extension, internal, ground floor, service cupboard adjacent to Tauhara room, angled ceiling. Fibrous Cement Sheetting (FCS). Extent: 1-10m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/36 Result: No asbestos detected	N/A	

**Taupo County Council Building  
 Asbestos Register Report**




Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
72 Lake Terrace	Asbestos	Building 2, original building, internal, adjacent communications room, hallway wall (level 1 vault room and conference room presumed same). Textured Paint. Extent: 1-10m².  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 25/8/2016]	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/37 Result: No asbestos detected	N/A	
		Building 2, original building, internal, ground floor, paper and cleaners store room, floor cover. Vinyl Floor Tile. Extent: 1-10m².	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353/38 Result: No asbestos detected	N/A	
		Inaccessible or obscured areas may contain ACM. These may include but are not limited to: false ceilings, material within or beneath concrete, behind wall linings, beneath floor coverings, behind tiles, or within areas with limited access including subfloors, ceiling spaces and the like. Also some occurrences may have been 'presumed positive / negative' or 'presumed similar' to another occurrence. Description: Unknown. Extent: Unknown.	Other	Presumed Positive	First Recorded: 24/8/2016 Reinspection Due: 24/8/2021 Labelled: No Removed: No Sample Tested: No Sample Ref.: N/A Result: N/A	N/A Risk Risk Score: N/A	

**Taupo County Council Building  
 Asbestos Register Report**




Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
9 Rifle Range Road	Asbestos	Building 1A, external, northern, eastern and southern sides, wall . Fibrous Cement Sheetting (FCS). Extent: 50-100m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353 / 1, 5, 7 Result: No asbestos detected	N/A	
		Building 1A, external, southern side, soil . AC Fragments. Extent: 1-10m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 2-3 Result: Asbestos detected	Moderate Risk Risk Score: 14  Friable Risk: Non-Friable (1) Condition Risk: Poor (5) Exposure Potential: Moderate (3) Labelling Risk: No (5)	
		Building 1A, external, all sides, base boarding. . Fibrous Cement Sheetting (FCS). Extent: 50-100m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353 / 4 Result: No asbestos detected	N/A	
		Building 1A, external, western side, wall. Asbestos Cement (AC). Extent: 50-100m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 6 Result: Asbestos detected	Low Risk Risk Score: 10  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Moderate (3) Labelling Risk: No (5)	




**Taupo County Council Building  
 Asbestos Register Report**

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
9 Rifle Range Road	Asbestos	Building 1A, external, southern and western sides, soffit. Asbestos Cement (AC). Extent: 50-100m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 8 Result: Asbestos detected	Low Risk Risk Score: 10  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Moderate (3) Labelling Risk: No (5)	
		Building 1A, external, eastern and northern sides, soffit and gable ends. Fibrous Cement Sheet (FCS). Extent: 20-50m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353 / 9-10 Result: No asbestos detected	N/A	
		Building 1B, external, all sides, soffit. Asbestos Cement (AC). Extent: 50-100m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 11 Result: Asbestos detected	Low Risk Risk Score: 10  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Moderate (3) Labelling Risk: No (5)	

**Taupo County Council Building  
 Asbestos Register Report**

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
9 Rifle Range Road	Asbestos	Building 1C, external, central southern side, gable end and soffit (northern side, gable end and eastern and western sides, soffit presumed same). Asbestos Cement (AC). Extent: 50-100m <sup>2</sup> .  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. [Added by: Sana Robertson on 26/8/2016]	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 12 Result: Asbestos detected	Low Risk Risk Score: 10  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Moderate (3) Labelling Risk: No (5)	
		Building 1C, external, western side, wall. Fibrous Cement Sheet (FCS). Extent: 50-100m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353 / 14 Result: No asbestos detected	N/A	
		Building 1C, external, far southern and eastern sides, wall. Asbestos Cement (AC). Extent: 50-100m <sup>2</sup> .	Non-Friable	Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: Yes Sample Ref.: 45-1353 / 15 Result: Asbestos detected	Low Risk Risk Score: 10  Friable Risk: Non-Friable (1) Condition Risk: Satisfactory (1) Exposure Potential: Moderate (3) Labelling Risk: No (5)	

**Taupo County Council Building  
 Asbestos Register Report**

Building	Category	Occurrence	Friability	Status	Occurrence Details	Risk Assessment	Image
9 Rifle Range Road	Asbestos	Building 1C, external, northern side, wall and soffit. Fibrous Cement Sheetting (FCS). Extent: 50-100m <sup>2</sup> .	N/A	Negative	First Recorded: 23/8/2016 Reinspection Due: N/A Labelled: N/A Removed: N/A Sample Tested: Yes Sample Ref.: 45-1353 / 16, 13 Result: No asbestos detected	N/A	 45 1353/16
		Inaccessible or obscured areas may contain ACM. These may include but are not limited to: false ceilings, material within or beneath concrete, behind wall linings, beneath floor coverings, behind tiles, electrical distribution boards or within areas with limited access including subfloors, ceiling spaces and the like. Also some occurrences may have been 'presumed positive / negative' or 'presumed similar' to another occurrence. Unknown. Extent: Unknown.  Notes: Confirm onsite prior to demolition or refurbishment and arrange further testing and clarification as required. (Added by: Sana Robertson on 23/8/2016)	Other	Presumed Positive	First Recorded: 23/8/2016 Reinspection Due: 23/8/2017 Labelled: No Removed: No Sample Tested: No Sample Ref.: N/A Result: N/A	N/A Risk Risk Score: 0	

## Taupo County Council Building Asbestos Register Report

### About Your Register:

An Asbestos / Hazardous Materials Register will normally involve a walk-through inspection of the respective Building(s) by a Licensed Asbestos Assessor or a Competent Person. During the inspection, samples may be collected to confirm the presence / absence of hazardous materials. If collected, samples must be analysed by a NATA accredited laboratory.

### Inaccessible Areas:

Areas which are inaccessible or materials which were not visible during the inspection must be 'Presumed to Contain Asbestos.' These may include:

- Materials which are obscured or covered by a second building fabric, such as a ceiling above a false ceiling, or a second concealed floor covering beneath the primary floor covering.
- Areas with limited / no safe access, such as subfloors, ceiling spaces, lift shafts, and some plant rooms.
- Air conditioning, heating, mechanical, electrical or other equipment with inaccessible components which require specialist knowledge.
- General exterior surfaces beneath ground cover and subsurface areas e.g. asbestos in fill/soil.
- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Materials other than normal building fabric, materials in special purpose facilities and building materials that cannot be reasonably and safely assessed without assistance.

### Labelling of Asbestos Containing Materials (ACM):

Labelling of ACM is an effective way to reduce the risk posed by inadvertent or accidental disturbance. The label should be clearly visible and of a suitable design to withstand deterioration by weather and UV light.

### Unexpected Finds Protocol:

Most asbestos incidents happen when workers disturb asbestos without expecting it. These incidents are often UNCONTROLLED, around UNPROTECTED PERSONS, and not properly ACTED UPON. What should you do if you or another person disturbs potential ACM?

**ISOLATE** the area and set up a barricade to restrict access. Ideally a 10 metre exclusion zone is required as a minimum (anything less will require air monitoring to be undertaken by a NATA accredited company at the exclusion zone boundary).

**SIGNPOST** the exclusion zone. Place ASBESTOS WARNING SIGNS at all points of entry into the area. If you don't have asbestos warning signs, use danger flags or normal danger / warning signs in the short term.

**CONTACT** your preferred Asbestos Assessor or Occupational Hygienist. They will inspect the area and decide on the appropriate decontamination requirements.

**AIR MONITORING** is the only way to answer the question "Have I been exposed to asbestos?", and it MUST be conducted by a NATA accredited company.

**REMOVAL** of the contamination should be undertaken by a licensed asbestos removal contractor. Contact your Asbestos Assessor for advice on selecting a licensed removal contractor.

**CLEARANCE** is required by a Licensed Asbestos Assessor after the clean-up but before the area is reoccupied. No person is allowed back into the impacted area prior to Clearance being granted (except the contractor or the Asbestos Assessor).

### Asbestos Management Plan (AMP):

It is the ultimate goal that all buildings be free of ACM, but until then any building with ACM must have an Asbestos Management Plan (AMP). The AMP is separate to the asbestos register in that it outlines the control measures and actions that are planned to effectively manage the identified ACM into the future.

Consult a Licensed Asbestos Assessor or Occupational Hygienist to create an AMP tailored to your site.



# Certificate of Analysis



Clearsafe Environmental Solutions Pty Ltd

16 Stewart St, Wollongong NSW 2500

info@clearsafe.com.au

1300 042 962

**Report Number:** 45-1353-01-ID

**Date of Report:** 24/8/2016

**Date of Analysis:** 23/8/2016

**Site Address:** 72 Lake Terrace, Taupo

72 Lake Terrace Taupo 3330

**Client Name:** Ward Demolition Limited

**Client Address:** 13-17 Miami Parade

Onehunga Auckland 1642

**Client Contact:** Chris Harris

**Sampled By:** Solomone Weilert

**Approved Identifier:** Nathan Crouch

**Approved Signatory:** Ryan Heckenberg

**Test Method:** Asbestos identification in bulk samples by polarised light microscopy and dispersion staining, in accordance with 'AS4964-2004 Method for the Qualitative Identification of Asbestos in Bulk Samples' and Clearsafe Method SOP.ID.01 [Detection Limit - 0.1g/kg (AS4964)].

**Notes:** The results contained within this report relate only to the samples tested. This report should not be copied, presented or reviewed except in full.

An independant analytical technique is recommended for confirmation of vinyl and bituminous samples, or samples in which 'Unknown Mineral Fibre' is detected.

NATA accreditation relates to the analysis of the sample(s) and does not cover the sample collection process.

Sample Number	Sample Reference / Location	Description **	Result *
45-1353/1	Building 1A, external, southern wall, bottom western corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 25x10x3mm	No Asbestos Detected <sup>6</sup>
45-1353/2	Building 1A, external, southern side, western corner, soil	FCS (35x20x3mm) Within Soil / Ore, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 7.5g	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/3	Building 1A, external, southern side, eastern corner, soil	FCS (25x12x3mm) Within Soil / Ore, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 8.7g	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/4	Building 1A, external, eastern side, base boarding, central door	Fibrous Board, Ribbon-Like Fibres. Sample Size: 22x20x3mm	No Asbestos Detected <sup>6</sup>
45-1353/5	Building 1A, external, eastern wall, bottom southern corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x5x2mm	No Asbestos Detected <sup>6</sup>

**\* Result Codes:**

- |                                   |   |
|-----------------------------------|---|
| 1 - Chrysotile Asbestos Detected  | 4 - Unknown Mineral Fibre Detected        |
| 2 - Amosite Asbestos Detected     | 5 - Synthetic Mineral Fibre (SMF) Present |
| 3 - Crocidolite Asbestos Detected | 6 - Organic Fibres Present                |

**\*\* Description Codes:**

FCS - Fibrous Cement Sheetting    VFT - Vinyl Floor Tile



**NATA Accredited Laboratory No. 18542**

Accredited for compliance with ISO/IEC 17025. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian / national standards.

45-1353/6	Building 1A, external, western wall, bottom southern corner	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 20x15x3mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/7	Building 1A, external, northern wall, bottom western corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 24x12x4mm	No Asbestos Detected <sup>6</sup>
45-1353/8	Building 1A, external, southern side, western corner, soffit	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 20x10x2mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/9	Building 1A, external, eastern side, central, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 24x8x3mm	No Asbestos Detected <sup>6</sup>
45-1353/10	Building 1A, external, northern side, eastern corner, gable end	Fibrous Board, Ribbon-Like Fibres. Sample Size: 18x10x2mm	No Asbestos Detected <sup>6</sup>
45-1353/11	Building 1B, external, southern side, central, soffit	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres. Sample Size: 10x8x3mm	Asbestos Detected <sup>1, 2</sup>
45-1353/12	Building 1C, external, central southern side, gable end	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres. Sample Size: 15x10x2mm	Asbestos Detected <sup>1, 2</sup>
45-1353/13	Building 1C, external, northern side, eastern corner, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 16x6x2mm	No Asbestos Detected <sup>6</sup>
45-1353/14	Building 1C, external, western wall, far southern side, bottom corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 8x5x2mm	No Asbestos Detected <sup>6</sup>
45-1353/15	Building 1C, external, far southern wall, central, bottom	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres. Sample Size: 90x50x4mm	Asbestos Detected <sup>1, 2</sup>
45-1353/16	Building 1C, external, northern wall, central, bottom	Fibrous Board, Ribbon-Like Fibres. Sample Size: 35x25x4mm	No Asbestos Detected <sup>6</sup>
45-1353/17	Building 2, external, south eastern wing, level 1, dark green upper wall	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x10x3mm	No Asbestos Detected <sup>6</sup>
45-1353/18	Building 2, external, south eastern wing, level 1, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x6x3mm	No Asbestos Detected <sup>6</sup>
45-1353/19	Building 2, external, south eastern wing, level 1, cream textured paint	Paint Sheeting, No Visible Fibres. Sample Size: 5x4x2mm	No Asbestos Detected
45-1353/20	Building 2, external, south eastern wing, ground floor, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 12x6x2mm	No Asbestos Detected <sup>6</sup>
45-1353/21	Building 2, external, south eastern wing, level 1, above windows, pink wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 22x16x3mm	No Asbestos Detected <sup>6</sup>
45-1353/22	Building 2, external, southern side, western entrance, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 7x5x2mm	No Asbestos Detected <sup>6</sup>

**\* Result Codes:**

- |                                   |   |
|-----------------------------------|---|
| 1 - Chrysotile Asbestos Detected  | 4 - Unknown Mineral Fibre Detected        |
| 2 - Amosite Asbestos Detected     | 5 - Synthetic Mineral Fibre (SMF) Present |
| 3 - Crocidolite Asbestos Detected | 6 - Organic Fibres Present                |

**\*\* Description Codes:**

FCS - Fibrous Cement Sheeting    VFT - Vinyl Floor Tile

45-1353-01-ID

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45-1353/23	Building 2, external, southern side, adjacent western window lip framing, cream textured paint	Paint Sheeting, White Silky Pliable Fibres. Sample Size: 10x5x2mm	Asbestos Detected <sup>1</sup>
45-1353/24	Building 2, external, southern side, adjacent western window lip framing, wall lining	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 14x12x3mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/25	Building 2, external, southern side, far western end, above windows, soffit	Fibrous Board, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 14x8x2mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/26	Building 2, external, southern side, central, dark green upper wall	Fibrous Board, Ribbon-Like Fibres. Sample Size: 14x12x2mm	No Asbestos Detected <sup>6</sup>
45-1353/27	Building 2, external, southern side, central, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x8x2mm	No Asbestos Detected <sup>6</sup>
45-1353/28	Building 2, external, southern side, central, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x18x3mm	No Asbestos Detected <sup>6</sup>
45-1353/29	Building 2, external, north eastern corner, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 50x20x8mm	No Asbestos Detected <sup>6</sup>
45-1353/30	Building 2, external, northern staff entrance, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x12x2mm	No Asbestos Detected <sup>6</sup>
45-1353/31	Building 2, external, northern side, western end, pink wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 6x4x2mm	No Asbestos Detected <sup>6</sup>
45-1353/32	Building 2, external, far western side, wall lining	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 40x14x4mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/33	Building 2, external, western end, northern soffit	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 30x10x3mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/34	Building 2, external, western end of building, central, eastern upper wall, soffit	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres, Blue Rod-Like Fibres. Sample Size: 12x6x3mm	Asbestos Detected <sup>1, 2, 3</sup>
45-1353/35	Building 2, internal, ground floor, northern extension, central, fifth structural beam from eastern side, running north to south, ceiling space, sprayed insulation	Fibrous Clump, Glassy Rod-Like Fibres. Sample Size: 45x20x4mm	No Asbestos Detected <sup>5</sup>
45-1353/36	Building 2, internal, ground floor, cupboard opposite Tauhara room, southern side, angled ceiling	Fibrous Board, Ribbon-Like Fibres. Sample Size: 14x8x2mm	No Asbestos Detected <sup>6</sup>

**\* Result Codes:**

- 1 - Chrysotile Asbestos Detected    4 - Unknown Mineral Fibre Detected  
 2 - Amosite Asbestos Detected    5 - Synthetic Mineral Fibre (SMF) Present  
 3 - Crocidolite Asbestos Detected    6 - Organic Fibres Present

**\*\* Description Codes:**

FCS - Fibrous Cement Sheeting    VFT - Vinyl Floor Tile

**NATA Accredited Laboratory No. 18542**

Accredited for compliance with ISO/IEC 17025. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian / national standards.

45-1353/37	Building 2, internal, ground floor, western end, opposite bathrooms adjacent communications room, textured paint wall	Paint Sheeting, No Visible Fibres. Sample Size: 7x6x2mm	No Asbestos Detected
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**\* Result Codes:**

- |                                   |   |
|-----------------------------------|---|
| 1 - Chrysotile Asbestos Detected  | 4 - Unknown Mineral Fibre Detected        |
| 2 - Amosite Asbestos Detected     | 5 - Synthetic Mineral Fibre (SMF) Present |
| 3 - Crocidolite Asbestos Detected | 6 - Organic Fibres Present                |

**\*\* Description Codes:**

FCS - Fibrous Cement Sheeting    VFT - Vinyl Floor Tile

45-1353-01-ID

**NATA Accredited Laboratory No. 18542**

Accredited for compliance with ISO/IEC 17025. The results of the tests, calibrations and/or measurements included in this document are traceable to Australian / national standards.





## Asbestos Re-inspection Of

**72 Lake Terrace,, Taupo, 3330**



Survey Carried Out By:	Assisted By:
Chris Bond	
Lead Surveyor - Asbestos Department	Second Surveyor

Report Reviewed and Authorised I By Mike Sullivan	
Position:	
Project Number:	17-035894
Issue Date: 15/05/2017	

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## 1. EXECUTIVE SUMMARY

### Scope, type and extent of survey

Asbestos re-inspection of 72 Lake terrace, Taupo. Identified areas from survey done by 3rd party. Any areas not identified in the previous survey were not inspected.

### Areas not accessed (must be presumed to contain asbestos until proven otherwise)

### Areas of limited access (further investigation recommended if access is required as part of any proposed maintenance or refurbishment works)

### Summary (details of ACMs found on next page)

Asbestos items re-inspected on site were fibre cement wall cladding, textured coating to walls and soffits. All items are to the original part of the building and these areas only were inspected. Fibre cement wall cladding was damaged at low level areas and should be removed by a licenced contractor. High level wall cladding was in good condition and should be re-inspect periodically and maintain the paint finish. Textured coating was generally in good condition but a few areas that require encapsulation with paint. High level soffits were viewed from ground level and the materials were in good condition with some areas of the paint flaking off, an encapsulation of these areas is recommended. To eradicate further damage and/or contamination removal of all products would eliminate all future issues. **Original survey was not carried out by Dowdell & Associated Ltd.** Regulation 12 of the Health and Safety at Work Asbestos Regulations 2016 states that 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or there presence indicated by another satisfactory method.

## 1. EXECUTIVE SUMMARY

Area	Material / Description	Asbestos Type	Material Assessment Score
E (Externals To Original Building)	Wall cladding (Fibre cement) - 17-035894-01	Chrysotile Crocidolite	7
E (Externals To Original Building)	Wall cladding at low level (Fibre cement) - As 17-035894-01	Chrysotile Crocidolite	7
E (Externals To Original Building)	Wall cladding at high level (Fibre cement) - As 17-035894-01	Chrysotile Crocidolite	6
E (Externals To Original Building)	Wall cladding at low level to left side (Fibre cement) - As 17-035894-01	Chrysotile Crocidolite	7
E (Externals To Original Building)	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	SP Chrysotile (strongly presumed)	2
E (Externals To Original Building)	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	SP Chrysotile (strongly presumed)	2
E (Externals To Original Building)	Coating to walls on all sides of original building (Textured coating) - 17-035894-02sp	SP Chrysotile (strongly presumed)	3
E (Externals To Original Building)	Coating to walls on all sides of original building (Textured coating) - 17-035894-02sp	SP Chrysotile (strongly presumed)	3

**2. GENERAL SITE AND SURVEY INFORMATION**

Asbestos survey carried out by	Dowdell & Associates Ltd
Participating surveyors	Chris Bond
Survey commissioned by	Neville Brodie of Taupo District Council
Survey and sampling method	Surveying and sampling conducted in accordance with Work Safe New Zealand Good Practice Guidelines Conducting Asbestos Surveys
Type of survey	Re-inspection
Details of premises surveyed	Offices
Date of survey	11/05/2017
Survey Notes	
Our reference	17-035894

**Purpose, aims and objectives of survey**

The purpose of the survey is to locate, as far as reasonably practicable, the presence of any asbestos containing materials (ACMs) in the premises and assess their condition. To facilitate this, representative samples from each type of suspect asbestos containing materials found are collected and analysed to confirm or refute the surveyors' judgement. If the sampled material is found to contain asbestos, other similar homogeneous materials used in the same way in the premises can be strongly presumed to contain asbestos. Less homogeneous materials require a greater number of samples, the number being sufficient for the surveyors to make an assessment of whether asbestos is or is not present.

Dowdell & Associates Ltd operates using stringent industry driven quality control procedures. Our Asbestos Identification Laboratory is IANZ accredited and as such is audited to the International Standard ISO 17025. During sampling, the surveyors must wear appropriate protective equipment where necessary. Sampling will be conducted in a manner designed to reduce damage to ACM's and subsequent fibre release. Any disposable PPE (overalls, overshoes etc.) must be disposed of as asbestos waste and double bagged for safe disposal. All tools used to obtain a sample must be cleaned prior to reuse. Surfaces on to which asbestos debris may fall must be protected with a sheet of impervious materials such as polythene. Any debris can be cleared either with a 'wet-wipe' or with a Type H vacuum cleaner. Sample points must be left clean with no debris.

**Description of areas excluded from survey (agreed prior to survey)**

All Accessible areas were surveyed, see below for details of no access and limited access areas

**Inaccessible Areas**

Please refer to section 6 of this report for inaccessible areas and for the reasons why.

**Variations and/or deviations from method**

There were no variations or deviations from the survey method.

### 3. CAVEAT

Areas in the premises were visually inspected to determine the presence of asbestos containing materials. The locations of these materials have been logged along with the material type and where necessary, a sample taken to confirm not only the presence of, but also the type of asbestos found.

It must be noted that management survey activities only provide minor intrusion. Refurbishment or demolition surveys are needed to provide major intrusion and are the type needed prior to intrusive remedial works being undertaken or areas demolished.

Therefore management surveys will inspect fixtures/fittings but will not access within/behind such areas if significant re-fitting would be required (e.g. behind kitchen units, beneath laminate floor/fitted carpet, within ceiling voids etc.).

Live components should be considered as not being accessed for the purpose of the survey (e.g., Domestic appliances, electrical switchgear, plant, machinery, wall heaters, lift shafts etc.) and be presumed to contain asbestos.

Refurbishment or demolition surveys involve destructive inspection as necessary to gain access. This is likely to leave the surveyed area(s)/premises in a state of considerable disrepair which Dowdell & Associates Ltd will not make good unless agreed at the planning stage.

In refurbishment or demolition surveys on premises where asbestos removal may not take place for some time, any ACMs identified will still need to be managed in the interim period. This report therefore provides material assessment and initial recommendations for all asbestos containing materials identified and/or presumed in both management and refurbishment or demolition surveys.

Asbestos materials existing within areas not specifically covered by this report are therefore considered outside the scope of the survey.

It must be noted that it is not possible that survey(s) can guarantee to locate all asbestos containing materials even with 'complete' access demolition surveys, all asbestos containing materials may not be identified and this only becomes apparent during demolition itself.

It is also important to note that it is possible that there are residues of asbestos beneath any newly applied lagging, resulting from poor quality stripping methods carried out at some time in the past. It is not practicable to detect such residues without substantial disturbance to the new lagging.

This inspection report should only be used to assist in the tendering process for asbestos removal work if it is a refurbishment or demolition survey. Dowdell & Associates Limited accept no responsibility should a management survey report be used in such a way. Asbestos containing material quantities referred to in this report are estimates only and asbestos removal contractors should satisfy themselves that these are accurate before pricing any asbestos removal work.

### 4. SAMPLING & ANALYSIS TECHNIQUES

In areas on the site where there were substantial quantities of visually uniform material, then a small number of samples were taken and should be considered as being representative of the whole area.

Reference to Asbestos Insulating Board or Asbestos Cement are based upon their asbestos content and visual appearance alone.

Certain types of textured coatings and decorative plasters may contain very small quantities of asbestos. In-situ these coatings are often composed of different batches of product, or may have been repaired/patched at different times. It is therefore possible that any textured coating samples taken may not be representative of the entire coating. Trace fibres may not be visible by the optical microscopy method described in AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. If required, we can arrange for more advanced analysis at an additional charge.

**5. RESULTS: ASBESTOS REGISTER**

The following details asbestos containing materials (ACMs) found/presumed during the survey. For the ACMs identified in this section, we have provided initial recommendations based only on site observations and material assessment parameters. Materials with a high material assessment score should be dealt with as a priority, with all other ACMs suitably managed.

**SITE / AREA:** 72 Lake Terrace,, Taupo, 3330

**Levels of identification:** P = Presumed, SP = Strongly Presumed, ID = Sampled, analysed & identified – Refer to material assessment algorithm (Appendix 4) for explanation of terms and coding.

**Material Assessment Scores:** 10 or more = High, 7-9 = Medium, 5-6 = low, 4 or less Very Low. **Accessibility** 'E' = Easy, 'M' = Moderate, 'D' = Difficult

Room/Area description	Floor Level	Description of product and identifier	Level of identification (P/SP/ID)	Approx. extent	Accessibility	Product type	Condition of material	Surface treatment	Asbestos type	Material assessment score	Priority assessment score	Total risk assessment score	Recommendations	Suggested re-inspection frequency (Months)	Date Removed	Date Encapsulated	Date Reinspected
E (Externals To Original Building)	E	Wall cladding (Fibre cement) - 17-035894-01	ID	approximately 50 m2	E	1	2	1	3	7			Remove by a licensed contractor at low level where damage has occurred				
E (Externals To Original Building)	E	Wall cladding at low level (Fibre cement) - As 17-035894-01	ID	approximately 50 m2	E	1	2	1	3	7			Remove by a licensed contractor at low level where damage has occurred				
E (Externals To Original Building)	E	Wall cladding at high level (Fibre cement) - As 17-035894-01	ID	approximately 50 m2	E	1	1	1	3	6			Re-inspect periodically and maintain paint finish				
E (Externals To Original Building)	E	Wall cladding at low level to left side (Fibre cement) - As 17-035894-01	ID	approximately 50 m2	E	1	2	1	3	7			Remove by a licensed contractor at low level where damage has occurred				
E (Externals To Original Building)	E	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	SP	approximately 20 m2	E	1	0	0	1	2			Encapsulate with paint and Re-inspect periodically				
E (Externals To Original Building)	E	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	SP	approximately 20 m2	E	1	0	0	1	2			Encapsulate with paint and Re-inspect periodically				
E (Externals To Original Building)	E	Coating to walls on all sides of original building (Textured coating) - 17-035894-02sp	SP	approximately 100 m2	E	1	1	0	1	3			Encapsulate damaged areas with paint and Re-inspect periodically				
E (Externals To Original Building)	E	Coating to walls on all sides of original building (Textured coating) - 17-035894-03sp	SP	approximately 1m2	E	1	1	0	1	3			Encapsulate damaged areas with paint and Re-inspect periodically				

6. AREAS OF NO OR LIMITED ACCESS

The following table details inaccessible areas encountered during the survey. These areas MUST be presumed to contain asbestos until proven otherwise.
<b>Room/Area Description and reason(s) why access could not be derived into this area during the surveying activities on site</b>

The following table details areas of limited access encountered during the survey. These areas will require further investigation if access is required as part of any proposed maintenance or refurbishment works (Any asbestos components inspected in this area(s) are logged in Results Section A and any non-asbestos components inspected in this area(s) are logged in Results Section C)
<b>Room/Area Description and reason(s) why access was limited into this area during the surveying activities on site</b>



**7. GENERAL CONSTRUCTION MATERIALS**

Refer samples taken in room to asbestos register.

Materials cannot be presumed to be asbestos free (i.e. contain no asbestos) unless there is strong evidence to conclude that they are highly unlikely to contain asbestos. There are obvious materials which are not asbestos, e.g. wood, glass, metal, stone etc. Reasons to conclude that a material does not contain asbestos would be:

- Non-asbestos substitute materials were specified in the original architect's/ quantity surveyor's plans or in subsequent refurbishments
- The product was very unlikely to contain asbestos or have asbestos added (e.g. wallpaper, plasterboard etc.)
- Post-1985 construction (for ACMs such as fibre-cement cladding materials, textured coatings and asbestos insulating board)
- Post-1988 construction of asbestos containing fibre-cement pipework
- Post- 2000 construction (of vinyl floor coverings).

Floor Level	0	Room ID	E	Room description	Externals To Original Building
Walls	Concrete and fibre cement	Fascia	Wood	Soffits	Fibre cement
No Access	No				
Samples Taken in Room	17-035894-01, 17-035894-01, 17-035894-01, 17-035894-01, 17-035894-01sp, 17-035894-01sp, 17-035894-02sp				

## 8. CONCLUSIONS AND ACTIONS

Room/Area where asbestos is present	Product/Item which contains asbestos	Recommended Actions	
E (Externals To Original Building)	Wall cladding (Fibre cement) - 17-035894-01	Remove by a licensed contractor at low level where damage has occurred	
E (Externals To Original Building)	Wall cladding at low level (Fibre cement) -As 17-035894-01	Remove by a licensed contractor at low level where damage has occurred	
E (Externals To Original Building)	Wall cladding at high level (Fibre cement) - As 17-035894-01	Re-inspect periodically and maintain paint finish	
E (Externals To Original Building)	Wall cladding at low level to left side (Fibre cement) - As 17-035894-01	Remove by a licensed contractor at low level where damage has occurred	
E (Externals To Original Building)	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	Encapsulate with paint and Re-inspect periodically	
E (Externals To Original Building)	Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp	Encapsulate with paint and Re-inspect periodically	
E (Externals To Original Building)	Coating to walls on all sides of original building (Textured coating) - 17-035894-02sp	Encapsulate damaged areas with paint and Re-inspect periodically	
E (Externals To Original Building)	Coating to walls on all sides of original building (Textured coating) - 17-035894-03sp	Encapsulate damaged areas with paint and Re-inspect periodically	

## 9. RISK ASSESSMENT, MANAGEMENT PLAN AND IDENTIFYING MATERIALS PRESENCE

This survey report attempts to fulfil the compliance requirements under the New Asbestos Regulations. The customer should be aware that further measures may be required, such as the performance of priority/overall risk assessment, material condition monitoring, the development of an asbestos management plan and the provision of information to those at risk. Where the report is a refurbishment/demolition survey, material risk assessments have been included in order for the customer to manage the materials in any interim periods prior to the commencement of refurbishment and or demolition project works.

Each section of this report focuses on one or two aspects; no section should be taken and read as a stand-alone document and it is imperative that each section is read in its entirety and in conjunction with each other.

Whilst the material assessment identifies the high-risk materials (i.e. those which are most likely to release airborne fibres – if disturbed), it does not in itself produce a complete plan/recommendations for remedial action. An overall risk assessment and subsequent management plan can only be formulated after taking into account the initial material assessment score and the following factors:

- The occupancy of the area
- The activities carried on in the area
- The likelihood/frequency of maintenance activities taking place in the area

The resulting management plan may include some or all of the following options:

- Priorities for undertaking asbestos remediation
- Creation/maintenance/updating of asbestos containing materials register
- Monitoring of condition of all presumed or identified asbestos containing materials
- Restriction of access to/isolation of asbestos containing materials
- Informing of the existence of asbestos containing materials
- Training of personnel likely to come into contact with the asbestos containing materials
- Definition and use of safe systems of work
- Operation of a permit to work system

A copy of the asbestos register should be provided to any worker, contractor or other persons, carrying out work that may involve a risk of exposure to asbestos, as required by regulation 12 of the new asbestos regulations. The asbestos register should also be readily available to any person or their representative, contractor or organisation that has worked at the site previously, intends to work at the site or works at the site.

Dowdell & Associates Ltd recommend that any system introduced for the management of asbestos should be in accordance with the WorkSafe code of practice for the Management and Removal of Asbestos 2016

If the building is to be demolished or refurbished Dowdell & Associates Ltd would recommend that asbestos containing materials be suitably removed or as a minimum requirement, be suitably encapsulated, labelled and included in a system of management until removed.

The removal/encapsulation/enclosure of asbestos containing materials should be carried out by a licensed asbestos removal contractor and monitored by an IANZ accredited laboratory.

If during any future demolition/refurbishment works, suspect asbestos materials are revealed then this occurrence should be brought to the attention of Dowdell & Associates Ltd for further investigation.

Regulation 12 of the Health and Safety at Work Asbestos Regulations 2016 states that 'A PCBU with management or control of a workplace must ensure that the presence and location of asbestos or ACM identified at the workplace under regulation 10 (duty to ensure asbestos identified) are clearly indicated (and in a way that complies with the requirements of any applicable safe work instrument). i.e. identified materials should be labelled or their presence indicated by another satisfactory method.

Dowdell & Associates Ltd can assist with labelling of asbestos containing materials and in the creation of an asbestos management plan. Please Contact the office for further details.

**10. APPENDIX 1 - BULK ANALYSIS**

All techniques used are based on AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples. Sampling and identification by Polarised light microscopy (PLM). All bulk sample analysis is accredited by IANZ under the international standard ISO 17025.

**Identification of asbestos fibres is based on the following procedure:**

A preliminary visual examination of the bulk sample is made using a stereo microscope at X 10- X 40 magnification to assess for fibres and fibre bundles.

Sample treatment is undertaken (if required) to release or isolate fibres.

Representative fibres are mounted in appropriate Refractive Index liquids on glass microscope slides.

The different fibrous components are identified using Polarised Light Microscopy (PLM) and dispersion staining techniques at magnification of X 100 or greater.

DOWDELL ASSOCIATES LTD  
OCCUPATIONAL HEALTH ANALYSTS CONSULTANTS



**DOWDELL**  
& ASSOCIATES LTD

4 Cain Rd, Penrose, PO Box 112-017 Auckland 1642, Phone (09) 5260-246. Fax (09) 5795-389.

## BULK SAMPLE IDENTIFICATION CERTIFICATE

Job Number: 17-035894 Certificate Issue Date: 12/05/2017

Date Bulks Received: 12/05/2017  
No of Samples: 1

Sampled By: Chris Bond  
Obtained: Via In House Procedures

Date Analysed: 12/05/2017  
Analyst: , Cyrus Chao  
Method: AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples

Client: Taupo District Council  
Client Address: Private Bag 2005, Taupo 3352

Client Ref No:

Site Address: 72 Lake Terrace,, Taupo, 3330

We examined the following sample(s) using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including Dispersion Staining Techniques. The result(s) in this certificate relate(s) to the sample(s) as received.

### GLOSSARY

CHRYSTOLITE (WHITE ASBESTOS) - CROCIDOLITE (BLUE ASBESTOS) - AMOSITE (BROWN ASBESTOS) - TREMOLITE, ANTHOPHYLLITE & ACTINOLITE (LESS COMMON ASBESTOS FIBRE TYPES) - SMF (SYNTHETIC MINERAL FIBRE)

Where non-asbestos fibres and the product type are listed, this is to help in the interpretation of results and are the opinion of the analyst only.


Where the sampling is not conducted by Dowdell & Associates Ltd, the information indicated is that supplied by the client. Dowdell & Associates Ltd cannot be held responsible for sampling errors where the sample is taken by others.

In analysing non-homogeneous Bulk Materials and Soils for the presence of Asbestos, inherent difficulties arise while using the 'standard' Stereomicroscopic / Polarised Light Microscope method in determining differences between those samples considered as containing 'No Asbestos', those containing 'Trace' asbestos and those samples considered as having asbestos present but in very low concentrations. 'Trace' Asbestos is defined in the 'AS 4964 (2004) – Method for the Qualitative Identification of Asbestos in Bulk Materials', which is the most current of methods available for this type of analysis. Dowdell & Associates Ltd, while making every effort to minimise such difficulties, takes no responsibility for the misidentification of such samples and the subsequent actions taken by the client as a result of such analyses.

NOTE: This report must not be altered, or reproduced except in full.



Analyst: 	Name: , Cyrus Chao
--	--------------------

Approved By: 	Name: Rob Nicholson
--	---------------------

### 17-035894 Results



Laboratory Reference	Sample Ref / Description	Sample Weight Analysed		Comments
131335	E (Externals To Original Building) - Wall cladding (Fibre cement) - 17-035894-01	3g		na

11. APPENDIX 2 - FLOOR PLAN(S)



THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE REST OF THE REPORT

## 12. APPENDIX 3 - SURVEY PHOTOGRAPHS

	Room/Area: Floor E, Room E (Externals To Original Building)
	Description: Wall cladding at low level (Fibre cement) - 17-035894-01
	Sample Identifier: 17-035894-01
	Result: Chrysotile Crocidolite
	Notes:
	Recommendations: Re-inspect periodically and maintain paint finish
	Room/Area: Floor E, Room E (Externals To Original Building)
	Description: Wall cladding at low level (Fibre cement) -As 17-035894-01
	Sample Identifier: As 17-035894-01
	Result: Chrysotile Crocidolite
	Notes: Paint flaking off with exposed edges
	Recommendations: Remove by a licensed contractor at low level where damage has occurred



## 12. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Wall cladding at high level (Fibre cement) - As 17-035894-01

Sample Identifier: As 17-035894-01

Result: Chrysotile Crocidolite

Notes:

Recommendations: Re-inspect periodically and maintain paint finish



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Wall cladding at low level to left side (Fibre cement) - As 17-035894-01

Sample Identifier: As 17-035894-01

Result: Chrysotile Crocidolite

Notes:

Recommendations: Remove by a licensed contractor at low level where damage has occurred

## 12. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp

Sample Identifier: 17-035894-01sp

Result: SP Chrysotile (strongly presumed)

Notes: Paint flaking off in various areas throughout, Previously sampled by 3rd party

Recommendations: Encapsulate with paint and Re-inspect periodically



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Soffits and eaves to all sides of original building (Fibre cement) - 17-035894-01sp

Sample Identifier: 17-035894-01sp

Result: SP Chrysotile (strongly presumed)

Notes: Paint flaking off in various areas throughout, Previously sampled by 3rd party

Recommendations: Encapsulate with paint and Re-inspect periodically

## 12. APPENDIX 3 - SURVEY PHOTOGRAPHS



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Coating to walls on all sides of original building (Textured coating) - 17-035894-02sp

Sample Identifier: 17-035894-02sp

Result: SP Chrysotile (strongly presumed)

Notes: Previously sampled by 3rd party

Recommendations: Encapsulate damaged areas with paint and Re-inspect periodically



Room/Area: Floor E, Room E (Externals To Original Building)

Description: Coating to walls on all sides of original building (Textured coating) - 17-035894-03sp

Sample Identifier: 17-035894-03sp

Result: SP Chrysotile (strongly presumed)

Notes: Previously sampled by 3rd party

Recommendations: Encapsulate damaged areas with paint and Re-inspect periodically

**13. APPENDIX 4 - MATERIAL ASSESSMENT ALGORITHM**

The Material Risk Assessment Algorithm used by the Survey team is based on that provided within the Work Safe New Zealand Good Practice Guidelines Conducting Asbestos Surveys

The Material Risk Assessment assesses the ability of an Asbestos Containing Material to release fibres into the air should it be disturbed. This Risk Assessment is usually undertaken during the course of a survey, as it is specific to the current overall condition of the material and requires no knowledge of the use of the area/building. The Material Risk Assessment will give a good initial indication to the priority for a control action, as it will immediately identify the high risk materials. However the Client/Duty Holder need to consider that a material with a high Material Risk Assessment score may not necessarily be a priority action if it is present within an area that is infrequently occupied.

Score	Product type (or debris from product)
1	Asbestos-reinforced composites: (plastics, resins, mastics, felts, vinyl tiles, semi rigid paints or decorative finishes (i.e. non spray applied textured coatings), asbestos cement etc.)
2	Asbestos insulating board, mill boards, other low density insulation boards, textiles, gaskets, ropes & woven textiles, asbestos paper, felt and spray applied textured coatings.
3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses & packing.

Score	Extent of damage/deterioration
0	Good condition: no visible damage
1	Low damage: a few scratches or surface marks; broken edges on boards, tiles etc.
2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.

Score	Surface treatment
0	Composite materials containing asbestos: reinforced plastics, resins and vinyl tiles.
1	Enclosed sprays and lagging, AIB (with exposed face painted or encapsulated), asbestos cement sheets etc.
2	Unsealed AIB, or encapsulated lagging and sprays.
3	Unsealed lagging and sprays.

Score	Asbestos type
NAD	No asbestiforms detected in sample
1	Chrysotile
2	Amphibole asbestos excluding Crocidolite
3	Crocidolite

Initial risk assessment score	Potential to release fibres
10 or More	High
7-9	Medium
5-6	Low
4 or Less	Very Low

**14. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS**

This short summary is intended to provide an overview of legal requirements and is not comprehensive. The relevant statutes, statutory instruments and official publications should be consulted as necessary.

**Legislation**

The Control of Asbestos Related issues within New Zealand is currently under the Health & Safety at Work(Asbestos) Regulations 2016

**Further practical information is provided in the Code of Practice for the Management & Removal of Asbestos, April 2016**

In addition to the Regulations, further specific criteria are outlined in the above mentioned Code of Practice.

**Report Status**

This report endeavours to cover the requirements of the current in particular with the incorporation of an Asbestos Register and the referred Management Controls within the Conclusions & Actions Sections.

**General Recommendations**

1) Any staff involved with building and plant maintenance on site, need to become familiar with the Asbestos Register. A copy of the register and the plans marking identified asbestos should be made available to any external contractors that are doing work in any of the buildings containing asbestos. It might be advisable to have contractors sign that they have read and become familiar with the register and will follow the recommendations within or any other procedures that are deemed necessary in regards to asbestos handling.

2) As per the WorkSafe code of practice for the Management and Removal of Asbestos 2016, should analysis of materials confirm the presence of asbestos, depending on the condition, a visual assessment will be required by a person competent to do this on at least an annual basis. Where the asbestos is in good condition and is unlikely to be disturbed, visual assessments at three yearly intervals may be adequate [MBIE]. During future assessments, this register should be updated to reflect any changes.

**14. APPENDIX 5 - WORKING WITH ASBESTOS CONTAINING MATERIALS****Recommendations (specific to asbestos cement)**

- 1) Drilling or cutting of these materials should be avoided where possible. If unavoidable, only hand tools or tools with suitable dust extraction should be employed. High pressure water-blasting should never be employed on asbestos cement products.
- 2) If drilling/cutting, respiratory protection must be worn (P2 half masks or better), as well as disposable overalls or regular overalls that can be immediately laundered.
- 3) If drilling/cutting, good hygiene practices need to be employed including wetting down local areas. Any drill turnings/debris should be placed in labelled bags and disposed of as asbestos waste.
- 4) If whole sheets need to be removed, they should be removed as intact as possible (please see the Asbestos Guidelines for removal/disposal options and procedures).

Procedures for work on bonded materials do not necessarily require full enclosure, but this must be fully justified in the written assessment and plan of work which should be prepared before the work starts.

**Waste Disposal**

Most materials which contain asbestos are classified as 'hazardous'. This includes lower risk ACMs such as asbestos cement and asbestos vinyl floor tiles. All asbestos containing materials must be disposed of in designated registered asbestos receiving sites. Local councils and/or WorkSafe NZ will have a list of such sites, or reference to such organisations that can uplift asbestos materials and transport them to the receiving sites.

**Using Non-licensed Contractors for Work with Low Risk Materials (NLW)**

It is currently permissible to use non-licensed contractors, such as general builders or demolition contractors, to work on low risk ACMs as long as the material is less than 10 m<sup>2</sup> (cumulatively over the whole course of the removal project for the site) of non-friable asbestos or ACM. Dowdell & Associates Ltd would normally advise against this approach as non-specialists may not be familiar with statutory requirements (such as exposure assessments and waste consignment forms), they may not have specialist equipment required to undertake the work or have the correct training.

It is also important that adequate insurances are in place for work with asbestos. Specific asbestos related insurance is generally not held by non-licensed companies, and a client would risk financial loss should a claim arise against the contractor.



## Introduction

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## Privacy Statement

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## Submitter Details

First Name: **Adrienne**  
Last Name: **Hadley**  
Street: **1 Coates Road**  
Suburb: **Cockle Bay**  
City: **Auckland**  
Country:  
PostCode: **2014**  
Daytime Phone: **021 331424**  
eMail: **karen.hadley2@gmail.com**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

3. Do you have another preferred site or any other comments?

### Comments

The site has significant value that could be used by another occupier. Council should not be 'living' in the best place in town. They should be among the people within central Taupo. The proceeds of sale from that site would contribute significantly to the construction or occupation of a fit for purpose building. We live between Taupo and Auckland - hence the postal address.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

### Comments

Still not sure what they do or outcomes achieved to date

## Attached Documents

File
No records to display.

## Need Help?

## Privacy Statement



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## Submitter Details

First Name: **Sarah**  
Last Name: **Hancock**  
Street: **87 Richmond Avenue**  
Suburb: **Richmond Heights**  
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Daytime Phone: **07 376 5724**  
Mobile: **0276999787**  
eMail: **sjhancock\_2000@yahoo.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes  
☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

### Comments

I believe the new building should be situated in the CBD of Taupo to provide enhanced vibrancy to the town centre. Continued and ongoing investment in the town centre as an attractive boutique place to work, conduct business and visit has resulted in the establishment of a unique town environment. The Taupo District Council is the largest employer of office staff in the Taupo region. Civic buildings should be a source of pride for all locals in Taupo. This is important, particularly given the calibre of people we want to attract to Taupo, and those that TDC regularly host in an official capacity to enhance business and for the regulation of services provided for each ratepayer in the Taupo district. The current council building was established when Taupo was little more than a rural backwater; Taupo is now a town with a range of key industries (agriculture, forestry, tourism and power generation). We have most past the era of buildings designed purely as covered space; they should be a pleasure to work and conduct business in. Above all, they should represent a vision of how we would like Taupo to be showcased to New Zealand and the world of fewer borders, particularly in the realms of the businesses now and of the future. The integration of the regulatory body in Taupo with the CBD, the river and the lake would allow for the future showcasing of Taupo, in the best possible way. Thank you for this opportunity to make this submission. Sarah Hancock

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☒ Yes  
☐ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **John**  
Last Name: **Searle**  
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Suburb: **Richmond Heights**  
City: **Taupo**  
Country: **New Zealand**  
PostCode: **3330**  
Daytime Phone: **(07)378 2814**  
Mobile: **027 703 6374**  
eMail: **searlej49@gmail.com**

Wishes to be heard:

- ☒ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes  
☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes  
☒ No

3. Do you have another preferred site or any other comments?

### Comments

The council office building should not be located on the sites identified in the Taupo Town Centre environment. With 300 visitors to the office daily, plus council staff, the demand for parking is high, as can be observed on any day at 72 Lake Terrace. The council office should be in a location that suits those who use council services, where there is adequate parking, and away from the congestion in the Town Centre Environment. Asbestos is not justification for replacing the building. Friable asbestos in external wall cladding is given as a significant risk. This can be sealed, or if necessary, the cladding can be removed. This work can be carried out by enclosing localised areas, not sealing the whole building, requiring the relocation of the council staff. 78 Lake Terrace does not meet earthquake resistant standards. Replacing the building may be the best option, but can the Taupo community afford this expense? The rate payers of Taupo cannot afford the cost of additional debt of \$15 million. This estimate is unlikely to be accurate, in spite of council assurance that it has a high level of certainty, and the final cost is likely to be considerably higher. Taupo rates are already excessive. What will be done by Council to reduce other costs? Building a new council building on another site would allow the new building to be completed before the existing building is vacated, saving the cost of temporarily relocating the staff. Moving to another location, on land currently owned by the Council, would allow 78 Lake Terrace to be sold, with the proceeds of this sale credited against the cost of a new building.

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

### Comments

### Attached Documents

File
No records to display.

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## Submitter Details

First Name: **Murray**

Last Name: **Hird**

Organisation: **Ingestre Properties Ltd**

Street:

Suburb:

City:

Country: **New Zealand**

eMail: **murray@cadman.co.nz**

Wishes to be heard:

☐ Yes

☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes

☐ No

---

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes

☐ No

---

3. Do you have another preferred site or any other comments?

Comments

Council should not be considering rebuilding on such a prominent and valuable site. There is no need for Council to be this close to town. Council should be considering the use of other land already owned by Council and selling this land for development.

---

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes

☐ No

Comments

---

Attached Documents

File
No records to display.

**Need Help?**

**Privacy Statement**

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## Submitter Details

First Name: **Susan**  
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City: **Taupo**  
Country: **New Zealand**  
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Daytime Phone: **073788169**  
Mobile: **0211641308**  
eMail: **Susandalby@extra.co.nz**

Wishes to be heard:

- ☒ Yes
- ☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter
- ☐ Agent
- ☐ Both

## Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes

☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes

☐ No

3. Do you have another preferred site or any other comments?

Comments

Absolutely NOT any 'green space' e.g. Tongariro North or South Domains. There is other land owned by TDC which could be used, --- we do not need a monolith of a building and it is NOT necessary to have the offices in the town! There is land in the outer areas of the town which would house offices and provide parking. How about land near Mega Mitre Ten or Waikato Street???

4. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes

☐ No

Comments

Attached Documents

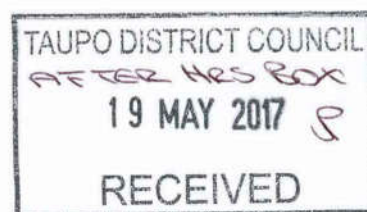
File
No records to display.

**Need Help?**

**Privacy Statement**



The Chief Executive  
Taupo District Council  
Private Bag 2005  
TAUPO 3352



Dear Sir

**Submission on TDC Office Rebuild**

The following submission is lodged in reference to the publicly notified plans to rebuild the Taupo District Council offices.

Submitters name: Alan Vane  
36 Huia Street  
TAUPO 3330  
Phone: 027 290 7791  
Email: vane@xtra.co.nz

1. I support the Towncentre Taupo Inc Submission that the new Council offices be located within the Taupo Towncentre.
2. My suggestion is that one of two Council owned carparks within the Towncentre be utilised for that purpose, as part of a multi function development.
3. In particular, my suggestion is that:
  - (1) A multi stored building be erected;
  - (2) There be an underground carpark for TDC employees beneath the building;
  - (3) There be a public transport centre at ground level, sufficient for buses (including Intercity buses) and even for light rail;
  - (4) There are likely to be opportunities for food outlets and retail at ground level as well;
  - (5) There be additional public carparking on the two levels above ground floor; and
  - (6) The remaining levels of the building (4 to 6) be used for TDC offices, and if there is surplus floor space, for letting as commercial offices.
4. I suspect that the costs of my suggestion are likely to be similar to rebuilding on the present Lake Terrace site, or at the least, will compare favourably with a rebuild on the Lake Terrace site once the proceeds of sale of the Lake Terrace site are offset against the cost of the new site – but with the important added advantage of a multi function site addressing public transport issues now and for the future.
5. The two carparking sites I suggest be investigated for use are the Heu Heu Street carpark adjacent to the BP and the Roberts Street carpark adjacent to McDonalds.

  
AFS Vane

Date: 17/5/17

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	ANGELA MEDICCI
E-mail address	ANGELA@XTRA.CO.NZ
Postal address	
Mobile	

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

**YES** **NO** (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

**Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.**

## HOW TO HAVE YOUR SAY

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- Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

The new building could be located in another council property while the existing site could be developed / sold to accommodation / hospitality considering the prime location

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

CB



## How to make a submission

RECEIVED

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	ARUNA VERONICA SINGH
E-mail address	aruna.tikaram@yahoo.com
Postal address	57 WHERETIA ST. TAUPŌ
Mobile	021 1175854

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role


## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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## HOW TO HAVE YOUR SAY

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- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

The new council building should be  
on a Council owned land  
on the outskirts of town.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

unSURE

-----Original Message-----

From: parralewis@xtra.co.nz [mailto:parralewis@xtra.co.nz]

Sent: Friday, 26 May 2017 3:52 p.m.

To: Annual Plan <annualplan@taupo.govt.nz>

Subject: Annual plan

I would like to submit my preferences regarding the council building as option 1.

I am also in support of funding \$20,000 to Go Tongariro.

Kind regards

Stacy Lewis  
10 parati place  
RD2 Turangi 3382

Sent from my iPhone



# SUBMISSION TO TAUPO DISTRICT COUNCILS ANNUAL PLAN 2017

- \* I submit that the building remain on the present site
- \* The present site has adequate parking and the others dont on no costs for providing on these sites has been done
- \* The present site is in the right area a civil defence emergency with the fire station near by and a large grass area fo helicopters to take off and land
- \* If the building is not at 72 Lake Tce councillors will come to regret it.
- \* The foot print of this site would be adequate with the possibility to be able to sell off surplus land
- \* What the existing building needs is a make over with maybe only the 2 story part ie 1968 needing to be replaced and the rest the makeover
- \* The new build must be a working building ie no fancy architecture.
- \* The new build should be mainly wood which stands up to quakes better than other materials
- \* Do all staff need to be on this site
- \* I do not know how Councillors can make a decision with so many unknowns and the fact that to me it seems to be done with much speed

Thankyou for reading this submission. I do not wish to be heard

Bob Yeoman  
61 Puriri Street  
Taupo



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED

*CB*

**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Bew Vieira
E-mail address	bev.vieira@raywhite.com
Postal address	11 Awanui Street, Hilltop Taupo.
Mobile	0275 995 429

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Behind the Taupo Lake Centre or out by Mitre 10.  
The present site should be sold to make way for a hotel chain to encourage more tourists to the area encouraging longer stays.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

The Fire Station needs to be moved out to the Mitre 10 area as well.

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED *CB*
**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Mr Arthur Corbett
E-mail address	arthur.corbett@xtra.co.nz
Postal address	7/64 Rifle Range Road
Mobile	0274 514803

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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-  Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

On land by Mega Mitre Ten.

Sell Lake Terrace Site for Top Market 5 star Hotel

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Cara Broadhurst
E-mail address	honey1extra@canz
Postal address	9 Dorothy Drive, Taupo
Mobile	0274912668

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupo	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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- Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Build on Spa Road Site.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?



24 May 2017

Taupō District Council  
Private Bag 2005  
Taupō Mail Centre  
Taupō 3352

### **Submission on TDC office rebuild**

The following submission is lodged in reference to the publicly notified plans to rebuild the Taupo District Council offices.

Submitters Name: Plateau Consultants Ltd  
P O Box 776  
Taupō  
Ph: 07 3783506  
Email: [chad@plateaunz.com](mailto:chad@plateaunz.com)

We do not wish to be heard in support of our submission.

The decision by Taupo District Council to rebuild the current office structure has created the perfect opportunity to relocate the building that holds Taupo's largest employer of office staff into the Taupo Town Centre boundary. Not only would this move create potential for a unique community shared space within the Taupo Town Centre, rebuilding within the Taupo Town Centre Boundary is in accordance with Plan Changes 28-33 of the Commercial Industrial Structure Plan.

Taupo District Council went through a lengthy, thorough process, utilising the expertise of many professional individuals with a wealth of experience in town planning to create Plan Changes 28-33. They employed economic experts to research the data required for making sound decisions on the future of the Taupo Town Centre. The result of those efforts is Plan Changes 28-33, which provide the necessary protection for the town centre environment by consolidating retail and office activity within the Taupo Town Centre.

It has been proven time and again that office activity is vital to well being of a town centre. It creates significant opportunities for impulsive spending and contributes extensively to town vibrancy simply from the movements of office staff and their clients to and from the business. Spreading office and retail activity into the fringe area of the town centre dilutes town vibrancy by spreading pedestrian and vehicle movements over a larger area.

To be clear, we do not support TDC rebuilding on it's current site. The current site is disconnected from the town centre, and does not add to the vibrancy that is the town centre.

Secondly, we do not support the suggestion of a council building connected to the Great Lake Centre, or the Tongariro Domain. That part of town is principally used for the arts, sport and special events, and has a special purpose. It has very good utilisation already. Also, it is difficult enough even now to get a carpark in the Story place area to use the public library or the Great Lake Centre during office hours. Having council offices there would exacerbate the problem.

We do support the options of a new council building on either of the Heuheu St Carpark or the Titiraupenga/Robert St carparks. Both of these sites are within the town centre, well connected, and have space for future expansion. Sale of the existing Lake Terrace property could offset the additional cost of basement garaging/multi floor carparking that may be required for a new, fit for purpose development.

Whilst rebuilding the same office footprint on the current location may be allowed within Plan Changes 28-33, it is certainly not in the spirit of the Plan Changes. We see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show their leadership and invest in the town centre.

Yours sincerely

**Plateau Consultants Ltd**



Chad Keir

**Land Surveyor and Business Owner**

Admin\TDC\Submission-TDCoffices.docx

## Carrie Robinson

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**From:** Ian Walker <ianwal74@yahoo.co.nz>  
**Sent:** Wednesday, 24 May 2017 6:52 a.m.  
**To:** Annual Plan  
**Subject:** Re: Annual plan submission.

I have just been to the TDC open day on 23/5/2017 and bought up the subject of council shifting to County Avenue. (I was told that I could add to my initial submission if I wished). I was also told that due to zoning restrictions County Avenue was not a possibility. It was explained to me that due to zoning rules office premises are required to be within the precinct of the CBD. Which must in that case also mean that the current building is in the wrong place according to those rules. That brings up where else might there be to build? Parking is already tight in the CBD so the very large numbers of cars filling all available spaces near the present building and up Rifle Range Road would have to be accommodated somewhere in the CBD along with the new building. That could be an expensive exercise affecting another rule about prudent spending in the local body rules. It would appear that because council already has unspent money in the kitty they believe it will not affect rate levels to have council staff working in rented space around the CBD. That money has largely been previously paid in by ratepayers who may reasonably expect it to be used for some other things that could be considered to be urgent in those ratepayers minds.

Finally I want to complain strongly about the frightening assertions about asbestos containing materials (ACM) presented as the main plank justifying councils published preference for rebuild. It emphasised dangers that the technical report obtained does not support in anything like the same way. Owners of homes clad with the same material as council chambers, because of those assertions, may very likely feel the same fear that council says it has for itself. An article by the firm council hired for its investigation is of the opinion that such cladding is normally safe to be left in place in most if not all homes. That is also recognised internationally, and there are NO requirements in New Zealand legislation for removal of such ACM's from homes. Those statements could well be considered a nuisance as mentioned in paragraph 191 of the local government act (Local authorities not authorised to create nuisance) because it affects the quiet enjoyment people are entitled to in their homes. And because of national newspaper coverage could be considered as a wider public nuisance for which council should be rebuked. I believe council owes its community an apology for that.

I W Walker  
 14 Hatepe Avenue  
 Taupo

On Monday, 8 May 2017 11:18 AM, Annual Plan <annualplan@taupo.govt.nz> wrote:,

Good morning Ian

Thank you for providing your feedback on the Consultation Document for the Annual Plan 2017/18.

Did you want to present your views in person to the Council on either the 7th, 8th, or 9th June 2017?

If you have any questions, please email me at [aking@taupo.govt.nz](mailto:aking@taupo.govt.nz) or call on 07 376 0681.

Kind regards, Ariell

**Ariell King** Senior Policy Advisor

Taupō District Council • 72 Lake Terrace, Taupō 3330  
 Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

**D** +64 7 376 0681 **T** +64 7 376 0899 **E** [aking@taupo.govt.nz](mailto:aking@taupo.govt.nz)

Follow us on [Facebook](#) and [Twitter](#)

[www.taupo.govt.nz](http://www.taupo.govt.nz)

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**From:** Ian Walker [mailto:ianwal74@yahoo.co.nz]  
**Sent:** Saturday, 6 May 2017 8:44 a.m.  
**To:** Annual Plan <annualplan@taupo.govt.nz>  
**Subject:** Annual plan submission.

If one consults the internet a number of articles can be found on the subject of asbestos. In the 1800's asbestos became widely used. Later in the 1930's, it was determined that the substance was damaging to human lungs if breathed in, especially in mining and manufacture where air was heavily contaminated. Even so another 50 years or so passed with very large amounts of building materials containing it being produced, and although unrestrained asbestos was banned and removed in the 1990's there was no move to remove building materials such as cement sheets reinforced with around 10% of usually white asbestos, considered to be the least harmful. This still applies. Also according to the



internet the specific cancer attributed to asbestos with a poor prognosis is rare except in those poorly controlled early environments. It is considered that asbestos can cause or aggravate other lung cancers, but there are other industrial conditions that are thought to be risky, and by far the greatest cause is tobacco. Thousands of buildings in New Zealand, both residential and commercial are clad with this material. Knowing that, why did council in the first instance choose to reveal its asbestos "problem" in quite sensational fashion with a declaration that a \$15,000,000 rebuild was their favoured option? That was, without beating around the bush, irresponsible!! Particularly since the deterioration must have been going on for some considerable time in a building occupied by the authority responsible for building warrant of fitness administration. A later release was more reasoned and arguably should have been released that way in the first place. The cement encased material is generally considered safe if left undisturbed, which pretty much means it is unwise, rather than hugely dangerous, to cut it with abrasive tools as builders often used to do. Merely touching walls clad in it cant be considered unsafe. Which brings us to the councils wall. (1) It has been there for many years apparently deteriorating, maybe due to faults in the product in the first place rather than neglect, who knows? Ironically asbestos was added to thin concrete sheet to make it more durable, less fragile, and was a very popular and successful product. (2) It is only dangerous if particles of a particular size are airborne and can therefore be breathed in. The first TDC report labelled it dangerous and yet now the only precaution for public safety is a low plastic sheet fence some distance from the building, offering no protection from any airborne particles. Surely if the situation was dire the plastic sheet should have been applied directly onto the affected parts of the wall?

The process has now moved on to the point where what to do next is to be decided, forgetting the unfortunate comments about premature council preferences. I believe there is a golden opportunity for Taupo to further to establish itself on the top end of the international tourist trade. Favours were bestowed on the other end of the trade by allowing freedom campers to establish themselves right in town on an absolutely stunning site for nothing, so why not try for the big spenders (definitely not for nothing). That I believe would involve making the 3600 metre site with its very fine vista available. That counts out options 1 to 3. Option 5 is a possibility, the 32 month time frame implies that council is contemplating a purpose built facility on land owned by the leaser who naturally will want to maximise his/her profits as well as get back the price of the building over the useful life of the building, making the option expensive. Leases are more a business practice with taxation advantages, council is a public service organisation using public money and can make no taxation gains as far as I know. They have no particular reason to be located in the CBD, they are not now. Leaving any other property council has there available for sale, as once promised for debt reduction, or other beneficial public use. So that leaves option 4. Mr Les Winslade, a well known supporter of community causes, suggested a council owned site on County Avenue for consideration in a letter to the Taupo Weekender and I believe he is right. It is not much further from town than the present building, it has plenty of room for a building and for off road parking, which is a problem in Rifle Range Road now. Parking space would be much more problematic close to the CBD. Businesses in the CBD want it for their customers. It is a pleasant area close to other large council facilities, and I believe was once offered as a possible site to build the Taupo Hospice. So I would urge council to benefit the community by taking advantage of the opportunity that leaving the present site could offer.

I W Walker

14 Hatepe Avenue  
Taupo.



#### WARNING

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This e-mail has been scanned and cleared by MailMarshal <http://www.marshalsoftware.com>

# *Robert J Montgomery*

Registered Architect. ANZIA .

15A Barclay Street, Newlands, Wellington, 6037

Ph 04 461 6594

136 Highland Drive, Grandview , Taupo. Ph 07 376 8204 , mob 0274 439 647

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25 TH MAY 2017

TAUPO DISTRICT COUNCIL

72 LAKE TERRACE

TAUPO

## ANNUAL PLAN SUBMISSIONS

TAUPO DISTRICT COUNCIL OFFICE PLANS,

LAKE TERRACE AND OTHER OPTIONS.

I wish to make a submission on the Councils Consultation document that addresses the options for dealing with seismic and Asbestos issues for the offices at 72 Lake Terrace and future office development options.

As an active architect , ratepayer and Lake Taupo District promoter and fan for many years I do not think that the preferred option in the Councils Consultation document report is the best option for future Taupo.

In the late 1980s Taupo District Council made the bold decision to build the Great Lake Centre across on the domain side of Tongariro Street from the commercial precinct.

This could have been a disastrous move as when it was first built some parties were referring to it as the Great White Elephant Centre

It did have the potential to be isolated from the CBD particularly when Tongariro Street was state High way one before the bypass highway was constructed

With the highway change of status and some improvements to the urban precinct around the Great Lake centre, the information Centre, Library the precinct has the basic core of a civic heart for Taupo Town that Taupo badly needs in my opinion.

In 1990 I led an Urban design and Architectural Planning team in a design competition run by TDC for the Taupo Town Centre and environs. As part of our winning entry was a public square on part of a closed Tongariro Street linking the commercial precinct and Civic Great Lake Centre together. The concept was well supported at the time by the community and competition judges, but TDC have not been bold enough to implement it.

It can be done in time and it would reinforce this precinct as the Civic Centre. With the location of the Council Administration adjacent this public space there would be considerable commercial and community benefits and focus to the precinct.

The administration building combined with improvements to the convention facilities and servicing arrangements of the Great Lake centre combined with a all weather Pavillion facility on the ground floor of the new building facilitating Domain events, would create a Civic Centre of some substance and attraction.

In 2009 the writer as Architect was commissioned by Taupo Council after this site location was identified by Council Officers and Consultants as the preferred location for the Council Administration Facilities, the proposed Heritage Museum and the additional convention hall and domain related pavilion spaces. My brief was to create a design for a Civic Centre complex incorporating all three functions into one building. The brief was to also to report on the cost savings benefits of consolidating the 3 building functions into one building.

The cost saving for one building versus 3 separate buildings was estimated at some \$6.645 million

#### **WHAT HAS CHANGED SINCE 2009 IN RESPECT OF THESE FACILITIES ?**

It appears not a lot, except 72 Lake Terrace Offices have aged and deteriorated and recent earthquakes have brought a focus on safer public buildings. The building has been correctly rated as a C grade building in recent reports with amongst several matters of concern, asbestos being identified within it. The proposed new museum seems to have slipped off the radar and may not be seen as a priority for some time by the Community. What the current situation presents in my opinion is an opportunity to give Taupo a Civic Centre Heart of some substance and reinforce on the domain site the excellent urban planning decision that was made in respect of locating the Great Lake Centre there.

I request that Taupo Council seriously re-visit this option with all the wider benefits that the Council administration facilities and other complimentary functions mentioned above can bring to the Great Lake Centre precinct.

I attach some of the concepts that have been done for this site option in the past and strongly suggest they are re-visited with an updated brief.

The concepts presented in 2009 provided for a larger building than what is envisaged now for replacing the Council Administration facilities.

The proposed building was 3 levels with the Heritage Museum located on the upper level. I understand the Heritage Museum would not now be progressed on this site.

The cost estimates in 2009 excluding the Heritage Museum would have been approximately \$14.5 million dollars, including \$4.4 million dollars for the upgraded service facilities, new convention hall proposed to be added alongside the Great Lake Centre and linked to the existing upgraded service, back of house facilities. The proposed ground floor plan of the building included some retail, tourist related shops but these could be changed to provide the Council Public Reception and other Council related service providers at ground floor level.

I would be very happy to speak to this submission if given the opportunity.

It is time for Taupo Council to be bold again for the future of the Taupo.

Thank you.

Robert Montgomery

Registered Architect, ANZIA

PS,

Can you please address any correspondence on this matter to my Wellington address above or [montgomery.ptm@gmail.com](mailto:montgomery.ptm@gmail.com)



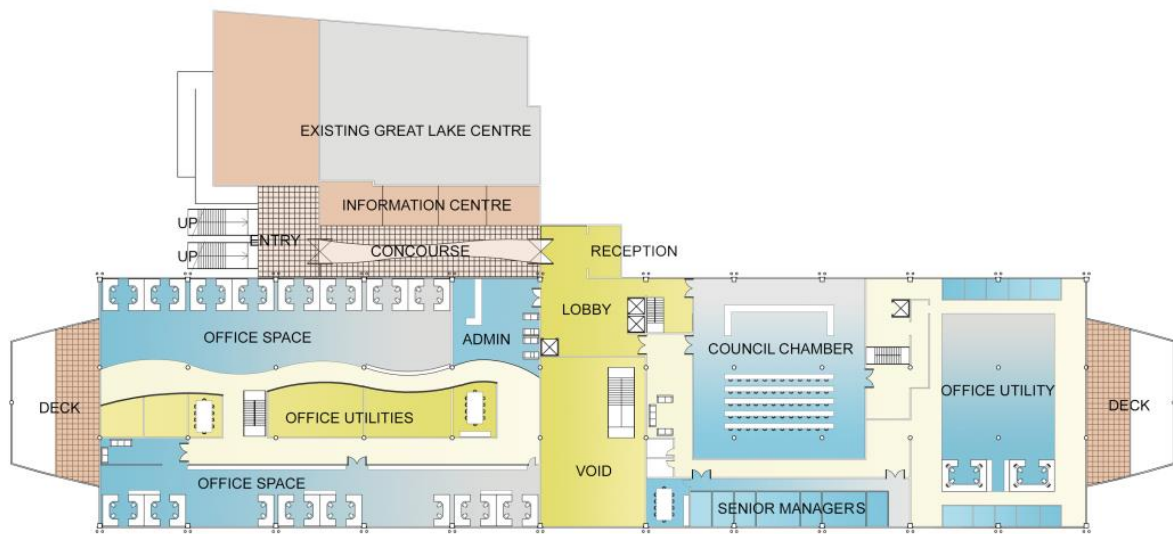
Attachment 2: Site Plan



Attachment 3: ground Level Plan



Attachment 4: Second Level Plan

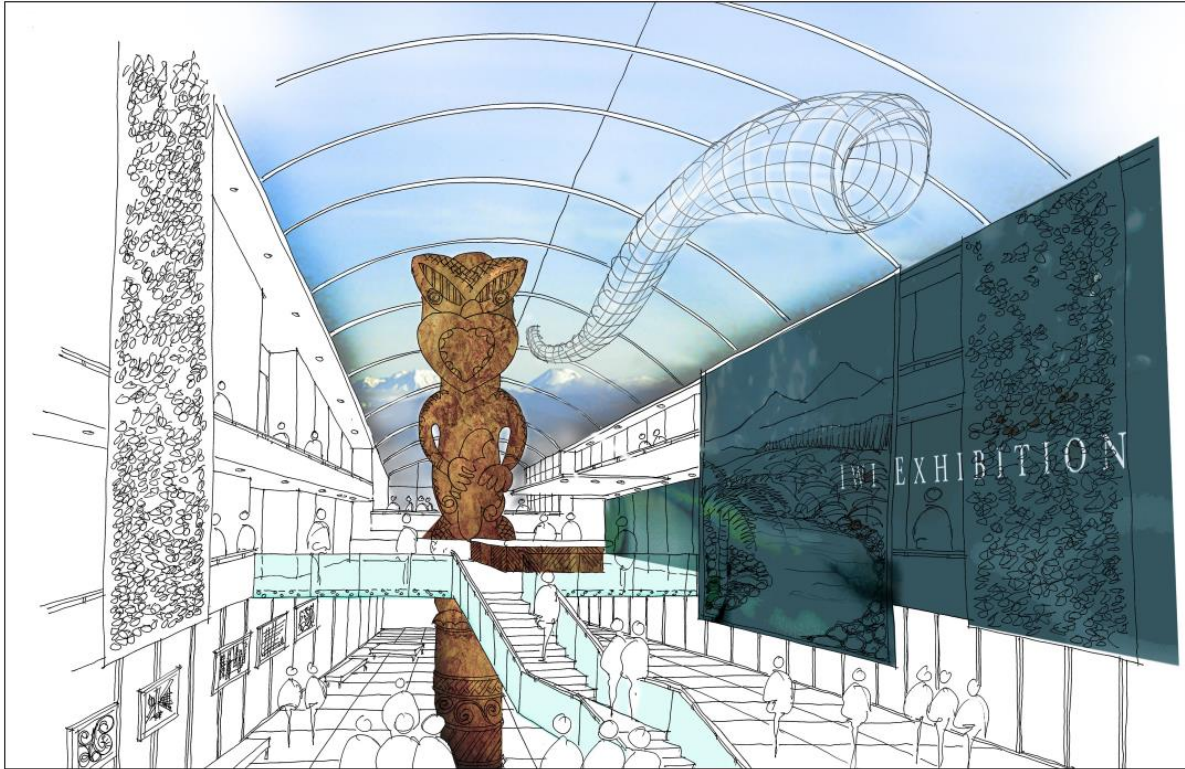


Attachment 5: Perspective





Attachment 6: Interior Gallery Perspective



Attachment 7: Perspective





From: Taupo District Council [<mailto:noreply@taupo.govt.nz>]  
Sent: Tuesday, 18 April 2017 9:47 a.m.  
To: TDC Customer Services  
Subject: TDC Website - General feedback ref: TDC-GF-170418-5MZKZ-17UJ

## TDC Website - General Feedback

**Reference:** TDC-GF-170418-5MZKZ-17UJ

**Feedback type:** Other feedback

**Attachment:** not supplied

**Contact name:** Judi McGreevy

**Organisation:**

**Preferred contact method:** Email

**Email address:** [Judismick@kinect.co.nz](mailto:Judismick@kinect.co.nz)

**Phone number:** 07 3788256

### Feedback message

Submission re the asbestos in TDC offices, now is the time for the council to put the land up for sale, use the money to build up county ave, spa rd, plenty of room, we the rate payers do NOT NEED A OVER PRICED BUILDING SITTING ON PRIME LAND!

I see the councillors want to rebuild on the site. I say NO. It is up to us the rate payer to speak and then be heard.

Thankyou

**Carrie Robinson**

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**From:** Gay Brice <gaybrice@gmail.com>  
**Sent:** Sunday, 7 May 2017 9:12 a.m.  
**To:** Annual Plan  
**Subject:** Lake Terrace Building

Good Morning

I am emailing to give feedback on the 5 alternative options set out by the Council.

My choice is Option 4. I would like the Council to choose the longest life span option with the lowest cost. As far as I can see this would be Option 4.

I do not believe that Council needs to be situated on a prime piece of real estate when the sale of this land can offset the high cost of a new building.

Do I need to fill in any forms for my thoughts to be registered or is my email sufficient?

Gay Brice

**Carrie Robinson**

---

**From:** Rob & Sue Gallien <rsgallien@xtra.co.nz>  
**Sent:** Monday, 8 May 2017 11:31 a.m.  
**To:** Annual Plan  
**Subject:** council building consultation

Have My Say: Submission re: council building site.

1. Preferred option – Complete refurbishment of the Lake Terrace Building.
2. Second option – Heuheu Street car park.

We are TOTALLY OPPOSED to any council building on the Tongariro North Domain and the Taupo Libaray Site.

Rob and Sue Gallien  
Rate payers  
Taupo



Virus-free. [www.avast.com](http://www.avast.com)

## Carrie Robinson

---

**From:** Tony Berg <berg97@xtra.co.nz>  
**Sent:** Sunday, 7 May 2017 9:27 p.m.  
**To:** Annual Plan  
**Subject:** HAVE YOUR SAY - LAKE TERRACE COUNCIL BUILDING

Thanks for the opportunity to “have our say” regarding the future of the Lake Terrace Council Building.

1. In response to the first two questions: Do you agree with the TDC’s preferred option of a new building: **YES**
2. Do you agree with the preferred option of building it on the existing Terrace site: **NO**

The reasons for the **NO** in response to the second questions are:

1. Most if not all of the “FINANCIAL STRATEGIC IMPLICATIONS” in your preferred option would also apply to building on an alternative site.
2. The new facilities can be erected on another site while the present site can continue to be used with little or no interruption. There are big savings in this option.
3. Short-term alternative accommodation for the whole council, staff and facilities would be very expensive.
4. Having several alternative sites make a coordinated approach to the daily tasks much more expensive – and often frustration – or open to abuse.
5. A central town site and facility is not really a high priority.
6. It may be cheaper and easier – especially for parking – if the offices were decentralised.
7. Stating that the office workers would help to support and contribute to the vibrancy of the area where the facilities are based is nonsense and smells of self-interest by the business people on the council and senior staff. If a coffee shop is important and profitable close to the facilities, there will always be some enterprising small business people who take the opportunity and provide this service.
8. I am not suggesting that you build next door to the Mega Mitre 10 store – the type of development that has killed town centres in Hamilton, Hastings, Rotorua and other places - but a true central location is not necessary.
9. I was in Palmerston North when that big concrete monstrosity was erected in the city’s town square – as a memorial to the outgoing mayor Ellwood – and I am sure that the rate payers would be happy to reverse that decision if they could.

### **My suggestion:**

1. **Use one of the alternative sites available for the main building.**
2. **Establish a small council office in the Taupo Library site for all of those enquiries that do not need the full council facilities, while a quick direct contact with the “main building” is in place.**

Thank you for the opportunity to “have my say”.

I appreciate acknowledgement of this submission and I would like to be kept informed.

A.J. (Tony) Berg  
 Ratepayer  
 97 Huka Falls Road  
 RD 4  
 Taupo 3384

**From:** Anton Romirer [mailto:beer@craftytrout.co.nz]

**Sent:** Friday, 5 May 2017 11:11 a.m.

**To:** Annual Plan <annualplan@taupo.govt.nz>

**Subject:** Fwd: Some Ideas Ive Been Working On

Hi,

Having Grown up in Taupo and Lived around the world I have some very good Ideas about how to UNLOCK Taupo.

Putting New Council and Emergency services at the Lower end of Ricket and Waikato Streets.

Including Council separation from Civic Entertainment areas.

Parking under domain as Pumice is the Easiest material to excavate.

Decreasing Crime and Antisocial Areas through creating more pedestrian/jogger/cyclist (Shared Paths) routes.

Vehicles Directed Main Flow in to a Lake Terrace/Mere Road/Heu Heu Street/Titiraupenga Street then to Wairakei Drive via the propped bridge at the end of Opepe Street

Solve the Norman Smith Street Problem which is NOT the intersection itself. The real problem is the Tongariro Street Spa Road Roundabout Traffic backing up over the Control Gates Bridge

Build TWO new Bridges on top of the Control Gates Bridge, Each 2 Lanes, with access to the Control Gates Mechanisms in the middle.

Rather than a bridge over the harbor why not a tunnel under with Acrylic Viewing Domes Kelly Taltos style. These are cheap enough for private aquariums to install around the world (and Queenstown)/ Also as there is no restrictions where to place the Tunnel (ie as in Masts from yachts restricting bridge location) the tunnel could go from the Taupo Wharf (cafe opportunity) to Rauhoto/Noble Street Reserve

My grand idea is at roughly NZ\$16million Dopplmayer could build a Mount Tauhara Gondola (if not to the summit maybe to the Dome on the North Side) This would reduce the walker eroding the Current track. If Said Gondola went from the Town Centre to Tauhara a Mid Station/s could serve as a new way of public transport to and from the CBD (as per Dopplmayrs website on Urban Transport)

Upgrades to this could be to Huka Falls and Aratiatia, Along Lake Front, To Acacia Bay, To Airport. Public Transport, Tourist Attraction and Directing Shoppers into CBD.

Many Thanks

Anton Romirer



Crafty TROUT Brewing Co.  
 135 Tongariro Street  
 Taupo 3330  
 New Zealand  
 Ph +64 7 929 8570  
[www.craftytrout.co.nz](http://www.craftytrout.co.nz)

----- Forwarded message -----

From: **Anton Romirer** <[beer@craftytrout.co.nz](mailto:beer@craftytrout.co.nz)>  
 Date: 10 April 2017 at 19:34  
 Subject: Some Ideas Ive Been Working On  
 To: [rosanne@jollands.nz](mailto:rosanne@jollands.nz), [rosanne.jollands@gmail.com](mailto:rosanne.jollands@gmail.com)

Hi,  
 Feel free to share these.

Ive been listening to alot of people and Tourists too about various alignments etc.

So I started Drawing

Hope you like them  
 Anton



Crafty TROUT Brewing Co.  
 135 Tongariro Street  
 Taupo 3330  
 New Zealand  
 Ph [+64 7 929 8570](tel:+6479298570)  
[www.craftytrout.co.nz](http://www.craftytrout.co.nz)



Attachment 1: Taupo CBD South



Attachment 2: Taupo CBD North





Attachment 3: Lake Tce Mere Rd



Attachment 4: Tamamutu St to Kotare Link





Attachment 5: Kotatre to Kiddle and Hospital Link



Attachment 6: Spa Road Tauhara Road Bungy





## Attachment 7: Docherty Poihipi Acacia Bay Roads



## Attachment 8: Taniwha Pond Cherry Island Shared Path





Attachment 9: Paihipi Road Curves



Attachment 10: Reids Farm Bridge





Attachment 11: Rangitira Park to Bungy Option

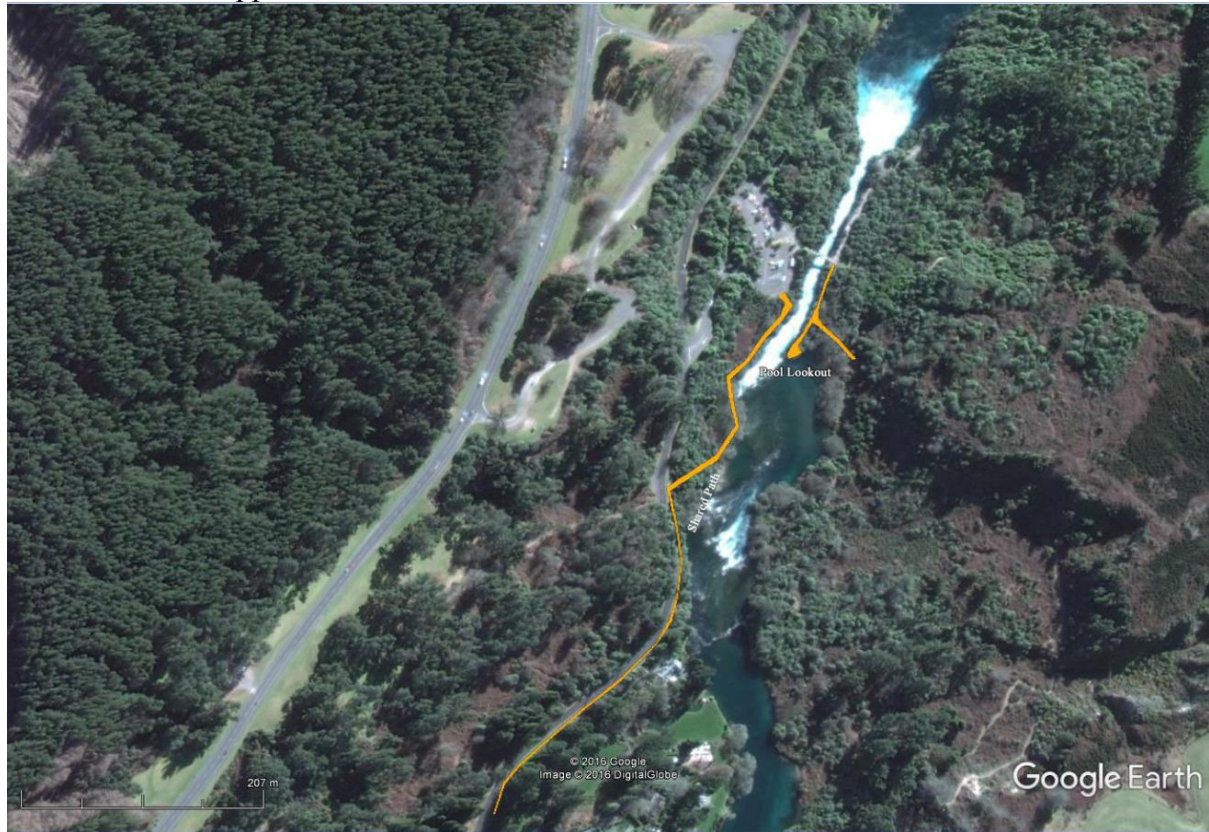


Attachment 12: Tauhara Rd Miro St





Attachment 13: Upper Huka Falls Channel Lookout



## Carrie Robinson

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**From:** Chris Nilsson <cwbnilsson@gmail.com>  
**Sent:** Thursday, 18 May 2017 11:39 a.m.  
**To:** Annual Plan  
**Subject:** Lake Terrace City Council Building

To the Taupo City Council Annual Plan Committee.

I wish to object to the Taupo City Councils plan to rebuild and or refurbish the present building on Lake Terrace.

The many reasons for my objection:

This is the most prime piece of real-estate in Taupo and should NOT be occupied by the City Council.

Taupo's water front needs a major enhancement for not only the local residents and holiday makers but, of course, for the booming NZ tourist industry.

The Fire Station, even though very central, should also be relocated.

Both locations are the most prime real-estate parcels of land in Taupo and , as I said above, should not be occupied by Taupo City Council services.

They would command huge real estate values to be sold off in order to enhance Taupo's future tourism potential by having, perhaps, a hotel conference centre built.

The sale of the real estate would more than cover the financing of new Council amenities further back in the town. The industrial areas of Taupo are growing so fast that surely even the fire station should be relocated.

Something much more should have been made of the millions of dollars spent on the water works right in front of both locations to enhance the area - an opportunity sadly lost.

Queenstown is a perfect example of a town with a vibrant water front. Taupo's water front should surely be as vibrant but sadly it is not. If Ruapehu and Ngauruhoe weren't there on a fine day what would we locals and tourists really look at!

Here is an opportunity to enhance Lake Taupo's water front by making the most of those two locations along with the green space beside them that is rarely used. Surely there is a visionary somewhere in New Zealand who could make something very special of this area, that being Taupo's most prime real estate location.

Apart from the boat harbor, the only amenity on the water is the small yacht club bar at Two Mile Bay. The main yacht club is hidden away and used for a few local celebrations and yachting of course.

In summary, I propose that the Lake Terrace Council Building be sold and the Council Administration facilities relocated to a site further back in the town.

Kind regards,

Chris Nilsson  
 888 Acacia Bay Road  
 Taupo.

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED



GREAT LAKE TAUPŌ  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Clenn Milne
E-mail address	Clenn.milne@yahoo.co.nz
Postal address	PO Box 1670
Mobile	0273283840

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

## HOW TO HAVE YOUR SAY

- Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)
- Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Existing corner lot

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED

03


**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	GRAEME EADES
E-mail address	<del>GRAEME</del> GRAHAZ@PARADISE.NET.NZ.
Postal address	26/7 ROBINSON TCE.
Mobile	021 678 707

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

*Behind B.P.*

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No ?

Do you have any other comments?

*unsure -*

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

23 MAY 2017

RECEIVED

  
**GREAT LAKE TAUPŌ**  
 Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Douglas John Anderson
E-mail address	douglasrockart@outlook.com
Postal address	27 Hakepe Ave Taupo
Mobile	021 053 2934

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

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If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



**HAVE YOUR SAY**

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

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# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

24 MAY 2017

RECEIVED



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	GRAHAM DOUGLAS SIMMONS
E-mail address	simmo@sunnycourt.co.nz
Postal address	PO Box 1675 Taupo 3351
Mobile	0274 77 3271

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

N/A

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="checkbox"/> Taupō	<input type="checkbox"/> Turangi	<input type="checkbox"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

*See attached document.*

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

SUBMISSION TO TAUPO DISTRICT COUNCIL -  
BUILDING A NEW COUNCIL BUILDING.

Presented by Doug Simmons.

My support for building new on the Lake Terrace site is based on the following:-

As its most probably the most iconic site in Taupo, retaining it, gives us control over its development, as against selling, where we loose control of what goes there.

With redevelopment goes responsibility to realise its full potential especially in regard to architecture. The new building must give visitors and rate payers access to the lake end of the site, with Council Services delivered from the northern end of the building, this includes the Chamber, but I am sure with clever design the Chamber can still have some lake views. I believe the building can provide both Council services and Community opportunities i.e. as a Conference venue plus spaces to hold seminars, relax and entertain plus provide the Council with spaces to entertain visiting delegations etc.

The overall ambience must reflect the natural environment that the building is set in.

Planning facilities for Council going forward is made challenging with the possibility for future amalgamations, however it is essential Taupo's governance is retained in Taupo. Amalgamation is fine as long as we are its Central Hub.

The bold futuristic building I am proposing will only enhance our case to retain control over our region but design flexibility to accommodate the future is wise.

The exterior image of the building is critical, a good example is the Remarkable's Base Building, Queenstown which won the supreme award in 2017, N Z Commercial project in the over fifteen million dollar category - see photo attached.

We have a one off opportunity to put Taupo on the map as progressive and confident in our future. To do the project justice will take some courage and an ability to think beyond today's short term challenges and focus on the big picture going forward.

Lets get on with building the Taupo District & Community Centre.



Doug Simmons



# BUILDINGTODAY



THE OFFICIAL MAGAZINE OF THE REGISTERED MASTER BUILDERS ASSOCIATION

VOLUME 27 NUMBER 4

MAY 2017

[www.buildingtoday.co.nz](http://www.buildingtoday.co.nz)

## SPORTTODAY

The America's Cup — nation v nation it is not. Plus: Be in to win with Radio Sport Breakfast co-host Kent Johns.



## INSIDE:

ARROW  
INTERNATIONAL  
TAKES TOP  
NZCPA HONOURS

THE GREAT NZ  
INFRASTRUCTURE  
AND FEES SCAM

ALSO INSIDE:

CARPENTRY APPRENTICE REJECTS LAW CAREER > RETENTIONS — AN UPDATE



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

26 MAY 2017

RECEIVED 

GREAT LAKE TAUPŌ

Taupō District Council

**How to make a submission**

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

**Your details**

Mr / Mrs / Ms / Miss

Full Name	ED JUZWA
E-mail address	edjuzwa@gmail.com
Postal address	862 WHANGAMATA ROAD KINLOCH TAUPŌ
Mobile	027-222-5-777

**Organisation**

If you are completing this submission on behalf of others please name the organisation and your role

HEXADOME TRUST - TRUSTEE

**Presentation**

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="radio"/> Taupō	<input type="radio"/> Turangi	<input type="radio"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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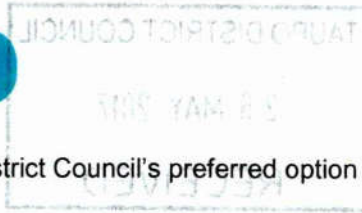
Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

**HOW TO HAVE YOUR SAY**

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-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY



1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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The Trustees of the Hexadome Trust have lived on the outskirts of Kinloch for close to thirty years (so we do not as yet qualify as locals) and as a consequence we have a vested interest in community matters:

The submission agrees with TDC preferred option of building a new office space with the following proviso: Rather than a single structure the complex ought to consist of a cluster of buildings grouped around a centralised core, this will facilitate future proofing by enabling modular expansion in the form of additional buildings as the municipality grows. There is also the additional concomitant benefit of compartmentalisation of the various council service departments, as well as building usages via direct external access.

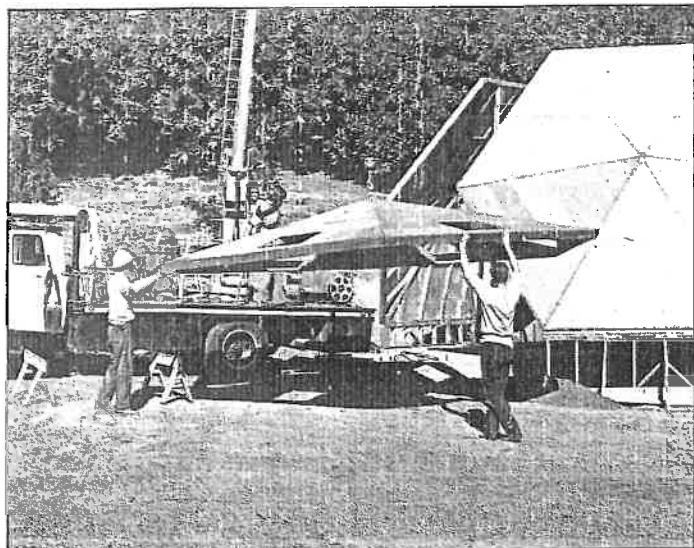
The submitter does not support building on the existing Lake Terrace site as it is too constraining and restrictive; suggesting instead that either the adjacent Kiamanawa or Northcroft reserves be given serious consideration, with the other proposed alternative sites, for the following reasons: As the value of the current Lake Terrace site is largely contained in the improvements it makes financial sense to capitalise rather than demolish the existing building and either sell it as is, or have the asbestos removed safely prior to sale by TDC, which will make it far more marketable, the cost of removal being built-into the sales figure.

When coupled with the proposed scheme plan outlined below, the potential seven million dollars realised from the sale would eliminate the burden of the projected replacement cost being totally born by the ratepayers.

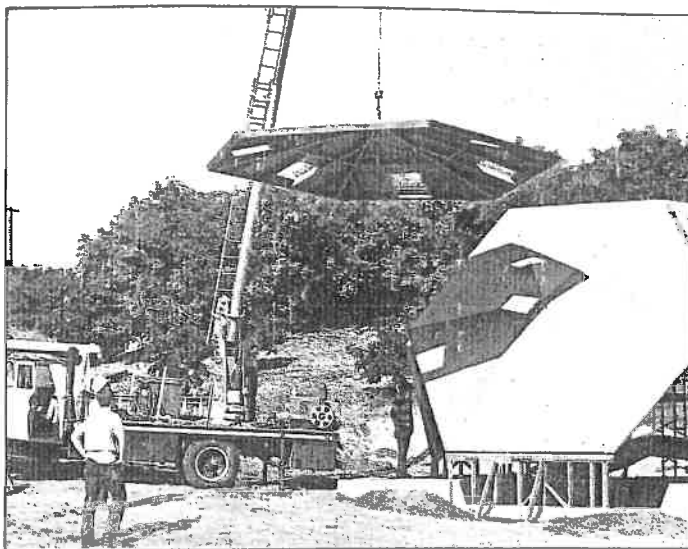
The following background information is being provided in order to establish both the submitter's credentials, as well as to contextualise the submission:

Hexadomes have been built around the world for many decades and have withstood the test of time as derivatives of the geodesic dome developed in the middle of the last century, by the American visionary Buckminster-Fuller. The attached sequential photographs are of a hexadome being constructed in Japan, another earthquake prone country. There have been at least a dozen hexadomes built here in New Zealand, some in Auckland and the Bay of Plenty, but most are in the South Island and obviously all are fully compliant with the building code.

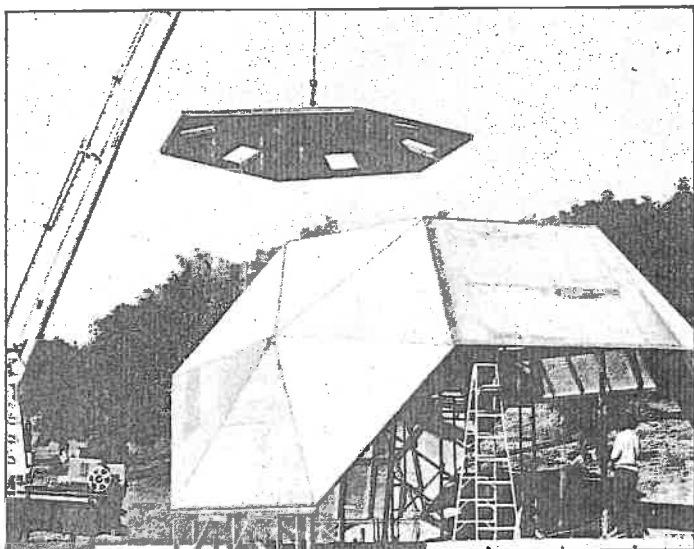




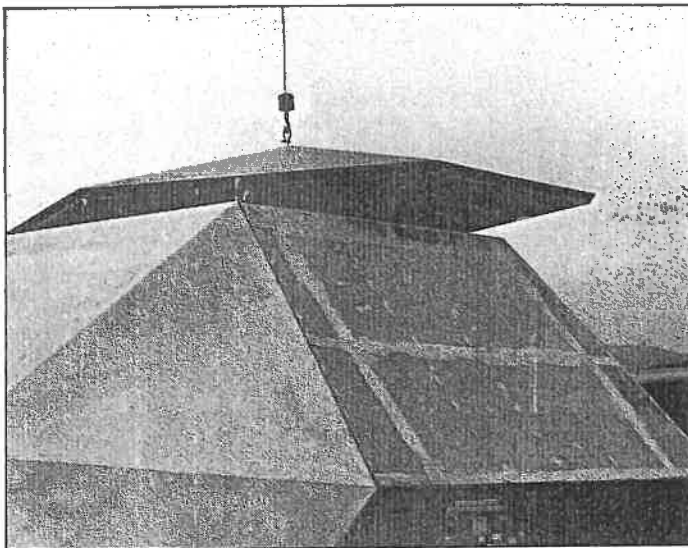
The crane that lifts the top hexagon is connected to it by a single eye bolt and a large plate washer.



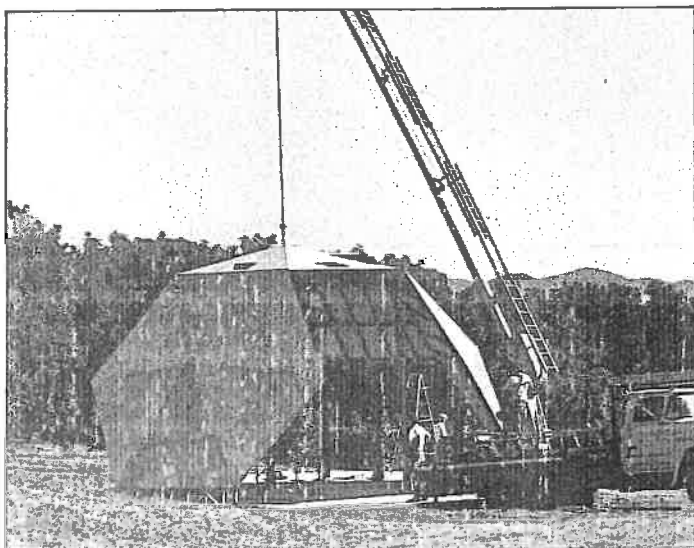
The top is lifted over the dome. Notice the skylights that were designed and built into this roof before erection.



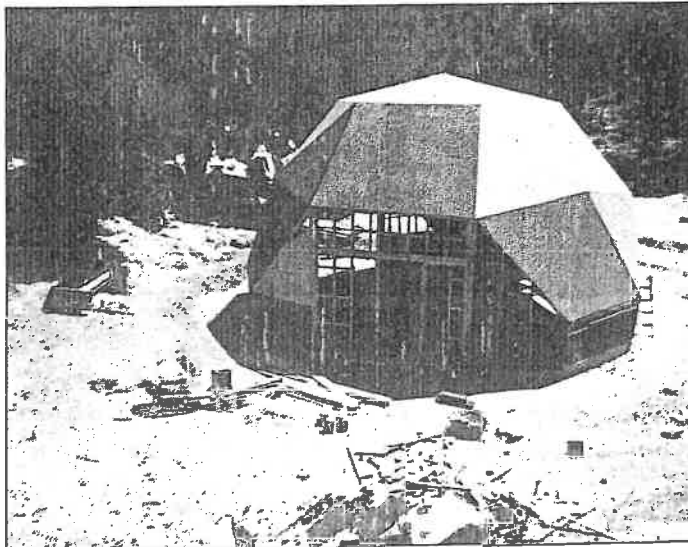
Workers on the pipe scaffold inside the dome will guide it into place.



Almost on.

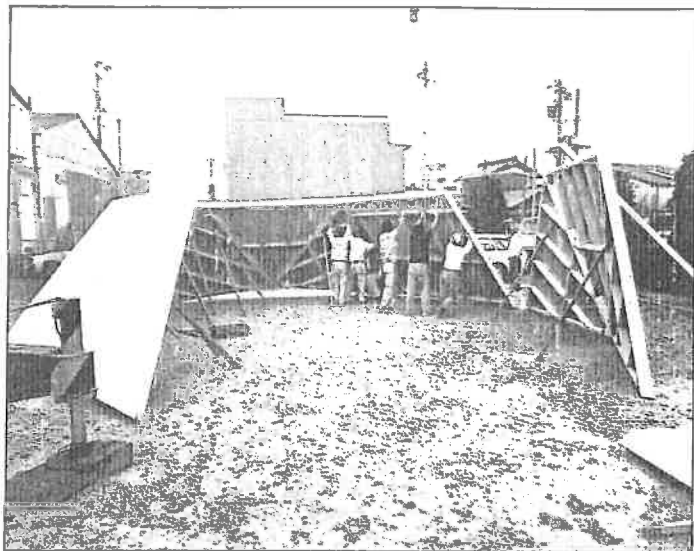


The top is in place. The trapezoid was left out of this dome so a dormer could be added.

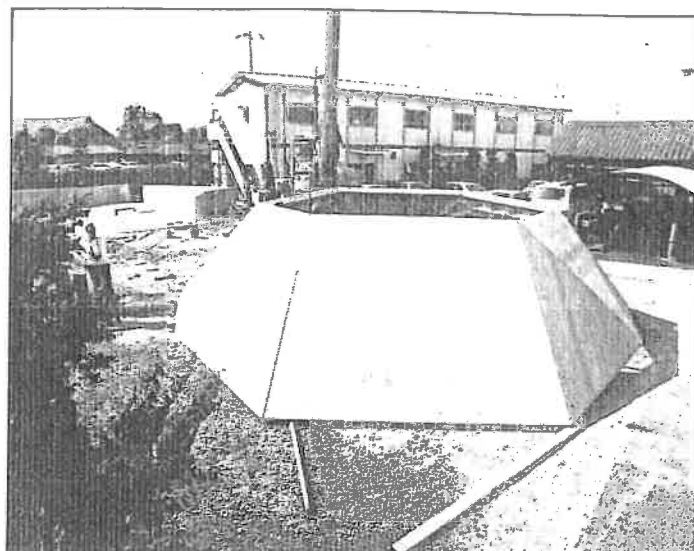


An erected dome. Note the 4x4 supports under the trapezoid, and the 2x4 blocking for the door.

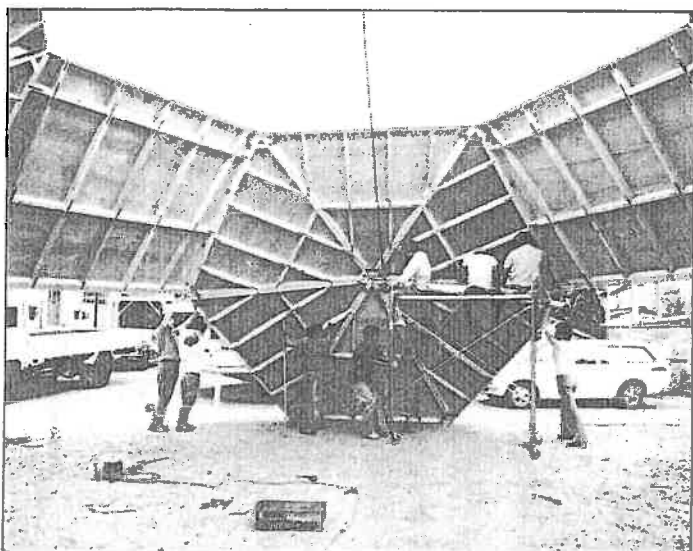




Trapezoids are lifted into place and bolted to the triangle groups.



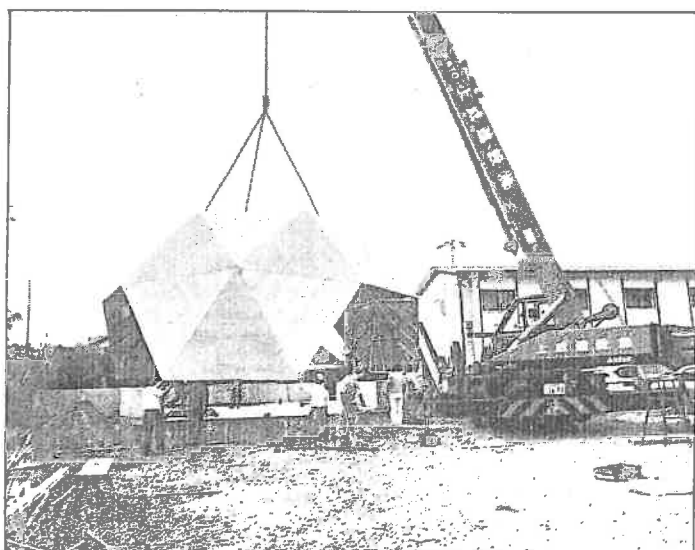
Your completed "magic circle" will look like this.



The "magic circle" is lifted by the crane and the bottom three triangles are bolted in place to form a complete hexagon.



Another view of this erection makes it look like magic.



The walls of the dome are now complete and can be set on the foundation.



This is the finished dome home, ready for its owner to move in.

Dome structures are not only inherently strong, but also due to their aerodynamic shape they are able to withstand hurricane and cyclonic winds in excess of 275 miles-per-hour.

The rationale underpinning the utilisation of domes was the fact that these types of structures readily lend themselves to expeditiously address the issue of affordable housing, which is currently plaguing the country, primarily because hexadomes use one third less materials to encompass the equivalent area as box type structures; as a result of the roof and upper walls being one and the same. Obviously, this produces a 33% reduction in the cost of construction materials and when this considerable saving is applied to the council offices replacement, with a projected cost of at least \$16,000,000, then the financial benefit to the ratepayers is enormous.

Preliminary informal discussions were held with both the Mayor and Counsellor Rankin, prior to last year's elections, with regard to the efficacy of hexadomes, but that was relating to the affordable homes issue, which was one of the main concerns raised by the community at that time. It was Counsellor Rankin who urged that council staff be contacted regarding the suitability of hexadomes to replace the current office building, in order to save rate-payers large amounts of money.

During discussions with Gareth Green he mentioned the important necessity of earthquake-proofing; it was pointed out that the 10 metre diameter dome shells are self bracing, being made up of 24 triangular plywood panels, making the whole structure self supporting and requiring no internal walls. Although with a variable minimum height of five and a half meters a second story can be facilitated, thereby producing two hundred and fifty square metres of usable open-plan office space, which can be configured to council staff requirements. The individual structures can also be readily 'seismically isolated' on flexible foundations just like the Beehive and Te Papa.

The accompanying artist's impression illustrates a possible format for the reception/main entrance way, consisting of two domes linked together and these can be scaled up or down, for the ancillary buildings in the complex, to whatever size is required. In Houston, Texas, a stadium has been built, the Astrodome, with the same type of structures. Although the majority of hexadomes have been built in America, well in excess of a quarter of a million and quite a number in Australia (don't let that put you off) they are also prevalent in other parts of the world, many of which are prone to earthquakes.









## 3

The aerial photograph, of a municipal complex in California, illustrates a modular cluster of connected domes, each with its own multiple entrances and fire exits, which is far safer and more expedient, from a civil defence and fire safety point of view, than a single multi-storey office block.

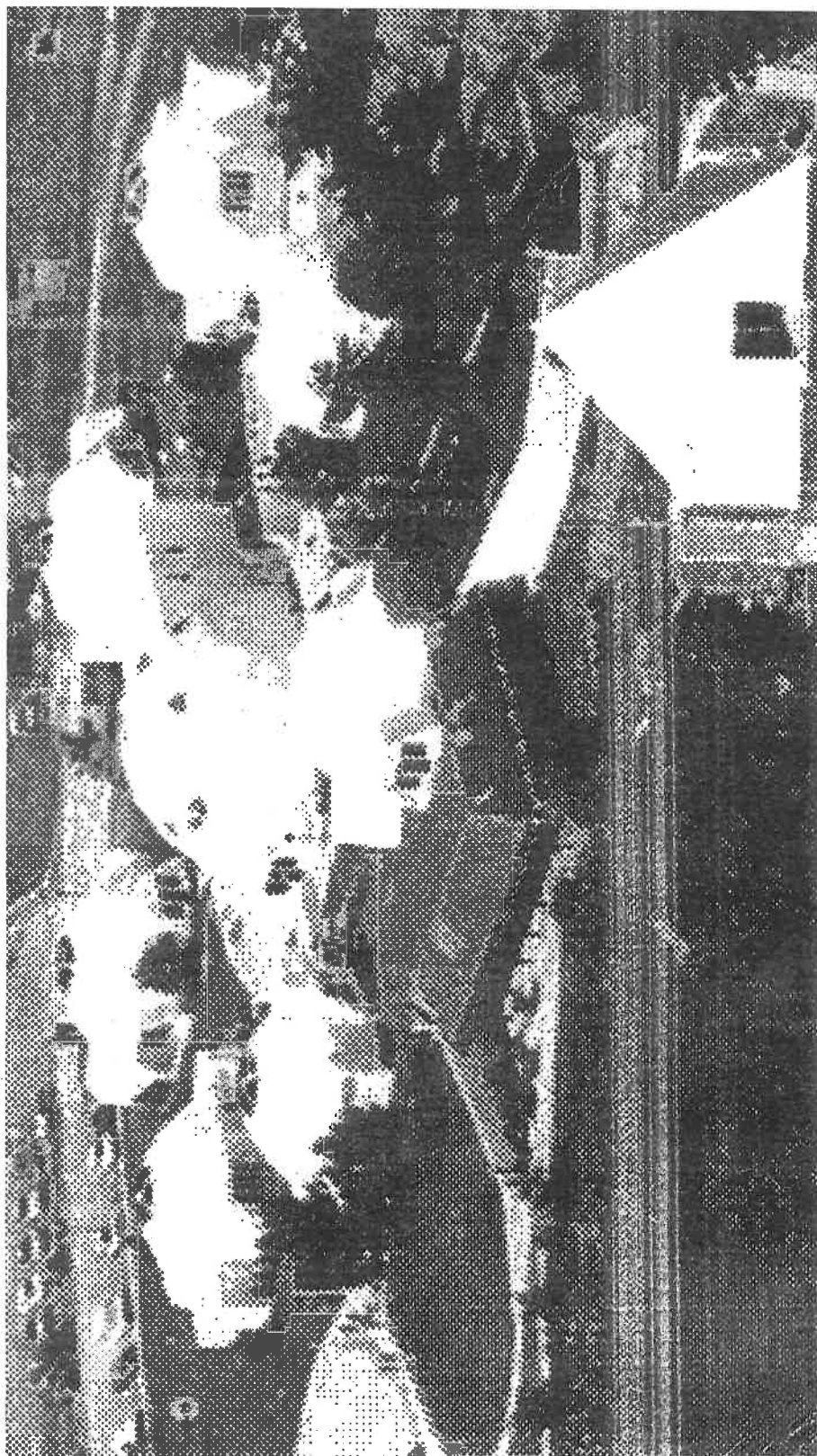
Taking into consideration the projected transitional rental costs, to temporarily accommodate council staff, the speed of construction of hexadomes cannot be matched by conventional buildings as a dome shell can be assembled and then erected in just two days, all the components already having been manufactured off site.

The other significant fiscal advantage that hexadomes possess over rectilinear box-type structures is that of comparatively very low ongoing heating and operational costs, which are drastically lowered due to the elimination of thermal bridging in the exterior shell, thicker insulation, the possible incorporation of solar tiles on the roof as well as solar panels, combined with the significant reduction of wasted ceiling space, which is where the heated air is invariably carried by convection currents.

From a purely aesthetic point of view the domed complex would echo and reflect the iconic mountain scenery just across the Lake and would compliment the other 'exemplar' buildings in the town such as the Great Lake Centre, Super-loo and A.C. Baths.

The underlying ethos of community-based trusts is centred around supporting the individuals, organisations and local businesses that are integral to a thriving community. With all the materials and componentry being produced, manufactured, assembled and constructed locally, not to mention the design and engineering elements, all of the expenditure on the hexadome complex will be totally redirected back into the community, for its benefit.

As well as fulfilling all of the prerequisites of the preferred option, with respect to providing a community based multi-use facility, but without the associated exorbitant costs, the adoption of the Hexadome submission will be viewed both as visionary as well as being fiscally prudent and responsible.







## Submission Form 2017/18 ANNUAL PLAN



### How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

### Your details

Mr / Mrs / Ms / Miss

Full Name	Andrea Leigh Upston
E-mail address	andreaupston@hotmail.com
Postal address	128 Lakeview Drive Taupo 3330
Mobile	027 5708070

### Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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### Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

## HOW TO HAVE YOUR SAY

-  Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)
-  Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

On Hutton Street carpark - 4 to 5 levels high.

Only problem parking but could be solved with buying old T&E building and putting a carpark there. Could charge minimal amount for parking & make name.

Lake Terrace site doesn't need to be used for the Council building. Good site for a hotel or motel.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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# Submission Form 2017/18 ANNUAL PLAN



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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	HINKEMBA SANDRA HENDERSON
E-mail address	hendersonh@xtra.co.nz
Postal address	52 JARDEN MILE, NUKUHAU, TAUPŌ.
Mobile	

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES NO (if "yes" where would you prefer to be heard?)

Taupō <input checked="" type="checkbox"/>	Turangi	Mangakino
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1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

There are a few sites that Council could build on.  
eg. Spa Rd  
Mira Street

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

PLEASE PLEASE do not rebuild on Lake  
Terrace!



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

12 MAY 2017

RECEIVED


**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Jo Kalolo
E-mail address	fatjokar24@gmail.com
Postal address	2 Cumberland St
Mobile	0274528889

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

**YES NO** (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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-  Post: **Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352**
-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

They should sell the old building to  
fund the new one.  
New council building should be in  
the CBD.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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26 May 2017



**Submission for Taupo District Council's Annual Plan 2017 / 2018**

With regard to the above I would like to submit for your consideration a suggestion for the new Council Building location.

It is my suggestion that consideration be given to siting the new Council Offices at the rear of the Tongaririo North Domain overlooking the boat harbour.

As there is a variation in height between Redoubt Street and the boat harbour area, there is sufficient height to construct two levels of underground car parking below the existing grassed area with egress off lower Redoubt Street. This would allow a single or double level building to be developed above within a confined area leaving the area fronting Tongaririo Street as open space.

The existing tennis courts would need to be relocated and a new roading system would be required in front of the proposed building linking through to Story Place where a 9 – 10 stand Bus Depot (as enclosed plan) could be developed immediately behind the 'Super Loo'.

Thank you for your time.

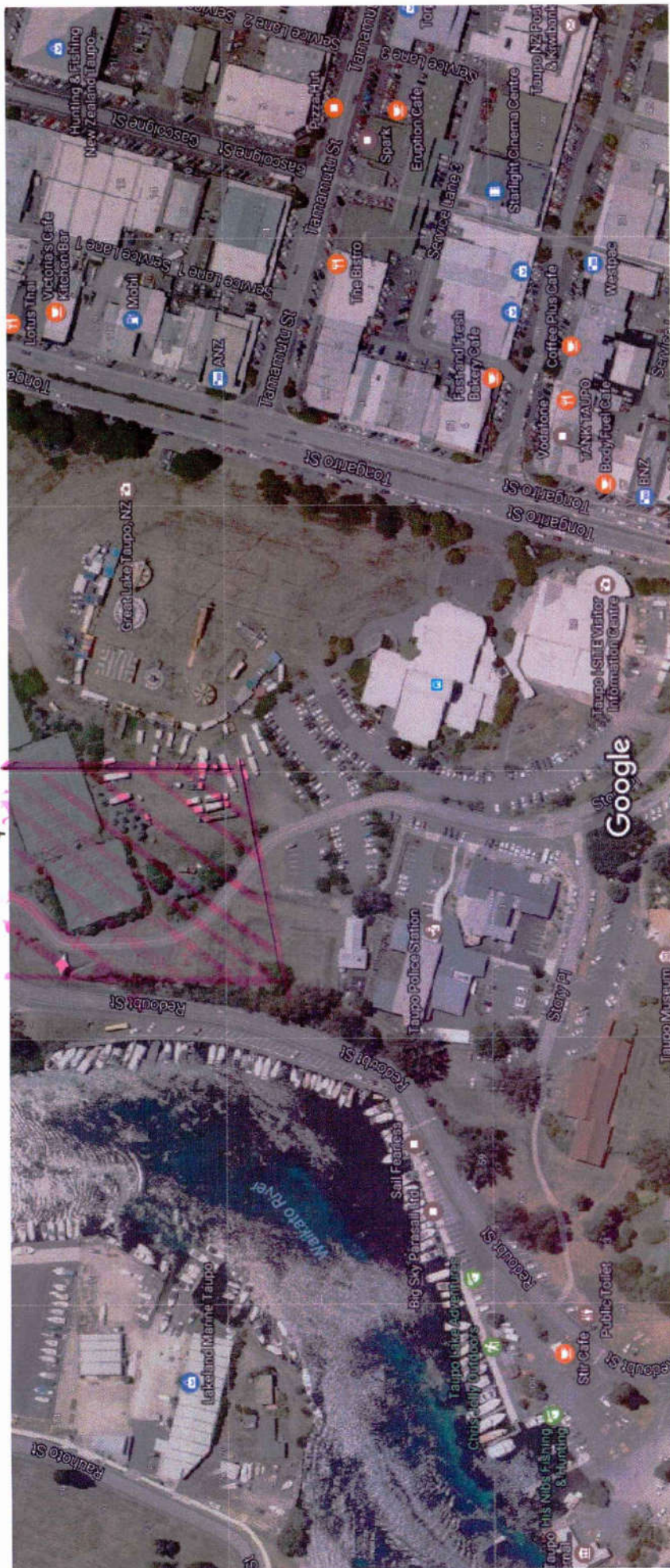
Yours sincerely,

Glynn Pointon



Google Maps

APPROX.  
SIZE ONLY



Imagery ©2017 Bay of Plenty TA's, DigitalGlobe, Horizons Regional Consortium, Terralink International Ltd, Waikato District Council, Map data ©2017 Google, MapData Sciences Pty Ltd, 50 m  
PSMA



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

23 MAY 2017

RECEIVED

CB



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	JANE PENTON
E-mail address	penton@nettel.net.nz
Postal address	27 Hapepe Ave Taupo
Mobile	027 711 9826

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

**YES** NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

- I FEEL THAT THE PRESENT SITE IS SUITABLE BECAUSE IT CONNECTS US AS A COMMUNITY WITH THE LAKE (MORE THAN OTHER SITES IN TOWN)
- A PURPOSE BUILT BUILDING COULD HAVE AN AREA DEDICATED TO HOUSING HISTORIC TAONGA (PHOTOS)
- I LIKE THE IDEA OF COMMUNITY SPACES BEING PROVIDED, AND WOULD ADVOCATE FOR ~~THE~~ ECO/GREEN BUILDING PRINCIPLES (C/F DOC HEADQUARTERS)

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

CONT...

Do you have any other comments?

- WITH AN AGING POPULATION, A SPECIFIED LOUNGE / ACTIVITY ROOM WITH KITCHEN, WOULD BE GREAT FOR THOSE PROVIDING COMMUNITY SERVICES SUCH AS, MOBILITY COURSES, CENTRALISED ART / MUSIC THERAPY PROVISION ETC. WE DON'T HAVE ANY USER-FRIENDLY, DEDICATED, WARM, ACCESSIBLE SPACES FOR OLDER PEOPLE IN THIS DISTRICT (THAT ARE AFFORDABLE FOR NON-PROFIT OPERATIONS)



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Harold Eades
E-mail address	graham@paradise.net.nz
Postal address	26/7 Robinson Tce Taupo
Mobile	02102594804

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES

☒ NO

(if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

*New building must be in CBD - perhaps behind  
B/P on existing car park or perhaps on land  
up opposite RVC Baths where SPCH was.*

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

?

Do you have any other comments?

*Unsure of this project.*



24 MAY 2017

RECEIVED

## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

### The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascolgne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Helen Tapp

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## FUNDING FOR GO TONGARIRO

Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## HOW TO HAVE YOUR SAY

Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)

Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)

Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352

Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

## TALK TO US AT:

- TAUPŌ MARKET  
9am, Saturday, 6 May
- TURANGI LIBRARY  
3pm – 5pm, Tuesday, 9 May
- KINLOCH COMMUNITY HALL  
4pm – 8pm, Thursday, 11 May
- TAUPŌ DISTRICT COUNCIL OFFICE  
4pm – 7pm, Tuesday, 16 May
- MANGAKINO COUNCIL OFFICE  
2pm – 5pm, Thursday, 18 May
- TAUPŌ DISTRICT COUNCIL OFFICE  
2pm – 6pm, Tuesday, 23 May

**SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017**

Hearings have been set down for between 7 – 9 June 2017. Let us know if you wish to be heard.



## ALTERNATIVE OPTION 2.

### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

### COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities) and all new building services.

Due to the limitations of the existing building it will not

be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. It would provide for an enhanced customer experience with new foyer, new chamber and meeting spaces. A modern work space for elected members and staff would

be created with the cost of a fit out included. This option provides the potential for a building life of 25+ years.

There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This may also pose warranty challenges.

## ALTERNATIVE OPTION 4.

### SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



**INDICATIVE COST:**  
\$15 Million Construction, an additional \$1 million required to construct entire building to IL4 Status, allowing for post-disaster activities. The proceeds from the sale of the Lake Terrace site could offset the cost of the new building.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the sale of the Lake Terrace site, and
- the construction on another Council site in the Taupō town centre.

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the inclusion of the Civil Defence Emergency Operations Centre. It would provide an enhanced customer

experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term building solution with a 50 year life.

## ALTERNATIVE OPTION 5.

### LEASE A NEW 'FIT FOR PURPOSE' BUILDING EITHER AT LAKE TERRACE SITE OR ANOTHER SITE

Investigations regarding potential premises within the Taupō town centre concluded that there are currently no single existing premises that can accommodate staff in a long term lease arrangement. In the following option it is assumed that a new building would be constructed. This building would have to meet Council's requirements in terms of IL4 status.



**INDICATIVE COST:**  
Annual lease costs yet to be determined. The proceeds from the sale of the Lake Terrace site could offset the costs.



**TIME:**  
Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.



# FUTURE OF LAKE TERRACE BUILDING

## WHAT IS BEING PROPOSED?

The Council's preferred option is a new building on the existing Lake Terrace site. A number of options were considered and they are also outlined below. All options will require the relocation of all staff currently located in the Lake Terrace building.

## PREFERRED OPTION

## A NEW COUNCIL-OWNED BUILDING AT LAKE TERRACE SITE



### INDICATIVE COST:

\$15 million construction, an extra \$1 million required to construct entire building to IL4 status meaning it is suitable for post-disaster activities.



### TIME:

Approximately 32 months including design, consenting and construction.



### LIFE SPAN:

50 years before next major refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

This option provides a long term building solution with a higher level of certainty regarding the costs of constructing a new building. The costs include the demolition of the existing structure and construction of a new building, earthquake strengthening up to IL4 standard and fit out costs. It would also provide an opportunity for an enhanced public space around the building.

In addition, the other improvements that could be achieved are:

- Creating a welcoming environment for our community and visitors
- Designing an inclusive and flexible Council Chamber with appropriate technology

- Creating spaces for community groups to meet
- Providing an agile and open workspace for staff
- Providing a hub which encourages communication
- Taking advantage of sustainable building technologies that provide ongoing operational cost savings
- Relocating the Civil Defence Emergency Operations Centre into the main council building to ensure that there is sufficient space and capacity to deal with larger scale emergencies.

To read the information that supports this consultation document visit [www.taupo.govt.nz](http://www.taupo.govt.nz)

## ALTERNATIVE OPTION 1.

## FIX THE HEALTH AND SAFETY ISSUES ONLY



### INDICATIVE COST:

\$1.2 Million.



### TIME:

Approximately 12 Months.



### LIFE SPAN:

3-5 Years before next major refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to significantly impact the debt position and rates.

### This option would see:

- the removal of the asbestos from the entire building.
- It would be reclad and earthquake strengthened up to IL2 standard (not suitable for post-disaster activities).

Building services, such as cabling and ducting, would be upgraded to meet compliance standards. The strengthening work is likely to affect the aesthetics of the building facade. It

does not include an improvement to the air conditioning services and the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This option provides a short term response (3 – 5 years) for the original part of the building.

## WHAT OTHER ALTERNATIVES WERE CONSIDERED?

### Five other alternatives were considered.

All costs are indicative only. The information for the first three alternatives outlined are based on information provided by architectural firm Warren and Mahoney and quantity surveyors Rider Levett Bucknall.

## THE VALUE OF THE LAKE TERRACE SITE (IN MILLIONS)

LAND	IMPROVEMENTS	CAPITAL VALUE
\$2.715 M	+	\$4.270 M
		= \$6.985 M

WE HAVE UP TO

**300**

VISITORS TO OUR  
LAKE TERRACE  
OFFICE A DAY







## CONSULTATION DOCUMENT

### 2017/18 ANNUAL PLAN



The 2017/18 Annual Plan reflects the third year of our 2015-25 Long-term Plan. We are seeking feedback on two new items that were not considered at the time the plan was developed, the future of the council's Lake Terrace office and funding for Go Tongariro. **WE ENCOURAGE YOU TO HAVE YOUR SAY.**

### HOW OLD IS THE BUILDING?

The main affected area of the Lake Terrace office (the front section) was built in 1968. Additions were made in 1984, 1989, 2004 and 2011.

### HOW WAS THE FRIABLE ASBESTOS DETECTED?

Painting the outside of the building was due late last year. However, when the painters were called in to provide a quote they raised concerns about asbestos and we had some initial testing done. That showed asbestos in a number of places at the front of the building, some of it friable which means it can be easily crumbled and enter the air. Inhalation of asbestos fibres has been shown to pose a significant health risk due to the sharp glass-like nature of the fibres. Because of its delicate nature we are unable to wash or paint the front of the building as it could disturb the asbestos.

### WHAT ARE THE ISSUES WITH THE BUILDING?

- Friable asbestos has been detected, which can easily crumble and enter the air creating a significant health risk.
- Earthquake strengthening is required.
- Obsolete cabling in the ceiling has been identified as a fire risk and needs to be removed.
- The roof leaks in a number of places.

### WHAT HAS TO HAPPEN

- The asbestos has to be removed and a safe working environment created.
- Council staff will be relocated while the work takes place (location to be determined).
- A decision needs to be made on what the best option is for the future.

### THE HEALTH AND SAFETY AT WORK ACT

Under the Health and Safety at Work Act, we have a responsibility to keep our staff and visitors safe. When the new legislation came into force last year, even more onus was put on ensuring we had a workplace that was without risks to the health and safety of our staff and visitors. The Lake Terrace building is used by the community and houses about 125 staff who all have an important part to play in delivering services and activities for our community.

### WHY DO STAFF NEED TO RELOCATE?

Asbestos removal is a hazardous job. The only remedy is to wrap the building and to remove it in a negative pressure environment. That means council staff will need to move out while this work is done. Until a decision is made on the future of the Lake Terrace building it is not known how long staff will be relocated for. The estimated cost of relocating is \$1 million.



### WHAT IS ASBESTOS?

Asbestos is a naturally occurring fibrous material that was a popular building material from the 1950s to 1990s.

When it breaks up it is considered a significant health risk.

### WHY DOES THE BUILDING NEED EARTHQUAKE STRENGTHENING?

An assessment of the building was done in 2012 following the Christchurch earthquakes. It indicated the building as being fragile in nature due to it having a large amount of timber frames, minimal bracing, a light metal roof, and shallow foundations. The Building Regulations defines the significance of a building by its importance level or IL. The rating for buildings that are essential to post-disaster recovery is

IL4. Normal structures such as timber framed houses, car park buildings and office buildings are considered IL2. Based on having an importance level of four (IL4) the score for this building was 28 per cent which corresponds to a C grade building, as defined by the New Zealand Society for Earthquake Engineering (NZSEE). Under the IL4 rating it is classed as earthquake prone. Under IL2 recommendations, it was assessed as having a 50 per

cent rating still short of the 67 per cent accepted industry practice.

If the decision was made not to forge ahead with the earthquake strengthening now, it would still need to be done within the next 12.5 years. Because the asbestos issue has to be addressed with some urgency, it makes sense to do the work at the same time.



# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Kenneth James ROLFE
E-mail address	(N/A)
Postal address	P.O. Box 1882, Taupo (residence: 71 <sup>st</sup> Elizabeth Street)
Mobile	027 671 6021

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

Personal response. i-rate payer. Customer Number: 019678.

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

## HOW TO HAVE YOUR SAY

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-  Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

*I think the preferred site would be on/in Heu Heu Street, making the use of the parking site between BP and Carter Service Stations.*

*Access is open both sides: (Heu Heu St and Horomatangi St: RSA, etc), near all services, needed ie, Sewage, water, etc. Near other Govt. institutions; ie. Social Welfare, Maori services, Not quite in the Retail Area, but walking distance for staff use; ie. food, Banks, retail therapy. Potential for underground carpark for staff and Council vehicles. Ease for public access, esp. payment of fees, rates, etc. My second preference, would be the former Bunnings outlay: Opepe St.*

*Thankyou..*

*K. R. K.*

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

*Unable to comment on Accountancy issues... leave to experts!!*

# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / ~~Ms~~ / Miss

Full Name	MARY GEORGINA SMITH
E-mail address	applesmithnz@gmail.com
Postal address	2 KENSINGTON PLACE TAUPŌ 3330
Mobile	021-2945747

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

Hearings have been set down for between 7 – 9 June 2017.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

I STRONGLY AGAINST TAUPŌ DISTRICT COUNCIL BUILDING ON EXISTING PREMISES:

I AM STRONGLY AGAINST BUILDING ROBERTS STREET CAR PARK. RESIDENCES REQUIRE PARKING AS DO TOURISTS AS DO OUR CBD WORKERS.

I STRONGLY SUGGEST TAUPŌ DISTRICT COUNCIL BUILD OUT ON INDUSTRIAL AREA. THEREFOR SELLING LAKE TERRACE WILL PAY FOR YOUR NEW PREMISES. YOU WILL BE ADMIRER FOR THIS DECISION.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

NEW YORK PIONEERS HAD THE FORE-SIGHT TO PUT LAND ASIDE eg. HYDE PARK FOR ALL TO ENJOY; TO REMEMBER.

HOW ABOUT TAUPŌ DISTRICT COUNCIL ACHIEVE AS ABOVE RESULT TOO. FORE-SIGHT IS A GIFT: PLEASE USE TAUPŌ'S DISTRICT COUNCIL RATE-PAYERS MONEY WISELY FOR ALL RESIDENCE TO ENJOY INCLUDING TOURISTS ETC.

BE CAREFUL WITH YOUR DECISION.

RATEPAYERS NEED TO BE LOOKED AFTER

RATES GO UP..... RATES NEVER COME DOWN

I KNOW I WOULD RATHER BE ACKNOWLEDGED FOR LOOKING AFTER RATEPAYERS WISHES ETC THAN BEING DISLIKED IN MY TURN IF IN<sup>AS</sup> OFFICE/MAYOR.

READ WELL: THINK WELL: ACT WELL.

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

25 MAY 2017

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

RECEIVED

ef

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	NICEL BROADHURST
E-mail address	honey10@xha.co.nz
Postal address	P.O. Box 1132 Taupō
Mobile	021-593944

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

Hearings have been set down for between 7 – 9 June 2017.

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- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

COUNCIL LAND SPIT ROAD

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

## Introduction

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

If you wish to review the consultation document or the supporting information before completing your submission please click [here](#)

## Privacy Statement

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupo District Council, 72 Lake Terrace, Taupo. Submitters have the right to access and correct personal information.

## Submitter Details

First Name: **Lynda**  
Last Name: **Robertson**  
Street: **33 Hawai Street**  
Suburb: **Two Mile Bay**  
City: **Taupo**  
Country:  
PostCode: **3330**

Wishes to be heard:

- ☐ Yes  
☒ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both

Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☐ Yes
- ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes
- ☐ No

3. Do you have another preferred site or any other comments?

Comments  
See attached

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes
- ☒ No

Comments

Attached Documents

File
Consultation Document - Annual Plan 2017/18

Need Help?

Privacy Statement

THERE IS NO NEED FOR THE COUNCIL TO BE  
IN TOWN A NEW BUILDING ON COUNCIL  
LAND SPARRS COUNTRY AV. PRESENTLY OF ROOM  
FOR PARKING A SAFE GROUND LEVEL BUILDING  
WOULD BE A FAST BUILD BY LOCAL BUILDERS  
AND THE CHEAPEST OPTION. SEE ~~WATER~~  
TERRACE AS IS.

MARK PATER.

TAUPO DISTRICT COUNCIL

24 MAY 2017

RECEIVED TG

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒

Yes

☐

No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐

Yes

☒

No

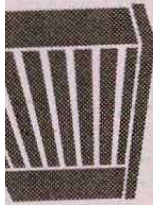
DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW





#### TIME:

Approximately  
32 Months.



LIFE SPAN.

25+ Years before next major  
refurbishment/replacement.

#### CONSIDERATIONS:

be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

Building  
be possible to achieve IL4 status and as such the Civil  
Defence Emergency Operations Centre will remain in

be created with the cost of a fit out included. This option  
provides the potential for a building life of 25+ years.



# FUNDING FOR GO TONGARIRO

**Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.**

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating self sustaining funding strategy.

**1. Do you support providing additional funding for Go Tongariro in 2017/18?**

☐ Yes ☒ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



## ALTERNATIVE OPTION 4.

### LAKE TERRACE SITE AND BUILD ON EXISTING COUNCIL-OWNED SITE

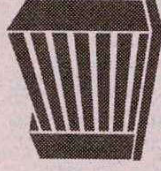
#### INDICATIVE COST:

\$5 Million Construction, an additional \$1 million required to construct entire building to IL4 Status, allowing for post-disaster activities. The proceeds from the sale of the Lake Terrace site could offset the cost of the new building.



#### TIME:

Approximately  
32 Months.



#### LIFE SPAN:

50 Years before next  
major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The future programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

#### Notes:

The Lake Terrace site, and

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the

experience and a modern work space. There would be an opportunity to create a public space around the Council

# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / ~~Ms~~ / Miss

Full Name	Brian David Upston
E-mail address	b.upstn@taupo.govt.nz
Postal address	128 LAKEWOOD DRIVE TAUPŌ
Mobile	021 104 9103

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?



~~NO~~

(if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

Hearings have been set down for between 7 – 9 June 2017.

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- Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Favour alternative (4):

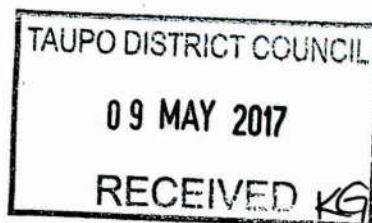
Build new Council offices on car park Hen Heu St - behind RSA.  
Makes sense spend \$15 million for something that should last 50 years  
not 25 yrs as projected for alternative (3). Cost 13.5m - difference 1.5m  
Need also for a car parking building  
Cheapest time to build is now !!

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

# Submission Form 2017/18 ANNUAL PLAN



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss-

Full Name	Bryan Ferguson
E-mail address	bferguson@taupo.govt.nz
Postal address	73 Taupo View Rd
Mobile	027 3781440

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

<input type="checkbox"/> Taupō	<input type="checkbox"/> Turangi	<input type="checkbox"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

## HOW TO HAVE YOUR SAY

-  Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)
-  Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

The new building should be built on the site at the corner of Spa Rd & County Ave. This site is close to many other council facilities with ample space for future expansion. A single story building can be build which will be a lesser cost to a two story building.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

26 MAY 2017

RECEIVED

CB



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Clayton Stent
E-mail address	clayton@carrollstent.co.nz
Postal address	PO Box 262 Taupo 3351
Mobile	0274 915883

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

N/A

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="radio"/> Taupō	<input type="radio"/> Turangi	<input type="radio"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No maybe ✓

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Potentially County Avenue

Comments per attached

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

**TO: TAUPO DISTRICT COUNCIL**

**RE: 2017/18 ANNUAL PLAN**

This sheet accompanies my submission form and pertains to the proposed redevelopment of Council offices.

With reference to the consultation material placed in the public domain it appears there are two stages to this issue. The first stage is a decision about whether to undertake short/medium-term repairs and alterations (which would be most cost effective but not necessarily the best use of money) to the existing building as opposed to a complete rebuild. The fact that Council has entered into two year leases and is proposing to vacate its entire staff to the CBD would suggest that the Council is not in favour of a short-term solution, as those solutions require a much shorter timeframe to complete. That is unfortunate as this issue is significant and new (noting that it was not previously included in the consultation process around the 2017/18 Annual Plan). The quote “act in haste repent in leisure” resounds. I would commend careful consideration on this stage of the decision making as a moderate investment to extend the life of the existing building for a short period and thus allow time for careful consideration and consultation around a re-build and location options maybe a more prudent approach.

In the event Council does determine to follow its preferred option of a completely new building, then the second stage consideration is:

Extent of development, cost and location.

The consultation documents indicate, Council’s preference is to not only re-build but on its existing site. Given a final decision on these matters is to be made within three weeks i.e. 16 June 2017, it leaves one with a feeling of fait accompli and haste taking precedence over considered decision-making. Council’s preferred outcome seems like an easy solution with aspects of emotive decision making. My submission is that it is not a good solution and has the potential for judicial challenge due to inadequate information and/or inadequate consultation on a significant issue.

Councillors will be aware that the current zoning of the Taupo District Council offices is High Density Residential zone. It does not enjoy security of zoning (i.e. commercial) but relies on “existing use rights”. Councillors need to understand the limitations of such “protection”. It is worthy of note that Council in implementing its District Plan, made it very clear that its intention was to constrain office space to the CBD zone and any office space outside of that zone was to be of a discretionary nature or in fact, not permitted. One has to then question how it is that the town’s largest office space need is being proposed to be developed outside of the CBD on a site of limited use, inappropriate zoning and one that has for many years struggled to even comply with its own parking obligations.



Referencing again “existing use rights” I submit that reliance upon this “right” is somewhat tenuous and open to challenge and certainly, because of the nature of existing use rights, is not future-proofing the needs of Council in terms of physical needs looking to the future. Existing use rights constrain – they do not permit increases of a physical nature or from a staffing perspective. A decision to rebuild is a 50+ year decision – how can the needs of today (and the limits of existing use rights) ensure adequacy for the future.

My submission is not that the Lake Terrace site is not an appropriate site, however, my challenge is that if Council proposes a re-development with an expected life of not less than fifty years and looking to the future needs of Taupo and Council’s own needs, then the site on which that work is undertaken should be fit for purpose. The Lake Terrace site as noted does not have the appropriate zoning or provide sufficient security of use for the long term needs of the Council. If the final decision is to remain then I would encourage Council and its staff to undertake a Plan change to provide the site with an appropriate zoning at the very least. That said, careful consideration should be given to the suitability of the site in terms of form, function and size.

Any new development of the Council should cater not only for the medium but also the long term needs of the Council in performing its functions and also the needs of the wider community. The building should be multi-purposed and should take into account some of the needs of the town as it grows – for example, adequate conferencing facility. It is quite possible in the future that Council and its needs may change (i.e. the impacts of amalgamation). Consequently the needs of today may either be excessive or insufficient for the future. Any building should be developed with other uses for the future in mind.

My submission is that the Lake Terrace site and its preference should not be based on emotive grounds. That said, I do not favour Council necessarily moving into the CBD. Given its number of staff, vehicle movements and the need for relative ease of public access, and the fact that the Council’s site options in the CBD are limited and any developments may well compromise already competitive parking requirements – a move into the CBD may not be in the best long term interests of that area.

My submission is that Council should carefully consider all the options available and in particular the County Avenue site which offers many attributes in terms of size, location, outlook and future-proofing. The foundation of my submission is that decisions should not be made in haste because they are significant. It is acknowledged that as an employer there are obligations to Council staff to ensure that they operate from a safe and fit-for-purpose building and I do not believe there is any challenge to the need to replace asbestos cladding (albeit acknowledging that it is of the lower risk material) or to strengthen and make safe the building

structure. However, the proposed response of a complete re-development without detailed and well researched options seems rash and likely to result in bad outcomes.

Do not be hasty! Address the immediate issues (asbestos, strengthening and cabling) which is both cost and time effective. Resolve that the existing building is nearing the end of its useful life and a new building is required. Take the time to adequately research needs – now and future – not just for Council staff but for the wider community and determine the best location to deliver that. This could be a 5+ year project as a result but there is a better chance for good outcomes. My fear is hasty decisions will not deliver that.

I look forward discussing these thoughts in more detail at the Hearing.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

## Introduction

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

If you wish to review the consultation document or the supporting information before completing your submission please click [here](#)

## Privacy Statement

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupo District Council, 72 Lake Terrace, Taupo. Submitters have the right to access and correct personal information.

## Submitter Details

First Name: **Rex**  
Last Name: **Mincher**  
Street: **PO Box 772**  
Suburb:  
City: **Taupo**  
Country:  
PostCode: **3351**  
Mobile: **0274746469**  
eMail: **rexmincher@hotmail.co.nz**

Wishes to be heard:

- ☒ Yes  
☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Correspondence to:

- ☒ Submitter  
☐ Agent  
☐ Both



Submission

1. Do you agree with Taupō District Council's preferred option of building a new building?

- ☒ Yes
- ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☐ Yes
- ☐ No

3. Do you have another preferred site or any other comments?

Comments  
See attached

4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes
- ☐ No

Comments

Attached Documents

File
Consultation Document - Annual Plan 2017/18

Need Help?

Privacy Statement

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

10 MAY 2017

RECEIVED

JP


**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	REX CRAIG VINCHER
E-mail address	rexvincher@hotmail.co.nz
Postal address	PO BOX 772 TAUPŌ
Mobile	0274 74 64 69

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

**YES** NO (if "yes" where would you prefer to be heard?)

<b>Taupō</b>	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

my comments as per attachment!

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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

Do you have any other comments?

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## **SUBMISSION ATTACHMENT 2017/2018 ANNUAL PLAN**

**10/05/2017**

**My comments to oppose building on the existing site on Lake Terrace**

**# Developing and or re-furbishing on the existing Lake terrace site contradicts your own town planning. The town plan was written to restrict commercial development beyond the CBD and also to encourage property owners to invest in the CBD.**

**# Selling the existing site will help offset the costs of a new property in the CBD. A new land and building owner will be paying rates to the district.**

**# The existing site is one of the last remaining prime large lake front sites big enough to be developed for a top end Hotel brand. Obviously another Hotel will contribute to Taupo's tourism and employment.**

**# I am against building on any green space. I am also against building around the back of the library and Great Lake Centre. ( this area is already congested )**

**# I propose the new council facility is built on the existing Tuwharetoa street car park. The council should construct a multi level show piece for our district. Car parking of multiple levels should be built underground to satisfy both the current council and public need as well as allow for future growth.**

**# I personally believe these options I have out lined will enhance the CBD and the public's access to the council office and facilities and provide an opportunity for more growth in tourism and its downstream employment.**

**Regards**

**Rex Mincher**



**( Director )**



# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	ALAN CECIL BRAKE
E-mail address	alan.brake@extra.co.nz
Postal address	73 NGAMOTU RD.
Mobile	027 230 1107

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☒ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="radio"/> Taupō	<input type="radio"/> Turangi	<input type="radio"/> Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

SPEND \$1.2M UPGRADING EXISTING BUILDING  
THIS WILL GIVE 5-10 YEARS TO DECIDE THE  
BEST PLACE TO MOVE TO. MY PREFERRED OPTION  
IS COUNTY AVE AND RELOCATE ALL SERVICES  
THERE. TOWN CENTER IS ANOTHER OPTION.  
THIS IS A WIN/WIN IT LEAVES UP THE CURRENT  
SITE FOR A HOTEL? WHICH IS THE CORRECT ZONING  
FOR THE SITE.

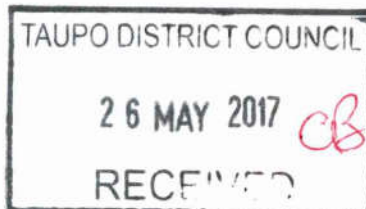
1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

MY IDEA IS YOU JOIN ALL THESE  
ORGANISATIONS INTO 1 GROUP (i.e. DBLT) THIS  
GROUP THEN ALLOCATES MORE MONEY TO  
WHATEVER AREA NEEDS A BOOST. GETTING  
BUSINESS TO TOWN OR TOURISM. ITS ALL LINKED  
CALL IT GO TAUPŌ

# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	ANDREW JOHN W. BABER
E-mail address	babar @ hyper.net.nz
Postal address	36 HARVEY ST TAUPŌ.
Mobile	07 37 69166

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

**YES** **NO** (if "yes" where would you prefer to be heard?)

<b>Taupō</b>	Turangi	Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Suggest Council owned land as the site opposite  
iaupo Bungy - on Spa Rd.

Do you have another preferred site or any other comments?

I favour a new building on a Council owned site a little out of the CBD. Construction can begin immediately, no alternative accommodation would be needed during construction, and based on the figures in the consultation booklet the cost per year is cheaper by far than any other option. Office workers can be just as "vibrant" on an alternative site, and support retail businesses with equal efficiency. The current site can be used for some creative public amenity.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

Thirteen thousand dollars is a relatively small sum, so I accept Council making the grant. However, I would suggest they first review the progress and achievements of the Trust to date. In my experience such bodies usually put their main efforts into growing and perpetuating their own existence, losing sight of their original purpose. I also, instinctively distrust references to "strategic plans," (Is there any other kind of plan?) and "six, key, strategic areas" appears to amount to finding some other bodies to tap for more money in future.

# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	GEORGE RICHARD GEENTY
E-mail address	geenty@xtra.co.nz
Postal address	909 A Harding Rd Hastings 4120
Mobile	

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

N/A

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

Taupō	<input checked="" type="checkbox"/> Turangi	<input checked="" type="checkbox"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

The use of this building is important for the continue use of the Council meeting. What information is presented to the public?

2) What efforts are made to involve us in the on-going motions?

3) What efforts are made to consider what can be made to involve the public?

C.E.O.,  
Taupo District Council,  
Pte. Bag 2005,  
Taupo

TAUPO DISTRICT COUNCIL

26 MAY 2017 CB

RECEIVED

Les Winslade Q.S.M  
St. Johns Wood (unit 38)  
133-139 Tamamutu Street  
Taupo 07 3787011  
Email - leswinslade@xtra.co.nz

29/5/17

Dear Sir,

# **COUNCIL OFFICES REBUILDING SUMISSION**

While I appreciate the value of of designing and building new Council Chambers I am concerned at the cost of rebuilding on the present Lake Terrace site.

By erecting the new proposed buiding elsewhere the Sale Value of the Lake Terrace land will substantially reduce the nett expenditure and lessen the cost to ratepayers.

My personal primary suggestion, cost-wise would be to recommend rebuilding on Council land at the corner of Spa Road and County Avenue with a Service Centre to be situated on Council land at the corner of Titiraupenga and Tamamutu Streets.

However, if the consensus of opinion is to rebuild in, or adjacent to the CBD area, then I strongly recommend the Roberts St. frontage of the Tuwharetoa Car Park as the most feasible site for a three storey rebuild – the top two floors providing adequate Office space and the bottom floor parking for staff cars needing to go out from time to time on inspections etc.

The balance of Car Parks on the Tuwharetoa frontage which are in high demand daily will remain for parking use.

This bottom basement floor being sunk just low enough to bring the total Chambers within the current Height restriction figure – the whole building being capped with a sloping Roof.

The “Herring Bone” parks directly opposite the Chambers can be reserved for Councillors with the parks immediately in front reserved for public visitors. With the balance of parks at the eastern end of the street should be sufficient for staff daily parking (after allowing for retail Shops reservations. If not the blance of staff can park their cars for the day on the adjacent quiet Northcroft St. herring bone parks on the recreational side of the street. ( the distance for staff to walk to work will be similar to what they experience at present in Kaimanawa St.

)

The other factor I haven't mentioned is that facing South on Roberts St. the present Lake/Mountain views will be retained.

Finally, because of the large area to be sold I am confident that at Auction Council can anticipate a sale figure in excess of \$6 Million and provide a very helpful cost subsidy.

Yours sincerely,

*Les Winslade*



TAUPO DISTRICT COUNCIL

C.E.O.,  
 Taupo District Council,  
 Taupo.

26 MAY 2017

CB

RECEIVED

Les Winslade Q.S.M  
 St. Johns Wood (unit 38)  
 133-139 Tamamutu Street  
 Taupo 07 3787011  
 Email - leswinslade@xtra.co.nz

26/5/17

Dear Sir, SUBMISSION ON EARLY ACTION AT NORMAN SMITH ST.

Attached find my submission on early action to improve traffic flow at Norman Smith St pending Council's ability to move on building the Town Bridge.

Yours sincerely,



SUBMISSION.

### DOWNSTREAM TOWN BRIDGE AND ITS NORTHERN APPROACHES

When Taupo suffers a major Earthquake our Control Gates Bridge is bound to slump and jam the control gates. Mercury Energy's emergency plan is to immediately bulldoze out the original water way to divert and permit an ongoing downstream flow by chopping through Wairakei Drive on the north side of the present Bridge.

For this reason alone serious consideration has to be given to the completion of a Downstream Town Bridge connecting all the Norman Smith St. traffic onto Opepe St. The earlier plan drawn up (around 2005/6) providing for an "over and under construction at the Norman Smith St. intersection is a nonsense, given the topography of the land in question – both physically and economically.. The sensible way to go is the construction of a large Roundabout at the Norman Smith St. intersection as early as is possible to cope with peak traffic flow out of Norman Smith St. and will serve as a first stage leading up to the actual Town Bridge construction at which time the diversion road, supported on piles across the old riverbed, allowing much of the traffic out of Norman Smith to flow over the Town Bridge, similarly with part of the southbound traffic on Wairakei Drive. Ultimately this will ease any congestion at the Spa Rd/Tongariro St Roundabout.

While the Norman Smith St Roundabout is under construction North bound through traffic can be diverted up Spa Rd to the Bypass and all South bound traffic diverted southward at the Wairakei Roundabout.

Until the Town Bridge is constructed, Council could consider the placement of simple Traffic Lights on Wairakei Drive immediately before the Norman St. Roundabout (similar to what has been done in Auckland allowing a controlled feed onto the Auckland Motorway). These lights could be timed for action only in peak hours and in doing so would much improve the traffic flow out of Norman Smith St.

**Costs.-** Council staff have been estimating the Bridge costs as in the \$30 Million plus range and in view of the Bypass cost, excluding Land, but including 16 Kms of roading, some of it over difficult hot activity areas, plus two large Roundabouts and the Bridge at Wairakei with the long bridging of the roadway over the Wairakei thermal pipes coming at no more than \$80 Million, it should not be difficult for Council to provide some firm figures on the Town Bridge costings. Council organised the whole Bypass contract so should be able to fairly accurately cost the Town Bridge which will be similar to the Wairakei Bridge, plus a similar Roundabouts at Norman Smith St and at Opepe/Spa/Titiraupenga Sts and the short stretch of new roading involved..

Incidentally the earlier plan draws the Bridge in at right angles over the river whereas it should be angled slightly in order to lessen the roading curves at both ends.

Les Winslade.



26 MAY 2017

RECEIVED

# Submission to Taupo District Council regarding the options for Taupo District Council main building on Lake Terrace.

We, the undersigned, being either direct or indirect ratepayers to the Taupo District Council, have considered all the options presented by the Council for either replacing or refurbishing the main council building on Lake Terrace. Our preferred option is option 4: "Sell the Lake Terrace site and build on another council owned site."

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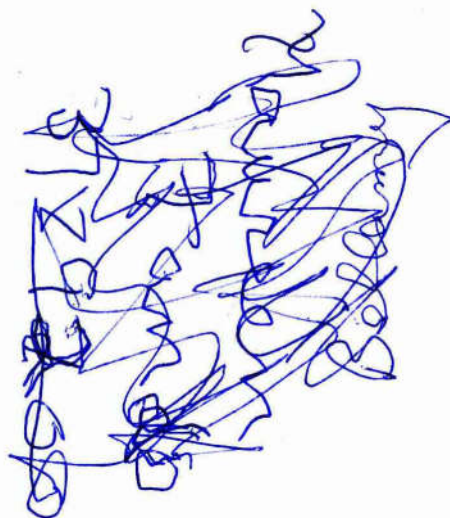
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Peter McIntosh	12 SHERA ST TAUPO 3330	073789257	Peter McIntosh
J. M. Edlin.	2/19 Hurston Ave,		J. M. Edlin.

Place building  
\* Around by the Library  
Building, I started to be  
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26 MAY 2017

RECEIVED

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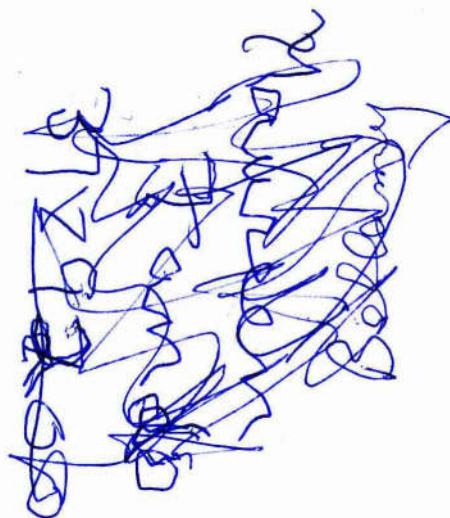
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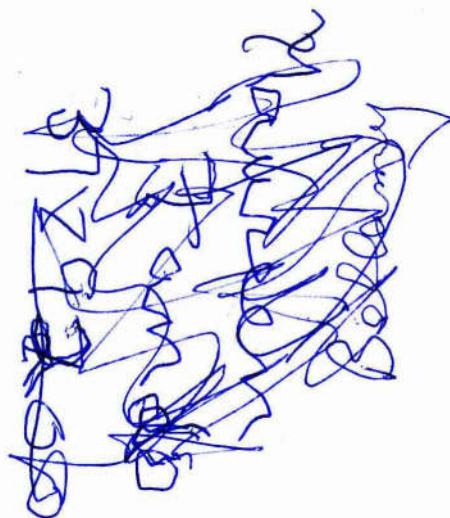
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**Carrie Robinson**

---

**From:** Homestay <homestay@taupolanguage.co.nz>  
**Sent:** Thursday, 18 May 2017 9:43 a.m.  
**To:** Annual Plan  
**Subject:** Lake Terrace building

Dear Planners

I had to call the TDC reception to get help through the TDC website in order to submit online, and even then the [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz) link did not work. The 'Have your say #1' page 14 Taupo Times, is somewhat ambiguous.

**I wish to select 'alternative option 4' with the move to the Heu Heu street car park location.** With the build to happen before the move into the new offices.

**Reasoning:** Nowhere in NZ are council buildings offered prime water front locations, where a more valuable return could be collected through leasing the same land to a hotel. The priority should be for TDC to be located on a lower cost land and with the enhanced convenience of traffic movements or road access for staff and public. Nor does TDC set a good example or role model with their own High Density Residential ruling by staying where they are.

The fire station should also be relocated to the Energy Centre point or nearby on the bypass for road access reasons, instead of fire engines having to travel through 50km high density roading.

I would like to see TDC employ someone like Ivan Mercep from Jasmax, to build something eco-friendly, with zero energy costs or better still the new North facing building should be able to generate it's own energy with the new technology available. The sale of the existing lake front land should permit this expenditure. If TDC want to be perceived to care about the 'environmental lake protection', this should be reflective in their new building with environmentally friendly design, NZ sourced products, grey water reticulation for irrigation and rain water harvesting, as Te Uru Taumatua building in Taneatua is now recognized for. So often with sustainable building initiatives, the initial outlay is more expensive but the long term maintenance and fixed costs are well worth the investment and budgeting over a longer term.

Mary-Rose Blackley

**Carrie Robinson**

---

**From:** James Falconer <nzv8farmer@gmail.com>  
**Sent:** Wednesday, 17 May 2017 11:30 p.m.  
**To:** Annual Plan  
**Subject:** Council Building Submission

Hi,

I tried to submit my information online but don't think it was successful, if it was, sorry for the extra email. Not sure exactly is required for a submission but as a ratepayer and someone who loves Taupo and wants to see it remain a great town I thought having my word was important, I've pasted in a copy of what I submitted below.

James Falconer  
442 Bald Rock Rd  
Hyden 6359  
Western Australia  
Australia  
+61487192598

I think more consideration should be put into relocation of the council building, by selling off the site and using a current underdeveloped/under-utilised area it makes the cost of building a new site a lot more cost effective and the development that could be brought to the Lake Terrace site could be beneficial to the town whether it's in the form of a hotel development or apartment building, the lake front site with close proximity to the town could be worth more than the estimated amount in the development plan.

I think that the Gascogne Reserve site would be a great site to develop although there could be potential issues around the grave sites currently located there but more should be investigated into that as I think it's a waste of space and detracts more than it appeals to the area.

Another site of consideration that's been partly suggested is the northern Tongariro domain, more specifically I think the area between the police station and the tennis courts could make a great site, it's an area not well utilised even during big events, it only really used as parking space, it would give nice aspects for the staff over the harbour while being close to town, as well as being handy for events involving the council at the domain as well as riverside park. It's not directly intersecting major roads, and access through story place is controlled by traffic lights making it easier than trying to cross Lake Terrace at times of peak traffic. There would have to be some earth works done I suspect but they would be minimal, the only major potential issue being how stable the bank is there which is something that would have to be investigated but is something that is done all over the world so I imagine it shouldn't be too difficult.

As a rate payer and someone who still holds the town close to my heart, I want to see the town prosper and succeed and I think that by reducing capital outlay required to achieve a great result and bringing further development to the town can only be considered as good things for the future of the town.

Cheers James

Sent from my iPad



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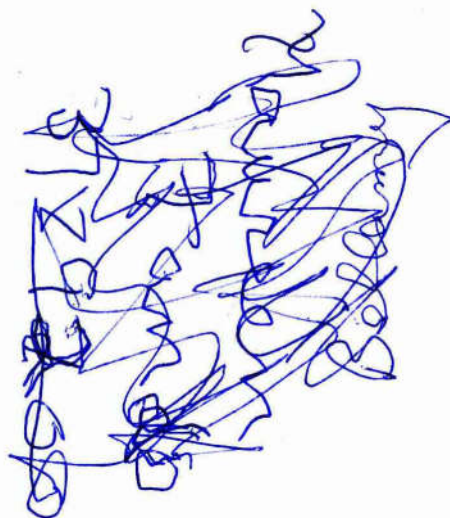
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**From:** Margaret Syben [mailto:marga.syben@gmail.com]

**Sent:** Monday, 8 May 2017 12:03 p.m.

**To:** Ariell King <aking@taupo.govt.nz>

**Subject:** Re: Feedback to Council

There is one thing: we do not think a new building on the present site is financially a good idea.

We feel the value of the site could go so far towards a new building our rates would be better spent on a new building in a cheaper area. With the computer age, being at a prime situation is

unnecessary. Somewhere near, but not IN town, with plenty of parking space would be a far better proposition. And one more thing: what is happening with that upstairs, escalator containing

space in Heuheu Street? It occasionally has something in it but seems to me to be a great white

elephant. Perhaps an office for residents to pop in to air their problems could be set up there, with

other offices further out. Again, computers keep everyone in touch.

Thank you,

Margaret Syben

Sent from my iPad

On 8/05/2017, at 11:49 AM, Ariell King <aking@taupo.govt.nz> wrote:

Thanks Margaret, your feedback will be provided to the Councillors and I will be able to let you know their decision in early July.

In the meantime, if there is anything else you would like me to pass onto them please let me know.

Kind regards, Ariell

**From:** Margaret Syben [mailto:marga.syben@gmail.com]

**Sent:** Monday, 8 May 2017 11:45 a.m.

**To:** Ariell King <aking@taupo.govt.nz>

**Subject:** Re: Feedback to Council

Thank you Ariell. My problem with the leaves is that my husband is 83 & has 2 hip replacements

I am 79 & have arthritis in my back & shoulders. Therefore, collecting the leaves becomes more difficult

every year. At the trees which are causing the mess are not on private property, I feel it is the Council's

responsibility to ensure they do not become a public nuisance. I will not be able to attend any of the

dates you suggest, but would like my point of view put to the Council a.s.a.p. please. We are not the only

people affected &, with the retirement village just along the road, plus other older folk &/or busy working

people, it is not good enough. Oak leaves are a pain to deal with as they take ages to break down.

Thank you for considering the subject.

Margaret Syben

Sent from my iPad

On 8/05/2017, at 11:33 AM, Ariell King <[aking@taupo.govt.nz](mailto:aking@taupo.govt.nz)> wrote:

Good morning Margaret,

Thank you for providing your feedback and thoughts regarding the leaves on Kaimanawa Reserve. We will provide your feedback to the Councillors for their consideration.

Did you wish to present your view to the Councillors at a hearing on either the 7th, 8th, or 9th June 2017?

If you have any questions, please email me at [aking@taupo.govt.nz](mailto:aking@taupo.govt.nz) or call on 07 376 0681.

Kind regards, Ariell

**Ariell King** Senior Policy Advisor

Taupō District Council • 72 Lake Terrace, Taupō 3330

Private Bag 2005 • Taupō Mail Centre • Taupō 3352 • New Zealand

**D** +64 7 376 0681 **T** +64 7 376 0899 **E** [aking@taupo.govt.nz](mailto:aking@taupo.govt.nz)

Follow us on [Facebook](#) and [Twitter](#)

[www.taupo.govt.nz](http://www.taupo.govt.nz)

From: Margaret Syben [<mailto:marga.syben@gmail.com>]

Sent: Thursday, 4 May 2017 4:31 p.m.

To: TDC Customer Services

Subject: Leaves

Well, you have done it again! Left all the oak leaves to be caught & blown in the wind all around properties bordering the Kaimanawa reserve! Where is your man with the big vacuum cleaner who appears long after the leaves have been dealt with at others' expense? Meanwhile, gutters, & the town drains, become blocked (more expense) & gardens smothered with those unforgiving leaves. Ground cover plants are particularly vulnerable. Every year my husband & I collect at least 5 large black rubbish bags full of oak leaves which we then have to pay to be dumped. Others must be similarly affected. I have more than once complained about this problem but it seems Council is more interested in getting permission for a posh new building---

which shouldn't have been necessary had they made sure there was no asbestos in the cladding used in the first place! Come on guys! We rate-payers deserve a better deal! Get those darn leaves out of the gutters & off the park & clean up your end of town! Tourist use motels around here too, not a nice advertisement for our town!

Margaret Syben



**Carrie Robinson**

---

**From:** Ian & Adrienne Nairn <iannairn@xtra.co.nz>  
**Sent:** Wednesday, 17 May 2017 11:28 a.m.  
**To:** Annual Plan  
**Subject:** Annual Plan - Council Offices

We agree the Council should build new Offices but NOT on the present site.

The sale of this land could go towards a new building and our preferred site would be Heu Heu Street Car Park. Do not take our reserves and prime locations near the lake front.

This car park is central and flat.

Ian and Adrienne Nairn

## Carrie Robinson

---

**From:** Alan and Laurie <alanandlaurie@xtra.co.nz>  
**Sent:** Tuesday, 23 May 2017 5:13 p.m.  
**To:** Annual Plan  
**Subject:** Council Offices Replacement

To the Council Planners

**Concerning the options published recently for the replacement of the council offices:-**

**I think that we need a new building , away from the lake front, and ideally away from the town centre.**

I cannot believe that someone wants to resurrect the idea of a "Town Hall" in the centre of Taupo. In this technological age all Council needs is an administrative building for its 125 staff, with added space where council meetings can be held. It could be built anywhere, and with the communications technology now available, could be linked to a small information centre in town which could provide for, and respond to, those unwilling or unable to go on line. We do not need to build a monument to local government.

In my opinion the industrial area around Miro Street or the newly opened area near the bi-pass, would fit the bill beautifully. Many of the firms already operating from there, builders and tradesmen, need access to council information anyway, and would benefit from having it close by. If, as I understand, Council already owns the land, that would not only "fit the bill", it would reduce it!

Another suggestion I have heard concerns the area near the Events Centre, where the SPCA used to be, although I have no idea how much land is available there.

In short -

We do not need a further office block in the town centre.

We do not need another 125 cars parked in the town centre every day, (and the suggestion that they could be housed in a car park built as part of the new offices would only "up the cost").

I do not want to see the area around the GLC ruined.

I do not want to see the Ferry Road / Redoubt Street area wrecked.

Towncentre Taupo would naturally like the regular business which the 125 staff might provide if based in the town centre, so their comments are understandable - but not acceptable. Taupo needs to think outside the square, (ideally outside the town centre!).

Submitted in hope!

Alan Swift  
 10 Botanical Heights Drive  
 Taupo

**Carrie Robinson**

---

**From:** Barbara Bowron <barbbowron.bb@gmail.com>  
**Sent:** Tuesday, 16 May 2017 9:06 p.m.  
**To:** Annual Plan  
**Subject:** New building

New building on another site.

**Carrie Robinson**

---

**From:** Teresse Karaitiana <teresse2016@gmail.com>  
**Sent:** Tuesday, 23 May 2017 6:27 p.m.  
**To:** Annual Plan  
**Subject:** Consultation Document 2017/18 Annual Plan Submission

Hello,

My preferred option is 4 sell Lake Terrace Site and build on another council owned site.

Regards,

Teresse Karaitiana  
24 Ewing Grove,  
Acacia Bay,  
Taupo.

**Carrie Robinson**

---

**From:** Ian Read <mullet@xtra.co.nz>  
**Sent:** Tuesday, 23 May 2017 11:35 a.m.  
**To:** Ariell King  
**Subject:** Ian Read

Hello

I have tried to send a submission but when I click on the submit button nothing happens. I have tried to ensure all boxes are completed so don't know what the issue is.

So - aside from agreeing to re-building on the current site and agreeing with the Go Tongariro increase I had nothing else to say. The house we own is at 13 Fairview Terrace.

Cheers

Ian Read

Submission on TLC's  
building proposal.

I believe TLC should  
adopt proposal 5- to re-  
build on the existing  
site and have a lease  
back arrangement  
with a private  
developer.

Janette Maxwell  
3A Parata St.  
Taupo

TAUPO DISTRICT COUNCIL

19 MAY 2017

RECEIVED 



## Submission on TLC's Hickling Proposal

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I believe TLC should  
adopt option 5 - to  
rebuild on the existing  
site and have a  
large back arrangement  
with a private  
streetlight.

John Pearson  
188 Notland Dr.  
Tampa.

## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights that means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

### HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building? ☐ Yes ☐ No
2. Do you agree with the preferred option of building it on the existing Lake Terrace site? ☒ Yes ☐ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

*Option 5: Council build new building on existing site*

## FUNDING FOR GO TONGARIRO

Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self-sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18? ☐ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## HOW TO HAVE YOUR SAY

- Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)
- Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

## TALK TO US AT:

- TAUPŌ MARKET  
9am – Saturday, 6 May
- TURANGI LIBRARY  
3pm – 5pm, Tuesday, 9 May
- KINLOCH COMMUNITY HALL  
4pm – 8pm, Thursday, 11 May
- TAUPŌ DISTRICT COUNCIL OFFICE  
4pm – 7pm, Tuesday, 16 May
- MANGAKINO COUNCIL OFFICE  
2pm – 5pm, Thursday, 18 May
- TAUPŌ DISTRICT COUNCIL OFFICE  
2pm – 6pm, Tuesday, 23 May

SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017

Hearings have been set down for between 7 – 9 June 2017. Let us know if you wish to be heard.

File No: 01 12 17A  
Document No: 10396492  
Enquiries to: Anthea Sayer

17 May 2017

Mr G Green  
Chief Executive  
Taupō District Council  
Private Bag 2005  
Taupō Mail Centre  
Taupō 3552

Dear Gareth

**Submission on Taupō District Council's 2017-2018 Annual Plan consultation document**

Waikato Regional Council welcomes the opportunity to submit on Taupō District Council's 2017/18 Annual Plan consultation document regarding a proposed new council building.

**Our submission**

While Waikato Regional Council does not have a view on whether Taupō District Council should proceed with a new building, if the project does go ahead, depending upon our circumstances, we would be interested in investigating the possibility of co-location.

Appropriate office accommodation to meet our business needs is difficult to find in Taupō. Our options are limited due to both district plan zoning restrictions and the amount of office space available in the Taupō town centre. Waikato Regional Council believes there could be a potential long term opportunity for the two councils to co-locate while maintaining separate identities.

We do not wish to be heard in support of our submission. However, should you have any queries regarding the content of this submission please contact Trevor Martin, Manager, Property and Facilities on (07) 859 0999 or by email at [trevor.martin@waikatoregion.govt.nz](mailto:trevor.martin@waikatoregion.govt.nz).

Regards

Vaughan Payne  
**Chief Executive**



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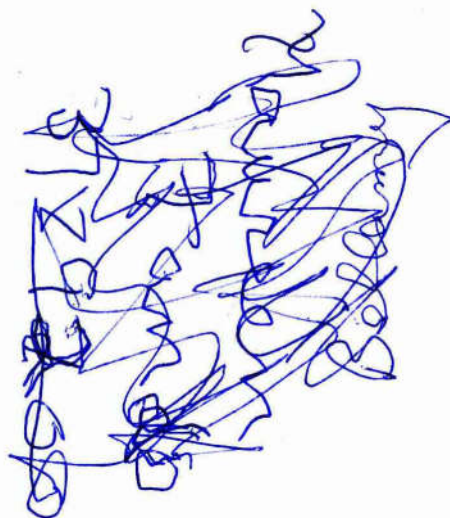
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J. M. Edlin.	2/19 Hurston Ave,		J. M. Edlin.

Place building  
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26 MAY 2017

RECEIVED

**Submission to Taupo District Council regarding the options for Taupo District Council main building on Lake Terrace.**

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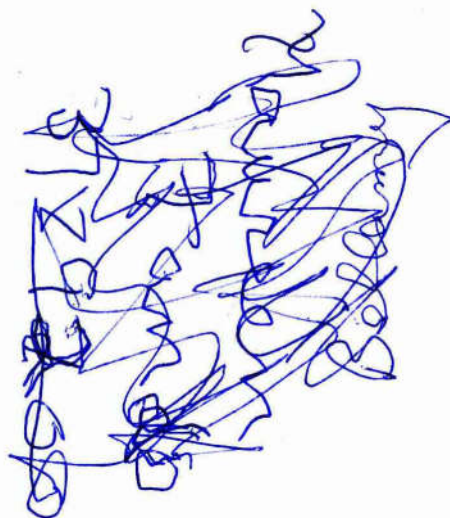
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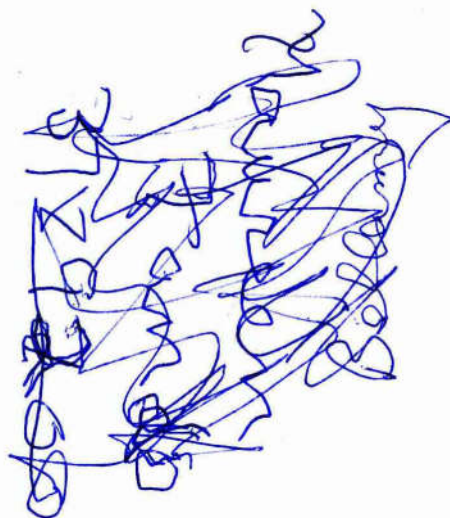
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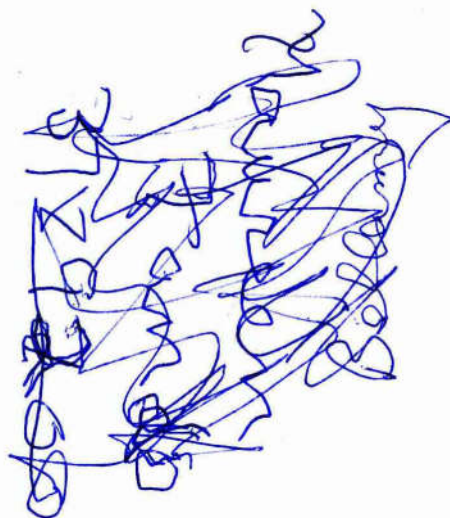
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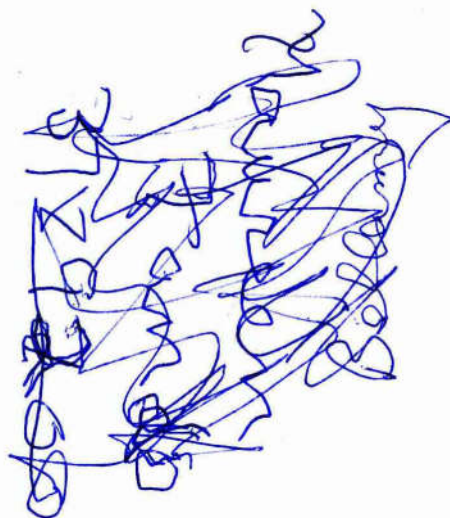
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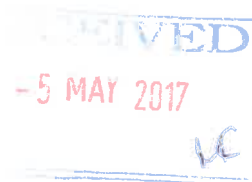
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# Submission Form 2017/18 ANNUAL PLAN



**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Jeremy Gadd
E-mail address	jerry.matthew.gadd@hotmail.com
Postal address	199 Tangimutu Street
Mobile	021 73 73 04

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
-------	---------	-----------

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

① Tongariro North domain or ② Library car park ③ Huehue car park.

• Sell the Lake Ice site to recover money.

• Develop a civic hub on the domain area in conjunction with CBD redevelopment and linking domain & boat harbour area with town.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

Turangi needs all the help it can get.

26 MAY 2017

RECEIVED

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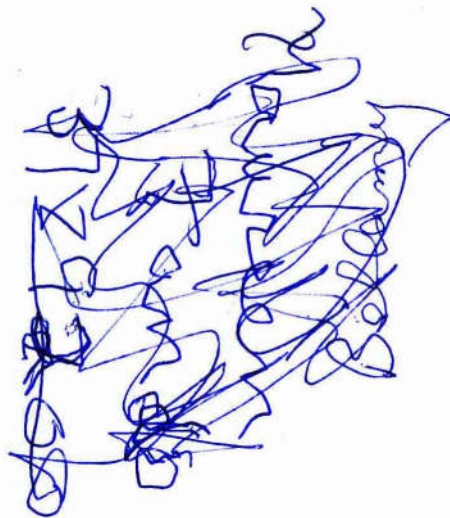
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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	NATALIE DAWN MACASKILL
E-mail address	info@tomis.co.nz
Postal address	18 TUWHARETOA STREET
Mobile	[REDACTED]

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

IT'S JUST MY OPINION PERSONALLY, BUT  
I'D LIKE TO THINK I'M SUBMITTING IT ON  
BEHALF OF TUWHARETOA STREET BUSINESSES

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

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☒ Yes ☐ No Yes

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

I WOULD LIKE THE NEW BUILDING TO BE BUILT ON TUWHARETOA STREET NEXT TO BASE BACKPACKERS. THE BUSINESSES THERE ARE IN DESPERATE NEED OF THE INCREASED FOOT TRAFFIC THIS WOULD BRING. THE EMPLOYEES WOULD HAVE BETTER CHOICES FOR LUNCH ETC., THE BUILDERS WOULD PROVIDE BUSINESS. THE BUILDING #

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

I'M ALL FOR ANYTHING THAT WILL HELP GROW TAUPŌ BUSINESSES.

# COULD BE BUILT HIGH ENOUGH FOR AWESOME LAKE FRONT VIEWS PERHAPS WITH CARPARKING UNDERNEATH? OR COUNCIL STAFF COULD CAR POOL AND HELP SAVE THE ENVIRONMENT/CONJUNCTION IN THE MORNINGS/ THEIR OWN MONEY. THE CURRENT BUILDING ON THIS SITE IS HIDEOUS AND NEEDS TO COME DOWN. THIS WOULD PUT THE COUNCIL IN THE HEART OF TOWN RIGHT NEXT TO D.G.L.T. OFFICES AND NEW RUAPĀHU OFFICES AS WELL AS MANY LOCAL BUSINESSES WHO NEED THE CUSTOM. → KEEP READING PLEASE ←

A. BUILDING HERE MAY ALSO HELP  
BRING "UP" THE AREA WHICH HAS  
RECENTLY BEEN FALLING IN STANDARDS  
AND SHOW PEOPLE THE COUNCIL ARE  
RIGHT THERE!  
IT COULD ALSO PERHAPS HELP WITH  
THE "FARMERS" CAR PARK WHICH IS  
OFTEN USED FOR TOWN "PRE-LOADERS"  
AND OTHER SUCH UNSAVOURY AND  
UN-WANTED ACTIVITIES.  
BUSINESS IS ~~EXTREMELY~~ DIFFICULT ON  
TUWHARETOA STREET AND WE ALL WORK  
VERY HARD TOWARDS IT - COUNCIL SUPPORT  
(DUE TO RELOCATION) COULD HELP US ALL  
FLOURISH AND HELP "CLEAN UP" THE  
REPUTATION AS "PUB STREET"  
THIS WOULD ALSO PROVIDE THE COUNCIL  
AN EXCELLENT POSITION TO CONTRIBUTE  
TO LARGE LOCAL SPORTING EVENTS  
SUCH AS IRON MAN, CYCLE CHALLENGE  
ETC. AND PROVIDE YOU A SPACE  
TO "WINE AND DINE" VISITORS  
ON YOUR DOOR STEP!  
P.T.O.



I COULD KEEP GOING BUT.  
I HOPE I'VE PROVIDED ENOUGH  
FOR YOUR CONSIDERATION.

I APOLOGISE FOR MY HANDWRITING  
CAUSED BY REPETITIVE STRAIN  
INJURY - WRITING THIS HURTS ↓

IF YOU ARE GOING TO QUOTE  
ME - PLEASE USE CREATIVE LIBERATION  
TO MAKE MY POINT'S SOUND BETTER.

THANK YOU

Natalie

P.S. IF YOU WON'T BUILD THERE,  
PLEASE PLEASE RIP THAT AWFUL  
EYE SORE DOWN.

THANK YOU.

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED


**GREAT LAKE TAUPŌ**  
Taupō District Council

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Paul Henslip
E-mail address	Paul.Henslip@taupo.govt.nz
Postal address	
Mobile	0272126642

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role


## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

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☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

- Existing site should be sold for accommodation?

- Industrial area?

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?





**GREAT LAKE TAUPŌ**  
Taupō District Council

## Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

12 MAY 2017

RECEIVED

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Submissions close 26 May 2017, 5pm

### Your details

Mr / Mrs / Ms / Miss

Full Name	STEPHAN JAMES DOWD
E-mail address	stavedowd@hotmail.com
Postal address	73A MORE ROAD TAUPŌ
Mobile	0210 225 3454

### Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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☐ Yes ☒ No

Do you have another preferred site or any other comments?

- THE NEW BUILDING SHOULD BE LOCATED ON COUNCIL  
LAND WITHIN THE C.B.D.  
- THE EXISTING SITE SHOULD BE SOLD FOR THE  
DEVELOPMENT OF A 5 STAR HOTEL.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

UNSURE.

# Submission Form 2017/18 ANNUAL PLAN



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Submissions close 26 May 2017, 5pm

## Your details

Mr ☒ Mrs ☐ Ms / Miss

Full Name	JOAN LESLEY UPSTON
E-mail address	bjups@xtra.co.nz
Postal address	128 LAKEWOOD DRIVE
Mobile	09 1104 9103

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

# HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

yes. On the new street area carpark between BP and Caltex with multistorey carpark on side where electricity building is.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

?

Do you have any other comments?





**GREAT LAKE TAUPŌ**  
Taupō District Council

## Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

24 MAY 2017

RECEIVED

### How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

### Your details

Mr / Mrs / Ms / Miss

Full Name	RICHARD ALLEN WHITLOCK
E-mail address	WHITLOCK@SCINSHOT.CO.NZ
Postal address	1/133 MATAURA RD TAUPO
Mobile	021 1584069

### Organisation

If you are completing this submission on behalf of others please name the organisation and your role

N/A

### Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

RELOCATE AND BUILD ON THE SITE OWNED BY  
GLTDC ON COUNTY ROAD SPA ROAD OPPOSITE  
IAC BATH SITE

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

RECEIVED

CB


**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	RICHARD HINE
E-mail address	smithstap@taupo.govt.nz
Postal address	P.O. Box 114, Taupō
Mobile	021 102 4969

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role


## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

Sell off existing site to developer for premium accommodation - eg. 5 Star or motels.

Re-build on McDonalds or North Domain area, and/or A/C Baths area.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

?? unsure don't know what it is.

Do you have any other comments?

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73 Harvey Street  
 Taupo  
 23/5/17.

The Chief Executive  
 Taupo District Council

Dear Sir,

With regard to  
 the Council Building and  
 its further needs to this  
 town.

Do not spend \$1 on it!  
 Terrible looking out dated  
 structure. You now have  
 the opportunity to move.  
 Do so — Build in the  
 Industrial Area / Tokara St  
 or Mitre 10 Area — Sell your  
 site for an International  
 Hotel to encourage more



Tourists to our beautiful town.

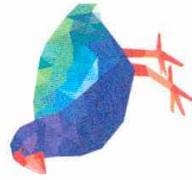
If you need a place in town for rates to be paid and enquiries - Have an office in town to direct people to the place they need to be & accept rates; it does not need to be too heavy with employees.

Do not use the car parks there is not enough parking now - since you upgraded on street corners.

Yours faithfully  
 Prudence Reeves  
 Rate Payer.

**Postage on this envelope may be used only once within New Zealand**

Prudence Reeves  
73 Harvey Street  
Waipahihi  
Taupo 3330



**Company:**

**Address:**

**Postcode:**

**Town/City:**



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# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	SHERYL MARTIN
E-mail address	sbmartina@clear.net.nz
Postal address	11 MAISON WAY, TAUPŌ 3330
Mobile	0272870710

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="radio"/> Taupō	<input type="radio"/> Turangi	<input type="radio"/> Mangakino
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Hearings have been set down for between 7 – 9 June 2017.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission has closed to arrange a date/time. You will be given approximately ten minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

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- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

THE PROVISION WITHOUT DOUBT IS - THE BUILD SHOULD BE FIT FOR PURPOSE - NOT FOR SHOW BUT TO SERVE THE NEEDS OF COUNCIL GOING FORWARD.

IT IS ESSENTIAL THAT DESIGNERS / ARCHITECTS STAY WITHIN BUDGET - IT SHOULD BE DESIGNED FOR PURPOSE, NOTHING MORE.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

Do you have any other comments?

DO NOT GET CARRIED AWAY WITH THE NEW BUILD - STAY FOCUSED ON ITS PURPOSE.



Annual Plan Submission for Council's Lake Terrace Office.

Agree with using the same site, as it is land banking the Lake Terrace site for future generations; it is a to large an unrealised future asset to sell off .

Do not agree with the \$15 million price tag for a new council building. The council buildings do not need to be an architectural statement, just comfortable and functional.

Taupo deserves to have its council staff accommodated in safe working spaces but there are only 130 staff to be accommodated, 15 million is an unjustified expense for that many people.

The council need some focus on the higher priority expenditure of access into town over the Control Gate Bridge.

The Taupo District desperately requires another bridge into Taupo, the 4.30 pm traffic jam backing up Spa Rd to the Taupo Nui College is going to get worse. Rate payers living across the bridge do not want to travel out to Wairakei to get into town. That is ridiculous, we live in Taupo not Auckland.

Taupo District already has a massive debit of \$148 million and although this is for future infrastructure the council need to be more prudent with our rates.

Tim Robertson.  
33 Hawai Street  
Taupo

A handwritten signature in blue ink, appearing to be "Tim Robertson".

20-May-2017



Several sites were considered for the site. Council confirmed Lake Terrace as its preferred site.

**The advantages of the Lake Terrace site are:**

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/ Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building? ☐ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site? ☒ Yes ☐ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## FUNDING FOR GO TONGARIRO

**Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.**

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation. Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



# Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

25 MAY 2017

**GREAT LAKE TAUPŌ**  
Taupō District Council

## How to make a submission

You can make an online submission by going to [www.taupo.govt.nz](http://www.taupo.govt.nz) or you may complete the form below.

Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	Tasha Dorman
E-mail address	trevor.dolman@taupolite.com
Postal address	11 Awarua St. Taupo
Mobile	0275730405

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

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## Presentation

Do you wish to present your submission to the Council in person at a hearing?

YES ☒ NO (if "yes" where would you prefer to be heard?)

Taupō	Turangi	Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Do you have another preferred site or any other comments?

New bypass route.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

Do you have any other comments?

The existing site has far greater value for commercial applications such as accommodation or tourism.

# Submission Form 2017/18 ANNUAL PLAN



## How to make a submission

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Submissions close 26 May 2017, 5pm

## Your details

Mr / Mrs / Ms / Miss

Full Name	VICTORIA TAYLOR
E-mail address	lifeisgood@victorias.co.nz
Postal address	P.O. BOX 701 Taupo
Mobile	021 02995464

## Organisation

If you are completing this submission on behalf of others please name the organisation and your role

VICTORIAS Cafe Kitchen Bar  
OWNER

## Presentation

Do you wish to present your submission to the Council in person at a hearing?

☒ YES ☐ NO (if "yes" where would you prefer to be heard?)

<input checked="" type="radio"/> Taupō	<input type="radio"/> Turangi	<input type="radio"/> Mangakino
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**SUBMISSIONS CLOSE ON FRIDAY, 26 MAY, 2017**



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

Do you have another preferred site or any other comments?

Depending on the options - cost of new site as opposed to the cost of this site. Less what you could sell this site for. Need to keep it in town & it needs to be upmarket & represent us in style!

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

spend the money & do it right!

Do you have any other comments?

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**Carrie Robinson**

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**From:** Vanessa Lumley <vanessa.lumley@tongariro.school.nz>  
**Sent:** Tuesday, 23 May 2017 8:27 a.m.  
**To:** Annual Plan  
**Subject:** Council Building -have your say/Funding for Go Tongariro

Hi,  
Thank you for this opportunity to state my point.

I prefer option 4.

The building is tired and the funds required to bring it up to standard for health and safety requirements cannot justify the cost. It is a prime site that could be better utilized to promote our area. Another council owned site could be used.

#### Go Tongariro Funding

I support providing the additional funding as the focus the tourism promotion has been good for Turangi, and the wider community. This needs to continue as we are all well aware of increased costs for all avenues of daily living-this is no different and serves a wider community.

I do not wish to be heard.

Thank you

Vanessa Lumley

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

RECEIVED  
NOT TRANSFERABLE

24 MAY 2017

TAUPO DISTRICT COUNCIL  
BN7  
428

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

The Taniwha St. site would be my preference.

# REFURBISHMENT OF THE LAKE TERRACE BUILDING

INDICATIVE COST:  
\$13.5 Million  
Construction.



TIME:  
Approximately  
32 Months.



LIFE SPAN:  
25+ Years before next major  
refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

penditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

### Includes:

removal of the asbestos from the entire building

be possible to achieve IL4 status and as such the Civil  
Defence Emergency Operations Centre will remain in

be created with the cost of a fit out included. This option  
provides the most cost effective solution for the building.



NOT TRIED

22 MAY 2017

TAUPŌ DISTRICT COUNCIL  
BN7 TAUPŌ 428

## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

### The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

OPTIONS  
(4) or (5)



## ALTERNATIVE OPTION 2.

### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

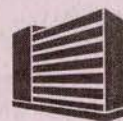
### COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building

be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the

be created with the cost of a fit out included. This option provides the potential for a building life of 25+ years.

provides the potential for a building life of 25+ years.



## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

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## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## FUNDING FOR GO TONGARIRO

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Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self-sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



## ALTERNATIVE OPTION 2.

### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

### COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

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be created with the cost of a fit out included. This option provides the potential for a building life of 25+ years. There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This may also pose warranty challenges.

## ALTERNATIVE OPTION 4.

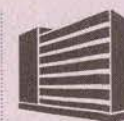
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**INDICATIVE COST:**  
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**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

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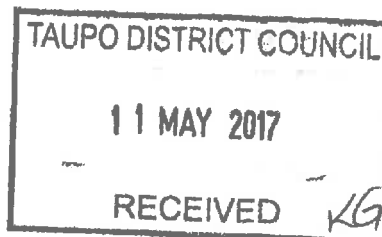
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experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term solution with a 50 year life.





## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS?

Should be in Town with an underground car park and tourist site in front of new building or included.

## FUNDING FOR GO TONGARIRO

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The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to

\$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation. Go Tongariro's current strategic plan outlines six key strategic areas including

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DO YOU HAVE ANY OTHER COMMENTS?

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**SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017**



## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

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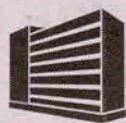
### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
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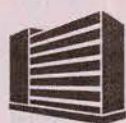
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**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

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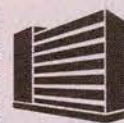
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**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
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replacement.

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## ALTERNATIVE OPTION 5.

### LEASE A NEW 'FIT FOR PURPOSE' BUILDING EITHER AT LAKE TERRACE SITE OR ANOTHER SITE

Investigations regarding potential premises within the Taupō town centre concluded that there are currently no single existing premises that can accommodate staff in a long term lease arrangement. In the following option it is assumed that a new building would be constructed. This building would have to meet Council's requirements in terms of IL4 status.



**INDICATIVE COST:**  
Annual lease costs yet to be determined. The proceeds from the sale of the Lake Terrace site could offset the costs.



**TIME:**  
Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.



*Annual Plan, Taupo.*





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## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

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☒ Yes ☐ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

TAUPO DISTRICT COUNCIL

24 MAY 2017

RECEIVED

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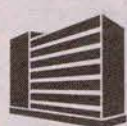
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**TIME:**  
Approximately  
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**LIFE SPAN:**  
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**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
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#### FINANCIAL STRATEGY IMPLICATIONS:

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**TIME:**  
Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.



# FUTURE OF LAKE TERRACE BUILDING

## WHAT IS BEING PROPOSED?

The Council's preferred option is a new building on the existing Lake Terrace site. A number of options were considered and they are also outlined below. All options will require the relocation of all staff currently located in the Lake Terrace building.

## PREFERRED OPTION

## A NEW COUNCIL-OWNED BUILDING AT LAKE TERRACE SITE



### INDICATIVE COST:

\$15 million construction, an extra \$1 million required to construct entire building to IL4 status meaning it is suitable for post-disaster activities.



### TIME:

Approximately 32 months including design, consenting and construction.



### LIFE SPAN:

50 years before next major refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

This option provides a long term building solution with a higher level of certainty regarding the costs of constructing a new building. The costs include the demolition of the existing structure and construction of a new building, earthquake strengthening up to IL4 standard and fit out costs. It would also provide an opportunity for an enhanced public space around the building.

In addition, the other improvements that could be achieved are:

- Creating a welcoming environment for our community and visitors
- Designing an inclusive and flexible Council Chamber with appropriate technology

- Creating spaces for community groups to meet
- Providing an agile and open workspace for staff
- Providing a hub which encourages communication
- Taking advantage of sustainable building technologies that provide ongoing operational cost savings
- Relocating the Civil Defence Emergency Operations Centre into the main council building to ensure that there is sufficient space and capacity to deal with larger scale emergencies.

To read the information that supports this consultation document visit [www.taupo.govt.nz](http://www.taupo.govt.nz)

## WHAT OTHER ALTERNATIVES WERE CONSIDERED?

### Five other alternatives were considered.

All costs are indicative only. The information for the first three alternatives outlined are based on information provided by architectural firm Warren and Mahoney and quantity surveyors Rider Levett Bucknall.

## ALTERNATIVE OPTION 1.

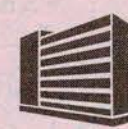
## FIX THE HEALTH AND SAFETY ISSUES ONLY



INDICATIVE COST:  
\$1.2 Million.



TIME:  
Approximately 12 Months.



LIFE SPAN:  
3-5 Years before next major refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to significantly impact the debt position and rates.

### This option would see:

- the removal of the asbestos from the entire building.
- It would be reclad and earthquake strengthened up to IL2 standard (not suitable for post-disaster activities).

Building services, such as cabling and ducting, would be upgraded to meet compliance standards. The strengthening work is likely to affect the aesthetics of the building facade. It

does not include an improvement to the air conditioning services and the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This option provides a short term response (3 – 5 years) for the original part of the building.

## THE VALUE OF THE LAKE TERRACE SITE (IN MILLIONS)

LAND		IMPROVEMENTS		CAPITAL VALUE
\$2.715 M	+	\$4.270 M	=	\$6.985 M

WE HAVE UP TO

**300**

VISITORS TO OUR LAKE TERRACE OFFICE A DAY







**GREAT LAKE TAUPŌ**  
Taupō District Council

## CONSULTATION DOCUMENT

2017/18 ANNUAL PLAN



The 2017/18 Annual Plan reflects the third year of our 2015-25 Long-term Plan. We are seeking feedback on two new items that were not considered at the time the plan was developed, the future of the council's Lake Terrace office and funding for Go Tongariro. **WE ENCOURAGE YOU TO HAVE YOUR SAY.**

### HOW OLD IS THE BUILDING?

The main affected area of the Lake Terrace office (the front section) was built in 1968. Additions were made in 1984, 1989, 2004 and 2011.

### HOW WAS THE FRIABLE ASBESTOS DETECTED?

Painting the outside of the building was due late last year. However, when the painters were called in to provide a quote they raised concerns about asbestos and we had some initial testing done. That showed asbestos in a number of places at the front of the building, some of it friable which means it can be easily crumbled and enter the air. Inhalation of asbestos fibres has been shown to pose a significant health risk due to the sharp glass-like nature of the fibres. Because of its delicate nature we are unable to wash or paint the front of the building as it could disturb the asbestos.

### WHAT ARE THE ISSUES WITH THE BUILDING?

- Friable asbestos has been detected, which can easily crumble and enter the air creating a significant health risk.
- Earthquake strengthening is required.
- Obsolete cabling in the ceiling has been identified as a fire risk and needs to be removed.
- The roof leaks in a number of places.

### WHAT HAS TO HAPPEN

- The asbestos has to be removed and a safe working environment created.
- Council staff will be relocated while the work takes place (location to be determined).
- A decision needs to be made on what the best option is for the future.

### THE HEALTH AND SAFETY AT WORK ACT

Under the Health and Safety at Work Act, we have a responsibility to keep our staff and visitors safe. When the new legislation came into force last year, even more onus was put on ensuring we had a workplace that was without risks to the health and safety of our staff and visitors. The Lake Terrace building is used by the community and houses about 125 staff who all have an important part to play in delivering services and activities for our community.

### WHY DO STAFF NEED TO RELOCATE?

Asbestos removal is a hazardous job. The only remedy is to wrap the building and to remove it in a negative pressure environment. That means council staff will need to move out while this work is done. Until a decision is made on the future of the Lake Terrace building it is not known how long staff will be relocated for. The estimated cost of relocating is \$1 million.



### WHAT IS ASBESTOS?

Asbestos is a naturally occurring fibrous material that was a popular building material from the 1950s to 1990s.

When it breaks up it is considered a significant health risk.

### WHY DOES THE BUILDING NEED EARTHQUAKE STRENGTHENING?

An assessment of the building was done in 2012 following the Christchurch earthquakes. It indicated the building as being fragile in nature due to it having a large amount of timber frames, minimal bracing, a light metal roof, and shallow foundations. The Building Regulations defines the significance of a building by its importance level or IL. The rating for buildings that are essential to post-disaster recovery is

IL4. Normal structures such as timber framed houses, car park buildings and office buildings are considered IL2. Based on having an importance level of four (IL4) the score for this building was 28 per cent which corresponds to a C grade building, as defined by the New Zealand Society for Earthquake Engineering (NZSEE). Under the IL4 rating it is classed as earthquake prone. Under IL2 recommendations, it was assessed as having a 50 per

cent rating still short of the 67 per cent accepted industry practice.

If the decision was made not to forge ahead with the earthquake strengthening now, it would still need to be done within the next 12.5 years. Because the asbestos issue has to be addressed with some urgency, it makes sense to do the work at the same time.



## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space.
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapī Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## FUNDING FOR GO TONGARIRO

Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



## HOW TO HAVE YOUR SAY



Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)



Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)



Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352



Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

## TALK TO US AT:

- **TAUPO MARKET**  
9am, Saturday, 6 May
- **TURANGI LIBRARY**  
3pm – 5pm, Tuesday, 9 May
- **KINLOCH COMMUNITY HALL**  
4pm – 8pm, Thursday, 11 May
- **TAUPO DISTRICT COUNCIL OFFICE**  
4pm – 7pm, Tuesday, 16 May
- **MANGAKINO COUNCIL OFFICE**  
2pm – 5pm, Thursday, 18 May
- **TAUPO DISTRICT COUNCIL OFFICE**  
2pm – 6pm, Tuesday, 23 May

**SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017**

Hearings have been set down for between 7 – 9 June 2017. Let us know if you wish to be heard.



## ALTERNATIVE OPTION 2.

### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

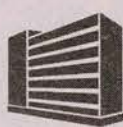
### COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities) and all new building services.

Due to the limitations of the existing building it will not

be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. It would provide for an enhanced customer experience with new foyer, new chamber and meeting spaces. A modern work space for elected members and staff would

be created with the cost of a fit out included. This option provides the potential for a building life of 25+ years. There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This may also pose warranty challenges.

## ALTERNATIVE OPTION 4.

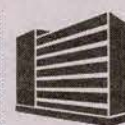
### SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



**INDICATIVE COST:**  
\$15 Million Construction, an additional \$1 million required to construct entire building to IL4 Status, allowing for post-disaster activities. The proceeds from the sale of the Lake Terrace site could offset the cost of the new building.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the sale of the Lake Terrace site, and
- the construction on another Council site in the Taupō town centre.

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the inclusion of the Civil Defence Emergency Operations Centre. It would provide an enhanced customer

experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term building solution with a 50 year life.

## ALTERNATIVE OPTION 5.

### LEASE A NEW 'FIT FOR PURPOSE' BUILDING EITHER AT LAKE TERRACE SITE OR ANOTHER SITE

Investigations regarding potential premises within the Taupō town centre concluded that there are currently no single existing premises that can accommodate staff in a long term lease arrangement. In the following option it is assumed that a new building would be constructed. This building would have to meet Council's requirements in terms of IL4 status.



**INDICATIVE COST:**  
Annual lease costs yet to be determined. The proceeds from the sale of the Lake Terrace site could offset the costs.



**TIME:**  
Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.





## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☐ Yes ☒ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS?

We should be asked to comment on all 5 options, not just the Council preferred option. Is the asbestos at a level that really warrants a total rebuild? Do all staff have to be relocated?

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\$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including

building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS?

## HOW TO HAVE YOUR SAY



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**SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017**





**GREAT LAKE TAUPŌ**  
Taupō District Council

72 Lake Terrace, Taupō

[p] +64 7 376 0899

[f] +64 7 378 0118

[e] [info@taupo.govt.nz](mailto:info@taupo.govt.nz)

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## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

The advantages of the Lake Terrace site are:

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- All necessary services and infrastructure are in place; and
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

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## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building? ☒ Yes ☐ No
2. Do you agree with the preferred option of building it on the existing Lake Terrace site? ☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY

(No Taupo Centre - try elsewhere - edge of industrial area perhaps)

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## ALTERNATIVE OPTION 2.

## PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

## This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

## COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

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## ALTERNATIVE OPTION 4.

## SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



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**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

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# HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ No ☐ Yes

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

Not in Biz  
of Building,  
Rent premises

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

TO VARIOUS SITE FOR THE COUNCIL  
IF RENT THEN CAN REDUCE STAFF NO'S  
ON HAVE MOST WORK FROM HOME  
FUNDING FOR GO TONGARIRO  
with complete

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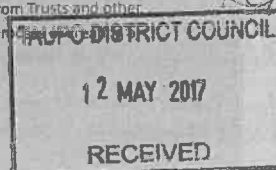
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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

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☐ Yes ☒ No

Present site should be used for hotel  
Council building should be up back of  
town keeping existing parking areas  
for just that  
including all  
the  
new Taupō residents

TAUPŌ DISTRICT COUNCIL

11 MAY 2017

RECEIVED

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



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☐ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## HOW TO HAVE YOUR SAY



Online: [www.taupo.govt.nz](http://www.taupo.govt.nz)



Email: [annualplan@taupo.govt.nz](mailto:annualplan@taupo.govt.nz)



Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352



Talk with us: – visit [www.taupo.govt.nz](http://www.taupo.govt.nz) for details

## TALK TO US AT:

- **TAUPO MARKET**  
9am, Saturday, 6 May
- **TURANGI LIBRARY**  
3pm – 5pm, Tuesday, 9 May
- **KINLOCH COMMUNITY HALL**  
4pm – 8pm, Thursday, 11 May
- **TAUPO DISTRICT COUNCIL OFFICE**  
4pm – 7pm, Tuesday, 16 May
- **MANGAKINO COUNCIL OFFICE**  
2pm – 5pm, Thursday, 18 May
- **TAUPO DISTRICT COUNCIL OFFICE**  
2pm – 6pm, Tuesday, 23 May



**SUBMISSIONS CLOSE 5PM ON FRIDAY, 26 MAY, 2017**

Hearings have been set down for between 7 – 9 June 2017. Let us know if you wish to be heard.



## ALTERNATIVE OPTION 2.

### PARTIAL REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$8.5 Million  
Construction.



**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
5-15 Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities),
- new fire protection systems, an air conditioning system, lighting and wired services generally.

Only the front part of the building will be refurbished including facades. There will be enhancements to the customer experience with a new foyer, new chamber and

meeting spaces. It also includes a fit out for the refurbished area. Due to the limitations of the existing building it will not be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. This option provides a short term response (5 - 15 years) for the original part of the building.

Due to the potential for further issues to be uncovered during refurbishment, there is a high level of uncertainty regarding the cost to undertake the remedial works. This may also pose warranty challenges.

## ALTERNATIVE OPTION 3.

### COMPLETE REFURBISHMENT OF THE LAKE TERRACE BUILDING



**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the removal of the asbestos from the entire building
- recladding, earthquake strengthening for the entire building up to IL2 standard (not suitable for post-disaster activities) and all new building services.

Due to the limitations of the existing building it will not

be possible to achieve IL4 status and as such the Civil Defence Emergency Operations Centre will remain in the prefab building behind the main Lake Terrace office. It would provide for an enhanced customer experience with new foyer, new chamber and meeting spaces. A modern work space for elected members and staff would

be created with the cost of a fit out included. This option provides the potential for a building life of 25+ years.

There is a high level of uncertainty regarding the cost to undertake the remedial works due to the potential for further issues to be uncovered during construction. This may also pose warranty challenges.

## ALTERNATIVE OPTION 4.

### SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



**INDICATIVE COST:**  
\$15 Million Construction, an additional \$1 million required to construct entire building to IL4 Status, allowing for post-disaster activities. The proceeds from the sale of the Lake Terrace site could offset the cost of the new building.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
50 Years before next  
major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

##### This option includes:

- the sale of the Lake Terrace site, and
- the construction on another Council site in the Taupō town centre.

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the inclusion of the Civil Defence Emergency Operations Centre. It would provide an enhanced customer

experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term building solution with a 50 year life.

## ALTERNATIVE OPTION 5.

### LEASE A NEW 'FIT FOR PURPOSE' BUILDING EITHER AT LAKE TERRACE SITE OR ANOTHER SITE

Investigations regarding potential premises within the Taupō town centre concluded that there are currently no single existing premises that can accommodate staff in a long term lease arrangement. In the following option it is assumed that a new building would be constructed. This building would have to meet Council's requirements in terms of IL4 status.



**INDICATIVE COST:**  
Annual lease costs yet to be determined. The proceeds from the sale of the Lake Terrace site could offset the costs.



**TIME:**  
Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.



## WHY IS THE LAKE TERRACE SITE THE PREFERRED OPTION?

Seven sites were considered before the Council confirmed Lake Terrace as its preferred site.

### The advantages of the Lake Terrace site are:

- It is able to accommodate the required building footprint while still providing for car parks and green space,
- It is a reasonably central location
- It is a prominent site
- All necessary services and infrastructure are in place; and,
- The site is flat, capable of handling building loads, and limited earthworks would be required.

## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

option 4

## FUNDING FOR GO TONGARIRO

Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☒ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.





## ALTERNATIVE OPTION 2.

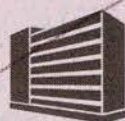
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**INDICATIVE COST:**  
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**TIME:**  
Approximately  
26 Months.



**LIFE SPAN:**  
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refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

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#### This option includes:

the removal of the asbestos from the entire building  
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(not suitable for post-disaster activities),  
new fire protection systems, an air conditioning system, lighting and wired  
services generally.

Only the front part of the building will be refurbished including facades. There will  
be enhancements to the customer experience with a new foyer, new chamber and

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Defence Emergency Operations Centre will remain in the prefab building behind the  
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also pose warranty challenges.

## ALTERNATIVE OPTION 3.

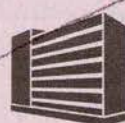
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**TIME:**  
Approximately  
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**LIFE SPAN:**  
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major refurbishment/  
replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

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the sale of the Lake Terrace site, and  
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The construction of a new building would allow for  
earthquake strengthening up to IL4 standard with the  
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experience and a modern work space. There would be an  
opportunity to create a public space around the Council  
building. This option would provide for a long term



1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

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1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☒ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

TAUPO DISTRICT COUNCIL

18 MAY 2017

RECEIVED

*Post*





**INDICATIVE COST:**  
\$13.5 Million  
Construction.



**TIME:**  
Approximately  
32 Months.



**LIFE SPAN:**  
25+ Years before next major  
refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

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### Option includes:

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## ALTERNATIVE OPTION 4.

## SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



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**TIME:**  
Approximately  
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**LIFE SPAN:**  
50 Years before next major refurbishment/replacement.

## FINANCIAL STRATEGY IMPLICATIONS:

Capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

### Option includes:

The sale of the Lake Terrace site, and the construction on another Council site in the

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the inclusion of the Civil Defence Emergency Operations

experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term

**From:** Michael Bowie [mailto:mandbpartnership@gmail.com]  
**Sent:** Friday, 26 May 2017 1:45 p.m.  
**To:** Annual Plan <annualplan@taupo.govt.nz>  
**Cc:** Councillor - Zane Cozens <councillorcozens@taupo.govt.nz>; Councillor - Tangonui Kingi <councillorkingi@taupo.govt.nz>  
**Subject:** Go Tongariro

Gentlemen,

I am writing in support of the submission recently made by the Turangi-Tongariro Residents Association Inc rejecting the proposed new funding for Go Tongariro. I am fully supportive of a strong positive voice for the Turangi Tongariro area, but do believe the current structure of Go Tongariro is unable to provide this. I have huge respect for Andy Hema and his board of the Turangi Tongariro Community Board and do believe any future shape of an organisation such as Go Tongariro needs to be closely aligned to the TTCB.

I believe Turangi Tongariro has a unique message. It is different from the message delivered from Taupo. While this has already been identified by the DGLT, nothing as far as I can see has been done about promoting this unique message. My view is that a marketing arm of TTCB be established, with close links to DGLT. This entity can only succeed with the buy in of all interested groups of the Turangi Tongariro region. There is no point reflecting on the past. To succeed we have to live in the future and influence change.

I would be willing to speak further to this submission, should there be an opportunity.

Many thx

Mike Bowie  
M & B Partnership  
021 64 55 65  
[mandbpartnership@gmail.com](mailto:mandbpartnership@gmail.com)

**Carrie Robinson**

---

**From:** Shaw Family <shawly4@xtra.co.nz>  
**Sent:** Thursday, 25 May 2017 11:32 a.m.  
**To:** Annual Plan  
**Subject:** Future of Council's Lake Terrace Building

Do you agree with Council's preferred option of building a new building - Yes

Do you agree with Council's preferred option of building on the existing Lake Terrace site - No

I think that the Council should sell the existing building and site and use the sale proceeds to build a new building on a new site. I do not think that a Council building needs to be on a prime site as it is now. The Council should find another suitable site where the land is not worth as much.

Thanks for the opportunity.

Shona Shaw

The Shaw Thing Family Trust

Property owner in Kinloch



**Carrie Robinson**

---

**From:** Steven Howard <sj.howard1986@gmail.com>  
**Sent:** Monday, 22 May 2017 11:34 p.m.  
**To:** Annual Plan  
**Subject:** Submission - 2017/2018 Annual Plan - Steven Howard

Steven Howard  
 10 Rowena Crescent  
 Motuoapa 3382

To the Chief Executive, Taupo District Council.  
 Please consider my submission below.

**Do you agree with Taupō District Council's preferred option of building a new building?**

*Yes.*

*Having reviewed the supporting documentation, it is clear that the current building is not adequate to house the council members and staff. A repair of the building at an estimated 1.2million is a temporary band-aid to a problem that will only need to be addressed again in the foreseeable future. Although it would have been preferable to have had more time to plan such an important decision, I encourage the Council to be brave and forward thinking when making this decision in haste. There is always going to be pressure from the community in regards to the funding of any Council infrastructure, none more so when it is seen as spending 'on themselves'. With well reasoned and clear communication, I believe that the community can be made aware of the benefits of a new, modern and safe Council building.*

*Earthquake Strengthening*

*It is imperative that the Council provides a facility that can be utilised in the event of a disaster. A Council owned and operated facility that is IL4 will allow disaster relief staff to put in place, with reasonable confidence, responses plans that utilise the building.*

**Do you agree with the preferred option of building it on the existing Lake Terrace site?**

*No.*

*Although the site is in a great location for views and car parking, the Council now has an opportunity to help revitalise and generate a huge amount of foot traffic in the town centre. TDC is one of the largest employers in the region, which is very important to remember given that we do not typically have many office based companies with 100+ employees. The benefits of bringing the 125 staff members in to the town will be far reaching.*

- *Local businesses will be exposed to more people, and on a more regular basis*
- *Foot traffic will increase*
- *Businesses connected with Council will be encouraged to relocate, expand or solidify their location within the town centre*
- *Parks, cycle-ways, open public space, facilities can be updated, added and improved - using the Council building as a focal point*
- *Visitors to Council will automatically be drawn in to the town centre.*
- *Big box retail will become more and more prevalent in the Taupo surrounds, and the town centre will be put under pressure in the future.*

*Parking*

*Council Staff and visitors will take a lot of convincing that a reduction on on-site car parking is a positive move for them. Councils are often required to be the leaders of sustainable improvements within the community, and none more so than reducing the impact of vehicles on the roads and environments.*

*In consultation with its own staff, Councils new site/building should highly promote sustainable modes of transport:*

- Significantly reduced on-site staff car parking*
- Provide secure bicycle storage*
- High standard of changing facilities (showers, lockers)*
- Parking for fleet vehicles*
- Integrated with Council Policy for cycle lanes, traffic calming measures, pedestrian prioritisation etc.*

*Taupo has a great reputation for supporting active lifestyles. Let's prove it!*

#### *Sustainable Building*

*Please invest in a building that supports green energy.*

#### *Summary*

*I ask the Council to consider more than just the dollar value when making this decision. Build a building that is sustainable, encourages sustainable practises of its staff and visitors, supports the town centre.*

#### **Do you support providing additional funding for Go Tongariro in 2017/18**

*Yes.*

*Both the Motuoapa Marina and the significant investment by RAL alone will generate huge interest within the Turangi-Tongariro region in the next 12 months. If Go Tongariro are able to have funding for a coordinator for another 12 months, hopefully it will allow it to become self sufficient during this period. I encourage TDC to support as best it can Go Tongariro in both the funding approval, as well as providing the resources required such as staff, IT support, marketing advice etc. More than ever before, now seems like a very important time for Turangi-Tongariro when considering its future growth.*

*Thank you for you time in reading my submission.*

*Kind regards,  
Steven Howard  
021817370*

**Carrie Robinson**

---

**From:** country-bumpkins@xtra.co.nz  
**Sent:** Wednesday, 24 May 2017 8:01 p.m.  
**To:** Annual Plan  
**Subject:** Building asbestos

We would like to vote for option 4 to pull down the building, relocate and build new council offices elsewhere then sell prime land to go towards the new build

Ron and Leigh Anderson  
617 river road  
R d 1  
Reporoa  
Thank you

Sent from my iPad

**Carrie Robinson**

---

**From:** Anne Grant <queenie98@xtra.co.nz>  
**Sent:** Monday, 22 May 2017 3:51 p.m.  
**To:** Annual Plan  
**Subject:** New Council Offices - submission from Ian Armstrong, Liston Heights Retirement Village

Greetings!

I think you should move from where you are because the site would be highly suitable for a hotel, which Taupo needs. I think you should be in Town and move to the site near the library.

Good luck in your deliberations.

Ian Armstrong

**From:** Rod Grubi [<mailto:rod.grubi.nz.2015@gmail.com>]

**Sent:** Wednesday, 10 May 2017 4:53 p.m.

**To:** TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>

**Subject:** 2017/2018 annual plan

Our holiday home at 22 Kaiuru Avenue Pukawa near Turangi was originally owned by my Uncle Frank Cullen since 1939 when the original kauri home was built. The home is now owned by my husband RBGrubi and myself. We are pensioners living in a retirement village in Avalon Lower Hutt. We are finding it very difficult to pay all the outgoings on our holiday home and we dread any future rates or insurance increases. I have recently returned from Lower Hutt Public hospital and am now recovering at home wearing a cast on my left wrist. We are not fishermen and we do not own a boat.

Yours truly

Pauline Grubi (nee Cullen) 9th May 2017



**From:** Rod Grubi [<mailto:rod.grubi.nz.2015@gmail.com>]

**Sent:** Wednesday, 24 May 2017 3:44 p.m.

**To:** Ariell King <[aking@taupo.govt.nz](mailto:aking@taupo.govt.nz)>

**Subject:** Re: Taupo District Council's Consultation Document for the Annual Plan 2017/18

Thanks for your recent email. I have recently been in Lower Hutt hospital and I am not well enough to travel so I am unable to attend the Council hearing on 7\_8 June 2017. My husband and I Strongly oppose any increase in the rates for our Pukawa property. yours truly.

Pauline Grubi

24 May 2017

On Tue, May 23, 2017 at 8:44 PM, Ariell King <[aking@taupo.govt.nz](mailto:aking@taupo.govt.nz)> wrote:

Good evening Pauline,

Thanks for your submission on the Council's consultation document for the Annual Plan 2017/18.

Did you wish to present your submission in person at a hearing on either the 7<sup>th</sup> or 8th of June?

Kind regards, Ariell

[Login](#) | [Register](#)

## Consultation Document - Annual Plan 2017/18

Please click on one or more of the following tabs to begin your submission.

Once you have finished please save your work and "return home" to then submit your document to us by pressing the "submit" button.

[Return Home](#)**Submitter Details****Introduction**

Thank you for taking the time to provide your feedback on the proposals within the consultation document.

If you wish to review the consultation document or the supporting information before completing your submission please click [here](#)

**Privacy Statement**

Submitters are advised that the information supplied in written submissions may contain personal information within the meaning of the Privacy Act 1993. By taking part in this public submission process, submitters have agreed to any personal information (including names and contact details) which is contained in their submission being made available to the public as part of the consultation and decision making process. All information collected will be held by Taupo District Council, 72 Lake Terrace, Taupo. Submitters have the right to access and correct personal information.

**Submitter Details**[Clear Details](#)

First Name: \*

Ian

Last Name: \*

Chamberlain

Organisation:

Chamberlain Carpentry &amp; Joinery

On behalf of:

Postal Address:

PO Box 2347

If your address is not found please enter your full address for service below.

Suburb:

Taupo

City:

Taupo

Country:

PostCode: \*

3351

Daytime Phone:

073783222

Mobile:

021351858

eMail:

ian@ianchamberlain.co.nz

To update your email address please go to "My Account"

- Would you like to present your submission in person at a hearing? \*

☒ Yes☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

- Additional requirements for hearing:

no

Correspondence to:

☒ Submitter☐ Agent☐ Both**Online Form**[Save Answers](#)

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

- ☒ Yes  
☐ No

3. Do you have another preferred site or any other comments?

#### Comments

This is not about Asbestos it about a building being suitable for the staff to work in well so able to give a great service to the community. If this office building was use in the private sector it have been change over ten year ago.



4. Do you support providing additional funding for Go Tongariro in 2017/18?

- ☐ Yes  
☒ No

#### Comments

We are best to work as one district.

Save Answers

[Return to top of this form](#)

#### Supporting Documents

No records to display.

Use this section if you want to attach supporting documentation to your submission.

Select Files for upload (doc, docx, gif, jpeg, jpg, pdf, pub files only):

Select

Submit

**From:** Taupo District Council [<mailto:noreply@taupo.govt.nz>]  
**Sent:** Sunday, 7 May 2017 3:20 p.m.  
**To:** TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>  
**Subject:** TDC Website - General feedback ref: TDC-GF-170507-91NGA-HLS

## TDC Website - General Feedback

**Reference:** TDC-GF-170507-91NGA-HLS  
**Feedback type:** Other feedback  
**Attachment:** not supplied

**Contact name:** Allan & Pat Porter  
**Organisation:**  
**Preferred contact method:** Email  
**Email address:** [a-p.porter@nettel.net.nz](mailto:a-p.porter@nettel.net.nz)  
**Phone number:** Ph 3783046

### Feedback message

Traffic congestion investigation should look at the provision of a ROUNDABOUT at the junction of Norman Smith St - Wairakei Rd. There should be enough land without having to fill in the gullies either side of the existing roads.

A bridge requires a lot of money to build and then there is ongoing maintenance thought-out it's life.

We walk or drive through this area most day's and witness some near misses and general bad driving through the existing junction. Very few seem to know how to merge "like a zip".

Regards  
Allan & Pat Porter  
27 Whetu Place  
Nukuhau  
Taupo 3330



26<sup>th</sup> May 2017

His Worship the Mayor, David Trewavas  
 Taupo District Council  
 Private Bag 2005  
 TAUPO 3352

Dear David,

### **Re: Waikato River Trails Trust Submission to Taupo District Council Draft Annual Plan**

The Waikato River Trails Trust values the support from Taupo District Council. The Trails enable a wide range of positive outcomes including economic development for communities on and around the Trail, riparian enhancement and protection, events on the Trail and telling local stories along the Trail.

Ongoing support from Taupo District Council will continue to enable the Waikato River Trails Trust to develop further the Trail and to grow economic, social and environmental benefits.

### **THE TRAILS TODAY**

The Trail continues to attract more visitors with just over 42,000 people enjoying the Trail in the last year, up 11% from the year before.

The Trust has 19 licensed operators offering services to trail users including cafes, bike shops, shuttle and bike hire operators and accommodation providers. In April 2016, APR Consultants produced an Economic Impact Assessment report which concluded that the annual economic contribution of the Trail to the local economy is estimated at \$1.7m, sustaining an estimated 17 jobs.

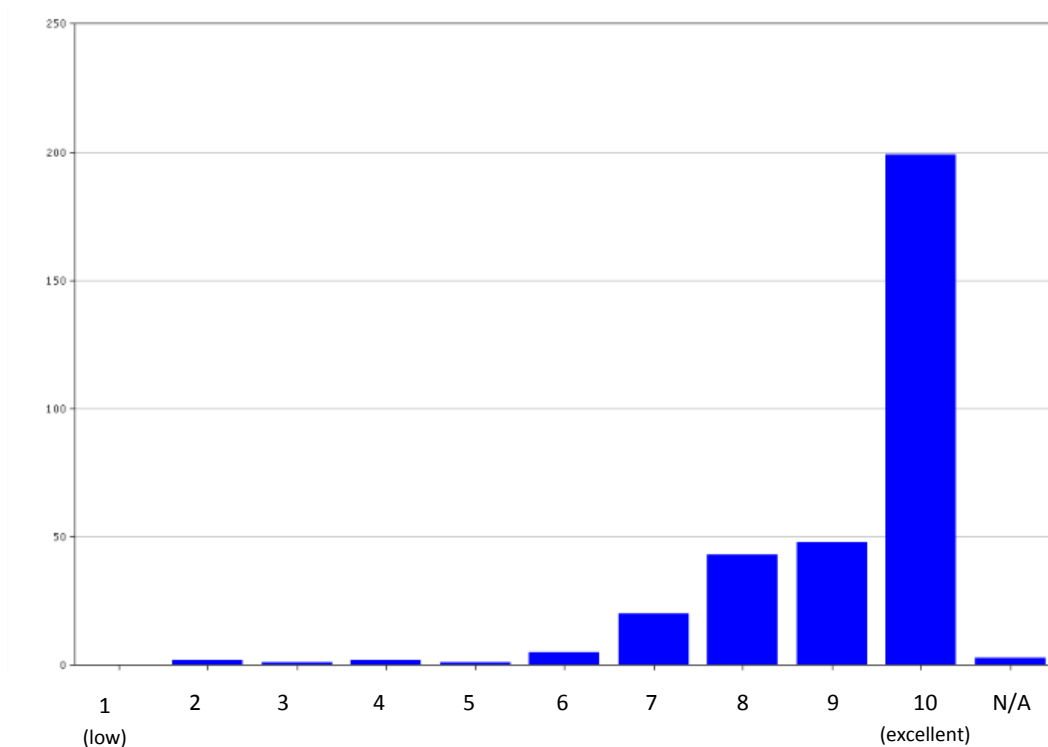
A recent face to face survey with 324 Trail users showed us the following:

- 72 % of Trail use is cycling, 28% is walking/running.
- The age of trail users is predominantly the 31-50 and 51-65 age groups.
- The majority of respondents were from less than 3 hour's drive from the trail, Auckland, Hamilton, Taupo, Rotorua, Tauranga, and other Waikato , Bay of plenty communities.
- Average spend was \$90 per person.
- Overall satisfaction with the Trail scores well.
- Most respondents were doing part of the Trail.
- Word of mouth, internet and our brochure are the 3 main ways users find out about the trail.



**Q12. On a scale of 1 (low) to 10 (excellent) how SATISFIED on this trip are you with the following:  
OVERALL TRAIL EXPERIENCE**

*324 unique captures answered out of 324 total captures*



### THE TRAIL AS AN ENABLER

Access provided by the Trail enables a number of activities beyond the free recreation on hand to locals and visitors. The Trail connects people with the Trail in a special way with the unique feel, sound, vista and landscape changing at every point along the River. Trail users are also exposed to industry, renewable hydro, farming and forestry. The Trail also hosts a number of events including the Generator multi-sport event, The Taniwha and the Echo Walking Festival.

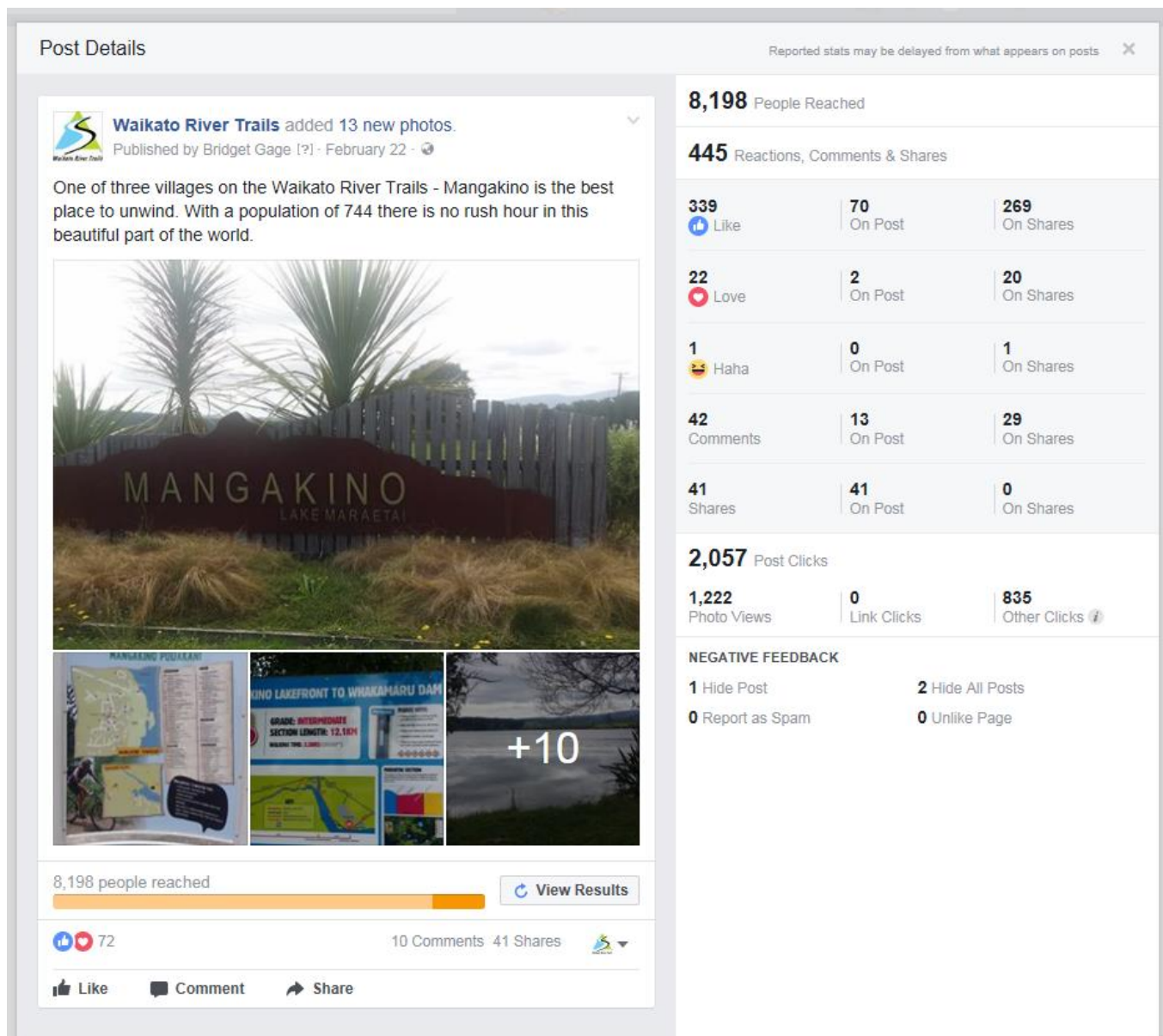
The Trail brings the community together including trail governance, support with events and riparian management.

### KPI's

In the last 12 months:

- The Trail has had over 42,000 visitors, up 11% on the previous year.
- Three events have been held on the Trail; The Generator multi-sport event, The Taniwha and the Echo Walking Festival.
- 18,000 native trees planted by volunteers.
- Over \$100,000 value on in-kind contributions.
- Social media reach increased in 2 months by 25%.
- APR consultants undertook a piece of work assessing the economic impact the trails has on the local community. The result for the 2015 year was an estimated \$1.7 M contribution which equates to approximately 17 full time jobs sustained by the trail.

- A recent facebook post results:



## FUTURE FOCUS

As cycling continues to grow in popularity, the Trails are well positioned to implement some new initiatives to significantly enhance the proposition for Trail users. Central Government has announced that new funding is being made available to both enhance the current family of great rides and to extend trails to provide connections.

The Trust plans are to undertake work to both enhance the Trail and to extend the Trail along the River both north and south. The objective with enhancement of the Trail is to improve the riding experience by reducing gradient, improving safety by developing off road trails where on road is currently in place and to improve infrastructure such as car parks, shelters, directional signage, drinking water and toilets.

Extension of Trails are planned to connect the Waikato River Trails with the Te Awa Trail in the north and to the south extending the Waikato River Trails to Orakei Korako. These extensions would deliver a 200km Waikato River connected experience from Ngaruawahia to Orakei Korako. Delivering on this

vision will align with the strategic goals of a number of organisations who have identified the Waikato River as a priority for tourism, improvement of water quality and a focal point for the Waikato to celebrate the unique artery that runs through the Region.

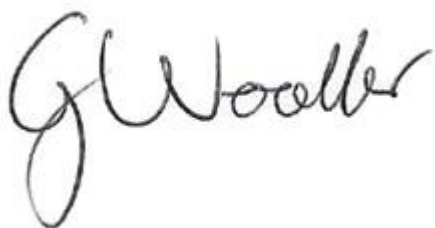
### **HOW COUNCIL CAN SUPPORT FUTURE INITIATIVES**

Council in the short, medium and long term can support the Waikato River Trails and other local and Regional Cycle Trails in the following ways:

- By understanding the costs associated with both developing and maintaining world class cycle Trails.
- Ongoing financial support for Trail operations including Maintenance.
- Advocacy for local co-funding to support Central Government funding.
- Working with the Trail to obtain access for trail development, Atiamuri Village to Orakei Korako in particular.
- Supporting the delivery of infrastructure such as drinking water and toilets to support Trail users.
- Investment in key roads that provide access to Trails or that connect Trails by road with focus on safety.
- Having a Champion or Champions within Council.

The Trust would appreciate the opportunity to speak to this submission.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Glyn Wooller'. The signature is fluid and cursive, with the first letter 'G' being large and stylized.

Glyn Wooller  
**General Manager**  
**Waikato River Trails**

**Carrie Robinson**

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**From:** Graham Mock <taupomocks@outlook.co.nz>  
**Sent:** Monday, 22 May 2017 12:23 p.m.  
**To:** Annual Plan  
**Subject:** Office building

Please record my submission to proceed with option one and rebuild on Lake Terrace and use my share of the TEL Fund that I contributed to for some 40 years to help pay for it so at least I can see some positive use from this asset. Graham Mock 14 Frederick Street

**A Submission on:** Taupō District Council – Draft Annual Plan 2017-18

**To:** The Chief Executive Officer  
 Taupō District Council  
 Private Bag 2005  
 Taupō 3352

**Address/Contact:** NZ Forest Managers Ltd  
 C/o Jessica Cockburn  
 P.O. Box 304  
 Turangi

Tel: 07 386 8757  
 Email: jessica@nzfm.co.nz

NZFM would **not** like to be heard in support of this submission

26 May 2017

### **Introduction:**

This submission is made on behalf of NZ Forest Managers Ltd (NZFM). NZFM manage land within the Taupō District on behalf of a number of different forest owners.

The forests that NZFM manage account for a significant portion of the land area within the Taupō District.

### **Submission on Taupō District Council Draft Annual Plan 2017-18**

- **Solid Waste**

It is an ongoing problem for NZFM to clear rubbish from the forests we manage that has been dumped by people who do not want to pay the transfer station fees. The waste then creates a safety hazard to other forest users and to those removing the refuse. We expect that if Council were to reduce the fee, refuse dumping within the forests would decrease also providing a safer and cleaner environment. It would also be really appreciated that when NZ Forest Managers drop off the refuse taken from the forest, that we can do it for free or at a discounted rate.

- **Rural Fire**

Given that from 1 July 2017 Council will no longer be involved with the operational delivery of voluntary rural fire activities, NZ Forest Managers expect that our rates will decrease to reflect this.



Thank you for the opportunity to comment on the Draft Annual Plan 2017-18 for the Taupō District.  
If you have any questions about this submission, please call.

Kind regards,

A handwritten signature in black ink, appearing to be 'JC' with a stylized flourish.

Jessica Cockburn  
**Planner**

From: Jenny Ewart [<mailto:john.ewart@xtra.co.nz>]  
Sent: Friday, 26 May 2017 9:39 a.m.  
To: TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>  
Subject: Submission

I would like to make a submission re council buildings I have been a Taupo resident for 20 years and before that spent many holidays here in the family batch so have a very special feeling for Taupo and I consider myself so lucky to live in this beautiful town. I have thought long and hard about the council buildings and the situation. I am of the same opinion of many people, it seems, that there is no need for the council to rebuild on its present site and that it only needs a small office in town to accommodate people to pay fines and rates as the majority of people now pay by automatic transactions so I believe if the council thinks ahead it should move to the industrial area where it is close to all the developers and tradesman who need to visit for all the resource consent they have to comply with. Parking would be easy for them there and it would be close to their offices. In town as you know parking is becoming more precious so tho clog the town with more council visitors and council workers cars is I believe short sighted .

I hope you consider this submission

Thank you Jenny Ewart

Sent from my iPad

From: Taupo District Council [<mailto:noreply@taupo.govt.nz>]  
Sent: Thursday, 4 May 2017 12:19 p.m.  
To: TDC Customer Services  
Subject: TDC Website - General feedback ref: TDC-GF-170504-794I0-7QF

## TDC Website - General Feedback

**Reference:** TDC-GF-170504-794I0-7QF

**Feedback type:** Other feedback

**Attachment:** not supplied

**Contact name:** Carol Bradley

**Organisation:**

**Preferred contact method:** Email

**Email address:** [msm\\_carolbradley@hotmail.com](mailto:msm_carolbradley@hotmail.com)

**Phone number:** 376 5288

### Feedback message

Woth regard to the congestion at peak times on Norman Smith and the main road. One suggestion would be to make Redoubt Road a no right turn. This would enable two lanes of traffic to approach the traffic island at the bottom of Spa Road thus alleviating any congestion coming off the Congtrol Gate bridge.

Carol Bradley

**Carrie Robinson**

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**From:** Peter and Gwen Robertson <nostrebor@xtra.co.nz>  
**Sent:** Wednesday, 10 May 2017 7:08 p.m.  
**To:** Annual Plan  
**Subject:** On line response not achievable

Feedback on the two issues:

Lake Terrace Offices

Yes, to a new building.

No to use of existing site. Staff stay in present premises whilst new building erected on another site, then present site sold

Go Tongariro

Don't support the existence of a separate group based in Turangi. Consolidate activities back to similar group based in Taupo

Peter Robertson  
4 Birch Street  
Taupo



23 May 2017

Taupō District Council  
Private Bag 2005  
Taupō Mail Centre  
Taupō 3352  
Submission on TDC office rebuild

The following submission is lodged in reference to the 2017/18 Annual Plan consultation with specific reference to the future of Taupō District Council's Lake Terrace office

Submitters Name: **Towncentre Taupō Inc**  
Level 1, 32 Roberts St.  
PO Box 2231  
Taupō  
Ph: 07 3770104  
Email: [julie@towncentretaupo.co.nz](mailto:julie@towncentretaupo.co.nz)

Town Centre Taupō (TCT) welcomes the opportunity to comment on the future location of the council building. We see this decision as a huge opportunity for the council to make a call that not only resolves the concerns raised about the current building, but also shows leadership by living the policy which council developed and defended. On this basis **TCT supports alternative Option 4 for Council to sell the Lake Terrace site and build on another council owned site, provided that it is located within the town centre.**

The decision by Taupo District Council to rebuild their offices has created the perfect opportunity to relocate the building that holds Taupo largest employer of office staff into the Taupo Town Centre. Not only will this move enhance the town centre and create potential for a unique community shared space, it is consistent with adopted council policy. TCT sees that a decision not to build the council offices in the town centre would be contrary to councils own adopted policy.

### **Taupō Urban Commercial and Industrial Structure Plan and Plan Changes 28-33**

Taupo District Council went through a lengthy and thorough process, utilising the expertise of many professional individuals with a wealth of experience in town planning to develop the Taupō Urban Commercial and Industrial Structure Plan and Plan Changes 28-33. They employed economic experts to research the data required for making sound decisions on the future of the Taupo Town Centre. This policy was successfully defended by council, with the support of TCT, in the environment court. This process was done at no small cost to TDC and TCT.

The result of those efforts is a policy which provides direction and the associated necessary protection for the town centre environment by consolidating retail and office activity within the Taupo Town Centre. For council to consider developing a significant office development outside of the town centre is directly contrary to the spirit and the word of their adopted policy.



The adopted council structure plan states the following:

*"Council has a leadership role in facilitating economic wellbeing. This is through Council's ownership of land, as a planning authority and as a provider of infrastructure such as roads, utility pipes, parks, and community facilities."*<sup>1</sup>

In his evidence at council hearings, Policy Manager Nick Carroll stated that:

*"The structure plan provides direction in a number of areas. Central to these is the continuing consolidation of the town centre as the primary commercial area, supported by clear direction regarding the management of retail and office activities in industrial areas. This concept of a strong consolidated town centre is also supported by other measures aimed at making the town centre an attractive place to be for pedestrians as well as private investors. This is a multi pronged approach to making the town centre not only the primary commercial area in the town, but also a vibrant and attractive place that fulfils social and cultural needs."*

In his evidence to support the councils position at hearings for plan changes 28-33, Tim Heath, a Property Consultant and Analyst for the company Property Economics noted that:

*"Combined these office trends<sup>2</sup>, many of which are establishing in the market already, in my view will have a material effect on lowering office and employee space requirements in the future with most businesses focusing on better managing their operational expenses to increase competitiveness, profitability and ultimately investment return. These trends in my view make it more important to channel office activity into the Taupo Town Centre to ensure vitality and the role of the Taupo Town Centre is not compromised due to the dispersal of such activity."*<sup>3</sup>

*"Combined, all these factors<sup>4</sup> paint a weaker picture of growth for Taupo, and in particular highlight in my view a need to 'look after' the existing provision in the Taupo Town Centre to avoid further undermining of its offer from leakage to other areas either through dispersal of activity out of the town centre zone into adjoining areas or out of centre commercial development such as LFR, and therefore maintain the town centre's existing level of amenity and vitality."*<sup>5</sup>

While this is not a scenario about an office moving from the town centre, it does involve a conscious decision from council to not locate its offices in the town centre when it has the option to do so. Choosing to build outside of the town centre would mean that council is not looking after the area that they have already fought to do so.

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<sup>1</sup> Taupo Urban Commercial and Industrial Structure Plan 2011, Page 10

<sup>2</sup> Telecommuting /virtual Offices, Open office spaces, Mobile devices, Instant communication, Online collaboration tools, Independent contractors and Co-Working Spaces.

<sup>3</sup> Hearing Evidence for Taupo District Council for Proposed District Plan Changes 28-33, Timothy James Heath, 19 April, 2012. Para 94

<sup>4</sup> Referring to retail trends including static population growth, online shopping, volatile global economy, new regional retail / commercial development, improvements to the state highway etc.

<sup>5</sup> Hearing Evidence for Taupo District Council for Proposed District Plan Changes 28-33, Timothy James Heath, 19 April, 2012. Para 107

The councils preferred option, of rebuilding within the Residential Environment (high density) is contrary to adopted council policy and the expert advice provided to council and endorsed by council in support of this policy. The preferred option promoted by council does not consider the net benefits on the community and the local economy. The consideration of options needs to consider the wider benefits and costs of the various options. Council advisor Philip Osborne, an Economic Consultant for the company Property Economics limited, noted the following in his evidence to support the plan changes:

*"Spatially it is important to note that decentralisation also refers to the sprawl of centres, as opposed to the growth of centres, where capacity exists within the identified centre but activity often takes the path of least individual resistance and spreads throughout the periphery. This in effect undermines the potential efficiencies of intensified land use. The argument that some businesses require these locations to operate effectively simply reflects an individual position and does not consider the net impacts on the economy as a whole. This consideration is fundamental in providing for the long-term wellbeing of the community."*<sup>6</sup>

It is our view that the councils preferred option is a 'perceived' path of least resistance as opposed to one of community leadership which considers providing for the wider long term well-being of the community. As noted in the councils own structure plan, the council has the opportunity to be a leader in this development and follow its own policy to create wider social and economic benefits by locating their offices in the town centre. While there is no doubt pressure on council to make a decision that represents the cheapest short term outcome, council needs to consider long term benefits of the options in front of them. Council has an obligation to look for an option which will meet the current and future needs of their communities for good-quality local infrastructure; local public services. Locating the new building in the town centre will achieve this, and this is evidenced in all the work undertaken by council in developing and defending their structure plan and plan changes.

The excerpts above are only small snapshots of councils evidence to support their policy position, and we urge Councillors to make themselves familiar with the structure plan, plan changes 22 – 33 and the evidence prepared by council in support of this policy. These documents provide sound evidence based reasons for focussing commercial and office development into the town centre. This evidence was supported by the Environment Court when council and TDC invested significant time and money in defending this policy from challenge. We have attached key briefs of evidence to support the points raised in our submission.<sup>7</sup>

TCT has been involved in the Plan Change process since the public notification of the Plan Change in 2011, and our position has never changed from that of full support for the Plan Changes and councils adopted position. TCT has invested many hours sitting alongside council supporting this policy through council level hearings and at the environment court. We did this as we see the policy of centralised development as supporting and strengthening our town centre.

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<sup>6</sup> Hearing Evidence for Taupo District Council for Proposed District Plan Changes 28-33, Philip Mark Osborne, 19 April, 2012. Para 4.5

<sup>7</sup> Towncentre Taupo would like to acknowledge Perception Planning for their assistance in preparing the evidence from the Environment Court hearings for this submission.

A rebuild of the TDC office on the current site is no different to the Environment Court Case in May 2014 where Towncentre Taupo supported TDC in the case against Advance Properties Group Ltd and NML Holdings Ltd, National Trading Company of New Zealand Ltd, CSSM Properties Ltd and M C Jensen. Landowners within the KTHD area were denied the opportunity to build large scale office buildings outside the town centre boundary. Subsequent advice from council to potential developers of office and commercial development outside of the town centre has been that consent would not be granted as it is contrary to the District Plan provisions upheld by the environment court in the case mentioned above. It is our view that council needs to consider the direction which they give to others when making this decision about their own premises .

It has been proven time and again that office activity is vital to well being of a town centre. It creates significant opportunities for impulsive spending and contributes extensively to town vibrancy simply from the movements of office staff and their clients to and from the business. Spreading office and retail activity into the fringe area of the town centre dilutes town vibrancy by spreading pedestrian and vehicle movements over a larger area.

While we do not believe Towncentre Taupo should select the site within the town centre where the TDC office should be built, we would appreciate being part of that process. Two potential sites include extending the Great Lake Centre or building a fit for purpose building on the Heuheu St parking lot that could incorporate other facilities such as a bus depot, parking, retail space and more. While a fit for purpose building could be more expensive to build, there are opportunities to create revenue from tenants of retail space and improve the long debated bus depot situation. There is also an opportunity to look at the investment required in council town centre buildings and land and look for opportunities to reduce wider development and maintenance costs in councils assets located there.

We see this rebuild as a fantastic, potentially once in a lifetime, opportunity for TDC to show inspired leadership and; invest in the town centre, invest in an area of significant importance to the district and the Taupō community, and invest in a vibrant and positive future of the town. A decision by council to locate the new building outside of the town centre is contrary to their own adopted policy. We want council to be an active part in supporting and sustaining a town centre that we all can be proud of now and into the future.

We wish to be heard in support of our submission.



Chris Johnston

Towncentre Taupo Board Chairman

**Carrie Robinson**

---

**From:** George & Jill Rutherford <gs.jrutherford@xtra.co.nz>  
**Sent:** Friday, 19 May 2017 9:20 a.m.  
**To:** Annual Plan  
**Subject:** Future of Lake Terrace building

I am an ordinary ratepayer with no experience in the building or hospitality trade.  
My submission is that the damaged council buildings be removed and the valuable land be sold to a large hotel chain, that will help towards the forward planning for promised influx of well to do tourists.  
The new Council Building be built on Council owned land in the CBD. The new building incorporating car parking space for council employees and shoppers (Underground/high rise?).  
Please do not waste this opportunity to look forward. This is a beautiful town. Help it to grow.  
Thank you.  
Jill Rutherford



Virus-free. [www.avast.com](http://www.avast.com)

**From:** John Ewart [mailto:[john.ewart@xtra.co.nz](mailto:john.ewart@xtra.co.nz)]  
**Sent:** Friday, 26 May 2017 11:12 a.m.  
**To:** TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>  
**Subject:** Council Chambers

I would like to make a Submission on the Council Chambers

It is my understanding that the reason for the proposed re build of the Council Chambers is because asbestos has been discovered in the current building and I understand the concerns this has aroused. Nobody wants to put people at risk.

I am concerned that these risks have been overstated and I would need reassurances that this is not the case. It is asbestos fibres in the atmosphere that are dangerous and from what I have read there is no evidence of that being the case in the Council Chambers although asbestos has been used in the building .Whilst there may be a long term risk there may not be in the short term. That being the case I believe the Council should plan to leave the current building when alternative accommodation has been acquired or built and stay put till then.

Ideally the council needs an office in the Town to handle minor matters and a more substantial buildings elsewhere, but not in town to conduct its more substantial business. Modern communication now allows businesses such as the Council to be located out of the main business areas and I hope that is what eventually happens.

I trust my submission is given due consideration.

John M Ewart.



**Laurie Burdett**  
**202 Mapara Road**  
**R.D.5,**  
**Taupo 3385**

### **ANNUAL PLAN 2017/2018, SUBMISSION**

Thank you for the opportunity to comment.

#### **Additional funding for Go Tongariro.**

I support additional funding for Go Tongariro for this year only. Then back to the original plan.

#### **Council Building**

I agree with the proposal to build a new facility that better meets the needs of council.

#### **Site**

I am not convinced that any of the proposed sites are the best option.

I am strongly against any building on the Domain though I did agree, (some years ago), with the Tamamutu Street extension and the closure of Redoubt Street.

Any site in the town centre environs needs to provide the extra car parking needed for staff without any loss of current availability of car parking spaces.

*Hamilton has lost the centre city shopping activity and thus much of the ambience. It is easier to travel to Chartwell to shop. In my opinion it is the loss of vehicle access due to very poor car parking availability that has caused the drift out to the shopping malls. The council building is in the city centre and I believe has contributed to this loss. Though the city centre now has ample bar and restaurant cafés. Therefore I disagree*

*with Town Centre Taupo who claim that having council staff in town would improve our town centre. However the cafes would certainly flourish.*

### **Alternate Site**

My preference is a site near the Event Centre.

This has the advantage that staff are handy to major council assets.

I note that there has been concern in the past re the geothermal activity in the area that might make this unsuitable.

### **Funding for a traffic study to remedy the Norman Smith Street traffic delays.**

I support this funding but ask that the terms of reference focus on the reason for the traffic delays.

I travel the route regularly and apart from peak holiday or event occasions there is only a significant delay from about 0815 to 0845 on week days. During the school holidays there is little or no wait. This is not causing a significant economic loss as most of this traffic is commuting.

Therefore I believe that most of this traffic congestion is caused by children being driven to school.

### **I note that;**

- *There is no safe walking route to schools across bridge.*
- *A school was proposed for the Nukuhau area but was not wanted by the Education Authorities due to the presence of the Catholic school. This school does not meet the needs of all children.*
- *The proposed foot/cycle bridge across the lower boat harbour has not progressed.*

I suggest that schools be asked re the areas from which their students come.

That a conversation with the education authorities be commenced re the needs of student commuting to schools and how to reduce the traffic congestion that this can cause.

***Building a second bridge would be expensive, likely cause traffic congestion in another area and would not be a long term solution.***

Laurie Burdett

[laurelb@xtra.co.nz](mailto:laurelb@xtra.co.nz)

07 378 3025

**I do not wish to be heard.**

From: Taupo District Council [<mailto:noreply@taupo.govt.nz>]  
Sent: Wednesday, 19 April 2017 5:00 p.m.  
To: TDC Customer Services  
Subject: TDC Website - General feedback ref: TDC-GF-170419-9VNNZ-1AYK

## TDC Website - General Feedback

**Reference:** TDC-GF-170419-9VNNZ-1AYK

**Feedback type:** A complaint

**Attachment:** not supplied

**Contact name:** Louise Wilson

**Organisation:**

**Preferred contact method:** Email

**Email address:** [louiser\\_wilson@hotmail.com](mailto:louiser_wilson@hotmail.com)

**Phone number:**

### Feedback message

How is it that TDC can all of a sudden find funds to fix or upgrade their existing building when we at the southern end of the lake are struggling to get any funds for much minor things.

Over 12 months ago I sent some feedback about the bins in the town centre overflowing all over the footpaths over the summer holidays (what a disgusting look) - so that has been dealt with but we are still waiting for a bin near the bridge coffee cart - I could purchase a standard one myself and request the cost be deducted from my rates! This location at the bridge is extremely busy for passing traffic who take the opportunity to take a much needed break with their families and pets so playground equipment and a water tap would be a welcome addition.

I have been back in Turangi for approximately one week and the damage to the footpaths which is caused by the very large trees is extremely dangerous? There is quite a lot of elderly folk living in Turangi and the danger to them slipping, tripping or falling on the tree roots or massive amount of acorns is very concerning, it really is only a matter of time before there is a serious injury. Whilst I am on the subject of the trees, why does the council not trim these huge trees during the winter months when they are dormant, yes they are quite spectacular but they create a lot of shade over the homes making them very cold and dark over the winter months.

Oh my goodness I could rant forever as I feel very disappointed the the TDC and the lack of support provided to the southern end of the lake given that the rate payers contribute just as much as those in other areas, I feel that Taupo is really the crowning glory and therefore that is where the majority of the funds are spent.

Can we please get our isite up to date and modernised or perhaps moved to the location where Work And Income are located - they don't need a prime site such as this . . . Just saying

**Carrie Robinson**

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**From:** Anne Grant <queenie98@xtra.co.nz>  
**Sent:** Monday, 22 May 2017 4:08 p.m.  
**To:** Annual Plan  
**Subject:** New Council Offices - submission from Anne Armstrong, Liston Heights Retirement Village

Greetings!

I think for simplicity's sake you should stay on the site where you are (to save displacing other buildings or car parks). On the other hand, it would be good to have the offices in the middle of Town, probably to the site near the Library and Great Lake Centre. Perhaps a proper bus station could be incorporated in it, which Taupo's image badly needs?

I wish you well in your deliberations!

Anne Armstrong



**From:** Don Locke [<mailto:poplip@kinect.co.nz>]  
**Sent:** Monday, 8 May 2017 12:48 p.m.  
**To:** TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>  
**Subject:** Council offices

Greetings,

I find it appalling that some residents think so little of our town that they want to hide a new building away in some ridiculous area like Miro Street. T.D.C. is the biggest business in Taupo and the head office of such a business should not be hidden away, it deserves a prime site and I fully endorse Council's decision to rebuild on the present site.

If people think so little of our town that they have no respect for the Council, they should consider moving somewhere else. There is no better site for a new Council building than the present Lake Terrace one.

D

on Locke     48 years here and still loving it.

**Carrie Robinson**

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**From:** Diana and David Hendry <doubleD@xtra.co.nz>  
**Sent:** Thursday, 18 May 2017 5:36 p.m.  
**To:** Annual Plan  
**Subject:** HAVING OUR SAY

Yes we agree with Taupo District Council's preferred option of building a new building.

Yes we agree with the preferred option of building it on the existing Lake Terrace site.

David & Diana Hendry

**Carrie Robinson**

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**From:** Pippa Hull <hullo@xtra.co.nz>  
**Sent:** Monday, 22 May 2017 1:52 p.m.  
**To:** Annual Plan  
**Subject:** annual plan

My definite preference is to move the council offices from the present site and build a Five Star hotel on that site – nothing else !!.

Therefore Option 4 or maybe Option 5 for me and I think Spa Road site would be best.

Philippa Hull 6 Stanley St Wharewaka.

**From:** Juliet Clayton [<mailto:julietclayton@paradise.net.nz>]  
**Sent:** Wednesday, 24 May 2017 11:47 a.m.  
**To:** TDC Customer Services <[cservice@taupo.govt.nz](mailto:cservice@taupo.govt.nz)>  
**Subject:** submission re: council building

To whom it may concern

You invited submissions regarding the council building.

Firstly I commend you for temporarily housing the staff in EXISTING, EMPTY premises in the C.B.D. This makes good use of the spaces, has the entire staff in the C.B.D and spreads the parking for staff rather than having it concentrated in one area. All this is good.

As an ordinary rate-payer, I would like to make the following suggestions for consideration:-

1) Sell the present prime site on Lake Terrace. Preferably to a Tourist Hotel/Motel which would be an added attraction and additional accommodation for our already thriving tourist town.

2) INVEST the money from the sale of Lake Terrace and use this to PERMANENTLY house the staff in the 5 locations as mentioned above. If these premises are adequate medium- term ( 18 – 24 months is projected), they will be adequate long-term. However, this will bring more traffic into the C.B.D, which the town will benefit from. BUT:-

3) A new MULTI-LEVEL car-park could be built on the site of an existing council car-park ( e.g Tuwharetoa St.)

I am no accountant, but investing the money from the sale of Lake Terrace could surely provide for the above, making these suggestions both sensible choices for the rate-payer and of benefit to our lovely town.

Juliet Clayton

30 Lakewood Dr.

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**Carrie Robinson**

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**From:** Gary Bennett <garynjudy@xtra.co.nz>  
**Sent:** Tuesday, 16 May 2017 7:11 p.m.  
**To:** Annual Plan  
**Subject:** Consultation document, Great lake Taupo. 2017/18 Annual plan.

Dear Madam or Sir,

**Re: Taupo District Council building refurbishment**

I am writing with regards to the various proposals which have been advertised in the Taupo Times stating the issues that affecting the main TDC building on Lake Terrace.

While it appears obvious that there are issues that have to be attended to with the building, I believe that they are being amplified in order to create urgency to build a new TDC building.

I am a Taupo ratepayer and my wife and myself are still reeling from the 40% rate rise that we were penalised within one year, only 3 years ago. This cannot happen again to Taupo ratepayers.

I see that the cost of building a new building on the present site at Lake Terrace, is shown to compare favourably with the complete refurbishment option. In reality I do not believe that this will be the case if a new building is given the go ahead. My thoughts that the likely cost would be at least double that of the complete refurbished option when various updated ideas are taken into consideration.

As I mentioned above, Ratepayer costs are, as residents and pensioners, our main consideration as we have been burnt before by unprecedented rate rises probably unique to New Zealand local bodies and would not be able to afford anything other than what would be expected as a 'cost of living' rates rise.

Our option would be to partially refurbish the Lake Terrace building.

Yours sincerely,  
Gary Bennett and Judith Duffy.  
Taupo ratepayers.



**From:** Leon Fourie [mailto:Leon.Fourie@toiohohmai.ac.nz]  
**Sent:** Friday, 26 May 2017 7:35 a.m.  
**To:** Annual Plan <annualplan@taupo.govt.nz>  
**Cc:** Anthony Robertson <Anthony.Robertson@toiohohmai.ac.nz>  
**Subject:** FW: Taupo District Council Consultation Document

Morena,

In relation to the attached Taupo District Council Consultation Document that pertains to the options you are considering for your site development, Toi Ohohmai Institute of Technology wishes to respond as follows to the 2 questions on page 7:

**Question 1:** Yes (new building rather than a range of refurb options – get a much longer ‘whole of life’ return and a much better ‘fit for purpose – flexible’ facility for the investment being made)

**Question 2:** No. Toi Ohohmai is beginning planning for a facility upgrade for the Taupo Campus and welcomes the opportunity to explore potential shared facility development/partnership opportunities with Taupo District Council, noting that discussions are also commencing with Ngati Tuwharetoa. Please contact Toi Ohohmai CEO Dr Leon Fourie on [leon.fourie@toiohohmai.ac.nz](mailto:leon.fourie@toiohohmai.ac.nz) or our Executive Director Corporate Services, Anthony Robertson.

Nga mihi nui

Leon

**Dr Leon de W Fourie**

**Chief Executive**

**Phone 0800 86 46 46**

**DDI 07 557 8961 – Tauranga**

**DDI 07 346 8736 – Rotorua**

**Mobile 027 405 8620**

**TOI-OHOMAI**  
Institute of Technology

toiohohmai.ac.nz  
Rotorua | Tauranga | Taupō | Tokoroa | Whakatāne

disaster activities) and all new building services. Due to the limitations of the existing building it will not

with new foyer, new chambers and meeting spaces. A modern work space for elected members and staff would

further issues to be overcome during construction. This may also pose warranty challenges.

#### ALTERNATIVE OPTION 4.

### SELL LAKE TERRACE SITE AND BUILD ON ANOTHER COUNCIL-OWNED SITE



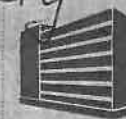
#### INDICATIVE COST:

\$15 Million Construction, an additional \$1 million required to construct entire building to IL4 Status, allowing for post-disaster activities. The proceeds from the sale of the Lake Terrace site could offset the cost of the new building.



#### TIME:

Approximately 32 Months.



#### LIFE SPAN:

50 Years before next major refurbishment/replacement.

#### FINANCIAL STRATEGY IMPLICATIONS:

The capital expenditure programme may need to be reprioritised to allow the Council to stay within its current financial strategy. The cost would be spread over multiple years.

#### This option includes:

- the sale of the Lake Terrace site, and
- the construction on another Council site in the Taupō town centre.

The construction of a new building would allow for earthquake strengthening up to IL4 standard with the inclusion of the Civil Defence Emergency Operations Centre. It would provide an enhanced customer

experience and a modern work space. There would be an opportunity to create a public space around the Council building. This option would provide for a long term building solution with a 50 year life.

#### ALTERNATIVE OPTION 5.

### LEASE A NEW 'FIT FOR PURPOSE' BUILDING EITHER AT LAKE TERRACE SITE OR ANOTHER SITE

Investigations regarding potential premises within the Taupō town centre concluded that there are currently no single existing premises that can accommodate staff in a long term lease arrangement. In the following option it is assumed that a new building would be constructed. This building would have to meet Council's requirements in terms of IL4 status.



#### INDICATIVE COST:

Annual lease costs yet to be determined. The proceeds from the sale of the Lake Terrace site could offset the costs.



#### TIME:

Uncertain timeframes around sale and negotiation for a lease arrangement. Approximately 32 months after negotiation of a lease.

#### FINANCIAL STRATEGY IMPLICATIONS:

Unlikely to impact the capital expenditure programme. Lease costs may be offset by savings from a more efficient building.

This option includes the sale of the current site. It assumes that an independent party would construct a purpose-built new Council building. It would provide for earthquake strengthening for an entire building to IL4 and would allow the Civil Defence Emergency Operations Centre to be included in the main Council building. An enhanced customer

experience with new foyer, new chambers and meeting spaces would be created as would a modern work space for elected members and staff. There would be an opportunity for an enhanced public space around the Council building. The building owner would be responsible for ongoing maintenance and renewals.

*Not in Town Centre  
What about County Avenue*

*Council car parking would choke town  
parking*

*No room for Tourists' cars*



## WHAT OTHER SITES WERE CONSIDERED?

Six other sites were identified based on being in Council ownership and in the Taupō Town Centre Environment. We actively encourage new office development to locate within the Taupō Town Centre as a way of revitalising the central business district. Town centre planning identified how important it is to have office workers who can support the retail businesses and contribute to the vibrancy of the area. To help achieve this, the Taupō District Plan makes it easy for new office space to be built in the town centre, and hard for large offices to be set up in residential and industrial

areas. Although the current site at Lake Terrace is in the "High Density Residential Environment", we have existing use rights. That means we can stay as long as the scale of the office activity does not increase. The other sites considered were: Tongariro North Domain, the Taupō Library site, Heuheu Street car park, Tuwharetoa Street/Roberts Street car park, Taniwha Street car park and Gascoigne Reserve on Paora Hapi Street. The advantages and disadvantages of each site are included in the supporting documentation at [www.taupo.govt.nz](http://www.taupo.govt.nz).

## CE REFERRED

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ace site are:

required building footprint  
ks and green space,  
on

structure are in place; and,  
tiling building loads, and  
required.

trict Council's preferred option of building a new building?

☐ Yes ☐ No

ed option of building it on the existing Lake Terrace site?

☒ Yes ☐ No

RRRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

## R GO TONGARIRO

amendment to the amount of funding we intended to provide in the 2017/18 year.

conomic development trust based in Tūrangi.  
a and events support as well as retail and  
activities are currently funded by Taupō  
Lake Taupō and Enterprise Great Lake  
20,000 in 2015/16 and the intent was for  
er three years to \$11,000 in 2016/17 and

000 over and above the \$7000 currently  
il year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is  
important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas  
including building a sustainable entity that has long term, viable financial  
and operational outcomes. This included an expectation that Go Tongariro  
would develop a targeted rate model and secure the necessary support to  
implement, and that they would seek financial support from Trusts and other  
entities. Go Tongariro has indicated that they are in the process of creating a  
self sustaining funding strategy.

ditional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

MENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

*Any parking ~~area~~ existing green or parking area is too valuable for a new council building to be built on. An alternative area must be available further out of town.*

## FUNDING FOR GO TONGARIRO

Go Tongariro has requested an amendment to the amount of funding we intended to provide in the 2017/18 year.

Go Tongariro is an independent economic development trust based in Turangi. The trust provides business growth and events support as well as retail and tourism promotion. The group's activities are currently funded by Taupō District Council, Destination Great Lake Taupō and Enterprise Great Lake Taupō. They received a grant of \$20,000 in 2015/16 and the intent was for their grant to gradually reduce over three years to \$14,000 in 2016/17 and then \$7000 in 2017/18.

Go Tongariro have requested \$13,000 over and above the \$7000 currently allocated for the 2017/18 financial year. The additional funding is to provide

for the co-ordinator role, with Go Tongariro noting that the funding is important for the continuation of the organisation.

Go Tongariro's current strategic plan outlines six key strategic areas including building a sustainable entity that has long term, viable financial and operational outcomes. This included an expectation that Go Tongariro would develop a targeted rate model and secure the necessary support to implement, and that they would seek financial support from Trusts and other entities. Go Tongariro has indicated that they are in the process of creating a self sustaining funding strategy.

1. Do you support providing additional funding for Go Tongariro in 2017/18?

☐ Yes ☐ No

DO YOU HAVE ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HOW YOU CAN HAVE YOUR SAY.

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

DO YOU HAVE ANOTHER PREFERRED SITE OR ANY OTHER COMMENTS? PLEASE SEE BOTTOM OF THIS PAGE ON HQ



## HAVE YOUR SAY

1. Do you agree with Taupō District Council's preferred option of building a new building?

☒ Yes ☐ No

2. Do you agree with the preferred option of building it on the existing Lake Terrace site?

☐ Yes ☒ No

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