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Consultation Document - Annual Plan 2017/18

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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 & 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

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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):

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Submit



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

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."*¹

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 trends², 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."*³

*"Combined, all these factors⁴ 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."*⁵

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.

¹ Taupo Urban Commercial and Industrial Structure Plan 2011, Page 10

² Telecommuting /virtual Offices, Open office spaces, Mobile devices, Instant communication, Online collaboration tools, Independent contractors and Co-Working Spaces.

³ Hearing Evidence for Taupo District Council for Proposed District Plan Changes 28-33, Timothy James Heath, 19 April, 2012. Para 94

⁴ Referring to retail trends including static population growth, online shopping, volatile global economy, new regional retail / commercial development, improvements to the state highway etc.

⁵ 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."*⁶

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.⁷

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.

⁶ Hearing Evidence for Taupo District Council for Proposed District Plan Changes 28-33, Philip Mark Osborne, 19 April, 2012. Para 4.5

⁷ 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

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 Taltons 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

----- Forwarded message -----

From: **Anton Romirer** <beer@craftytrout.co.nz>
 Date: 10 April 2017 at 19:34
 Subject: Some Ideas Ive Been Working On
 To: rosanne@jollands.nz, 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
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



Introduction

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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

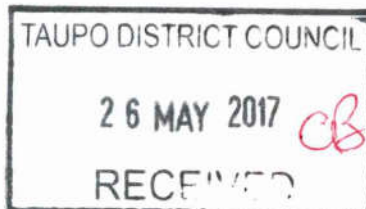
Attached Documents

File
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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	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

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
- Email: annualplan@taupo.govt.nz
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us – visit 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

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



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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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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. 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?

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*

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: **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
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Submission Form 2017/18 ANNUAL PLAN

TAUPO DISTRICT COUNCIL

26 MAY 2017

RECEIVED *TG*

GREAT LAKE TAUPŌ

Taupō District Council

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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.

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.

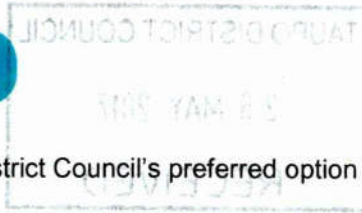
Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

HOW TO HAVE YOUR SAY

-  Online: www.taupo.govt.nz
-  Email: annualplan@taupo.govt.nz
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us: – visit 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?

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

☐ Yes ☐ No

Do you have any other comments?



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:

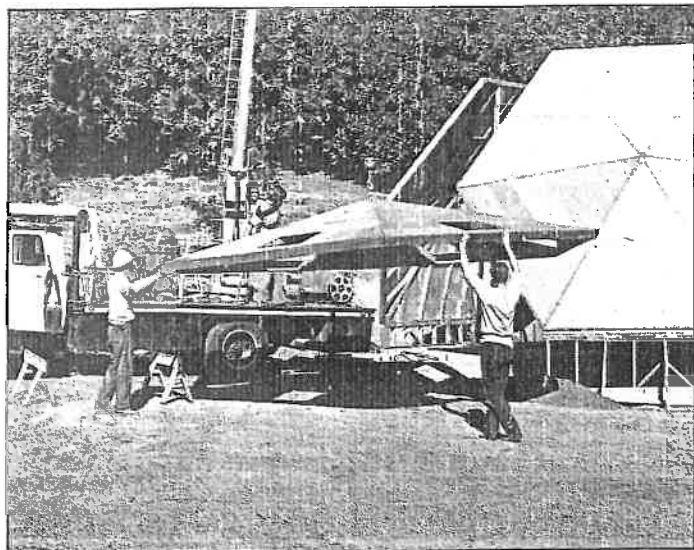
The submission agrees with TDC preferred option of building a new office space with the following proviso: Rather than a single structure the complex ought to consist of a cluster of buildings grouped around a centralised core, this will facilitate future proofing by enabling modular expansion in the 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.

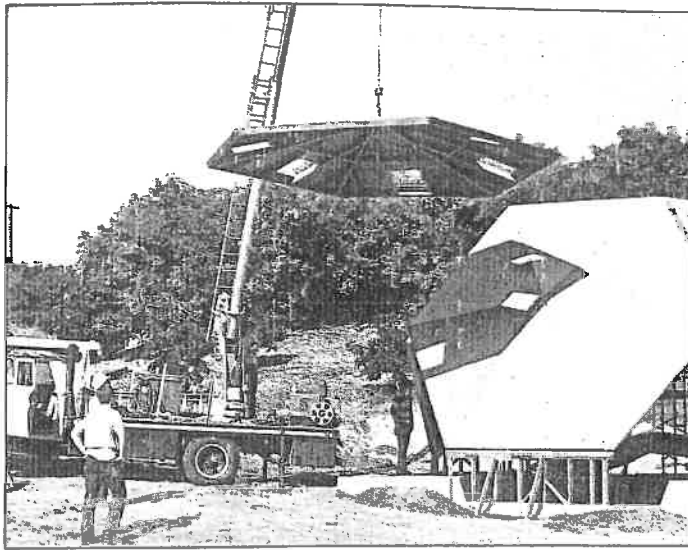
When coupled with the proposed scheme plan outlined below, the potential seven million dollars realised from the sale would eliminate the burden of the projected replacement cost being totally born by the ratepayers.

The following background information is being provided in order to establish both the submitter's credentials, as well as to contextualise the submission:

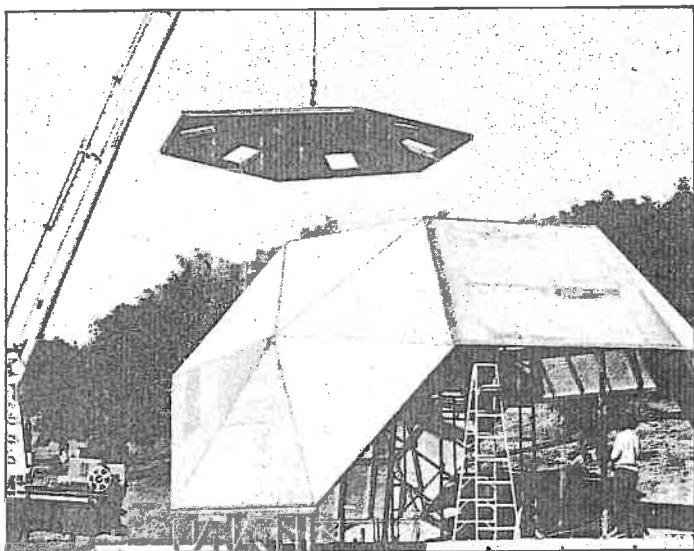
Hexadomes have been built around the world for many decades and have withstood the test of time as derivatives of the geodesic dome developed in the middle of the last century, by the American visionary Buckminster-Fuller. The attached sequential photographs are of a hexadome being constructed in Japan, 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.



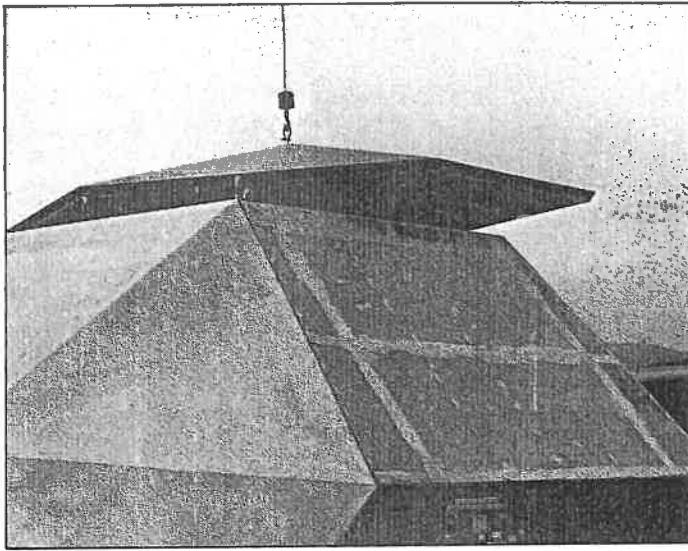
The crane that lifts the top hexagon is connected to it by a single eye bolt and a large plate washer.



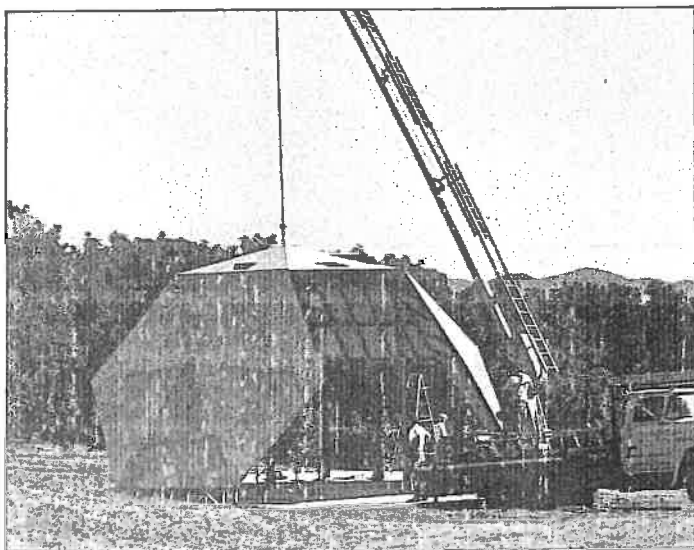
The top is lifted over the dome. Notice the skylights that were designed and built into this roof before erection.



Workers on the pipe scaffold inside the dome will guide it into place.



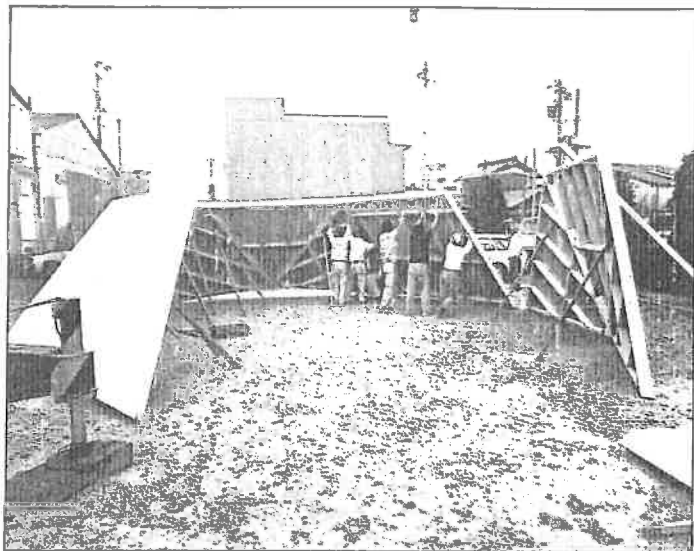
Almost on.



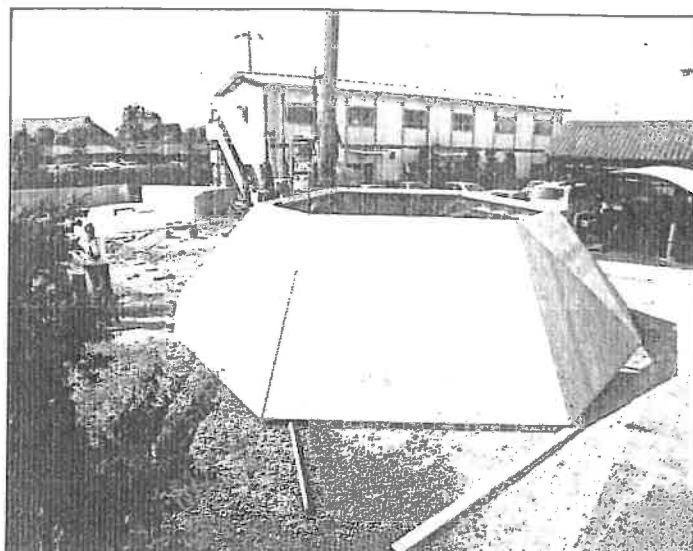
The top is in place. The trapezoid was left out of this dome so a dormer could be added.



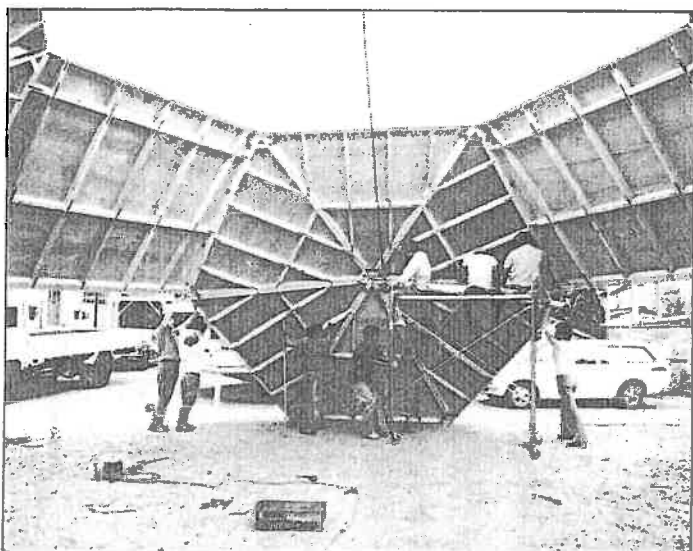
An erected dome. Note the 4x4 supports under the trapezoid, and the 2x4 blocking for the door.



Trapezoids are lifted into place and bolted to the triangle groups.



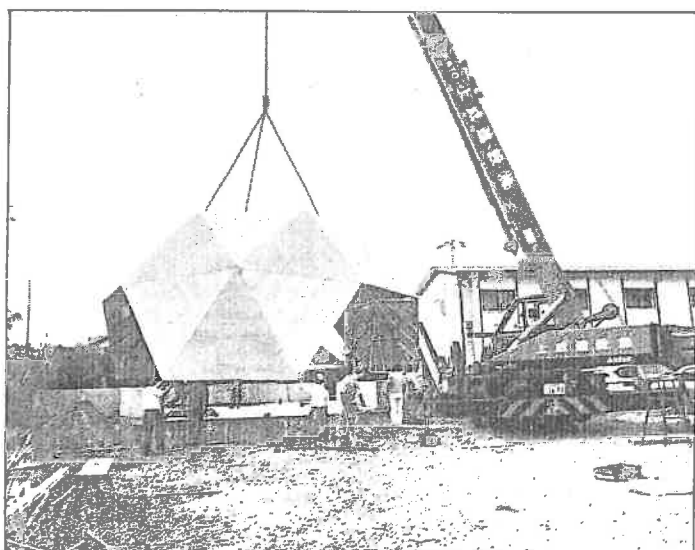
Your completed "magic circle" will look like this.



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.

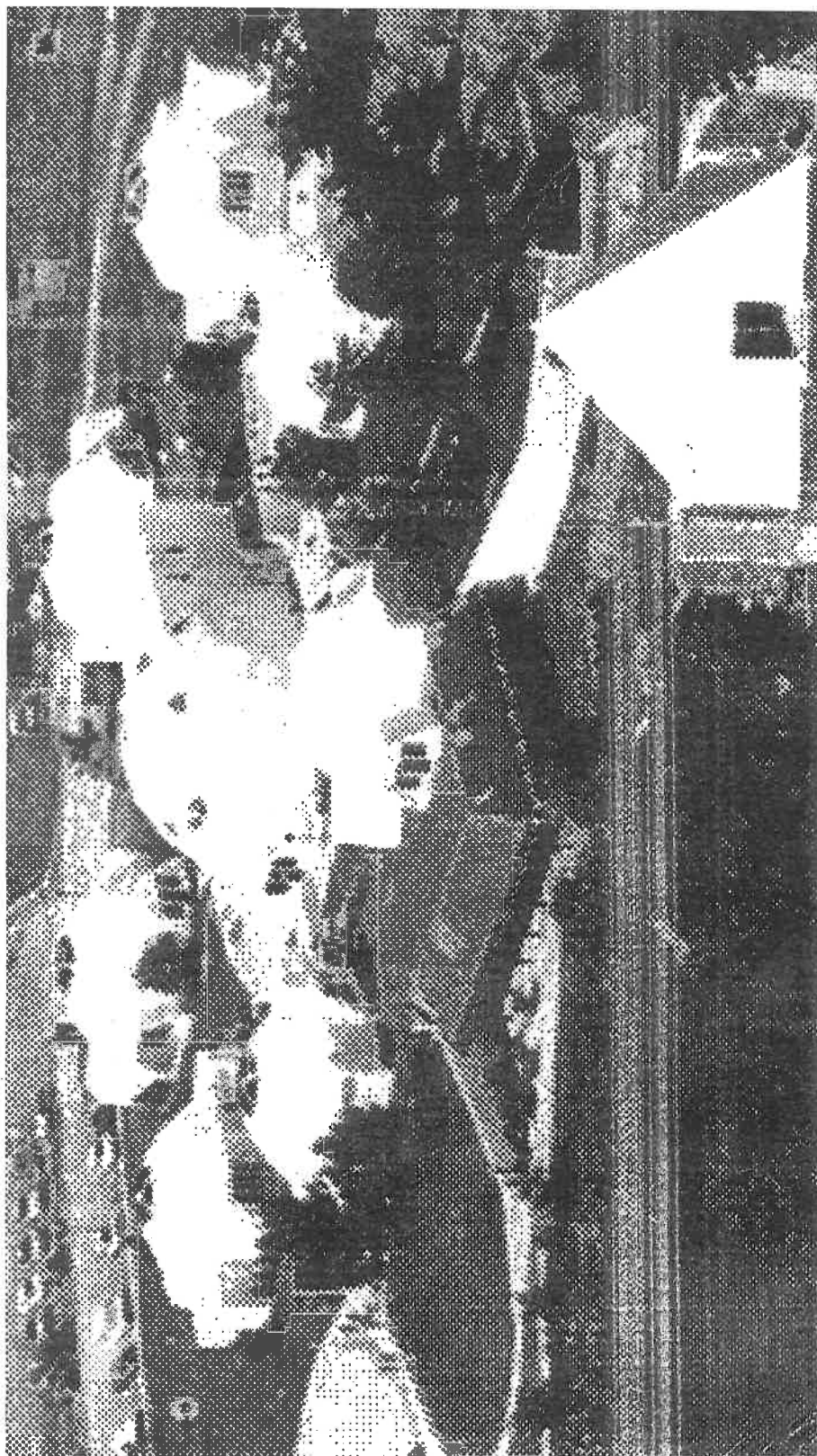
Taking into consideration the projected transitional rental costs, to temporarily accommodate council staff, the speed of construction of hexadomes cannot be matched by conventional buildings as a dome shell can be assembled and then erected in just two days, all the components already having been manufactured 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.





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

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 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

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
-  Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
-  Talk with us: – visit 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)

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

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

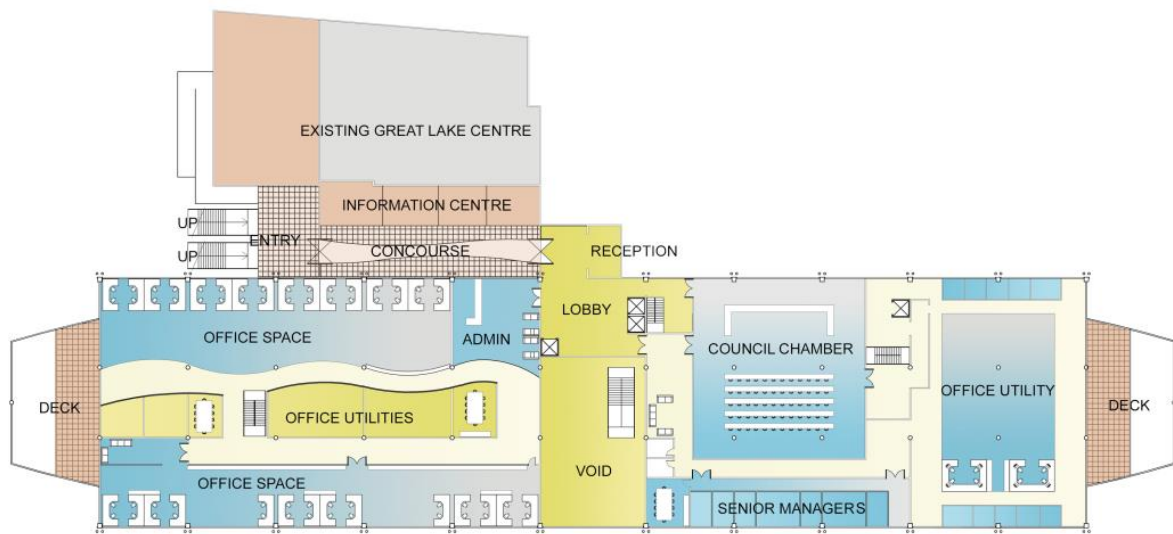
Attachment 2: Site Plan



Attachment 3: ground Level Plan



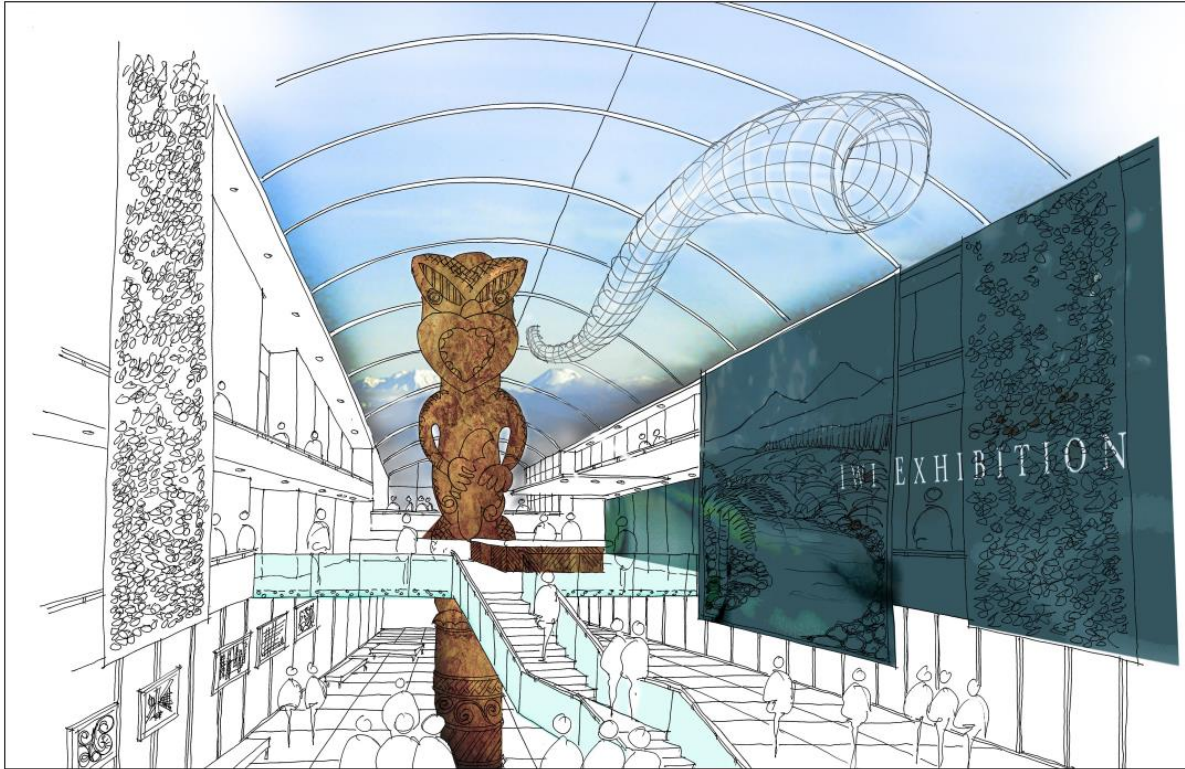
Attachment 4: Second Level Plan



Attachment 5: Perspective



Attachment 6: Interior Gallery Perspective



Attachment 7: Perspective



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: **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

24th 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 28th 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 28th 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
Income	
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
Total Income	\$47,000.00
Gross Income	\$47,000.00
Other Income	
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
Total Other Income	\$7,500.00
Total Income:	\$ 54,500.00
Less Operating Expenses	
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
Total Expenses	\$41,810.00
Net Surplus	\$12,690.00

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

27 April 2017

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

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 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
---	----------------------------------	------------------------------------

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
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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

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

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>
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.

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: **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?

Privacy Statement

From: John Ewart [<mailto:john.ewart@xtra.co.nz>]
Sent: Friday, 26 May 2017 11:12 a.m.
To: TDC Customer Services <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.



26th 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.

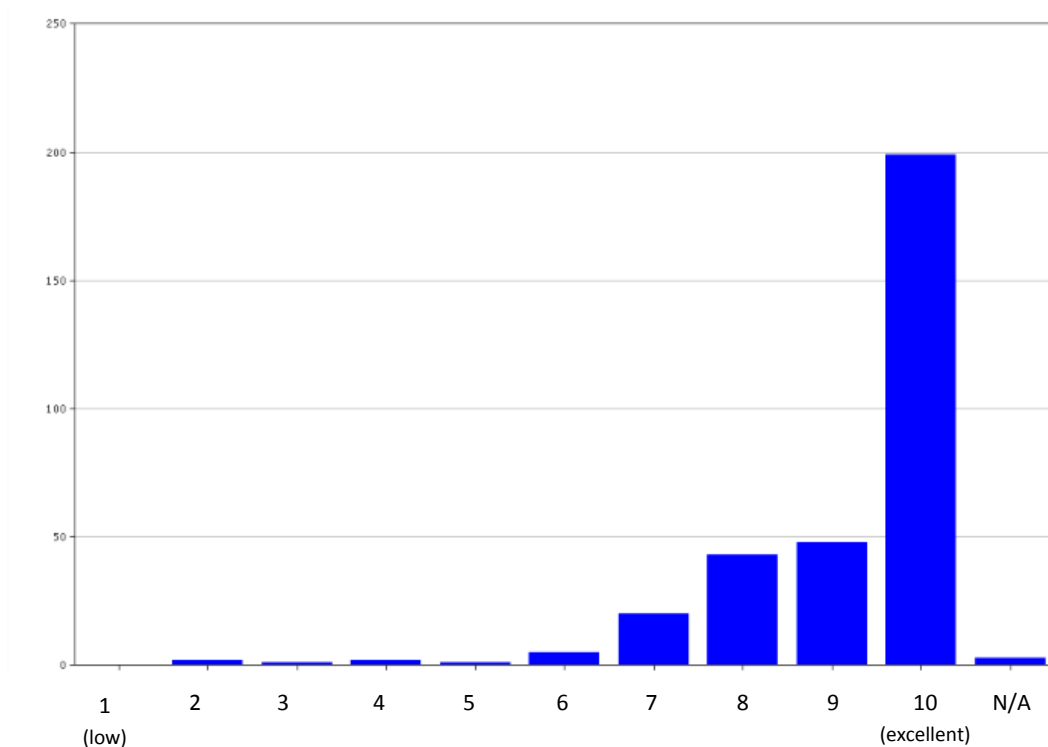
The Trust has 19 licensed operators offering services to trail users including cafes, bike shops, shuttle and bike hire operators and accommodation providers. In April 2016, APR Consultants produced an Economic Impact Assessment report which concluded that the annual economic contribution of the Trail 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.

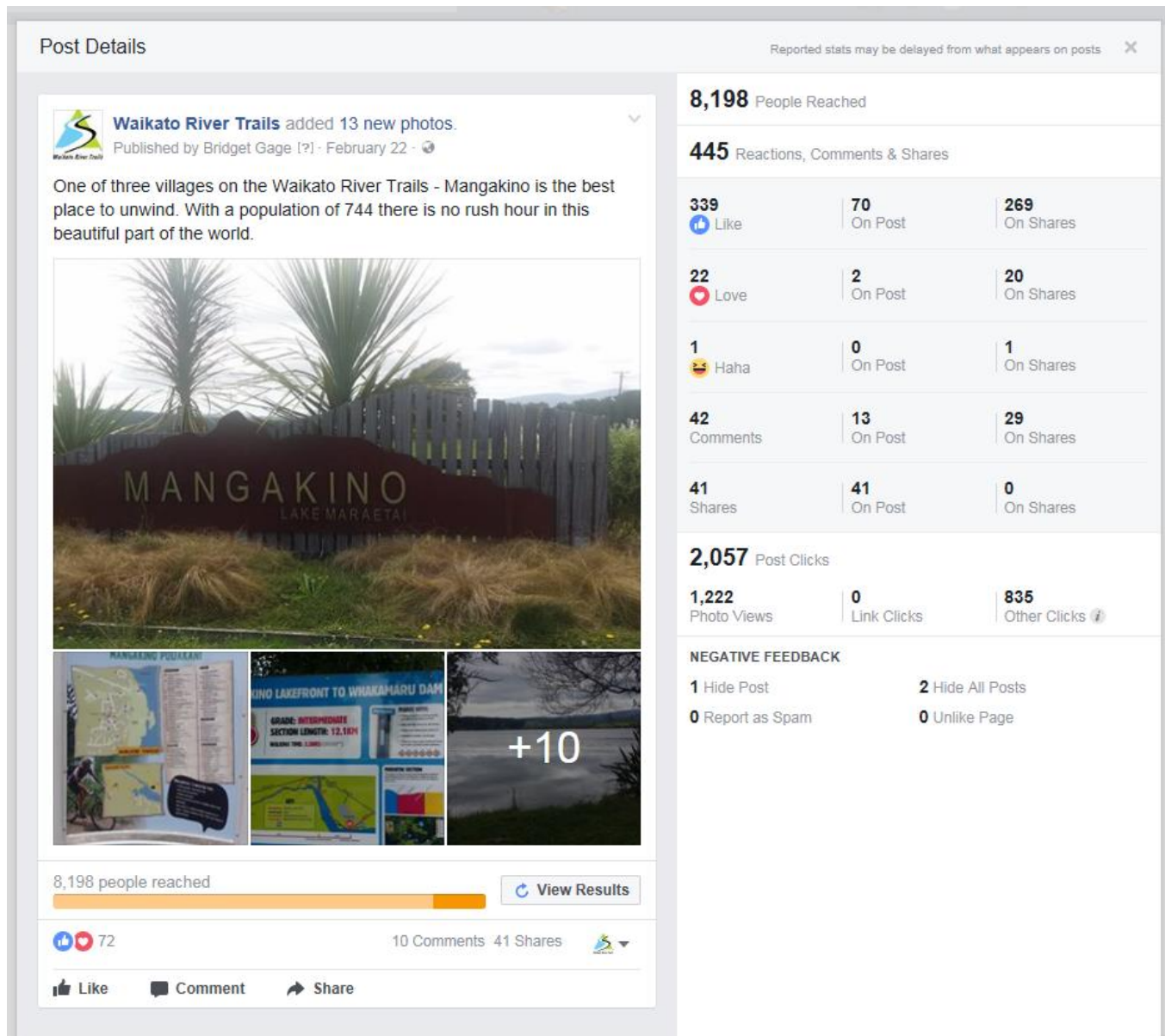
The Trail brings the community together including trail governance, support with events and riparian management.

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.

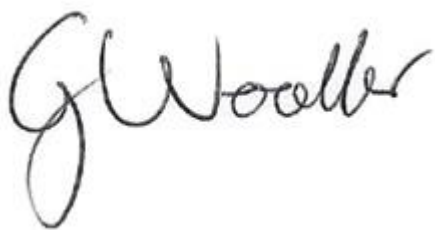
HOW COUNCIL CAN SUPPORT FUTURE INITIATIVES

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

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: **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

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 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.

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
- Email: annualplan@taupo.govt.nz
- Post: Annual Plan, Taupō District Council, Private Bag 2005, Taupō 3352
- Talk with us: – visit 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: _____

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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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

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: **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

File
No records to display.

Need Help?

Privacy Statement

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

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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

Asbestos Occurrences:	12
High Risk Occurrences:	0
Overdue for Reinspection:	0
Total Not Labelled:	12




Date of Report:	26 August 2016
Report Reference:	AsbestosRegister_TaupoCountyCouncilBuilding_201608260626
Site:	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 ² . 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 ² . 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	

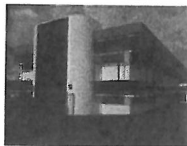


Taupo County Council Building Asbestos Register Report

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 ² . 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 ² .	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 ² . 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 Sheetting (FCS). Extent: 1-10m ² .	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: 50-100m ² . 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: 10-20m ² .	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: 50-100m ² .	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: 10-20m ² . 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: 20-50m ² .	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)	

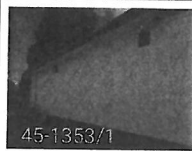
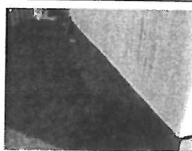


**Taupo County Council Building
 Asbestos Register Report**

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 ² .	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 ² .	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 ² .	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 ² .	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	 45-1353/1
		Building 1A, external, southern side, soil . AC Fragments. Extent: 1-10m ² .	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 ² .	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 ² .	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)	 45-1353/6


**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 ² .	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 Sheetting (FCS). Extent: 20-50m ² .	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 ² .	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 ² . 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 Sheeting (FCS). Extent: 50-100m ² .	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 ² .	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 Sheeting (FCS). Extent: 50-100m ² .	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	



t. 1300 042 962 w. clearsafesolutions.com.au e. info@clearsafe.com.au

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 ⁶
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 ^{1, 2, 3}
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 ^{1, 2, 3}
45-1353/4	Building 1A, external, eastern side, base boarding, central door	Fibrous Board, Ribbon-Like Fibres. Sample Size: 22x20x3mm	No Asbestos Detected ⁶
45-1353/5	Building 1A, external, eastern wall, bottom southern corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x5x2mm	No Asbestos Detected ⁶

*** 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 ^{1, 2, 3}
45-1353/7	Building 1A, external, northern wall, bottom western corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 24x12x4mm	No Asbestos Detected ⁶
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 ^{1, 2, 3}
45-1353/9	Building 1A, external, eastern side, central, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 24x8x3mm	No Asbestos Detected ⁶
45-1353/10	Building 1A, external, northern side, eastern corner, gable end	Fibrous Board, Ribbon-Like Fibres. Sample Size: 18x10x2mm	No Asbestos Detected ⁶
45-1353/11	Building 1B, external, southern side, central, soffit	FCS, White Silky Pliable Fibres, Brown Rod-Like Fibres. Sample Size: 10x8x3mm	Asbestos Detected ^{1, 2}
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 ^{1, 2}
45-1353/13	Building 1C, external, northern side, eastern corner, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 16x6x2mm	No Asbestos Detected ⁶
45-1353/14	Building 1C, external, western wall, far southern side, bottom corner	Fibrous Board, Ribbon-Like Fibres. Sample Size: 8x5x2mm	No Asbestos Detected ⁶
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 ^{1, 2}
45-1353/16	Building 1C, external, northern wall, central, bottom	Fibrous Board, Ribbon-Like Fibres. Sample Size: 35x25x4mm	No Asbestos Detected ⁶
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 ⁶
45-1353/18	Building 2, external, south eastern wing, level 1, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x6x3mm	No Asbestos Detected ⁶
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 ⁶
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 ⁶
45-1353/22	Building 2, external, southern side, western entrance, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 7x5x2mm	No Asbestos Detected ⁶

*** 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.

45-1353/23	Building 2, external, southern side, adjacent western window lip framing, cream textured paint	Paint Sheeting, White Silky Pliable Fibres. Sample Size: 10x5x2mm	Asbestos Detected ¹
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 ^{1, 2, 3}
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 ^{1, 2, 3}
45-1353/26	Building 2, external, southern side, central, dark green upper wall	Fibrous Board, Ribbon-Like Fibres. Sample Size: 14x12x2mm	No Asbestos Detected ⁶
45-1353/27	Building 2, external, southern side, central, soffit	Fibrous Board, Ribbon-Like Fibres. Sample Size: 10x8x2mm	No Asbestos Detected ⁶
45-1353/28	Building 2, external, southern side, central, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x18x3mm	No Asbestos Detected ⁶
45-1353/29	Building 2, external, north eastern corner, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 50x20x8mm	No Asbestos Detected ⁶
45-1353/30	Building 2, external, northern staff entrance, wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 20x12x2mm	No Asbestos Detected ⁶
45-1353/31	Building 2, external, northern side, western end, pink wall lining	Fibrous Board, Ribbon-Like Fibres. Sample Size: 6x4x2mm	No Asbestos Detected ⁶
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 ^{1, 2, 3}
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 ^{1, 2, 3}
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 ^{1, 2, 3}
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 ⁵
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 ⁶

*** 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.

Room/Area Description and reason(s) why access could not be derived into this area during the surveying activities on site

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)

Room/Area Description and reason(s) why access was limited into this area during the surveying activities on site

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 m² (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.