

**TAUPŌ DISTRICT COUNCIL  
MINUTES OF THE ORDINARY COUNCIL MEETING  
HELD AT THE COUNCIL CHAMBER, 72 LAKE TERRACE, TAUPŌ  
ON WEDNESDAY, 7 JUNE 2017 AT 9.30AM**

- PRESENT:** Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Zane Cozens, Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Kirsty Trueman, Cr John Williamson
- IN ATTENDANCE:** Group Manager: Corporate & Community [acting Chief Executive], Group Manager: Finance & Strategy, Group Manager: Business & Technology, Group Manager: Operational Services, Strategic Development Manager, Democracy & Community Engagement Manager, Policy Manager, Senior Policy Advisors (3), Senior Administrator (Policy), Senior Communications Advisor, Events & Sales Manager, People & Capability Business Partner, People & Capability Advisor, Facilities Manager, Commercial Manager, Business Development Planner, Group Accountant and Democratic Services Officer.
- MEDIA AND PUBLIC:** Taupō Times  
28 members of the public over the course of the day

His Worship the Mayor opened the meeting and welcomed everyone. He advised that the hearing of submissions would be recorded, but not webcast live.

**1 APOLOGIES**

**TDC201706/01 RESOLUTION**

Moved: Cr Anna Park  
Seconded: Cr Barry Hickling

That the apology received from Cr Rosie Harvey be accepted.

**CARRIED**

**2 CONFLICTS OF INTEREST**

Nil

**3 CONFIRMATION OF MINUTES**

Nil

**4 POLICY AND DECISION MAKING**

**4.1 TO RECEIVE, HEAR AND DELIBERATE ON SUBMISSIONS MADE ON THE CONSULTATION DOCUMENT FOR THE ANNUAL PLAN 2017/18.**

258 submissions on the Consultation Document for the Taupō District Annual Plan 2017-18 had been circulated.

The Senior Policy Advisor advised that two submissions had been received after the closing date, from Mr Brian Nicholl [A1968391] and Mr Klem Christensen [A1972496]. Members agreed to accept those two submissions for consideration.

**TDC201706/02 RESOLUTION**

Moved: Cr Anna Park

Seconded: Cr Barry Hickling

1. That submissions on the Consultation Document for the Annual Plan 2017/18 be received for consideration during Council's hearings and deliberations.
2. That the tabled late submissions on the Consultation Document for the Annual Plan 2017/18 be accepted for consideration during Council's hearings and deliberations.

**CARRIED**

The following submitters spoke to their submissions, with additional points as noted.

**234 – Ian Chamberlain**

- Mr Chamberlain works in the building industry. Asbestos, okay, it is an issue. The United Kingdom faced similar issues in the early 1980s. In 2018 every commercial building in New Zealand will have to identify all asbestos and deal with it. Not a big issue.
- The ability of a building to withstand an earthquake is a bigger issue than asbestos. Staff, members of the public use the Council building – what level of risk do you want to take on?
- The current building is not fit for purpose, it needs to go. So the next question is where should it be? If it was in town, traffic movements/parking would be an issue. The industrial area would be too far from town. So the current site is most suitable.
- Council vehicles could be stored underground. Some of the land could be sub-let.
- Consider how the building will be used over the next 50 years. It needs to be an asset for the area. If you go for a new building, consider the design carefully. Architects do not always provide designs which are practical to build and maintain.
- If you are going to build a new building, put good protocols around the process, employ a clerk of works (as a minimum) to look after your asset.

In answer to questions Mr Chamberlain advised that:

- In relation to Go Tongariro: At the moment Taupō district includes Taupō, Turangi and Mangakino. All resources should be used for the whole district. If resources are provided in bits, breakaway groups will form and things will not work so well.
- Go Tongariro funding should come under one of the other groups already in existence. Need to look at what is good for the whole district, and collaborate.
- 'Fit for purpose' in the context of a new build on the present site would include suitable meeting rooms, not just for staff and councillors – space for the community to use as well. Office space should be easy to move around, interchangeable. Staff numbers may change and the building needs to be able to be adapted.

**242 – Town Centre Taupō [TCT]**

The Chairman of the TCT Board, Chris Johnston; the TCT Coordinator, Julie McLeod and TCT member, Rowan Sapsford spoke to the submission and tabled two documents in support [A1971516 and A1971638].

- TCT represents and advocates for 530 business units within a set boundary in the Taupō CBD. A new Council building should be in the CBD to enhance vibrancy and support businesses in the centre of town.
- Mr Johnston outlined the history behind current planning policy including the Commercial and Industrial Structure Plan. It was important to stop the spread of office space to the fringe. Council, TCT and the community had been through a long process to finalise planning documents and Council now had an opportunity to cement that process. It makes good sense, good town planning to have the Council building in the CBD.
- Risks have to be taken, Council will need to take the lead. Stop, look for a 50-year plan – the CBD is the best place for a new building.

- Council's proposal to rebuild on the current site is not within the spirit of the Commercial and Industrial Structure Plan. This is an opportunity for the Council to show leadership, invest in the town centre and bring the largest employer of office staff to the CBD.
- TCT's submission strongly aligns with current Council policy – the District Plan and the Commercial Industrial Structure Plan – documents developed in consultation with the community. Development of office space does not belong in residential or industrial areas.
- Car parking in the CBD was just a physical problem, can be addressed.
- The new build should incorporate community spaces, possibly even a bus depot.
- Look for a solution which will best serve the community over the next 50 years.
- A strong CBD sustains any community.

In answer to questions the representatives advised that:

- Splitting Council services between CBD and elsewhere might be okay, within permitted rules, but tread carefully.
- Possible sites could be the Great Lake Centre area, perhaps where the car park wraps around; the BP/Caltex car parks; or the car park near McDonald's Restaurant. Put more parks in to compensate. Include community rooms and support a CBD people wish to come to.
- Affordable meeting space is a problem for community groups. Council has an opportunity to meet this need without being in competition with existing providers.
- If businesses are doing well, they tend to open more often. May and June are the toughest months in Taupō.
- Having Council staff in the CBD would add to visual vibrancy and extra spend.
- In relation to existing use rights, Council needs to do its due diligence very carefully. District Plan objectives and policy do not support development on the current site.

#### **151 – Anton Romirer**

- Mr Romirer is a business owner within the CBD and involved in a Trust which owns multiple properties also within the CBD. Has lived in Taupō, Austria and Japan.
- Taupō is going in the right direction. Look at the broad context. The Council building should not stay where it is; it should be moved towards the CBD, not in the middle of the CBD however.
- Lower Waikato / Ricket Street would be a good site for access, parking, expandability etc.
- Mr Romirer suggests various intersection changes around the CBD and town. When considering the location, Council needs to have a far grander plan (not in monetary terms) – need to look at how people move through the town.
- Council should not involve consultants – most of them do not consult people and consider how they move and use the town. Get statistics – flow rates of locals, customers, tourists and make informed decisions.
- Selling the current building would realise a considerable amount of money.
- There is a lot of cynicism in the community about the asbestos issue – a lot of buildings in the CBD have asbestos.
- Go forwards with a bigger, bolder plan.

In answer to questions Mr Romirer advised that:

- Ricket Street was the best site because of its accessibility and space for car parking. Pumice is a very easy construction material to move and pack and lends itself to underground car parks.
- A gondola system around Taupō town and perhaps up Mount Tauhara would be a 'feather in the cap' for Taupō and would solve transport problems. RAL Austria can install a gondola with capacity for 58 passengers for approximately \$20m.

#### **1 – Craig Sawyer**

- 10 year resident of Taupō, paying rates on five properties, owner of Jolly Goodfellows.
- Critical of Council's decision to rebuild on the present site. This lacks thought and vision. Council needs to look more closely at other options.

- The Council building needs to be in the best place for Taupō – for the ratepayers and visitors.
- If Council sells the current site, proceeds from that sale can be used to off-set a new build on a different site.
- The new building could be on County Avenue – staff can easily drive to town.
- The current site should be freed up for a commercial operator.
- Another option is to have a shop front in town for some Council operations and the rest can be based elsewhere.
- This was a brilliant opportunity to have a major contributor to the Taupō economy on the existing site. Top class hotel/conference facilities were currently lacking in Taupō – Council should use the site to encourage an operator to town and economic benefits will follow.

In answer to questions Mr Sawyer advised that:

- He did not have a preferred site for the Council building – just not on the current site.
- Council does need a presence down town, to make it easy for people to pay rates etc, but the rest of Council's operations could be anywhere else within permitted planning rules.
- His submission was not based on his business next door, it was based on the bigger picture – what is best for Taupō.

### **175 – Andrew Baber**

- Resident since 1975.
- It was very difficult to argue against full earthquake protection for officers and members of the public. This can be achieved by a modern earthquake-proofed building. Issues of decay can be dealt with at the same time.
- Mr Baber advised that he had reluctantly changed his opinion since his original submission was lodged, and he now supported the Council's preferred option to rebuild on the current site.
- Noted that the information to support the Consultation Document on the Annual Plan was difficult to locate on the Council's website.
- If the Council building were to be located in the CBD, parking would be a problem. If it were outside the CBD, the Council would be too isolated from the town. The current site is easy to access.

In answer to questions Mr Baber advised that:

- The main reason he had changed his view was further consideration of access. The prominence of the current site makes it user-friendly. He was still open to persuasion however.
- The CBD needs to be nurtured. Council workers would add something to the CBD if the building were to be located there.
- It would be disappointing to see a major hotel built on the current site – we have enough lakefront accommodation already.

The meeting adjourned at this point [10.44am] and reconvened at 11.00am.

### **119 - Taupō Chamber of Commerce and Industry**

Ms Catie Noble, President of the Taupō Chamber of Commerce and Industry spoke to the submission and tabled a summary of a survey conducted by the organisation [A1971513].

- The Taupō Chamber of Commerce and Industry has 178 members throughout the district. The organisation supports sustainable business growth and promotes business vitality. A survey had been conducted after a recent Business After 5 event – results tabled.
- 79% of members who responded supported a rebuild. There is strong support from the business community for something to happen. 66% of responses did not agree that the current site should be used. In response to the question 'should the Council rebuild in the CBD' members were split, which indicates a lack of information for members to make a firm decision one way or the other.

- Members want change; they want Council to do something quite considerable; they want to see the business benefits of change. This is a chance for Council to do something great for the town and to lead by example.
- A thriving town needs great businesses and vice versa.
- More information is needed including a cost/benefit analysis of options.
- A comment from one member was that Council should not just choose the cheapest option. Local contractors should be used wherever possible. Use and showcase what we already have here.

In answer to a question Ms Noble advised that 38 members responded to the survey.

### **228 – Mike Bowie**

Mr Bowie tabled and read a document entitled 'Submission to TDC re Additional Funding for Go Tongariro' [A1971515].

In answer to questions Mr Bowie advised that:

- Any development in Turangi cannot be undertaken by one group – there has to be buy-in from Taupō District Council; the Turangi/Tongariro Community Board; and Destination Great Lake Taupō/Enterprise Great Lake Taupō. Go Tongariro is a small entity struggling, hugely underfunded and will therefore never work. The more people involved with decision-making, the more positive the outcome will be.
- He liked the name and branding of Go Tongariro – the brand can remain, but the organisation needs to be restructured as the model is flawed.

### **157 – Ed Juzwa**

- Council should sell the building with the site and look elsewhere to build.
- Rather than a traditional, multi-storey office block, Council should adopt a modular approach with hexadomes. This would save 1/3 construction costs, so assuming Council realises \$7m for the current site, the hexadomes would cost \$7m and the net cost would be zero.

In answer to questions Mr Juzwa advised that:

- Hexadomes are engineered to withstand earthquakes. Built on a raft concrete base with concrete riser walls. Increases head room and allows for the fact that the basic shell rides on flexible foundations.
- There were a few examples of residential hexadome houses throughout New Zealand. For commercial buildings, the hexadomes could either be scaled up, or modularised and connected via a passage way. There were examples of municipal complexes built out of hexadomes in California.
- Because hexadomes save on space, they require 40% less heat. Solar tiles could also be incorporated into the design.

### **162 – Jane Penton**

Ms Penton tabled oral submission notes [A197518].

- No strong opinion on where the building should be located, as long as there is a connection between the building and the lake.
- Great opportunity to incorporate Barry Brickell terracotta tiles into a new building, along with display areas for other taonga.
- Eco principles and low impact design – Department of Conservation building an example.
- Provide community spaces, for example areas for elderly people to meet and socialise.
- Consider other things to incorporate – for example safe transport hub, access, car parking.

In answer to questions Ms Penton advised that:

- The main reason she supported the current site was the view to the lake.
- Lakes & Waterways Action Group would like to continue and expand the dialogue with Council in relation to water quality and land management issues.

**145 – Robert Montgomery**

Mr Montgomery addressed the Council via teleconference. He read out his submission. In answer to a question, Mr Montgomery advised that a long-term solution for car parking would be to have an underground car park behind the library and Great Lake Centre. Costs would be additional, but one option could be to link that parking area underground to Tongariro Street.

The meeting adjourned again at this point [12.00pm] and reconvened again at 12.45pm.

**101 - Go Tongariro**

Mr Wayne Smith, Chairman of the Go Tongariro Board read the submission and responded to questions as follows:

- The Board was waiting until the outcome of the economic development strategy was available before redefining the job description for the coordinator and advertising the position (likely to be in the latter part of July).
- Mr Smith was currently managing the membership project and had achieved 100% success with the 42 businesses he had approached to date. The project had not been given the priority it should have been.
- Original documents did indicate that Go Tongariro would eventually be self-funded.
- There was no 'Plan B' if Council does not approve additional funding.
- Membership currently costs \$100 + GST pa and will increase following the AGM. The Board will have to ask the hard questions about self-sustainability.

**156 – Doug Simmons**

Mr Simmons read his submission and answered questions as follows:

- The real challenge will be to deliver the standard of architecture the Lake Terrace site justifies. Queenstown's building was provided as an example only – something with 'wow factor' married with functionality.
- It would be great if the local building industry got a fair go of this project. All other things being equal, locals could deliver not only because the technical ability and resources are here in Taupō, but because local industry has the passion and pride.
- The front end of the building needs to be the public end. With clever architecture the view could be maximised, for example there could be an atrium with a view out the front windows – would be a lovely building for the public.
- Council is not a pure service provider – services can be delivered almost anywhere.
- Retain this site, then with that comes the responsibility to do it justice.

**249 – Don Locke**

- Passionate about Taupō and enthusiastic about the future.
- The current site is the forefront of our wonderful town. Demolish the building and rebuild on the same site.
- Consider what is development? Only one thing – money. The first place a new developer will come is to the Council building – imagine first impressions if he is directed to an office up the back of town somewhere.

In answer to a question Mr Locke advised that Taupō was fairly well catered for for meeting services, with Waiora House and Rotary House for example. It was Council's job to decide if the building should contain facilities for community groups.

**245 – John Ewart**

Mr Ewart summarised his submission and concluded that ratepayers need to be reassured Council is using science not emotion to back its decisions. In answer to questions Mr Ewart advised that:

- If Council is going to move, it should move from the lake front.
- Anywhere in New Zealand is at risk of an earthquake and buildings should be built to proper standards.
- Council should not be moving staff out if it does not have to.
- His concern was with the process, rather than the outcome.

The meeting adjourned again at this point [1.22pm] and reconvened again at 1.43pm.

### **172 - Clayton Stent**

- Concerned about the urgency with which Council is making decisions.
- Not many years ago a massive consultation exercise was undertaken with the community on a proposal to relocate to the Great Lake Centre. A lot of information, including pricing and an informed proposal was in the public domain. At the moment, information provided to the public by Council is very generalist, lacking in detail including costings. This could potentially lead to a bad outcome.
- Take time to reflect. Do not just take the easy option. Address issues that need to be dealt with (for example asbestos/earthquake strengthening) – this can be done at a reasonable cost and in a reasonable timeframe. Then spend the next three to four years considering what the next step might be. 50-year decisions should not be made quickly, or lightly.
- Council currently sits on inappropriately zoned land. Relying on existing use rights is not an ideal long-term strategy. If the current site is the preferred site, Council should re-zone it appropriately.

In answer to questions Mr Stent advised that:

- His concern was that asbestos and earthquake strengthening were being used as excuses to look at the bigger picture. Look at the bigger picture with more information and in a timely / considered manner. Best guesses around costings generally fall short, for example the estimated \$800k fitout costs will be closer to \$2m.
- Any Council decision is judicially reviewable if due process is not followed. The manner and timeframes of the current project have aspects of risk, depending on what Council's decision is.

### **174 – Alan Brake**

- The current site is prime real estate. Council should sell the site and build somewhere else, for example County Avenue.
- Spend some money now to get the current building serviceable, then take time to make a long-term decision.

In answer to a question Mr Brake advised that the current site would be worth \$4 to \$5m. Council should sell it 'as is' but in the meantime Council should stay until another building is available.

The meeting adjourned again at this point [1.56pm] and reconvened again at 2.10pm.

### **3 – Gary Traveller**

Messrs Gary Traveller and John Wade spoke to the submission and tabled information in support [A1971639]. Mr Traveller advised that he did not want to present the submission in confidence as originally intended. He summarised the tabled document. In answer to questions Messrs Traveller and Wade advised that:

- The proposed new building at 67 Horomatangi Street could be designed to Council's specifications, but one possible design could be a public entrance for Council; a café for staff and public use; first floor office space predominantly for Council staff but also clubrooms for the RSA accessible by a separate entrance.
- Recommended ownership structure would be strata or unit title, so RSA can maintain their own title/interest.

- Underground car parking capacity could be approximately 80 to 90 car parks.
- It was understood that RSA were able to on-sell the land, which was originally gifted to that organisation.
- Negotiations to date had been with the RSA Trust, not the Club.
- The RSA Trust was excited about the proposal. The artifacts currently on site could be removed.
- Preferred option status was sought – Messrs Traveller and Wade would like to come up with a solution that is going to fit everyone’s needs, whether that is a turnkey property; one ready for fitout; or property for lease. They were ready to proceed with the project whenever Council was ready.
- Costings were unknown but it was noted that underground car parking adds complication and cost, as does earthquake strengthening to ensure the building survives, protects lives and continues to operate after an earthquake.

*Cr Anna Park left the meeting at this point [2.40pm].*

### **129 – Mr John Mason**

Mr Mason made a PowerPoint presentation [A1969922]. He explained that he was a horticulturalist and had a background in building developments. He added that it had taken him five days to prepare his presentation and it was not his intention to offend anyone.

- There are issues compromising Taupō’s vision for a new facility in the current site, including volcanic, tsunami and earthquake risks.
- Mayor and councillors had 10 minutes at the extraordinary meeting on 13 April 2017 to read detailed information about asbestos – it took Mr Mason five days to analyse. There was not enough information in front of Council to make a decision.
- Council should stay in the current building until a new build is completed – benefits outlined.
- Raised a number of questions – will somebody ask and get responses to these questions.
- Taupō district needs a facility to be proud of, with a small room for meetings etc.

The meeting adjourned again at this point [3.05pm] and reconvened again at 9.30am on Thursday 15 June 2017.

**PRESENT ON 15 JUNE:** Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Zane Cozens [from 9.32am], Cr Rosie Harvey [via audio link], Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Kirsty Trueman [from 9.35am], Cr John Williamson

**IN ATTENDANCE:** Chief Executive, Group Manager: Corporate & Community, Group Manager: Finance & Strategy, Group Manager: Business & Technology, Group Manager: Operational Services, Strategic Development Manager, Democracy & Community Engagement Manager, Communications Manager, Corporate Solicitor, Policy Manager, Senior Policy Advisors (2), Senior Administrator (Policy), Senior Communications Advisor, Facilities Manager, Commercial Manager, Business Development Planner and Democratic Services Officer.

**MEDIA AND PUBLIC:** Taupō Times  
Taupō Weekender  
Five members of the public

His Worship the Mayor reconvened the meeting and welcomed everyone. He advised that the meeting was being recorded and Cr Rosie Harvey was joining the meeting via audio link.



**TDC201706/03 RESOLUTION**

Moved: Cr Barry Hickling  
Seconded: Cr Tangonui Kingi

That the apologies received from Crs Zane Cozens and Kirsty Trueman [for lateness] be accepted.

**CARRIED**

The Policy Manager advised that elected members had three decision points to consider: Go Tongariro funding; the future of the Council building; and out of scope submissions. A document containing proposed responses to out of scope submissions was tabled [A1978275].

*Cr Zane Cozens entered the meeting at this point [9.32am].*

In relation to Go Tongariro funding, the Policy Manager advised that approximately 60% of submitters had been in support of Council putting the requested funding in place.

In relation to the building, the first question for Council was should it proceed with a refurbishment of the building at 72 Lake Terrace, or construct a new building. If the latter was preferred, the next question would be where that new building would be situated. There was some community support for a new building on the current site, but also for other alternative sites, particularly in the town centre. If Council were of a mind to investigate multiple sites it would be important to balance the breadth of the investigation process with demands around timing and cost [i.e. the more sites investigated, the longer and more costly the process]. Finally Council may wish to call for expressions of interest for land to purchase, or a building to lease, or a combination thereof for a new civic administration building.

*Cr Kirsty Trueman entered the meeting at this point [9.35am].*

**Go Tongariro**

Staff responded to questions from members. The following points were noted:

- The additional funding request from Go Tongariro was a significant issue in terms of Council's Significance & Engagement Policy 2016 because increasing funding was a significant departure to the philosophy outlined in the 2015-25 Long-term Plan of a decrease in funding over time.
- There was already \$7,000 allocated to Go Tongariro for the 2017-18 year. The proposal was to increase this by \$13,000 to a total of \$20,000. Noted that this was the intent of the original mover at the time the proposal was included in the Consultation Document for the Annual Plan.

Members decided to confirm funding of a total amount of \$20,000 for Go Tongariro in the Annual Plan 2017-18. This would be tagged to fund the coordinator's salary only. It was agreed that a more collaborative approach between Go Tongariro, Council and DGLT/EGLT would benefit the work of the organisation and clear KPIs and expectations needed to be in place going forward. Cr Christine Rankin offered her support to the Go Tongariro Board to put a business plan in place.

**TDC201706/04 RESOLUTION**

Moved: Cr Barry Hickling  
Seconded: Cr Tangonui Kingi

That Council confirms funding of a total amount of \$20,000 for Go Tongariro in the Annual Plan 2017-18 to be used for the coordinators salary only, when the new coordinator starts.

**CARRIED**

**Council building**

Members decided not to refurbish the Council building at 72 Lake Terrace, Taupō but confirmed a preference for a new building to be built. The following discussion points were noted:

- The building at 72 Lake Terrace, Taupō was at the end of its life, with multiple issues of which asbestos was only one.
- The timing was right to build a new public building to suit the multiple needs of its users.
- Council's needs and the needs of the community over the next 50 years should be identified and a fit-for-purpose building built.

Although not part of deliberations on the Annual Plan 2017-18, staff answered questions about the condition of Council office buildings in Turangi. The Chief Executive confirmed that there was asbestos present in the roof in Turangi, but it was not endangering the safety of staff and other users of the buildings. The new tenant was aware of the issues associated with the building and also the plans in place to resolve those issues.

**TDC201706/045 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Cr Anna Park

1. That Council confirms that it will not proceed with a minor, partial or full refurbishment of the Council building at 72 Lake Terrace, Taupō.
2. That Council confirms a preference for a new civic administration building to be built.

**CARRIED**

**New building – investigation of sites; expressions of interest**

Members discussed potential sites to investigate for a new building and considered whether or not to call for expressions of interest for land to purchase, or a building to lease, or a combination of both for a new civic administration building.

The meeting adjourned at this point [10.55am] and reconvened at 11.15am.

In answer to a question, the Group Manager: Operational Services advised that geotechnical reports would cost approximately \$10 - \$15,000 per site.

Members decided to direct officers to investigate the following Council controlled sites in Taupō for the new civic administration building:

- (a) Local Purpose Reserve land around the Great Lake Centre
- (b) Tuwharetoa Street car park
- (c) Heuheu Street car park
- (d) 72 Lake Terrace

Each potential site was considered in turn, with members indicating components to be included for consideration as part of investigations. It was agreed that all investigations should include opportunities for colocation with other parties; opportunities for creating wider community benefits; options for managing fleet and visitor car parking; opportunities to achieve efficiencies in Council operations; and other process requirements.

**Local Purpose Reserve land around the Great Lake Centre – components to include:**

The Policy Manager showed a map of the Great Lake Centre area on the big screens in the Council Chamber. He identified recreational reserve and local purpose reserve areas; and outlined the plans in the Commercial Industrial Structure Plan for straightening up Storey Place and the roads in the area.

- Civic administration building
- Not on the North Domain
- Bus stop and ticketing/waiting areas – combine with I-site
- Library – future proof
- Great Lake Centre – future proof
- Museum – future proof
- Car parking - at least replace existing parks and add parks
- Buildings to be separate but with connectivity between

Tuwharetoa Street car park – components to include:

- Civic administration building
- Bus stop and ticketing/waiting areas
- Car parks - replace existing parks and add one deck
- Information/booking centre
- Retail space for lease

Heuheu Street car park – components to include:

- Civic administration building
- Bus stop and ticketing/waiting areas
- Car parks - replace existing parks and add one deck
- Information/booking centre
- Retail space for lease

72 Lake Terrace – components to include:

- Civic administration building
- Car parking

It was also decided that Council should seek expressions of interest for land in the Taupō CBD to purchase, or a building to lease, or a combination thereof for a new civic administration building.

**Out of scope submissions**

A document containing proposed responses to out of scope submissions had been tabled [A1978275]. No changes were made to that document.

**TDC201706/056 RESOLUTION**

Moved: Cr Christine Rankin

Seconded: Cr Barry Hickling

1. That Council directs officers to investigate the following Council controlled sites in Taupō for the new civic administration building:
  - (a) Local Purpose Reserve around the Great Lake Centre
  - (b) Tuwharetoa Street car park
  - (c) Heuheu Street car park
  - (d) 72 Lake Terrace
2. That Council directs officers to seek expressions of interest for land in the Taupō Central Business District to purchase, or a building to lease, or a combination thereof for a new civic administration building.
3. That Council approves the responses to the out of scope submissions [A1978275].

**CARRIED**

Councillors John Boddy and Rosanne Jollands requested their dissent to resolution TDC20170605 above be recorded.

In response to questions the Chief Executive advised that:

- Investigations would be complete in approximately 6-8 weeks.
- Leases for temporary accommodation of staff were in the process of being signed in accordance with the Council resolution of 16 May 2017. It would take approximately 6-8 weeks to move staff out of 72 Lake Terrace, a process which was due to start on 1 July.
- Once Council had considered the outcome of investigations and the expressions of interest process, if 72 Lake Terrace was not selected as the site for the new building, the next decision would be what to do with that property.

The Group Manager: Operational Services made a PowerPoint presentation [A1980950] which summarised an independent assessment of previously tabled reports about asbestos at 72 Lake Terrace, Taupō. The following conclusion from Beca and Warren & Mahoney Architects representatives was noted: "We concur that the risk profile presented by the existing civic administration building to TDC staff, service delivery and the general public, in particular the health & safety risks, are considerable and are therefore untenable to TDC."

**The meeting closed at 12.16pm.**

**The minutes of this meeting were confirmed at the ordinary Council meeting held on 27 June 2017.**

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**CHAIRPERSON**