

Consultation document for the Long-term Plan 2018-28

‘Looking after the place we love for the next 10
years’.



Why we want you to have your say!

Every three years we seek feedback on our draft 10-Year Plan that outlines the services, key projects and initiatives we plan on delivering for our community. This document outlines some of the key issues we want your feedback on. It's just as important to let us know the things you support as well as the things you don't as what you tell us will guide our future decision making.

You can have your say in the following ways:

- Council website
- Email address
- Physical contact details
- Drop into one of these sessions (arrow to timetable).

What happens with my feedback?

When you make a submission you will be given the option on whether you want to present your view to the Council in person. If you do we will book a time for you to attend a public meeting during the week of April 30- May 6. You will be given about 10 minutes to present your submission and answer any questions. Hearings in Turangi and Mangakino will be arranged if there are sufficient numbers. Alternatively, you may wish to present your view to the Council electronically e.g. conference call. Please let us know if you wish to present in this way.

All submissions will be considered by the Council regardless of whether you want to be heard or not. They will make their decisions in May. All submissions will be made available to the public via the Council website, including your personal details.

Consultation events – check with councillors on dates and locations

Location	Date	Time
Taupo	Xx March 2018	TBC
Turangi	Xx March 2018	TBC
Mangakino	Xx March 2018	TBC
TBC	TBC	TBC

Our Long-term District Strategy for 2018-2028

Taupō District Council's vision is 'To be the most prosperous and liveable district in the North Island by 2022'.

As your Mayor and Councillors, we want the Taupō District to be the 'Heartbeat of the North Island' not only by its geographical position but by creating world class, authentic and resilient communities that people want to be a part of.

We want our district to be known for its charm, to be vibrant, and to also offer a quality experience for both residents and visitors, while creating real value in what we offer and by the way we do things.

To help guide our strategy we have used a core set of values to underpin our decision making when it comes to the services and activities we carry out as a council. These are:

World class – words completed – need confirmation by council.

Authentic – words completed – need confirmation by council.

Resilient – words completed – need confirmation by council.

Charming – words completed – need confirmation by council.

Vibrant – words completed – need confirmation by council.

Quality – words completed – need confirmation by council.

Value – words completed – need confirmation by council.

This Long-term strategy continues to align with the goals we set ourselves in the last Long-term Plan of:

- Ensuring that the Taupō District remains a great place to live
- Promoting economic development
- Protecting our water resources and using them wisely
- Maintaining the quality infrastructure that we have and;
- Keeping rates and debt affordable.

We want to build on the strong foundation we have built over the past three years.

Visual of 'this is what we are (2018) and what we will be (2028)'

(animation; graphics)

- This many people (permanently resident) 2018 – 37,200 v projected 2028 – 38,700
- This many people in the differing age categories 2018 v 2028

COUNTING THE ASSETS

Council has \$1.1 billion in assets including land, infrastructure and buildings as at 30 June 2017.

These include:



(Higher resolution required)

About our finances

(graphics)

We will collect \$93.1M in revenue in the 2018/19 year

Of this \$63.2M will be collected from rates

This is only 2.86% more than 2017/18

We will spend about \$114M in the 2018/19 year

By June 2019, net debt is expected to be \$33.6M

Our Financial Strategy

The strategy continues the focus Council set in the Long-term Plan 2012-22 and 2015-25 on prudently managing our investments and borrowings, keeping rates affordable and sustainable and looking after the assets we have while maintaining levels of service.

Keeping rates affordable and sustainable

It is always a balancing act between meeting the wants and needs of our communities whilst keeping rates affordable and sustainable. This strategy has been prepared with this at the forefront of our thinking.

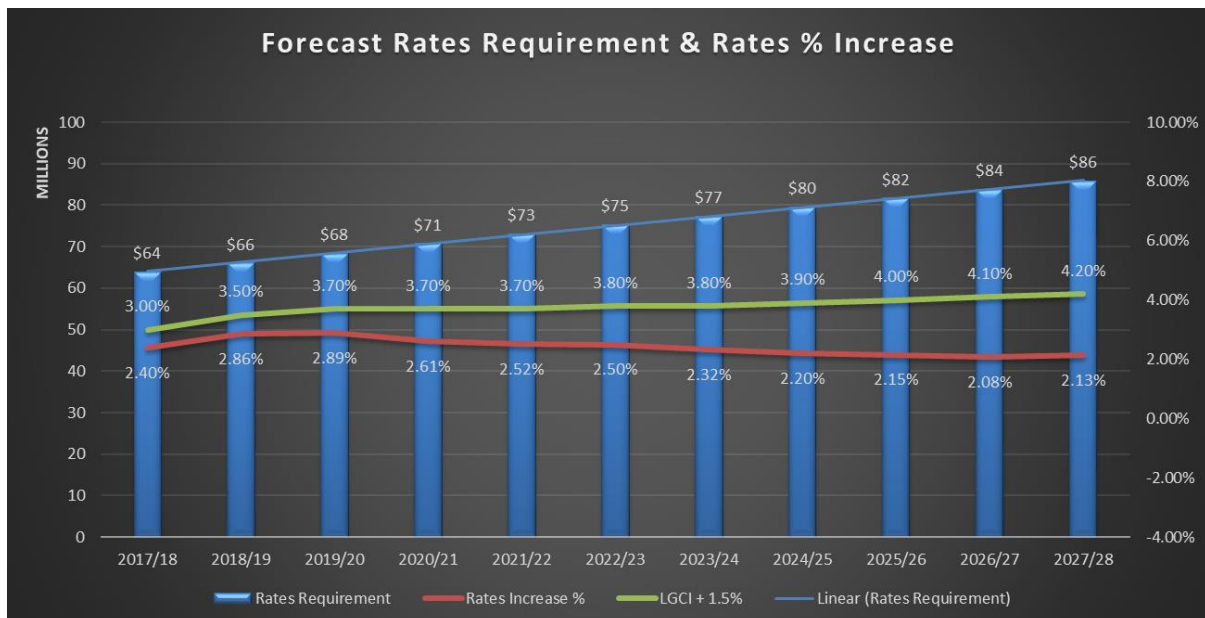
Rates

To help achieve what we think is a good balance we have set the following limits on rates:

- Total rates revenue must not exceed 80% of operating revenues
- Rate increases may not exceed the forecast Local Government Cost Index (LGCI) +1.5%

In our last Long-term Plan, we had set the limit on rates increases at LGCI +1%. We have increased this by 0.5% as we are proposing a significant capital infrastructure programme and we still want to have the flexibility to include some projects put forward by the community.

Local government infrastructure costs, as measured by the Local Government Cost Index (LGCI) increase at a higher rate than the Consumer Price Index (CPI). We believe that the limits that we have set for rates still allow us to provide for and maintain existing levels of service and to meet any additional demand for services.



Graphic of differences between CPI and LGCI

Eg. LGCI is piping, roads etc vs CPI is bread, milk etc

Rates for different property types

The table below shows examples of the rates for a range of rating valuations for residential properties in Taupo, Turangi and Mangakino, industrial and commercial properties and rural properties based on what we have planned.

Residential properties - Taupo

	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Rating Valuation	\$284,000	\$284,000	\$453,000	\$453,000	\$565,000	\$565,000	\$810,000	\$810,000
	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$
Fixed Targeted Rates	1,175	1,212	1,175	1,212	1,175	1,212	1,175	1,212
General Rates	982	1,001	1,418	1,448	1,706	1,744	2,338	2,391
Total Rates	2,157	2,213	2,592	2,660	2,881	2,956	3,513	3,604
\$ change per week		1.08		1.30		1.44		1.75
% change		3%		3%		3%		3%

Residential properties - Turangi

	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Rating Valuation	\$162,000	\$162,000	\$186,000	\$186,000	\$208,000	\$208,000	\$466,000	\$466,000
	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$
Fixed Targeted Rates	1,040	1,102	1,040	1,102	1,040	1,102	1,040	1,102
General Rates	668	678	729	742	786	800	1,451	1,482
Total Rates	1,708	1,780	1,770	1,843	1,827	1,901	2,492	2,584
\$ change per week		1.38		1.41		1.44		1.77
% change		4%		4%		4%		4%

Residential properties - Mangakino

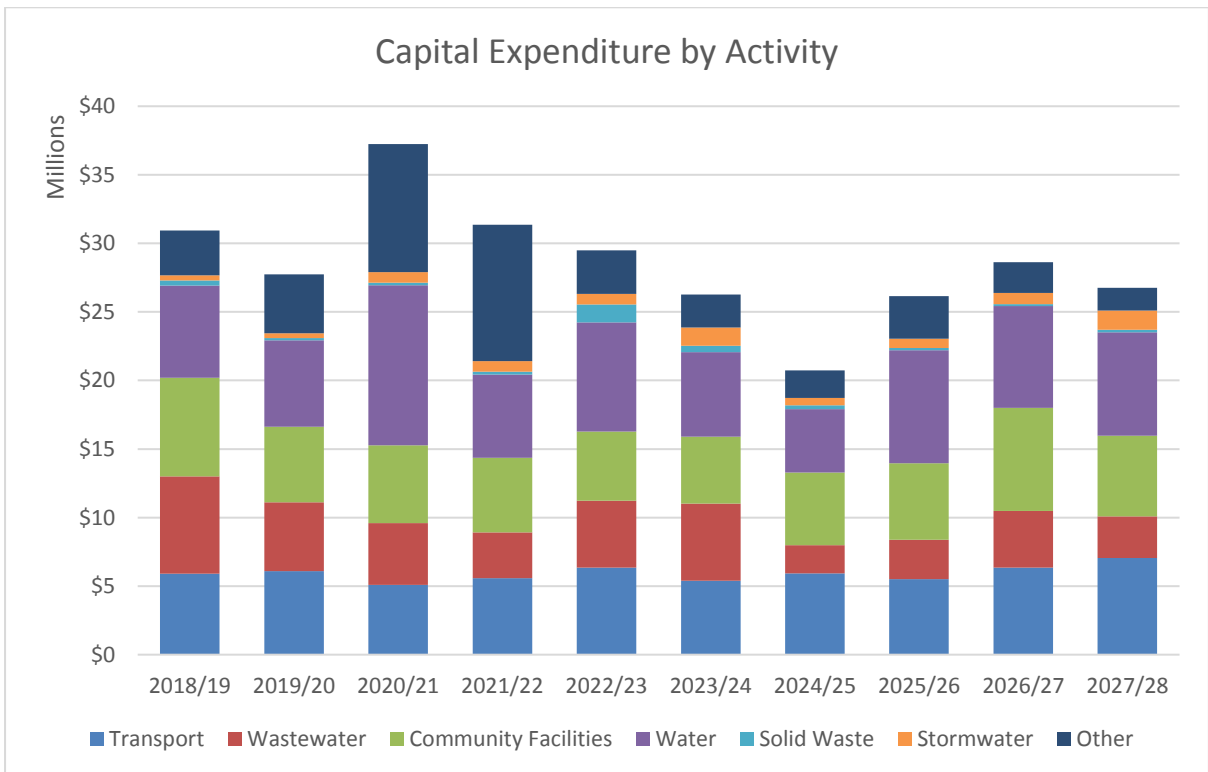
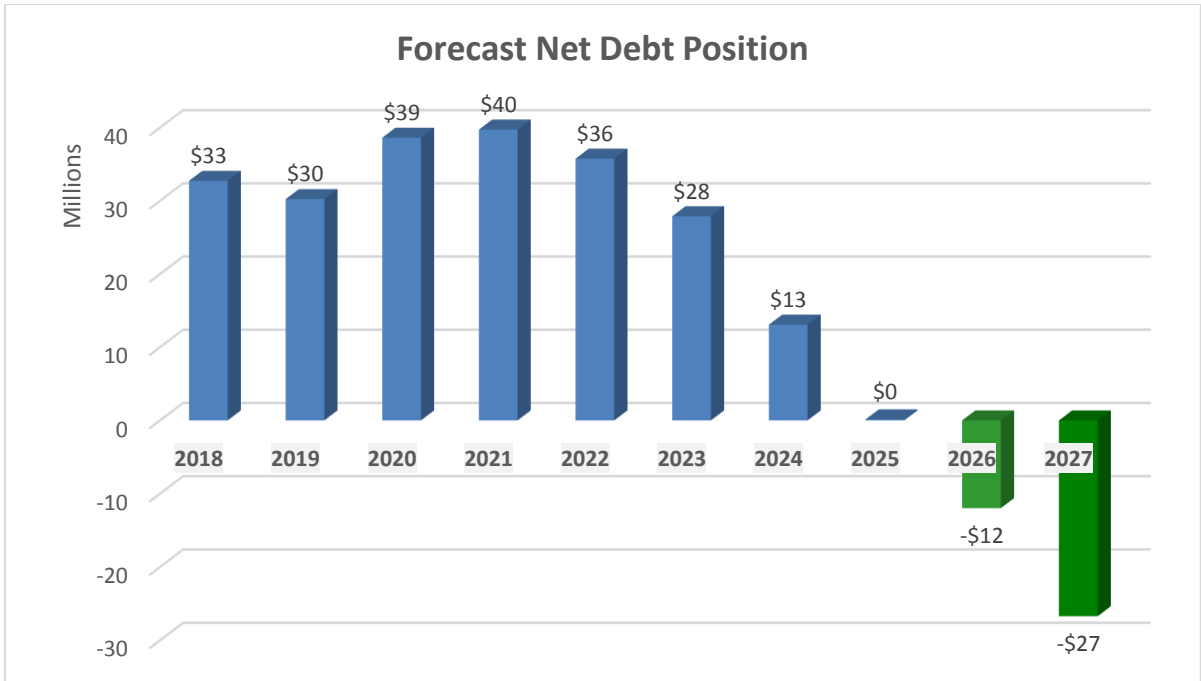
	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Rating Valuation	\$111,000	\$111,000	\$157,000	\$157,000	\$218,000	\$218,000	\$320,000	\$320,000
	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$
Fixed Targeted Rates	1,189	1,214	1,189	1,214	1,189	1,214	1,189	1,214
General Rates	536	543	655	665	812	826	1,075	1,096
Total Rates	1,726	1,758	1,844	1,879	2,001	2,041	2,264	2,310
\$ change per week		0.62		0.68		0.75		0.88
% change		2%		2%		2%		2%

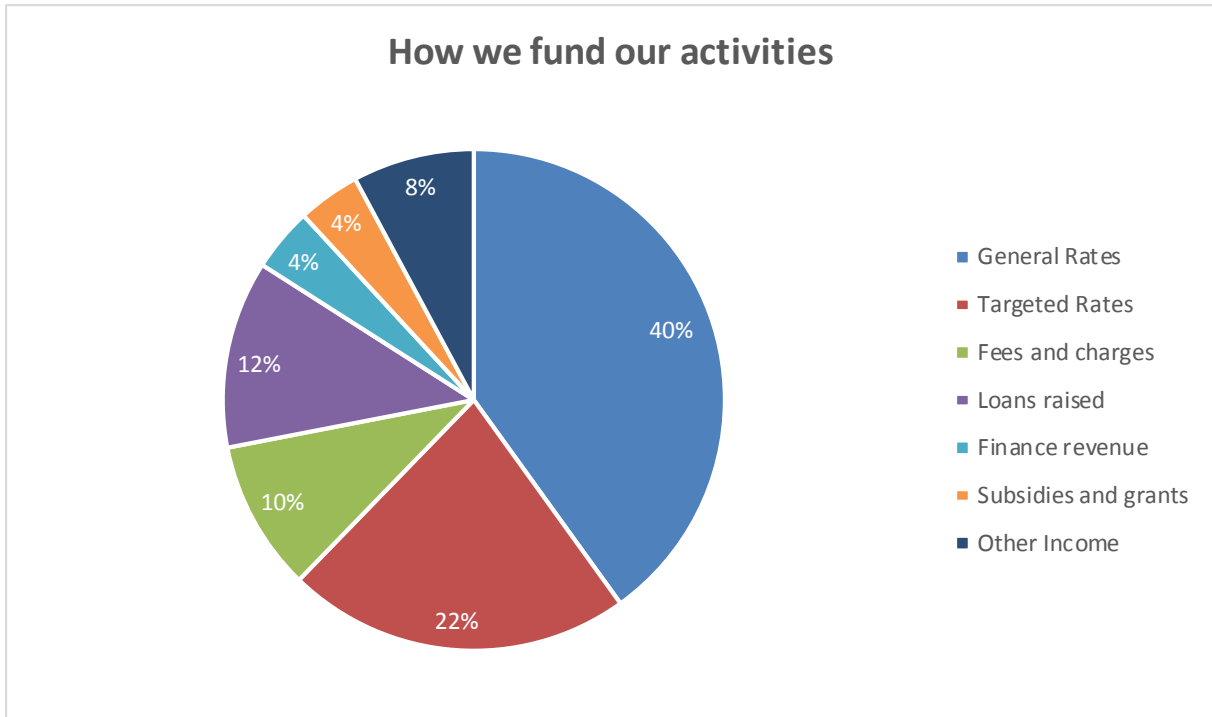
Industrial Commercial properties

	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Rating Valuation	\$485,000	\$485,000	\$800,000	\$800,000	\$1,100,000	\$1,100,000	\$2,800,000	\$2,800,000
	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$
Fixed Targeted Rates	1,220	1,265	1,574	1,620	2,596	2,673	2,085	2,146
General Rates	2,500	2,558	3,962	4,057	6,073	6,222	13,241	13,575
Total Rates	3,720	3,823	5,535	5,677	8,669	8,895	15,326	15,721
\$ change per week		1.98		2.73		4.35		7.60
% change		3%		3%		3%		3%

Rural properties

	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19	2017/18	2018/19
Rating Valuation	\$615,000	\$615,000	\$1,050,000	\$1,050,000	\$6,115,000	\$6,115,000	\$10,072,000	\$10,072,000
	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$	CV \$
Fixed Targeted Rates	45	53	45	53	45	53	91	107
General Rates	1,835	1,876	2,956	3,026	16,012	16,417	26,462	27,128
Total Rates	1,881	1,929	3,002	3,079	16,057	16,470	26,552	27,235
\$ change per week		0.94		1.49		7.94		13.13
% change		3%		3%		3%		3%





The strategy outlines the Council's financial vision for the next 10 years and the impacts on rates, debt, levels of service and investments. It will guide the Council's future funding decisions and, along with the Infrastructure Strategy, informs the capital and operational spending for the Long-term Plan 2018-2028. It identifies the challenges that we want to respond to with our financial goals.

Council has been successful over the last five years in implementing the planned financial strategy. Rates have been within the limits set in the financial strategies of 2012 and 2015. Debt has reduced from a peak of \$165m in 2015 to \$144m by 2018 and we have maintained our levels of service. We have continued with our strategy of selling surplus non-strategic land both as bare land parcels for private sector development and we have successfully completed a staged subdivision at Botanical Heights with all 39 sections sold.

Council has maintained its AA credit rating from Standard & Poors (S&P). This is reflective of Council's strong financial management and budgetary performance. Council's strategy is to retain its AA credit rating by ensuring that it operates in a financially prudent manner and stays within the limits imposed within this financial strategy.

Looking after the assets we have while maintaining levels of service

The Council is tasked with providing good quality local infrastructure, local public services, and cost effective regulatory functions. This strategy is designed to maintain the level of services, facilities and regulatory functions provided by the Council.

Prudent Management of our investments and borrowings

The strategy maintains Council's current prudent and conservative approach to the management of its investments and borrowings to ensure that today's and future generations of ratepayers share both the benefits and the costs of Council services.

To read our full Financial Strategy visit taupo.govt.nz.

Our Infrastructure Strategy

Our Infrastructure Strategy outlines the main themes and issues that arise from these over the next 30 years, but also how we plan to respond to those. These are:

(Graphic of people) Population and demographic change

The district's population will continue to grow to 2038 and will then decline. The urban areas of Taupō town and Kinloch will continue to grow until 2038 and then start to decline. The population of Taupō town will increase from 24,190 in 2013 until it peaks at 27,260 in 2038 before slowly starting to decline. In Kinloch the population is projected to increase from 520 in 2013 to 780 in 2028 and then remain stable. The towns of Turangi and Mangakino have been experiencing population decline for some time and it is projected that this decline will continue.

Issue 1 – new infrastructure is required to cater for growth, primarily in Taupō town and Kinloch;

We will respond by: Working alongside developers to ensure the infrastructure is in place as required in time for development.

The district's population aged over 65 years is expected to nearly double from 5,800 in 2013 (17 % of the population) to 11,100 in the next 25 years (28% of the population).

Issue 2 – an ageing population may drive a change in demand for the services that we provide;

We will respond by: Delivering services and levels to meet changing demands.

Issue 3 – an aging population on fixed incomes facing increasing infrastructure costs may result in rates that are unaffordable for our ratepayers;

We will respond by: Where possible, maintaining current levels of service by looking at innovative solutions

In 2016, 42 per cent of our property owners did not live in the district and in 2013, 32 per cent of houses were unoccupied. This indicates that about 30 per cent of our housing stock in our district are used as holiday homes.

There are large variations in the percentage of holiday homes in our different settlements. For example, in Taupo about 30 per cent of the houses are holiday homes, whereas in Kuratau, Whareroa, and Omori, about 90 per cent are holiday homes.

Issue 4 – it is projected that our population will decline but there is uncertainty about what the impact will be on the number of dwellings that need to be serviced by infrastructure;

We will respond by: Providing infrastructure and long term capacity for the projected number of households.

(Graphic of water) Protecting the health of our communities and the environment

An important part of providing infrastructure is protecting the health of our communities and ensuring that our use of natural resources and discharges do not adversely affect our environment and therefore our attractiveness as a visitor destination and future economic development.

Issue 5 – Some of our communities may face a health risk without safe and clean drinking water supplies.

We will respond by: Ensuring we upgrade our water supplies in line with the timeframes set out in water safety plans. These timeframes are developed and prioritised based on risk.

Much of our raw water comes from Lake Taupō where all of the available water has already been allocated. While we have consent to take more water than we currently distribute we need to ensure we have access to sufficient raw water to provide for population, economic growth and seasonal variations. This means it will be increasingly difficult to not only retain our existing consent volumes but also get consents for increased water takes in the future to meet this increasing demand. It is likely that any increased demand for water will have to be catered for within our existing allocation.

Issue 6 – the availability and supply of raw water will come under increased pressure.

We will respond by: Taking a more proactive approach to water demand management, by undertaking a project in the next six years to evaluate the different options and implement the preferred option to reduce urban daily household water consumption.

We aim to reduce the impacts our infrastructure on the environment wherever possible. However, environmental requirements are increasing and will continue to become more stringent in the future.

Issue 7– Protection of the environment will drive increased costs for council’s wastewater and stormwater discharges.

We will respond by: Ensuring we are improving our discharges to protect the environment and comply with consent requirements.

(Graphic of infrastructure) Maintaining and renewing our infrastructure

The majority of our infrastructure is in good condition. It is important renewals are done at the appropriate time. This allows us to get value for our money and avoid our infrastructure failing, resulting in expensive repairs. It will also ensure that there is no interruption in service to communities.

Issue 8 – Some of our assets may be nearing the end - or are already at the end - of their useful life and need renewal. However, we do not know how many assets are potentially affected.
We will respond by: Ensuring condition assessments are programmed for all infrastructure assets and infrastructure renewal is planned.

(Graphic of volcanic eruption) Resilient infrastructure

We need to ensure our communities are resilient should there be disruption to our infrastructure networks. These can be from failures in the network, such as a water main bursting, or from natural hazards such as flooding and earthquakes.

Issue 9 – The district is vulnerable to a wide range of events, including natural hazards, that could cause significant damage and disruption to council’s services at any time.

We will respond by: Planning for natural hazards and network failures and build in feasible contingences.

(Graphic of a question mark) Knowledge gaps

There are some limitations in the information we hold on our facilities, and our parks and reserves. We lack condition information and are still to develop a strategic direction for these areas.

Issue 10 – We have knowledge gaps across facilities, parks and reserves which mean we are not strategic in our provision of parks and reserves and facilities.

We will respond by: Developing separate strategies for parks and reserves and facilities and improve our knowledge and condition of facilities.

To read our full Infrastructure Strategy visit taupo.govt.nz.

Planned infrastructure spending 2018-28

(graphics)

Planned infrastructure spending 2018-2028	Operational expenditure (\$000)	Capital expenditure (\$000)	Total (\$000)
Water	120,678	72,731	193,409
Transport	149,448	59,262	208,710
Community Facilities	227,723	57,979	285,702
Solid Waste	54,220	3,468	57,688
Stormwater	21,767	7,805	29,572
Wastewater	151,161	42,600	193,761

Tell us what you think

Northern outlet

Improving traffic flow through Taupō's CBD

"Sub-heading" and easing congestion at Norman Smith Street/Wairakei Drive

Ongoing community frustrations with congestion at Norman Smith Street last year saw us include \$100,000 in the 2017/18 Annual Plan to fast track an investigation into traffic movements through the northern part of Taupō's Central Business District. We also took the opportunity to include roading improvements identified through structure planning in 2011.

We engaged specialist consultants, Traffic Design Group, to identify options and look into traffic movement as well as factoring in projected population and visitor growth. They also met with a number of community groups, residents associations and other key stakeholders to gain a better understanding of the issues.

The outcome was an extensive report on the options available and suggested timeframes. The report outlines some short, medium and long term solutions we have included in the draft Long-term Plan.

Already, we have changed the lane marking at the merge of Norman Smith Street/Wairakei Drive and have installed new 'merge like a zip' signs. We have also changed the lanes at the Tongariro Street/Spa Road roundabout approach, by Countdown, to left and right only to improve traffic flow. The entry into Redoubt Street will be left-hand turn only and the exit onto Tongariro Street will be left-hand turn only as well. Variable signage will also be in place at certain times on State Highway 1 to direct traffic to other entrances into Taupō, to take pressure off Wairakei Drive at peak times.

The package of proposed solutions takes into account that our northern entrance operates as part of our transport network, so doing any one change on its own could cause issues elsewhere.

The proposed solutions are:

Short-term solutions:

Change the speed limit to 50kph just north of Huka Falls Road including painted islands and shoulders. We will be consulting on this as part of our Speed Bylaw Review in April/May this year.

Design and install threshold treatment at the start of the 50kph to form a gateway into Taupō from the north. This would be funded through our minor improvements programme.

Install traffic lights at the Norman Smith Street/Wairakei Drive intersection. Year 2018/19. Total cost \$479,000.

Install traffic lights at the Spa Road/Ruapehu Street intersection. Year 2019/2020. Total cost \$413,000.

Medium-term solutions:

Close the Countdown access to Tongariro Street, timing and cost to be determined.

Install traffic lights at the Titiraupenga Street and Spa Road intersection. Year 2020/2021. Total cost \$622,000.

Install traffic lights at Titiraupenga and Tamamutu Streets. Year 2021/22. Total cost \$470,000.

Install traffic lights at the Titiraupenga Street and Heuheu Street intersection. Year 2022/2023. Total cost \$451,000.

Long-term solutions:

It has been recommended a new bridge be built downstream from the Control Gates Bridge. This is seen as a long-term option and we have included \$100,000 in the 2018/19 year to undertake some investigation work.

Install traffic lights at the intersection of Paora Hapi and Gascgoine Streets. Year 2023/2024. Total cost \$379,000.

Install traffic lights at the intersection of Paora Hapi and Ruapehu Streets. Year 2024/2025. Total cost \$458,000.

*Please note figures quoted do not include inflation.

We would like your feedback on the following options.

Option 1

Preferred: Complete the programme in the timeframe described above.

Option 2

Do nothing, status quo remains.

(graphics – map of the areas identified above to show where changes are occurring)

Upgrading Acacia Bay's water supply

Meeting the drinking water standards (In a separate box)

Providing safe, clean drinking water to our communities connected to a council supply is one of our key goals.

We have 19 water schemes around the district and are required under legislation to take all practicable steps to ensure we supply drinking-water that complies with the Drinking-water Standards for New Zealand. We have a programme of water treatment upgrades planned over the next 10 years to ensure we can meet this requirement.

So far, we have upgraded the Taupō, Turangi and Mangakino water treatment plants. The next major upgrade is for the Acacia Bay supply.

Key issue

Upgrading Acacia Bay's water supply

Our Acacia Bay water treatment plant supplies water to ?? properties, including those in the Mapara Road rural water supply zone. We commissioned engineering consultants Mott McDonald to assess the options for meeting the drinking water standards and we are now seeking feedback on the two practicable options that were identified.

Option 1:

Build a new water treatment plant in Acacia Bay.

Estimated total cost: \$6.2 million.

Estimated annual operating cost: \$185,000.

For this option, we would need to buy land for a new water treatment plant and ensure it had the capacity for growth. We would continue to take water from Lake Taupō and would treat it to the same standard of drinking water quality as the Taupō water treatment plant.

Risks

- Potential for higher than planned costs or difficulty in acquiring a suitable site to locate a new water treatment plant.
- Difficulty and additional costs in obtaining the required consents to construct the new plant.
- Potential for the visual amenity of the residential area to be lowered; it is proposed that a buffer zone is created around the proposed treatment plant with landscaping planting to provide visual screening
- The proposed site and may require additional construction works than expected.

Option 2 – Connect Acacia Bay and Mapara Road to the Taupō water treatment plant

Estimated total cost: \$4.5 million

Estimated annual operating cost: \$159,000

A new pipeline would be laid from Jarden Mile to the existing reservoir at Reeves Road to supply water to Acacia Bay from the Taupō water treatment plant. The current water intake at Acacia Bay would no longer be required.

The existing Taupō water treatment plant can produce 25 mega litres per day. Over summer, increased water demand sees the plant running at capacity so an upgrade to 30 mega litres per day will be required in 2018/19, regardless of whether Acacia Bay and Mapara Road properties connect. The cost to increase the capacity of the Taupō water treatment plant to 30 mega litres per day is approximately **\$1.75 million.**

Connecting the Acacia Bay and Mapara Road properties to the Taupō plant, would result in a total peak demand of at least 26.5 mega litres per day. The additional capacity provided by this upgrade will also cater for the continued growth of the Taupo community.

The plant was designed to allow for an increase capacity to 35 mega litres per day in two separate stages. Based on current growth forecasts, an upgrade to 35 mega litres per day if Acacia Bay is connected is not expected to be needed until about 2040.

Risks

- There may be concerns from the Acacia Bay and Mapara Road communities regarding the fluoridation of water supply.
- Connection of Acacia Bay and Mapara Road to the Taupō water supply via a single, lengthy pipeline poses a risk to water security at Acacia Bay. The reservoir has storage capacity of about 24-hours.
- If growth in Taupō, Nukuhau, Acacia Bay and Mapara Road meant a water demand over the 35 mega litre per day capacity of the Taupo water treatment plant, there would be a need to consider further supply and reticulation infrastructure. This risk is mitigated by Council's intention to reduce consumption rates over time.

What does it mean for rates?

Option 1: Construct a new water treatment plant in Acacia Bay.

Acacia Bay water rates (2017/18)	\$ 546
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Projected Acacia Bay water rates change due to this project	+ \$ 609
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Option 2 – Connect Acacia Bay and Mapara Road to the existing Taupō water treatment plant

Acacia Bay water rates (2017/18)	\$ 546
Projected Acacia Bay water rates change due to this project	- \$ 56
Taupō water rates (2017/18)	\$ 447
Projected Taupō water rates change due to this project	+ \$ 43

The calculations include allowance for asset depreciation, interest and operating costs. The calculation excludes the impact of the upgrade to the Taupō treatment plant, as this upgrade is required in both options. The Mapara Road water rates are based on land value and we have not calculated the impact on individuals.

Preferred option

The preferred option is to connect the Acacia Bay and Mapara Road communities to the Taupō water supply. This option has the lowest construction cost and lower ongoing operational costs. There is also a lower impact on ratepayers in the Acacia Bay and Mapara Road areas. The standalone option is considered to great an increase for these ratepayers.

Fluoridation (separate box)

The debate on whether or not fluoride should be added to water supplies is a long-standing one and it is an issue that has been recommended to be handed to District Health Boards to make a decision on in the future.

A key difference between the current Acacia Bay water supply and Taupō's is that the Taupō supply is fluoridated. If Acacia Bay were to join the Taupō scheme those properties would also receive fluoridated water.

As the responsibility for making the decision on fluoridation is likely to be no longer under our control, we cannot predict whether a new water treatment plant for Acacia Bay would be required to include fluoridation.

We, like other local authorities, are awaiting the outcome of the Health (Fluoridation of Drinking Water) Amendment Bill introduced by the Government. This is expected in the near future.

Wastewater works

Detail to be confirmed

Economic development

Tourism New Zealand funding – Winter Campaign

Last February Ruapehu Alpine Lifts unveiled a plan to transform the Taupō District into New Zealand's premier ski destination.

At that time, we approved \$100,000 of funding each year for the next two years to support a Tourism New Zealand campaign that aimed to help the Ruapehu Alpine Lifts gain a strong foothold in the Australian tourism market.

The campaign also gained funding support from Ruapehu District Council and Auckland International Airport.

In our Long-term Plan, we have included \$100,000 per annum for another three years to continue supporting the partnership as the district's activities and attractions will form the key basis of the campaign.

In the 2018/19 year it will be accompanied by a matching contribution of \$100,000 from Ruapehu Alpine Lifts, \$300,000 from Auckland International Airport, \$250,000 from Tourism New Zealand and \$50,000 from Ruapehu District Council.

Taupō Airport upgrade

Increasing passenger numbers, aging infrastructure, health and safety issues and projected tourism growth prompted us to take a good look at our airport facilities and the experience we offer to air travellers.

Towards the end of 2017 we prepared a business case to the Minister of Transport outlining the need to upgrade both the terminal building, carpark and entranceways as Taupō Airport is 50 per cent owned by the Crown.

Since then we have engaged with the Ministry of Business, Innovation and Employment and provided a business plan to the Regional Economic Development Fund seeking assistance with funding the upgrade. We have an opportunity to enhance the visitor experience and provide a fitting 'gateway' to the Central North Island. We hope to attract some Government funding to upgrade the facilities and have allowed \$2.5 million in the plan as our contribution.

Civic Administration Building

Building a new future – where we are at with our new Civic Administration Building

(graphics - In bubble BOLD) – We'll be seeking your feedback on new building options later this year

Last year we were required to vacate our former administration building at 72 Lake Terrace due to a number of health and safety issues including the detection of friable asbestos and the need to undertake earthquake strengthening.

During the development of the 2017/18 Annual Plan, we consulted with the community on a number of different options, from refurbishment to a new build, with the preferred option being to build a new building at the Lake Terrace site. However, following feedback the decision was made to build a new building, on a site to be determined. It was also decided to investigate lease options as an alternative to self-funding a new building.

The majority of staff relocated to five sites in the Taupō CBD during the year, and investigations continued into potential sites and funding options. Calls for expressions of interest from parties who may have been interested in leasing a building, site or both were made, and there were five responses, but all were discounted during the site selection process in October for various reasons.

Instead, the council decided to investigate the development of the area fronting on to Story Place near the Great Lake Centre and the library for the new building as its preferred option. The other two options, in order of preference, were to build on the Tuwharetoa Street carpark or on the former site at 72 Lake Terrace.

It was hoped that the investigations would be complete in time to ask the community for feedback on options as part of this Long-term Plan process. However, late last year we recognised an opportunity to take a good look at the wider picture and to 'do it once and do it right'.

In February, we approved the development of a masterplan for the area by the Great Lake Centre to see what efficiencies can be made, what opportunities can be capitalised on, and to futureproof any development going forward. We think there is a real opportunity to develop a 'civic heart' for Taupō by including new cultural, arts and heritage facilities to replace the existing Taupō Museum, but we want to gain a better understanding of the details, including costs, before we make the decision to

seek your feedback. We also want to further investigate the potential to attract funding from outside sources as has been done in other centres.

Our aim now is to have the preliminary investigations completed by the middle of the year and then come back to you with the information you need to give informed feedback to help guide our decision making. This will include options on what is or isn't included in a new building, costs and timelines. In the meantime, we have included funding about \$15 million in the plan for a new building as a placeholder.

Timeline

Early 2017 – friable asbestos detected

April 2017 – Decision made to relocate staff from 72 Lake Terrace. Council confirms its preferred option is to build a new building.

May 2017 – Consultation undertaken with community on building options as part of the 2017/18 Annual Plan process.

June 2017 – After feedback from the community, decision made to build a new building at a site to be determined. Staff begin to be relocated from Lake Terrace building into various sites in the CBD.

July? 2017 – Expressions of interest sought from parties who may be interested in leasing a building, site or both.

September 2017 – The Lake Terrace building is vacated as the last staff are relocated to alternative premises.

October 2017 – The area fronting on to Story Place near the Great Lake Centre and library is chosen as the preferred site for the new civic administration building. The five EOIs are discounted for various reasons.

November 2017 – Opportunity recognised for masterplan to be developed to help guide future options. Initial planning begins.

December 2017 – Decision made to demolish the Lake Terrace site.

January 2018 – Demolition starts on Lake Terrace building.

February 2018 – Project manager appointed. Master planning begins in earnest to prepare options for council consideration, including provision for new cultural, arts and heritage facilities.

Mid-2018 – Feedback from the community is sought on options.

Centre spread what's happening in your area

(graphics)

Taupo town over two pages

The key 5 projects are (incl cost and date for completion)

Turangi (incl south west and east settlements)

The key 5 projects are (incl cost and date for completion)

Mangakino

The key 5 projects are (incl cost and date for completion)

Kinloch

The key 5 projects are (incl cost and date for completion)

Changes to policies:

Development Contributions Policy 2018

The effects of growth, particularly the cumulative effects of development, require Council to incur capital expenditure, on behalf of incoming communities, to provide new or additional services. Funding tools such as development contributions, along with others, are essential in meeting these needs. Development contributions assist Council to assign the costs of growth to the time frame in which that demand is generated. A Development Contributions Policy aims to recover infrastructure costs arising from growth from developers who create the infrastructure need.

The draft Development Contributions Policy 2018 has been reviewed and some changes have been proposed from the policy adopted in 2015. These include:

- changing funding of reserves from district-wide to catchment based (Taupo and Kinloch only).
- the definitions of 'growth' and 'reserve land' have been clarified
- clarifying when reserves development contributions apply for infill development and;
- the introduction of water contributions in Kuratau, Omori, and Pukawa.

Rates Remissions and Postponement Policies

Council is required to have rates remissions and postponement policies. Each policy outlines the objectives, conditions and criteria specific to that policy including the information that must be provided when an application is made. The draft policy contains nine policies.

This includes a new rates remission policy for Crown owned Hydro lakes (with easements to carry out the electricity generation business) that has been added to the current Rates Remission policy for Lake Taupō Lakebed and Lakeshore Reserve. The new Hydro Lakes lakebeds (with easements to carry out the electricity generation business) rates remission policy recognises the significance of public access to the lakes for enjoyment and recreational activities.

Revenue and Financing Policy

This policy sets out who pays for the activities that Council undertakes on behalf of the community and how these activities will be funded. Our funding policies are determined having consideration of who benefits, intergenerational equity, who contributes to the need for the activity, distinct funding and the overall impact of the method of funding. The Revenue and Financing Policy should be read in conjunction with the s101(3) considerations report.

The key changes to our existing policy are:

- We have moved from set percentages for funding sources to a range of percentages.
- Consolidation of two activities within the economic development group.
- Removed rural fire within the community services group as it is no longer a council function.

Fees and charges

We are required to consult on fees and charges for regulatory services (animal control, building services, planning services, and inspection services), water supply, parks and reserves, trade waste and solid waste. These can be found on the council's website. All fees and charges include GST.

The key change from 2017/18 to 2018/19 is:

- Removal of the 'rural dog other' category so that all dogs, other than working dogs, are classified the same.

Check out the draft policies at www.taupo.govt.nz

Written submissions to be posted to:
The Chief Executive Officer
Taupō District Council
Private Bag 2005
Taupo 3352
Freepost No. 112497
Fax 07 378 0118

Submissions can also be emailed to 10yearplan@taupo.govt.nz

Submission

Please provide your feedback on the Consultation Document for the Long-term Plan 2018 – 28. Tell us the things you support, or what you don't, to help guide our future decision making.

Please attach additional pages if required

If you don't tell us one way or the other about speaking we are going to assume that you don't want to (mandatory question in the online form)

Audit opinion – to be provided by Audit (one page)

Included in the designed version