

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE EXTRAORDINARY COUNCIL MEETING
HELD AT THE SUNCOURT HOTEL & CONFERENCE CENTRE, 14 NORTHCROFT STREET, TAUPŌ
ON MONDAY, 11 FEBRUARY 2019 AT 1.00PM**

- PRESENT:** Cr Rosie Harvey (in the Chair), Mayor David Trewavas, Cr John Boddy, Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Maggie Stewart, Cr Kirsty Trueman, Cr John Williamson
- IN ATTENDANCE:** Chief Executive, Head of Communications & Customer Relations, Head of Economic Development & Business Transformation, Head of Finance & Strategy, Head of Community, Culture & Heritage, Head of Operations, Head of Regulatory & Risk, Building Project Manager, Policy Manager, Senior Policy Advisor, Finance Manager, Manager Legal & Compliance, Legal Counsel, Strategic Relationships Manager, Business & Operations Manager, Events & Sales Manager, Online Communications Advisor, Organisational Development Business Partner, Democratic Services Officer
- Mr Kent Duston, Principal Consultant, Habilis
- Mr Peter Clapperton, Audio Visual People
- MEDIA AND PUBLIC:** Taupō Weekender
- Taupō Times
- 97 members of the public

His Worship the Mayor, David Trewavas welcomed everyone and Cr Tangonui Kingi opened the meeting with a karakia. His Worship advised that he would vacate the Chair for this extraordinary meeting, and Deputy Mayor, Cr Rosie Harvey would chair instead. This was permitted under Standing Order 13.1.

Cr Harvey added words of welcome and it was noted that the meeting was being livestreamed.

1 APOLOGIES

Nil

2 CONFLICTS OF INTEREST

Nil

3 POLICY AND DECISION MAKING

3.1 LONG-TERM PLAN AMENDMENT - DIRECTION FOR CONSULTATION DOCUMENT

The Chief Executive summarised the process to date. Council had identified four options for a new civic administration building. Elected members were asked to indicate a preferred option. Staff would then prepare a consultation document as part of an amendment to the Long-term Plan 2018-28; this would be brought back to Council for approval; and the public would then be asked to consider all options and provide feedback.

In relation to why Council must indicate a preferred option, the Policy Manager explained that s93D of the Local Government Act 2002 contained the requirements for the content of a consultation document to amend a Long-term Plan. Council must put forward what the proposed amendment is; words describing it; and numbers indicating financial impact. A direction on a preference was required to enable the amendment document to be drafted. In answer to a question, the Policy Manager advised that Council's final decision after consultation could be one of the other options outlined in the consultation document, however if a significantly different option emerged, further consultation would be required.

The Chief Executive added that Audit New Zealand had reviewed Council's process to date and confirmed that they would expect to see all four options included in the consultation document, with a preferred option indicated.

In answer to another question, the Policy Manager confirmed that the consultation document would contain sufficient financial detail about all four options to enable the best decision to be made.

The Building Project Manager advised that questions raised by councillors at the workshop held on 5 February 2019 had been answered (A2407166). He summarised this additional information and the following points were noted:

- The Colliers report about leasing had been recirculated as requested.
- Tūwharetoa Street car parking – if the parks included in the feasibility document for Tūwharetoa Street were removed, there would be a saving of \$9m, therefore the building would cost \$20.2m.
- If Council were to put 80 car parks in two levels of car park at Heuheu Street with balustrades and a façade, that too would cost \$9m.
- 80 in-berm car parks could be created in the vicinity of Tūwharetoa Street for a cost of \$1.1m.

The Chief Executive, the Building Project Manager, the Head of Regulatory & Risk and the Principal Consultant from Habilis, Mr Kent Duston answered questions and the following points were noted:

- A civic administration building on its own, on either Tūwharetoa Street, Lake Terrace or the Tongariro Domain, would cost approximately \$20m (excl GST). This included construction costs; fitout; a 120m² IL4 upgrade; professional fees; and contingencies.
- The figures provided did not include escalation costs over and above the CPI adjustments already included in Council's Long-term Plan process.
- Landscaping costs were included for the leasing, Lake Terrace and Tūwharetoa Street options, but not for the Tongariro Domain option.
- It was possible to make a bus facility work in conjunction with a building on Tūwharetoa Street. No detailed design work had been done on this.
- All options allowed for 120m² of IL4 compliant space. Council would be given further information about costs and benefits of making the whole building IL4 compliant and this matter would be considered further at the Council meeting on 26 February 2019. There was no requirement for an Emergency Operations Centre (EOC) to be housed in a civic administration building, but it was desirable from an operational perspective.
- In relation to Option 4, Tongariro Domain, Council would need to provide direction on how to manage risks around funding the other buildings. Council could delay; not proceed; or decide to fund other buildings itself if external funding was not secured. The approach to funding museums in New Zealand was $\frac{1}{3}$ central government; $\frac{1}{3}$ philanthropic; $\frac{1}{3}$ local government. Council expenditure could be tagged to coincide with confirmation of external funding.
- The Chief Executive reminded Council that the District Plan had been changed to direct office activity into the town centre. The Environment Court had been clear when considering appeals to those changes that offices over a certain threshold must be within the town centre boundaries rather than in residential areas. 72 Lake Terrace was outside of the Taupō town centre by one street and located in the High Density Residential area. There was an argument there could be some existing use rights, but these rights would diminish over time. In addition, Council would be limited in terms of building size on the Lake Terrace site.
- The business case presented at the workshop on 5 February 2019 was a full-length business case with capital and operational costs fully cash-flowed in the latter part of the document. The level of detail in the business case was sufficient to enable decisions to be made, in line with the approach taken by Treasury.

The following motion was put to the meeting:

MOTION

Moved: Cr Rosanne Jollands

Seconded: Cr John Boddy

That Council confirms that the consultation document as part of an amendment to the Long-term Plan 2018-28 for a new civic administration building has long-term lease of a civic administration building in Taupō town centre (Option 1) as the preferred option.

MOTION LOST

Note: When the above motion was put, on a show of hands,

Crs John Boddy, Rosanne Jollands and Tangonui Kingi voted in favour of the motion; and

His Worship the Mayor, David Trewavas and Crs Rosie Harvey, Barry Hickling, Anna Park, Christine Rankin, Maggie Stewart, Kirsty Trueman and John Williamson voted against the motion.

Cr Rosie Harvey declared the motion lost.

Debate continued and members expressed a preference for Option 3 – construction of a new stand-alone civic administration building on Tūwharetoa Street. The following points were noted:

- It was hoped that potential developers would bring forward proposals (including costings) for long-term leasing options in the Taupō town centre, as part of the consultation process.
- The preferred approach to car parking was in-berm car parks, rather than two levels of underground car parking.
- 300m² of ground floor space should be included in Option 3 for alternative uses such as a café or bus facilities.

TDC201902/01 RESOLUTION

Moved: Cr Christine Rankin

Seconded: Cr Maggie Stewart

That Council confirms that the consultation document as part of an amendment to the Long-term Plan 2018-28 for a new civic administration building has Tūwharetoa Street (Option 3) as the preferred option.

CARRIED

Note: When the above motion was put, on a show of hands,

His Worship the Mayor, David Trewavas and Crs Rosie Harvey, Barry Hickling, Anna Park, Christine Rankin, Maggie Stewart and John Williamson voted in favour of the motion; and

Crs John Boddy, Rosanne Jollands, Tangonui Kingi and Kirsty Trueman voted against the motion.

Cr Rosie Harvey declared the motion carried.

The meeting adjourned at this point (2.10pm) and reconvened at 2.27pm. When the meeting reconvened, the Senior Policy Advisor displayed recommendations on the big screen for members to consider (A2406949). In addition to the direction to include the four options in the consultation document, a third recommendation was suggested to clarify elements of the preferred option, Tūwharetoa Street, including approximately 300m² of ground floor space for alternative uses such as a café or bus facilities; and 80 in-berm car parks in the vicinity of the site, instead of two levels of underground car parking which had been included in the Tūwharetoa Street Feasibility Report.

TDC201902/02 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Cr Anna Park

That Council directs officers to prepare a consultation document as part of an amendment to the Long-term Plan 2018-28 for a new civic administration building, that includes the following options:

- Option 1. Long-term lease of a civic administration building in Taupō town centre;
- Option 2. Construction of a new stand-alone civic administration building on the site at 72 Lake Terrace;
- Option 3. Construction of a new stand-alone civic administration building on the site at 61 and 67 Tūwharetoa Street;
- Option 4. Construction of a new civic administration building (including a café, new iSite and 657m² of community space) on the Tongariro Domain adjacent to a new museum, as part of the implementation of the Taupō Cultural Precinct masterplan.

CARRIED

In answer to questions, the Chief Executive advised that:

- The preferred option would include 80 in-berm car parks. The two levels of underground car parking alternative would be in a 'story box' in the consultation document. Members of the public could indicate their preference via submissions.
- Alternative uses of the approximately 300m² ground floor space would be explored at the detailed design stage.

TDC201902/03 RESOLUTION

Moved: Cr Maggie Stewart

Seconded: Cr Barry Hickling

That Council confirms that the preferred option will:

- include approximately 300m² of ground floor space for alternative uses such as a café or bus facilities
- exclude two levels of underground car parking as shown in the Tūwharetoa Street Feasibility Report
- include construction of 80 in-berm car parks in the vicinity of the site.

CARRIED

Note: When the above motion was put, on a show of hands,

His Worship the Mayor, David Trewavas and Crs Rosie Harvey, Barry Hickling, Anna Park, Christine Rankin, Maggie Stewart, Kirsty Trueman and John Williamson voted in favour of the motion; and

Crs John Boddy, Rosanne Jollands and Tangonui Kingi voted against the motion.

Cr Rosie Harvey declared the motion carried.

4 CONFIDENTIAL BUSINESS

Nil

The meeting closed at 2.31pm.

The minutes of this meeting were confirmed at the Council meeting held on 26 February 2019.

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CHAIRPERSON