



**I give notice that  
a Turangi/Tongariro Community Board Meeting will be held on:**

<b>Date:</b>	<b>Wednesday, 5 August 2020</b>
<b>Time:</b>	<b>2.00pm</b>
<b>Location:</b>	<b>Boardroom Turangi Service Centre Town Centre, Turangi</b>

# **AGENDA**

## **MEMBERSHIP**

**Chairperson** Miss Amanda Maclaren  
**Deputy Chairperson** Mr Robert Severne

**Members**  
Mr Ian Ashmore  
Mr Clint Green  
Mrs Donna Searancke  
Cr Tangonui Kingi  
Cr John Mack

**Quorum** 4

**Gareth Green  
Chief Executive Officer**

## Order Of Business

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<b>2</b>	<b>Conflicts of Interest</b>	
<b>3</b>	<b>Confirmation of Minutes</b>	
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**3.1 TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 1 JULY 2020**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**RECOMMENDATION(S)**

That the minutes of the Turangi/Tongariro Community Board meeting held on Wednesday 1 July 2020 be confirmed as a true and correct record.

**ATTACHMENTS**

1. Turangi/Tongariro Community Board Meeting Minutes - 1 July 2020

**4.1 CONFIRMATION OF APPOINTMENT TO FILL THE TURANGI/TONGARIRO COMMUNITY BOARD EXTRAORDINARY VACANCY**

**Author:** Tina Jakes, Head of Democracy, Governance and Venues

**Authorised by:** Gareth Green, Chief Executive Officer

**PURPOSE**

To confirm the appointment of Te Takinga New to fill the Turangi/Tongariro Community Board extraordinary vacancy.

**DISCUSSION**

At the Turangi/Tongariro Community Board meeting on 1 July 2020, the Board decided to fill the vacancy that had arisen as a result of the resignation of Mr Wally van der Aa from the Turangi/Tongariro Community Board by appointment.

Public notice advising of the intention to confirm the appointment at this meeting was published in the Taupo Times and Turangi / Taupō Weekender on .....and Council's website on 9 July as required under section 118(1) of Local Electoral Act 2001 (LEA).

Sections 118 (2) and (3) of LEA state that the local authority must, at a meeting no later than 30 days after the public notice was published and confirm the appointment by resolution.

The person appointed is for all purposes to be treated as having been elected to fill the vacancy on the date which the resolution is made to confirm the appointment.

**CONCLUSION**

The Board are now required to confirm the appointment by resolution as required under Section 117a and 118 of the Local Electoral Act 2001.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board confirms the appointment of Mr Te Takinga New to fill the extraordinary vacancy on the Turangi/Tongariro Community Board.

**ATTACHMENTS**

Nil

**4.2 DECLARATION BY MEMBER**

**Author:** Tina Jakes, Head of Democracy, Governance and Venues

**Authorised by:** Gareth Green, Chief Executive Officer

**PURPOSE**

To enable Te Takinga New to make his oral declaration as required by the Local Government Act 2012 (subject to confirmation of appointment).

**ATTACHMENTS**

1. Declaration by Member - Te Takinga David New (i roto i te reo Māori - A2733721)
2. Declaration by Member - Te Takinga David New (English version - A2739881)

**4.3 PRESENTATION: LAKE TAUPŌ HARBOURMASTER**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** Tina Jakes, Head of Democracy, Governance and Venues

**PURPOSE**

Lake Taupō Harbourmaster Heath Cairns will be in attendance to present information pertinent to the closure of Tokaanu Marina and a general update.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the information and thanks Mr Heath Cairns for attending.

**ATTACHMENTS**

Nil

**4.4 PRESENTATION: TURANGI FOODBANK**

**Author:** Raeleen Rihari, Democratic Services Support Officer

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**PURPOSE**

Turangi Foodbank representative's chairperson Maggie Stewart and treasurer Brenda Sherson will be in attendance and provide some statistics in relation to the increased need for the foodbank services in Turangi.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the information and thanks Ms Maggie Stewart and Ms Brenda Sherson for attending.

**ATTACHMENTS**

Nil

**4.5 CURRENT ACTION POINTS**

**Author:** John Ridd, Head of Economic Development and Business Transformation

**Authorised by:** Gareth Green, Chief Executive Officer

**PURPOSE**

This item is to provide an update to members on those items requiring follow up from previous meetings of the Board.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the action points update.

**ATTACHMENTS**

1. Current TTCB Action Sheet



**4.6 INVESTIGATIONS INTO SOURCE OF HUMMING NOISE IN TURANGI**

**Author:** Shane Hancock, Senior Environmental Health Officer

**Authorised by:** Brian Fox, Head of Regulatory and Risk

**PURPOSE**

This report is to provide a further update to the Turangi/Tongariro Community Board and the wider community regarding Council's investigations to date with trying to locate the source of an intermittent but ongoing droning / humming noise in Turangi.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board recommends to Council their direction in the need for further investigation which will require further unbudgeted costs in monitoring and officer resource.

**BACKGROUND**

A verbal update has been presented to the Turangi/Tongariro Community Board on 3 June 2020.

As a result, further investigations have been undertaken, including the issue of equipment to measure potential noise sources in Turangi and investigate any potential causal relationship between local services and conditions in Turangi. Investigation by the Environmental Health Officer to identify and assess FIDOL factors – Frequency, Intensity, Duration, Offensiveness and Level – that may be present in a public health nuisance situation.

Investigations have been undertaken with the assistance of local resident Mrs Belinda Pyman who brought the matter to Council's attention in April this year and has helped with descriptions of the noise to date.

**DISCUSSION****Timeline****2019**

9 July: Councillor Kingi – Humming noise concerns Facebook

July / August: Officer visits to Turangi to try and locate the vibration / noise. This involved listening out for the sound in locations identified as having the droning noise during daytime hours, as per comments made on Facebook.

Turtle Pool heat pumps - cold nights but this was then serviced, and many agreed that this was not the source of noise emission.

As part of the investigation and discussion with noise experts, officers were also made aware of a phenomenon known as 'The Hum' which is similar to what is described and experienced in Turangi.

9-12 September: Detection services - 28 Gosling Grove, Turangi.

The findings from this investigation at this location were unfortunately inconclusive in determining a source. There was some discussion around this in the report and also possible causes.

Our expert was able to identify some sounds from Council's infrastructure which indicated leaks and malfunction of valves. These findings were passed on to the water and waste team for maintenance. Additionally, there was a leak found next to the complainants' house which was fixed. The water supply pump house to Hautu was also investigated.

There were no other complaints or perceived concerns from September until April 2020, or investigation undertaken. However, officers are aware that Mrs Pyman is not satisfied with the lack of result. With this

evidence it was concluded by Council at this stage that the noise was not 'unreasonable' as defined by the Resource Management Act (RMA). Equally, officers considered at that time that all reasonable and practicable actions to try and assist with the public concerns had been completed but unfortunately findings remained inconclusive.

Over the 2019 / 20 summer the noise was audible and affected some people although it was considered tolerable.

## 2020

21 April: Belinda posted in Turangi Noticeboard (Facebook) and 145 comments were made

22 April: Council informed that noise was still occurring and had been ongoing for 6 weeks. Council's Chief Executive requested that we relook at the issue

1 May: Toi Te Ora recommended further investigation and community engagement

5 May: Letter to Mayor David Trewavas from concerned Turangi residents

13 May: Discussions with Belinda Pyman who has principally been the contact in Turangi to assist the Environmental Health Officer in the investigation and provide the 'ears on the ground'.

Plotted complaints from Facebook concerns against a map of the Turangi township to try and see if there were any patterns. Noise appears to be across the town.



Differing opinions -

- No identified source
- Broad spread across town - Turangi only
- Stressful for some, acceptable by others, and unheard by others; no quantitative information.

20 May: Information from Belinda Pyman about noise heard between 18 April – 19 May

Alert 3



25 May: Noise survey and observations completed. Noise observations in Turangi during the day were difficult to identify due to interference from background noise eg traffic, lawnmowers, contractors, birds. Any subtle noise through the sound scape was not heard.

Observations – Tokaanu Power Station. Discussed with environmental compliance. Operational during power use only depending on the market. All 4 turbines running. Growl sound.



Substation hum.

Noise sampling – Substation SH41 – Min 46 dBA. Noise was not audible during the day in Turangi.



Wastewater treatment plant – blowers on the plant. Environmental noise sampling not conducted from boundary.

Noise observations in Turangi during the day difficult due to background noise. Traffic, lawnmowers, contractors, birds.

4 June: Environmental Health Officer presented information on investigation at Turangi/Tongariro Community Board meeting. Feedback at the meeting was that there were some people that heard the noise and others that did not. There were also situations which may amplify the noise condition.

No sampling undertaken on this date.

14 June: Article from Seek

<https://www.stuff.co.nz/waikato-times/121785452/mysterious-hum-disturbs-turangi-residents>

National response to the article from around the country, mainly from people who have had similar problems and their experiences. There were also ideas regarding vehicle noise, local drones and civil engineering ideas.

19 June: Taupo Times article

Public responses through email to EHO. Still no definite source only theories from members of public.

26 June: Noise monitoring completed at Tokaanu Power Station, transformers, and survey area (no noise heard). Met with The Lines Company who provided their infrastructure locations.

3 July: Brad Scott GNS expert advice was to not carry out noise vibration testing. Advised that noise does not come up through the ground from geothermal or other geological events except earthquakes which are specific events. Noise may be transferred through the ground but there would not be a delay. Noise from Tokaanu Power Station growling during electricity generation would be heard at the same time and not delayed. Noise from geothermal activity would be local to the field such as the small Tokaanu field - like a jug boiling.

4-7 July: Noise meter provided to Belinda Pyman to try and capture the noise when heard. Results indicate very low level of noise. No noise recording was taken to provide frequency analysis.

13 July: Night-time visit (10pm-12am) and monitoring. Weather conditions wet but no wind. Unknown whether the noise in question as in the background.

#### Measurements

- Gosling Grove - very low background noise at 35dBA Lmin. Extremely loud truck events. Trucks heard from distance. No background whirr/idle/hum noise heard.
- Z Station – large chiller trucks and multiple trucks stopping and idling, chiller units continuous. Significant noise which only enabled a Lmin of 62dBA measured at the Z Station. A number of samples taken.
- Heard audible noise on Rangiamohia Road, Te Hei Place and at the BP Service Station.
- Turtle Pool heat pump – noise different from all sides 63dBA at 5 metres.
- Ringakapo Street - unable to hear because of dogs barking.
- Puataata Rd - difficult to hear through rain.
- Hirangi Rd - nothing heard, only distant traffic. No WWTP or power station noise.
- Kohineheke Reserve – distant traffic noise only.
- Hinerangi Street – Tongariro High School marae air-conditioning unit. Could not hear noise from the Turtle Pool.

28 July: Cold still night (9.45pm-12.05am). Noise travelling extremely well in cold, calm clear conditions. Calibration does not appear to be accurate at 94dB. Meter needs to be sent for service. Level not accurate. Observations however important.

- Noise in Turangi very clear and heard for miles. Distant traffic heard both directions for considerable distance. Local noise can be heard around the known sources though the descriptive noise could not be found throughout the town. This was described as not being loud during the night from around 5.30pm to 11pm.
- Gosling Grove 9.46pm – no implicated descriptive hum noise. Light traffic trucks providing high Lmax 88.9 dBA. Leq 56.5, Lmin 33.6, Lmax 88.9, L95 34.4.
- Te Aho Road – heavy traffic dominates and river audible.
- Koura Street – heavy traffic dominates.
- Katarina Street – truckstop audible, idling trucks. No descriptive hum.



- Substation audible at 100m from the site.
- Topia Drive transformer sampled at 2m, audible at Ringakapo street intersection – possible reflection off fence.
- Wiremu Street – no descriptive noise.
- Genesis site 50m off saddle road – noise from substation audible. Background noise very quiet at this location. Sample taken. Leq 33.7dBA, Lmin 31.4 dBA. No power generation.
- Hirangi Road WWTP – not audible.
- Z Station – big chill truck on arrival. Chiller not operating. No sampling.
- Turtle Pool – heat pump noisy. Sample taken at pump working hard 69.9 dBA 69.1Lmin carpark side and 66.9 Leq, 64.2 Lmin. Sample taken from in front park side – Leq 46.8, Lmin 41.9. Hum from pool heat pump audible. Traffic noise influential. Bounces off buildings, appears to come from Z Station. May have been unseen truck chiller.



### Social media response

Turangi/Tongariro Community Board Facebook page is the only public feedback that we are receiving.

9 July 2019: Cr Kingi asking community about noise like generator - 10 comments

### 2020

19 April: Questioning noise Puataata Rd - 49 comments

21 April: Unusual noise in Turangi - 145 Comments

22 April: Update 2 - unusual noise in Turangi - 28 Comments

13 May: Update - 33 Comments

14 June: Seek article - 51 Comments

**Work so far**

Council services – valves, pump stations, WWTP, water, waste. Detection services used which identified leaks, knocks and bangs in the system. All fixed. No pump stations except on Te Herekieke Street north of river and town.

Infiltration rates into the sewer to see if there is a trend with problem dates and times. No co-relationship obvious. This is often related to stormwater flows. More analysis work could be considered to account for delays but no obvious linear relationship or reason for this being responsible.

Industry machinery – very limited. Pool heat pumps isolated. If one industry producing environmental noise then this would simply be able to be identified by following it to the source. Large New World chiller motors.

Traffic heavy around the town – Could it be the trucks moving up the Desert Road and weather conditions bringing the sound back to town? This is one idea and noise can travel differently depending on conditions. Further technical advice needed.

Weather condition trends, rain, wind, temperature – In warmer months the level has been more reasonable. Noise travels better in cool clear conditions. Always potential for more analysis of trends here.

Power generation – 3kms from town perimeter. 56Leq with one of 4 turbines rumbling. Intermittent turbines, rumbling water and lines not matching times and dates of noise experienced. Cannot be heard in town above ambient noise.

Power generation – Transformers throughout the town 1100volt roadside. Frequency 100Hz signature but barely audible 5 metres from the transformer during the day. Could hear Topia Drive transformer almost at the 65m distance on a cold night. Met with The Lines Company regarding their infrastructure in Turangi. No noise monitoring undertaken with equipment for noise, but faults can be detected giving different hums/buzz. No problems in Turangi currently.

Substation – definite 100Hz and 200Hz signature which is there all the time but again barely audible 70m at town perimeter with SH41 in between. Observed audible at 300m on cold clear night.

Z Station – Truck stop observations on 13 July. Big Chill articulated truck units observed. Noise substantial and constant at around 65dBA measured at the Z Station 30 metres from trucks. Type of noise may be what is experienced. Often there will be more than one that exacerbates the whirring of the chiller units together. Observed this noise at BP station, Rangiamohia Street and at Te Hei Place though just audible through sound scape.

The issue of the physical condition of tinnitus is something very different but recognise the many comments of noise perception.

**Further work**

Further specific noise measurement will need special equipment and funding.

Investigated specialist sound instrumentation that might assist in detecting such lower levels of noise and vibration. This can be hired for \$956 per location. Noise specialist services might be another option to explore though would require approval for unbudgeted expenditure.

Toi Te Ora Noise specialist through Southern Monitoring Services may be used to assist in reviewing the information that has been collected and assist in providing advice.

More work could be undertaken with the community. Limitations on resource but communications team could assist with a community survey in quantifying the community affect.

**Current situation**

Noise from truck stop at the Z Station and the Turtle Pool heat pump is significant and heard locally but not all the way to Ringakapo Street and Gosling Grove.

No descriptive noise has not been heard by the Environmental Health Officer or been isolated in monitoring which might then be able to look at its description and frequency.

Based on this information it is considered that there are 3 options.

## OPTIONS

### Analysis of Options

Option 1 – continue to monitor the situation with in-house expertise and equipment and increase survey work to collect more information. If noise is heard and isolated then consideration for further investigation can be considered and specialised unbudgeted expenditure on expertise and/or equipment can be made at this stage.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Cost effective</li> <li>• Flexibility to react</li> <li>• Continue to engage with issue</li> </ul>	<ul style="list-style-type: none"> <li>• Limited specialised equipment</li> </ul>

Option 2 – use noise specialist to continue the investigation.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Specialised expert to investigate a very complicated situation</li> </ul>	<ul style="list-style-type: none"> <li>• Expensive</li> <li>• No flexibility to respond</li> <li>• May still not provide an outcome</li> </ul>

Option 3 – no further investigation.

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• Council to undertake routine services</li> </ul>	<ul style="list-style-type: none"> <li>• Further investigation has been discouraged</li> <li>• Not seen as being treated as a serious issue to the community</li> </ul>

### Analysis Conclusion:

All noise is being observed as local to various noise sources. Others are inexplicable as there is no noise source locally and nothing has been captured.

There is more work that can be done in trying to isolate and record the noise. Until this noise is isolated, then there is no point in engaging noise specialists and specialist equipment to determine the extent of the problem.

It is acknowledged that the noise is a real issue for some members of the community and as such is treated seriously but to date there is no evidence to implicate a source. Option 1 would be the preferred.

## CONSIDERATIONS

### **Alignment with Council's Vision**

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: World Class; Authentic; Charming; Vibrant; Quality; Resilient and Value.

### **Financial Considerations**

The financial impact of the proposal is estimated to be \$xxx.

### Long-term Plan/Annual Plan

The expenditure outlined is currently unbudgeted. It is requested that unbudgeted expenditure may need to be approved in future.

## Legal Considerations

### Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that the social and environmental issues of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

- ☐ Resource Consent    ☐ Building Consent    ☒ Environmental Health  
☐ Liquor Licencing    ☐ Licence to occupy

Authorisations are not required from external parties.

## Policy Implications

There are no known policy implications.

## Māori Engagement

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

## Risks

There are no known risks.

## SIGNIFICANCE OF THE DECISION OR PROPOSAL

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that

## ENGAGEMENT

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to Council making a decision.



**COMMUNICATION/MEDIA**

Communication will be carried out as part of wider consultation with the community on this issue.

**CONCLUSION**

It is acknowledged that the noise is a real issue for some members of the community and as such is treated seriously but to date there is no evidence to implicate a source. Therefore it is the officer's opinion the most practicable approach would be to continue to monitor the situation with in-house expertise and equipment and complete survey work to gather more information. If the noise is heard and isolated then consideration for further investigation can be considered at that stage and specialised unbudgeted expenditure applied for.

**ATTACHMENTS**

Nil

**4.7 COMMUNITY FEEDBACK ON THE URBAN HQ PROPOSAL**

**Author:** John Ridd, Head of Economic Development and Business Transformation

**Authorised by:** Gareth Green, Chief Executive Officer

**PURPOSE**

The purpose of this report is to present the community feedback on the Urban HQ development proposal to be located on the southern carpark, as requested by the Turangi Tongariro Community Board.

**EXECUTIVE SUMMARY**

At its meeting on July 1, 2020, the Turangi/Tongariro Community Board (the Board) were presented with a proposal from Comack Properties Limited for a development called Urban HQ. The Board supported the proposal in principle and requested officers to collate feedback from the wider local community and town mall retailers as to whether they too supported the proposal, or not.

It has been evident throughout that process that the majority of the community including some sectors of the business community are generally supportive of the proposal. Should the Board choose to support the proposal, the next stage is for an agenda item to go to Council to make a decision on a licence to occupy.

Mr Te Wharau Walker and Mrs Amy Walker will attend and present the views of Ngāti Turangitukua at the meeting.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board supports a licence to occupy part of southern car park to Comack Properties Limited.

**BACKGROUND**

The proposal has been presented to the Board at a meeting on July 1, 2020

The Board requested that the views of the community be understood prior to any recommendation to Council for a licence to occupy.

**DISCUSSION**

As part of the consultation process, an online survey seeking feedback on changing the use of the carpark for the proposed site was undertaken with 454 responses received (refer Attachment 1) plus ten responses were received by hardcopy (refer Attachment 2). A separate email in support of the proposal is also attached (Attachment 3). The Board is encouraged to review and understand each individual's feedback. In summary, overall the community was generally supportive of the development with the main concerns being a lack of parking. The majority of questions received through social media channels also largely related to parking concerns and officers' responses noted the car park is significantly underutilised, even at peak times.

**OPTIONS**Analysis of Options

Option 1 – recommend to Council to proceed with offering a licence to occupy

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>The Board provides support to local investment for the betterment of the business community</li> <li>There is minor revenue received by Council</li> <li>Competition may encourage investment in the town centre</li> <li>The community feedback has generally been supportive of the proposal</li> </ul>	<ul style="list-style-type: none"> <li>There could be impacts on the current town centre in terms of competition for tenants thus further eroding confidence in the town centre as a suitable option for businesses</li> </ul>

## Option 2 – do not recommend proceeding with a licence to occupy

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>The town centre will not experience further erosion of confidence due to reduced competition</li> </ul>	<ul style="list-style-type: none"> <li>The loss of a high quality development opportunity and business draw-card to Turangi</li> </ul>

Analysis Conclusion:

Recommend a licence to occupy the area of carpark yet to be identified but illustrated in the following map:

**CONSIDERATIONS****Alignment with Council's Vision**

Council's vision is 'to be the most prosperous and liveable district in the North Island by 2022'. This is accompanied by a core set of values to underpin decision-making, the following of which are relevant to this particular proposal: World Class; Authentic; Charming; Vibrant; Quality; Resilient and Value.

**Financial Considerations**

The financial impact of the proposal is estimated to have a positive revenue to be determined for the licence to occupy but no significant costs to the ratepayer.

**Legal Considerations**Local Government Act 2002

The matter comes within scope of the Council's lawful powers, including satisfying the purpose statement of Section 10 of the Local Government Act 2002. That section of the Act states that the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. It is considered that social / economic outcomes are of relevance to this particular matter.

The proposal has been evaluated with regards to a range of legislation. The key legislation applicable to the proposal has been reviewed and the relevant matters for consideration are as follows:

Authorisations as follows are required for the proposal:

- ☒ Resource Consent    ☒ Building Consent    ☒ Environmental Health  
☐ Liquor Licencing    ☐ Licence to occupy

Authorisations are required from external parties.

**Policy Implications**

The proposal has been evaluated against the following plans:

- ☐ Long Term Plan 2018-2028    ☐ Annual Plan    ☐ Waikato Regional Plan  
☒ Taupo District Plan    ☐ Bylaws    ☐ Relevant Management Plan(s)

The key aspects for consideration with regards to this proposal are as follows:

There are no known policy implications.

### **Māori Engagement**

Council is bound by various Acts to consult and/or engage with Māori, including a duty to act reasonably and in good faith as a Te Tiriti ō Waitangi partner. Equally, Council has a responsibility to develop and proactively foster positive relationships with Māori as key stakeholders in our district, and to give effect to the principles of Te Tiriti ō Waitangi including (but not limited to) the protection of Māori rights and their rangatiratanga over tāonga. While we recognise Māori in general, we also need to work side by side with the three ahi kaa / resident iwi of our district.

Although good faith does not necessarily require consultation, it is a mechanism for Council to demonstrate its existence and commitment to working together as district partners. Appropriately, the report author acknowledges that they have considered the above obligations including the need to seek advice, guidance, feedback and/or involvement of Māori on the proposed recommendation/s, objective/s, project/s or service/s outlined within this report.

### **Risks**

The significant risks in this proposal are:

- **The land tenure which is road reserve:** This was outlined in the previous report and highlighted the need to consider this land is classified as road reserve and with that comes some limitations around the length and type of tenure that should be offered. In this case Officers suggest a tenure of twelve years and a notice period of six months. This tenure proposal is consistent with the previous agenda item
- **The developer not accepting the terms:** The Developer [Comack properties Limited] will have significant investment and therefore risk built into this development. Officers understand that this tenure may not be acceptable to the developer due to the inherent risk of the licence period and in particular the notice period of six months.

### **SIGNIFICANCE OF THE DECISION OR PROPOSAL**

Council's Significance and Engagement policy identifies the following matters that are to be taken into account when assessing the degree of significance of proposals and decisions:

- a. The level of financial consequences of the proposal or decision;
- b. Whether the proposal or decision will affect a large portion of the community or community of interest;
- c. The likely impact on present and future interests of the community, recognising Maori cultural values and their relationship to land and water;
- d. Whether the proposal affects the level of service of an activity identified in the Long Term Plan;
- e. Whether community interest is high; and
- f. The capacity of Council to perform its role and the financial and other costs of doing so.

Officers have undertaken a rounded assessment of the matters in clause 11 of the Significance and Engagement Policy (2016) and are of the opinion that the proposal under consideration is of low importance.

### **ENGAGEMENT**

Taking into consideration the above assessment, that the decision is of a low degree of significance, officers are of the opinion that no further engagement is required prior to the Board making a recommendation.

### **COMMUNICATION/MEDIA**

No communication/media required.

### **CONCLUSION**

The Board previously requested feedback from the Turangi community on the Urban HQ proposal. Responses received throughout the process including in-person, survey, and commentary on social media forums indicate that both the local and business community i.e. town mall retailers are generally supportive

of the proposal. Should the Board choose to support the proposal, the next stage is to make a recommendation to Council to this effect for a final decision.

**ATTACHMENTS**

1. Online Survey Responses
2. Community Feedback / Survey Results
3. Email received from G & B Wotherspoon

**4.8 TURANGI WALK EVENT 2021**

**Author:** Steve Giles, District Events Manager

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**PURPOSE**

To enable discussion on a proposed walk event in Turangi on February 6 (Waitangi Day), 2021.

**DISCUSSION**

Officers have been approached to host a walk event in Turangi on February 6 (Waitangi Day), 2021.

The proposal has been discussed with Ngati Turangitukua kaumatua Jeff Bennett and they are supportive of the event. Councillors John Mack and Tangonui Kingi have also been briefed from the outset.

As per other Council events, bookings facilitator Kelly Callaghan will coordinate the event and work alongside the Board. Funding has been allocated through the events budget.

**CONCLUSION**

Officers are seeking feedback from the Board as to how they would like to be involved and / or any outcomes they may have.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the information regarding the Turangi Walk Event 2021.

**ATTACHMENTS**

1. Turangi Walk Event 2021 (A2733082)

**4.9 UPDATE ON THE TAUPŌ DISTRICT COUNCIL DISTRICT PLAN REVIEW**

**Author:** Hilary Samuel, Senior Policy Advisor

**Authorised by:** Alan Menhennet, Head of Finance and Strategy

**PURPOSE**

This item is for the Senior Policy Advisor to provide a verbal update on the Taupō District Council District Plan Review.

**BACKGROUND**

What is a District Plan?

It's the community's key document for managing the way people use their land. There are objectives and policies that set out what we want the district to look like and how we will balance land use issues when they are in conflict. Rules in the Plan set out what activities you can do as of right (permitted activities) and what activities we need to look at more carefully through a resource consent application. These rules cover things like how land can be subdivided, the height and location of buildings, where commercial and industrial activities can go, protection of heritage sites and management of noise.

Why is the Taupō District Council reviewing its Plan?

The Resource Management Act 1991 requires councils to prepare a District Plan and review the different parts at least every 10 years. Most of the District Plan is now due for a review so rather than do that in pieces we have decided to look at it all together. Taking this integrated approach will allow us to make sure that the District Plan works better. It will also allow us to align the District Plan with the new National Planning Standards. Those standards set out aspects like which zones must be used, common definitions and mapping requirements.

How long will it take?

The District Plan is very complex, and we want to make sure we get it right. We need to make sure that our decisions are supported by evidence and reflect the changing needs of the community. We expect that collecting that evidence and talking to the many stakeholders will take about another eighteen months.

There will be plenty of opportunity to have input during this development phase. The District Plan will then be notified and enter the formal process which involves submissions, hearings and appeals. This phase must be completed within two years.

How can you be involved?

We plan to regularly touch base with Representative Groups to discuss the direction the review is taking. Multiple parts of the plan will be underway at one time, and at various stages of development. However, we will "bundle" sections of the plan together and bring them to you to discuss. The public can register their interest and input at any time throughout the process on our online system. If the representative group has any particular issues that they would like a discussion on then we are happy to address those at the appropriate time.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the update on the Taupō District Council District Plan Review.

**ATTACHMENTS**

Nil

**4.10 DRAFT TRANSPORT STRATEGY FOR CONSULTATION**

**Author:** Aidan Smith, Policy Advisor

**Authorised by:** Alan Menhennet, Head of Finance and Strategy

**PURPOSE**

This paper provides a draft transport strategy for consultation. A submission from the Turangi/Tongariro Community Board is sought to ensure that the Transport Strategy (and associated issues paper) reflects the key areas of importance to the local community and will provide an effective document for giving Council direction on priorities for the delivery of the Council's transport services and infrastructure.

**DISCUSSION**

A transport strategy is intended to give Council clear direction on priorities for the delivery of the Council's transport services and infrastructure. In particular, it will guide the investigation and development of proposals for capital improvements and service delivery for Council to consider when agreeing work programmes and funding through its triennial *Long-Term Plan*. Clear direction is essential so that proposals put forward for funding align with the Council and community's desired objectives for transport.

Community engagement is critical to the development of a transport strategy. In particular, we want community input and agreement on the priority objectives, for example improving safety, or supporting increased walking and cycling. We also want community input into the key strategic routes and connections that should be a focus, for example rural roads that require safety improvements, intersections that need improving, and walking and cycling routes and road crossings that need improvement. The community holds key information on routes that are of high value to them, deficiencies they have experienced, and opportunities for beneficial improvements.

The attached draft Transport Strategy and supporting draft Issues Paper are being provided for public consultation over the period Monday 3 August to Friday 4 September 2020. A submission from the Turangi/Tongariro Community Board is sought to ensure that the Transport Strategy (and associated issues paper) reflects the key areas of importance to the local community and will provide an effective document for giving Council direction on priorities for the delivery of the Council's transport services and infrastructure.

The attached communications plan sets out the key messages to support community engagement.

The attached engagement plan sets out the proposed approach and timeframe for engaging with stakeholders and the community, including:

- face to face and community meetings
- online submissions
- Council hearings.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board

1. receives the attached draft Issues Paper and draft Transport Strategy.
2. agrees to make a submission to ensure that the Transport Strategy (and associated issues paper) reflects the key areas of importance to the local community and will provide an effective document for giving Council direction on priorities for the delivery of the Council's transport services and infrastructure.
3. notes the attached draft communications plan and draft engagement plan and advises of any additional groups that should be notified, or directly engaged.

**ATTACHMENTS**

1. Draft Transport Strategy for Consultation (under separate cover 1)
2. Draft Issues Paper for Consultation (under separate cover 1)
3. Draft Engagement Plan (under separate cover 1)
4. Draft Communications Messages (under separate cover 1)



**4.11 MONTHLY UPDATE ON TURANGI PROJECTS AND OPERATIONS**

**Author:** Andy Hema, Customer Relations Manager - Turangi

**Authorised by:** Lisa Nairne, Head of Communications and Customer Relations

**PURPOSE**

This item is for the Customer Relations Manager – Turangi to provide a progress update on the status of Turangi capex projects and operations (refer Attachment 1).

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the monthly update on Turangi projects and operations as presented on August 5, 2020.

**ATTACHMENTS**

1. Turangi Operations Report

**4.12 MEMBERS' REPORTS**

**Author:** Tina Jakes, Head of Democracy, Governance and Venues

**Authorised by:** John Ridd, Head of Economic Development and Business Transformation

**PURPOSE**

This item permits members to provide feedback on any items of interest arising from meetings/conferences/seminars they have attended over the past month, and for the Board to approve either prior or retrospectively member attendance at conferences and professional development opportunities.

Members' may also provide any updates on the Turangi/Tongariro Community Board Community Plan or feedback from their respective community appointments.

No debate and/or resolution is permitted on any of the reports.

**RECOMMENDATION(S)**

That the Turangi/Tongariro Community Board receives the members' reports.

**ATTACHMENTS**

Nil