



ATTACHMENTS

Ordinary Council Meeting

12 December 2017

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Extraordinary Council Meeting Minutes

20 November 2017

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE EXTRAORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON MONDAY, 20 NOVEMBER 2017 AT 1.00PM**

PRESENT: Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Rosie Harvey, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin (from 1.03pm), Cr Maggie Stewart, Cr Kirsty Trueman, Cr John Williamson.

IN ATTENDANCE: Chief Executive, Group Manager Corporate & Community, Group Manager Operational Services, Democracy & Community Engagement Manager, Strategic Development Manager, Communications Manager,

MEDIA AND PUBLIC: 5 members of the public

Mayor David Trewavas welcomed everyone in attendance and opened the meeting.

1 APOLOGIES

TDC201711/05 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Cr John Williamson

That apologies from Cr Barry Hickling (for absence) and Cr Christine Rankin (for lateness) be received and accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 POLICY AND DECISION MAKING

3.1 MAORI REPRESENTATION AND ESTABLISHMENT OF MAORI WARDS

The Democracy & Community Engagement Manager introduced the item reiterating that there were three recommended options to consider.

His Worship then went round the table inviting each councillor to provide feedback as to their preferred option.

Councillors noted the value of engaging with other councils and looked forward to sharing the same experience alongside Iwi and Māori community leaders.

The resulting vote was to not establish Māori seats on the Council with a commitment to co-design a future pathway with Iwi and Māori. Additionally, there was a strong direction from councillors that officers investigate alternative ways to build strong partnerships and work alongside the districts Iwi including those on the (district) boundaries.

In response to a member question, the Democracy & Community Engagement Manager advised that a timeline for progressing Iwi partnerships would be included in the work plan that officers would collate.

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TDC201711/06 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr John Williamson

That Council retains the 'status quo' i.e. resolves not to introduce a Māori Ward/s, and

- i. Pursues Iwi/ Māori Representation options beyond 23 November 2017 with Iwi and Māori collaboration, with the intent to implement an agreed option by or before 2020
- ii. Develops a work plan to research options, develop and refine an option and seek agreement
- iii. Reviews Māori representation component of the representation review in three years' time.

CARRIED

4 CONFIDENTIAL BUSINESS

Nil

The Meeting closed at 1.16pm.

The minutes of this meeting were confirmed at the Council Meeting held on 12 December 2017.

CHAIRPERSON

Ordinary Council Meeting Minutes

28 November 2017

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON TUESDAY, 28 NOVEMBER 2017 AT 1.30PM**

- PRESENT:** Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Rosie Harvey, Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Kirsty Trueman, Cr John Williamson, Cr Maggie Stewart
- IN ATTENDANCE:** Chief Executive, Group Manager: Finance & Strategy, Group Manager: Operational Services, Group Manager: Business & Technology, Group Manager: Corporate & Community, Democracy & Community Engagement Manager, People & Capability Manager, Communications Manager, Senior Communications Advisor, Finance Manager, Policy Manager, Infrastructure Manager, Transport & Projects Manager, Financial Analyst, Programme Manager, Commercial Manager, Strategic Advisor Property & Infrastructure, Democratic Services Officer
- MEDIA AND PUBLIC:** Two members of the public
Taupō Times

His Worship the Mayor, D Trewavas welcomed everyone to the meeting and Cr Tangonui Kingi opened the meeting with a karakia.

1 APOLOGIES

Nil

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

3.1 ORDINARY COUNCIL MEETING - 31 OCTOBER 2017

In answer to a question, the Commercial Manager advised that the cell phone tower was outside the flight path, so no consultation with airport users was required.

TDC201711/07 RESOLUTION

Moved: Cr Maggie Stewart
Seconded: Cr Rosanne Jollands

That the minutes of the Council meeting held on Tuesday 31 October 2017 be confirmed as a true and correct record.

CARRIED

4 RECEIPT OF MINUTES**4.1 ORDINARY TURANGI/TONGARIRO COMMUNITY BOARD MEETING - 10 OCTOBER 2017****TDC201711/08 RESOLUTION**

Moved: Cr Tangonui Kingi

Seconded: Cr Maggie Stewart

That Council receives the minutes of the Turangi/Tongariro Community Board meeting held on Tuesday 10 October 2017.

CARRIED**4.2 ORDINARY MANGAKINO/POUAKANI REPRESENTATIVE GROUP MEETING - 17 OCTOBER 2017****TDC201711/09 RESOLUTION**

Moved: Cr Kirsty Trueman

Seconded: Cr Barry Hickling

That Council receives the unconfirmed minutes of the Mangakino/Pouakani Representative Group meeting held on Tuesday 17 October 2017.

CARRIED**4.3 ORDINARY AUDIT & RISK COMMITTEE MEETING - 30 OCTOBER 2017**

In answer to a question the Chief Executive advised that communications to clarify obligations in the area of backflow prevention had not yet been arranged.

TDC201711/10 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Cr Barry Hickling

That Council receives the minutes of the Audit & Risk Committee meeting held on Monday 30 October 2017.

CARRIED**5 POLICY AND DECISION MAKING****5.1 TENDER FOR CONTRACT TDC/1718/208 TURANGI & OMORI REFUSE TRANSFER STATION OPERATIONS**

In answer to questions the Infrastructure Manager advised that:

- The preferred tenderer had submitted the lowest price.
- Levels of service are similar for all transfer stations / landfills and tender documents do not distinguish based on geographical location. Any differences between Taupō and Turangi would come down to management and any issues should be raised with the Solid Waste Manager.

TDC201711/11 RESOLUTION

Moved: Cr Tangonui Kingi

Seconded: Cr Christine Rankin

That Council accepts the Tender for Contract TDC/1718/208 for Turangi & Omori Refuse Transfer Station Operations submitted by Metallic Sweepings Ltd for the sum of \$718,385.40 [excl. GST] for a period of three years commencing on 1 February 2018 and authorises His Worship the Mayor and the Chief Executive to sign the Contract Document(s) and attach the Council's Common Seal to them.

CARRIED

5.2 TENDER CONTRACT TDC 1718/212 MANGAKINO SEWER RENEWAL

In answer to a question the Infrastructure Manager confirmed that the recommended contract sum was within current renewal budgets.

TDC201711/12 RESOLUTION

Moved: Cr Kirsty Trueman

Seconded: Cr Rosanne Jollands

1. That Council accepts the Tender for Contract TDC 1718/212 for Mangakino Sewer Relining Project submitted by RelineNZ for the sum of \$1,259,476.13 [excl. GST] and authorises his Worship the Mayor and the Chief Executive to sign the Contract Document(s) and attach the Council's Common Seal to them.
2. That an amount of \$250,000 [excl GST] be approved for contingencies.

CARRIED

5.3 COUNCIL'S OCTOBER PERFORMANCE REPORT

The Chief Executive summarised his covering report and added that the power cut on Thursday 23 November 2017 had caused some challenges for staff and contractors. There would be a debrief on the event in due course.

Group Managers summarised key aspects of the October performance report and answered questions. The following points were noted:

- The level of debt was as forecast, with the net debt position at \$31m.
- In relation to borrowing, interest costs were slightly below budget.
- 5.68% return on the TEL fund.
- Increases in revenue in the regulatory and venues areas in particular were a result of high levels of activity.
- The community events programme was continuing. There had been a very successful white ribbon event held at the Pihanga Reserve recently.
- The Emergency Management Committee had celebrated Mr Shamus Howard's 15 years service as a local controller. Mr Howard had also received a Ministerial award for his work in this area. Council was in the process of appointing a new local controller to join existing controllers Tina Jakes and Ariell King.
- There was a lot of work still to be done in relation to the Civil Defence Emergency Management Group Plan.
- Council was taking part in a vital signs community services project. A draft report was currently being peer reviewed and the final report would be available early 2018.
- Staff would meet with contractors following an electricity break in the vicinity of Victory Drive, at the start of the Waitahanui water project.
- The Mapara Road pump station project would take place towards the end of December. Delays would not affect pricing.
- LED streetlights consisted of two projects – supply and installation. LEDs would be installed throughout the district but not on arterial roads or soffits under shops (the latter are not council assets).

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- Extra operational expenditure in the wastewater area related to recutting and jetting of mains.
- Pukawa wastewater pump station project would be signed off by the Chief Executive within delegations.
- PricewaterhouseCoopers had completed its audit on the Treasury Management Policy. This would be presented to the next Audit & Risk Committee meeting.
- The latest economic data report had come through and would be circulated to members. Highlights included GDP growth 3%; traffic flows up 5%; building consents up 15%; electronic transactions up 6.8% (compared to national average of 3.8%); population growth 1.7%; unemployment 3.7%.

TDC201711/13 RESOLUTION

Moved: Cr Rosanne Jollands
Seconded: Cr Rosie Harvey

That Council notes the information contained in the Council Performance report for the month of October 2017.

CARRIED**5.4 ADOPTION OF MEETINGS SCHEDULE 2018****TDC201711/14 RESOLUTION**

Moved: Cr Christine Rankin
Seconded: Cr Anna Park

That Council adopts the attached meeting schedule 2018 (A2075644).

CARRIED**5.5 COUNCIL ENGAGEMENTS DECEMBER 2017 AND CONFERENCE OPPORTUNITIES**

Members agreed to attend the inaugural meeting of the Kinloch Representative Group on 11 December if they were able to.

TDC201711/15 RESOLUTION

Moved: Cr Tangonui Kingi
Seconded: Cr Kirsty Trueman

That Council receives the information relating to engagements for December 2017.

CARRIED**5.6 MEMBERS' REPORTS**

The following reports were received:

Cr Rosie Harvey (A2091795)

- Rangitaiki River Forum – Murupara
- Harcourts Hound Day – SPCA fundraiser
- Citizens Advice meeting
- Citizenship Ceremony
- Waiora House AGM
- More Women in Business at Baked with Love
- Māori representation meeting
- CouncilMark meeting
- LGNZ

Cr Anna Park (A2091796)

- Meeting with Chair of Bike Taupō
- Meeting with Tūwharetoa Street business owners

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- Blessing of new Council Chamber
- Motor Neurone Disease (MnD) officially started the annual fundraising walk and participation
- Site visits of Waste Minimisation sites
- Citizenship Ceremony
- Judge of Taupō Rose Show 2017
- Second meeting with Tūwharetoa Street business owners
- Monthly Bike Taupō Committee meeting
- CouncilMark programme interview
- Coffee catch up with Mayor and Chief Executive – Kinloch
- Waikato Civil Defence Emergency Management Joint Committee meeting – Hamilton

Cr John Williamson (A2092566)

- LGNZ roadshow
- Taupō College Senior Prizegiving
- Tauhara College Senior Prizegiving
- Friends of the Museum workshop
- Taupō sports awards
- Motuoapa Marina official opening
- Motor Neurone walk
- Turangi/Tongariro Community Board meeting
- Taupō School of Music concert
- Citizenship Ceremony
- Lakes and Waterways Action Group meeting
- Jane Budge's farewell
- White Ribbon event – Pihanga Reserve
- ITO Graduation – Great Lake Centre

Cr Rosanne Jollands provided a verbal update on the Kinloch strategic planning day. The event had been very successful with about 30 very engaged members of the community in attendance. The Democracy & Community Engagement Manager was thanked for her work on this, along with the facilitator from Inspiring Communities.

Cr Christine Rankin advised that she had received a number of calls about Reid's Farm, with residents reporting that behaviour was already out of control in the area. The Chief Executive confirmed that staff, Senjo and the Police were monitoring Reid's Farm and responding to complaints as appropriate.

TDC201711/16 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr John Williamson

That Council receives the reports from members.

CARRIED**6 CONFIDENTIAL BUSINESS****TDC201711/17 RESOLUTION**

Moved: Cr Rosanne Jollands

Seconded: Cr John Boddy

RESOLUTION TO EXCLUDE THE PUBLIC

I move that the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48[1] of the local government official information and meetings act 1987 for the passing of this resolution are as follows:

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General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Agenda Item No: 6.1 Confirmation of Confidential Portion of Ordinary Council Minutes - 31 October 2017	Section 7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of deceased natural persons Section 7(2)(h) - the withholding of the information is necessary to enable [the Council] to carry out, without prejudice or disadvantage, commercial activities	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7
Agenda Item No: 6.2 Receipt of Confidential Portion of Minutes - Audit & Risk Committee - 30 October 2017	Section 7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7
Agenda Item No: 6.3 Consideration of offer to purchase Part of Taupo's East Urban Lands	Section 7(2)(h) - the withholding of the information is necessary to enable [the Council] to carry out, without prejudice or disadvantage, commercial activities Section 7(2)(i) - the withholding of the information is necessary to enable [the Council] to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

I also move that *[name of person or persons]* be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of *[specify]*. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because *[specify]*.

CARRIED

The meeting closed at 2.44pm.

The minutes of this meeting were confirmed at the ordinary Council meeting held on 12 December 2017.

CHAIRPERSON

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Emergency Management Committee Meeting Minutes

20 November 2017

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE EMERGENCY MANAGEMENT COMMITTEE MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON MONDAY, 20 NOVEMBER 2017 AT 11.00AM**

PRESENT: Cr Anna Park (in the Chair), Mr Andy Hema, Mrs Tina Jakes, Mrs Ariell King, Cr Tangonui Kingi, Cr Kirsty Trueman

IN ATTENDANCE: Chief Executive, Group Manager Corporate & Community, Civil Defence Manager, Infrastructure Manager / Lifelines Coordinator, Communications Manager, Strategic Partnership Advisor – Welfare Manager, Senior Communications Advisor, Democratic Services Support Officer

MEDIA AND PUBLIC: Mr L Hazelwood (WRC Group Controller), Ms S Vowles (MCDEM)
3 members of the public

The Chair welcomed everyone and Councillor Tangonui Kingi opened the meeting with a karakia.

Note: Agenda items were heard in the following order: 1–4.4, 4.6, 4.7–4.8, 4.5, 4.8–5.1

1 APOLOGIES

EM201711/01 RESOLUTION

Moved: Cr Kirsty Trueman
Seconded: Cr Tangonui Kingi

That the apology from Mayor David Trewavas be received and accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

3.1 EMERGENCY MANAGEMENT COMMITTEE MEETING - 22 MAY 2017

Minutes of a meeting of the Emergency Management Committee held on Monday, 22 May 2017 had been circulated (A2076106).

EM201711/02 RESOLUTION

Moved: Cr Anna Park
Seconded: Mrs Tina Jakes

That the minutes of the Emergency Management Committee meeting held on Monday 22 May 2017 be confirmed as a true and correct record.

CARRIED

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4 REPORTS**4.1 RECEIPT OF WAIKATO CIVIL DEFENCE EMERGENCY MANAGEMENT JOINT COMMITTEE MINUTES - 26 JUNE 2017 AND 4 SEPTEMBER 2017**

Minutes of the Waikato Civil Defence Emergency Management Joint Committee meetings held on 26 June 2017 and 4 September 2017 had been circulated (A2077996 & A2078001 respectively).

EM201711/03 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Tangonui Kingi

That the Emergency Management Committee receives the minutes of the Waikato Civil Defence Emergency Management Joint Committee meeting held on 26 June 2017 and 4 September 2017.

CARRIED

4.2 PRESENTATION: MINISTERIAL LONG SERVICE AWARD - LOCAL CONTROLLER SHAMUS HOWARD

The Group Manager Corporate & Community made a special presentation to former Taupō District Council local controller Mr Shamus Howard who was in attendance with his wife, Mrs Kathy Howard. He acknowledged and thanked him for his significant contribution as the Civil Defence local controller and co-ordinator both to Council and the district over 15 years. He congratulated him on receiving the esteemed Ministerial Long Service Award which appropriately reflected his relentless and selfless service.

An additional highlight noted was Mr Howard's leadership shown during the Waihi Hill/Hipaua declared evacuation in 2009 which was an invaluable experience for all those involved and working alongside him at that time. Mr Howard was also instrumental in forming a flourishing relationship with the Waikato Regional Council and The Lines Company.

The Chair also thanked Mr Howard for his service and also his wife for her support.

In response, Mr Howard thanked everyone who had supported him throughout his tenure, especially former Civil Defence manager Mr Phil Parker, Mrs Tina Jakes and Mr Joe Mickleson.

EM201711/04 RESOLUTION

Moved: Mrs Ariell King

Seconded: Cr Tangonui Kingi

That the Emergency Management Committee thanks Mr Shamus Howard for his invaluable contribution and service as the Taupō District Council Local Controller and congratulates him on receiving the Ministerial Long Service Award.

CARRIED

4.3 CIVIL DEFENCE EMERGENCY MANAGER'S REPORT

The Civil Defence Emergency Manager went through his report highlighting that although the planned Our Neighbourhood event was postponed due to inclement weather, the evacuation exercise still went ahead and a door-to-door approach helped the team complete some EMIS registrations.

EM201711/05 RESOLUTION

Moved: Cr Tangonui Kingi

Seconded: Cr Kirsty Trueman

That the Emergency Management Committee receives the Civil Defence Emergency Manager's report.

CARRIED

4.4 APPOINTMENT OF LOCAL CONTROLLER

The Group Manager Corporate & Community reiterated his support for the nomination of Mr Douglas Wilcox as the Civil Defence Local Controller as he had the required background, skills, competencies and ability to commit time to the role. The appointment would also fulfil the last controller position (terms of reference provided for three).

EM201711/06 RESOLUTION

Moved: Cr Tangonui Kingi

Seconded: Mrs Tina Jakes

That the Emergency Management Committee approves the nomination of Mr Douglas Wilcox to the Waikato Civil Defence Emergency Management Joint Committee for the role of Civil Defence Local Controller.

CARRIED

4.5 WAIKATO CIVIL DEFENCE AND EMERGENCY MANAGEMENT GROUP (WCDEM) UPDATE

Mr Lee Hazelwood was in attendance to provide members with an update on WCDEM. Key points noted were:

- The opening of the new GEMO centre would be held on 15 December 2017. NZTA would also be based there which would provide on-site access to cameras around the region and more current updated information.
- A new GIS tool that would allow road users to ring in up-to-the-minute information in the event of a disaster would be trialed by targeted audiences such as Fonterra (Fonterra had up to 375 tankers on-road at any given time). The tool would be rolled out to response teams once testing had been completed.
- Due to recent staff turnover, services had been somewhat slower than usual.
- The new group recovery manager position would support CD teams with their recovery plans which was currently a major focus both regionally and nationally.

Note: The Chair requested that a letter of thanks be sent to Mr Julian Snowball who had undertaken a CD controller role in Coromandel.

EM201711/07 RESOLUTION

Moved: Mrs Ariell King

Seconded: Cr Tangonui Kingi

That the Emergency Management Committee receives the Waikato Civil Defence and Emergency Management Group update and thanks Mr Snowball for attending.

CARRIED

4.6 MINISTRY OF CIVIL DEFENCE AND EMERGENCY MANAGEMENT (MCDEM) UPDATE

Ms Suzanne Vowles was in attendance to provide members with an update on MCDEM. Key points noted were:

- A national review on CDEM that was done prior to the elections was currently with the Minister of Civil Defence Hon. Kris Faafoi for consideration.
- Live nationwide testing of an emergency mobile alert system was scheduled to take place on 26 November 2017 (testing time unknown at this stage).
- MCDEM was undertaking an intensive planning and preparation process to ensure there was sufficient emergency management cover should Wellington have a significant earthquake.

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- New recovery legislation discussions were currently being held at a regional level and would eventually filter down to local areas such as Taupō.

In answer to a member question in relation to why Civil Defence had been moved outside of government management, Ms Vowles advised that she did not know as she was not privy to that information.

EM201711/08 RESOLUTION

Moved: Mrs Ariell King

Seconded: Cr Tangonui Kingi

That the Emergency Management Committee receives the Ministry of Civil Defence and Emergency Management update and thanks Ms Vowles for attending.

CARRIED**4.7 TAUPŌ DISTRICT COUNCIL CIVIL DEFENCE EMERGENCY MANAGEMENT (CDEM) CONTRACTOR REPORT - OCTOBER 2017**

CDEM Contractor Douglas Wilcox expanded further on the five key projects of his report being:

1. Emergency Operating Centre Review and risk Assessment re: Relocation of Support
2. Civil Defence BGAN Satellite Fit for Purpose Review
3. Civil Defence Origine Software Reflow
4. Disaster Recovery Taupō DC Symposium – Programme Design
5. Emergency Management TDC MOUs Review

EM201711/09 RESOLUTION

Moved: Mrs Tina Jakes

Seconded: Cr Kirsty Trueman

That the Emergency Management Committee receives the Taupō District Council's CDEM Contractor's report for October 2017.

CARRIED**4.8 CONTROLLERS UPDATE**

There was no new information in relation to the controllers role however, Mrs King advised that she had received her (controllers) accreditation certification in July 2017.

EM201711/10 RESOLUTION

Moved: Mr Andy Hema

Seconded: Cr Kirsty Trueman

That the Emergency Management Committee receives the update from the Controllers'.

CARRIED**4.9 PUBLIC INFORMATION MANAGER'S UPDATE**

The Communications Manager introduced the new Senior Communications Advisor, Mr Andy Taylor and advised that:

- Promotion of national alerts had been undertaken,
- The Ministry was currently defining the PIMS training framework 'Train the Trainer',
- Group PIM Steven Ward had resigned from his position at WRC. There was an upcoming PIM hui in

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Ngaruawahia on 24 November 2017 so members would be updated in due course once more information was known about his replacement.

EM201711/11 RESOLUTION

Moved: Mrs Tina Jakes
Seconded: Cr Tangonui Kingi

That the Emergency Management Committee receives the update from the Public Information Manager.

CARRIED**4.10 WAIKATO LIFELINES UPDATE**

The Infrastructure Manager distributed hard copies of a map showing colour coded lifelines (electricity, transport, telecommunications and water) in the Taupō area. There was a high concentration of critical lifelines north of town, particularly around the Wairakei area.

EM201711/12 RESOLUTION

Moved: Cr Tangonui Kingi
Seconded: Mrs Ariell King

That the Emergency Management Committee receives the Waikato Lifelines Coordinator update.

CARRIED**4.11 LOCAL WELFARE MANAGER'S UPDATE**

The Welfare Manager spoke to her report and highlighted that the evacuation training exercise went well. A debrief was scheduled to be held at the end of the week.

EM201711/13 RESOLUTION

Moved: Mrs Tina Jakes
Seconded: Mrs Ariell King

That the Emergency Management Committee receives the Local Welfare Manager's update.

CARRIED**4.12 TAUPŌ LOCAL WELFARE DISTRICT PLAN 2017-2020**

In reply to a question regarding how to raise public awareness about the Taupō Local Welfare District Plan 2017-2020, the Communications Manager advised that the Plan would be promoted via the usual channels eg Connect, Councillor's Weekly Update, etc.

EM201711/14 RESOLUTION

Moved: Mr Andy Hema
Seconded: Cr Tangonui Kingi

That the Emergency Management Committee adopts the Taupo Local Welfare District Plan 2017-2020 (A2054865)

CARRIED

4.13 DRAFT STRATEGIC RECOVERY PLANNING DIRECTOR'S GUIDELINES FOR CDEM GROUPS

The Group Manager Corporate & Community noted that at this stage, the Director's Guidelines for CDEM groups had been included for members informational purposes only. A great deal of work had been undertaken on the draft locally, regionally, and nationally and changes in the Act had brought increased demands and implications for people working in the recovery space.

Further information would be provided at a later date.

EM201711/15 RESOLUTION

Moved: Mr Andy Hema
Seconded: Cr Kirsty Trueman

That the Emergency Management Committee receives the information on the Draft Strategic Recovery Planning Director's Guidelines for CDEM Groups (A2078007).

CARRIED

5 CONFIDENTIAL BUSINESS**EM201711/16 RESOLUTION**

Moved: Cr Tangonui Kingi
Seconded: Cr Kirsty Trueman

RESOLUTION TO EXCLUDE THE PUBLIC

I move that the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48[1] of the local government official information and meetings act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Agenda Item No: 5.1 Confirmation of Confidential Portion of Emergency Management Committee Minutes - 22 May 2017	Section 6(a) - the making available of the information would be likely to prejudice the maintenance of the law, including the prevention, investigation, and detection of offences, and the right to a fair trial	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6

CARRIED

The Meeting closed with a karakia by Councillor Tangonui Kingi at 11.57am.

The minutes of this meeting were confirmed at the Emergency Management Committee Meeting held on 12 February 2018.

CHAIRPERSON

Ad Hoc Committee - Gambling and Easter Trading Meeting Minutes

21 November 2017

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE AD HOC COMMITTEE - GAMBLING AND EASTER TRADING MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON TUESDAY, 21 NOVEMBER 2017 AT 11.00AM**

PRESENT: Cr John Williamson (in the Chair), Cr Anna Park, Cr Maggie Stewart

IN ATTENDANCE: Chief Executive, Group Manager: Finance & Strategy, Democracy & Community Engagement Manager, Policy Manager, Senior Policy Advisor, Senior Administrator (Policy), Senior Communications Advisor, Democratic Services Advisor

MEDIA AND PUBLIC: Four members of the public

Note: The Chief Executive, Mr Gareth Green was in the Chair for apologies; conflicts of interest; and item 4.1 – Election of Chairperson.

1 APOLOGIES

ADGET201711/01 RESOLUTION

Moved: Cr Anna Park
Seconded: Cr Maggie Stewart

That the apology received from His Worship the Mayor, D Trewavas be accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

Nil

4 REPORTS

4.1 ELECTION OF CHAIRPERSON

ADGET201711/02 RESOLUTION

Moved: Cr Maggie Stewart
Seconded: Cr Anna Park

That Cr John Williamson be elected Chairperson for the Gambling and Easter Trading Committee.

CARRIED

Cr John Williamson assumed the Chair and thanked his colleagues for electing him.

Easter Sunday Shop Trading Policy – Hearing of Submitter

The following submitter spoke in support of their submission and additional points were noted as below.

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7 – Catie Noble on behalf of the Taupō District Chamber of Commerce and Industry

- Members of the Taupō District Chamber of Commerce and Industry had sent clear responses in relation to Easter Trading. 84% of people who responded said shops should be allowed to open; and one member said it is good to stay shut and have time with family.
- Overall the message from members was that Taupō district should be well and truly open for business.

In answer to questions Ms Noble advised that:

- The TAB already opened on Easter Sunday.
- One member had commented that it should be voluntary for employees to work on Easter Sunday and they should be paid time-and-a-half.
- Whether a business should open on Easter Sunday depends on the type of business and if it is going to be worthwhile to do so.
- The Chamber would support businesses to have appropriate conversations with employees, so that employees feel safe and free from pressure to work at Easter.

Class 4 Gambling and TAB Policy – Hearing of Submitters

The following submitters spoke in support of their submissions and additional points were noted as below.

4 – Catie Noble on behalf of the Taupō District Chamber of Commerce and Industry

- The draft Class 4 Gambling and TAB Policy had generated a lot of discussion amongst members.
- Some respondents highlighted the importance of supporting the prosperity of businesses that offer 'pokie' machines.
- Members overwhelmingly supported lowering the cap and continuing to bring the numbers of gambling machines down, given the detrimental effect of 'pokies' and gambling on certain parts of our community. The Chamber's constitution included a societal and community responsibility.

In answer to questions Ms Noble advised that:

- The Chamber did not support relocation of existing venues. The general theme was they are here, they serve a purpose by donating money back into the community; but there should not be a proliferation of these venues and they should not be permitted to move from where they are at present.
- The Chamber would also support a sinking lid policy.

5 – Toi Te Ora Public Health

The Senior Policy Advisor advised that the Toi Te Ora representative who was planning on attending the hearing was unable to do so due to illness. The organisation had therefore requested that the PowerPoint presentation be shown and speaker notes read out on their behalf. The Senior Policy Advisor made the presentation as requested (A2085250).

9 – Pastor Bryce Millar on behalf of the Taupō Baptist Church

- Taupō district is a beautiful place which offers a wonderful lifestyle and opportunities, including to raise a family. However, it punches above its weight when it comes to domestic violence, substance abuse and suicide.
- Pastor Millar works alongside many individuals and organisations who care and are trying to make the community better, more positive, safer. This is an opportunity for Taupō District Council to take steps to support the district to become a safer, more positive place by reducing the damage from 'pokies'.
- In addition to the social costs identified in Taupō District Council's social impact assessment, research also indicates harm from gambling has a ripple effect and extends to family (especially children), friends and colleagues. The harm can continue for years.
- For every new gambling machine, one person becomes a problem gambler, so therefore if you reduce the number of machines, you reduce harm.

- The Taupō Baptist Church strongly recommends that Council reconsiders its initial indication to reduce the total numbers while allowing increases in particular venues. Please reduce the total number and implement a sinking lid policy. This would be the right decision to make homes safer in the Taupō district.

Pastor Millar concluded with a prayer in the hopes that God would bless Council with wisdom and compassion in its decision-making.

7 – Carla Evans on behalf of Tina Marie Winikerei, General Manager of arc Counselling Services

- Ms Evans is a support worker in the community.
- arc Counselling Services has been supporting people with drug, alcohol and gambling addictions in the Taupō district for 30 years, with offices in Taupō and Turangi and outreach services in Mangakino.
- Asking for a sinking lid policy, given the social implications of people with addictions.
- Ms Evans works with families and whānau to address problems arising from addiction. In the last six months there has been an increase in clients with gambling addictions. The figures only show a few, but often people present initially with a drug or alcohol problem and the gambling issue becomes apparent later.
- The biggest problem created by gambling is homelessness, as addicts gamble their rent money and eventually get evicted. The homelessness problem is rising.
- Financial mentoring is offered because often debt builds up due to non-payment of essential bills – people gamble their food and power money away.
- Employment issues – often people are sacked because they are not turning up to work.
- CYFS and other agencies are involved in many cases – whānau do what they can, but a multi-level approach is often required.
- Relationship breakdowns are also common.
- Poly addiction is common – i.e. gambling is not the person's only problem, they also have problems with alcohol. There is a view that gambling and drinking are legal – so it's okay. Then it becomes an addiction problem.
- The problem extends to children – not attending school, or going to school hungry/cold/lacking essential needs.
- 'Pokies' have had their day – if we have any more, the social implications will be terrible.

In answer to a question Ms Evans advised that people can 'self-exclude' themselves from particular gambling venues, or from all gambling venues. This had been successful for some, however it's a big ask – the individual has to get to the point where they are ready to stop. It was possible for the 'self-exclusion' to be lifted however, or they could just find other way to gamble, for example go to another town.

6 – Jarrod True on behalf of the Class 4 Working Party

Mr True made a PowerPoint presentation (A2085237). He added that if problem gamblers 'self-exclude' themselves from venues, that cannot be revoked for two years. In relation to community funding, Mr True explained that gaming machines generate \$3.25m for Taupō community groups. The suggestion from some that 40% of funds from the district are not returned here is incorrect, as the method of collation of information is imperfect (e.g. if a recipient is not named on a public website, it is not counted). In conclusion Mr True stated that nothing has changed within the last three years to justify changes to the policy. It was not as simple as less machines results in less harm; all you are doing when you reduce machines is encouraging migration to other types of gambling.

In answer to questions Mr True advised that:

- Sinking lid policies do have an effect, for example 12 venues closed as a result of the Canterbury earthquakes and because a sinking lid was in place, a large part of the pool was gone.
- It was important to strike a balance. Mr True would not advocate having 100 more machines in the community, but he would like to see evidence-based decision-making. His family benefited from community funding – why would we shut that model down when it is working?
- There is no direct correlation between a decrease in machines and a decrease in gamblers.
- Council should adopt a policy with a cap that allows for a small modest amount of growth.

8 – Eru Loach on behalf of the Problem Gambling Foundation of New Zealand

- Mr Loach has worked in the sector for nine years, the last two-and-a-half years at the Problem Gambling Foundation. Prior to that he worked for the New Zealand Police.
- Submitters to this process all come with a different lens. The Problem Gambling Foundation was not motivated or driven by money, but rather the well-being of communities. Others are motivated by money.
- He heard what Mr True said about the amount of funding redistributed into communities – there needs to be more transparency through the gambling sector so that the figures are available and clear.
- Some venues are primarily funded by gambling and are therefore not compliant under the legislation.
- The number of machines has decreased overall but the problem gambling levy has not increased. How can the Problem Gambling Foundation show that more clients exist when they do not have the resources to support them?
- Increase in funding - is a criminal element involved in money laundering through gaming machines and if yes, what is Council's position on this?
- 41%-60% of community funding comes from problem gamblers in high deprivation communities – what is Council's moral position on this?
- There is not enough information available to show the prevalence of problem gambling in New Zealand, for example the Police do not include gambling problems in any family violence documentation – there is more of a drugs and alcohol focus.
- Ministry of Health research released earlier this year clearly shows a link between family violence and gambling, however there is a gap in the hard data to support this. It is important to look beyond the hard data.
- Online gambling – we do not know the statistics. The percentage of online gamblers coming through the Problem Gambling Foundation services is low, maybe 2%. The myth of online gambling is just that – a myth. We have to look after what we can look after.
- Co-existing problems are real. We can no longer think that gambling harm is just the loss of money – other problems come from it, including depression, violence, suicide etc.
- Community funding is not going to change. Even if there was a reduction in numbers of machines in Taupō district, local organisations can still apply for funding from other areas. The key focus should be on the harm in our communities. This is an opportunity for Council to step up and lead, draw a line in the sand.
- Sinking lid, with no relocation is appropriate.

RECEIPT OF SUBMISSIONS

Eight submissions on the draft Easter Sunday Trading Policy had been received and circulated; along with 10 submissions on the draft Class 4 Gambling and TAB Policy.

ADGET201711/03 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Maggie Stewart

That the Ad Hoc Committee - Gambling and Easter Trading:

1. Receives the written and oral submissions on the draft Easter Sunday Trading Policy (summarised in attachment 1 to the report, full copies in attachment 2).
2. Receives the written and oral submissions on the draft Class 4 Gambling and TAB Policy (including one late submission from the Ministry of Education), summarised in attachment 1 to the report, full copies in attachment 2).

CARRIED

The meeting adjourned at this point (12.01pm) and reconvened at 12.23pm.

4.2 EASTER SUNDAY SHOP TRADING DELIBERATIONS REPORT

In answer to a question the Senior Policy Advisor explained that Facebook comments had been provided for members' information, but were not considered, by officers, to have the same weight as formal submissions. The Policy Manager added that how much weight was given to all information before the committee was a question for members as they went through the decision-making process.

Members agreed there was benefit in having a consistent approach to Easter Sunday shop trading across the Taupō district.

ADGET201711/04 RESOLUTION

Moved: Cr Maggie Stewart

Seconded: Cr Anna Park

That the Ad Hoc Committee - Gambling and Easter Trading recommends to Council that the draft Easter Sunday Trading Policy (Attachment 3) be adopted.

CARRIED

4.3 DRAFT CLASS 4 GAMBLING AND TAB POLICY DELIBERATIONS REPORT

Members considered the draft Class 4 Gambling and TAB Policy, including whether or not to have a cap and what that might be; whether or not to implement a sinking lid policy; and whether or not to allow relocation of existing venues.

The Senior Policy Advisor explained the sensitive land use clause as permitted by gambling legislation and supported by the Ministry of Education and Toi Te Ora submissions. She added that although such a clause would enable Council to control new venues moving into sensitive areas (e.g. near Marae or schools), it could not control the reverse – e.g. a childcare centre could move next to a gambling venue even if the policy included a sensitive land use clause. In addition, entrances to gambling venues are not particularly visible, so the extent to which children would be exposed to gambling from particular venues in the vicinity of school is questionable.

In answer to a question the Senior Policy Advisor explained there was not a lot Council could do about existing licences, in terms of location. The other aspect was that in some instances relocations may actually be better for the community, for example moving out of high deprivation suburbs into town centres.

It was decided that the draft policy as consulted on should be recommended to Council for adoption. This included a cap of 191 machines; no sinking lid policy; and the ability for existing venues to relocate.

ADGET201711/05 RESOLUTION

Moved: Cr Anna Park

Seconded: Cr Maggie Stewart

That the Ad Hoc Committee - Gambling and Easter Trading recommends to Council that the draft Class 4 Gambling and TAB Policy (attachment 3) be adopted.

CARRIED

5 CONFIDENTIAL BUSINESS

Nil

The meeting closed at 1.07pm.

The minutes of this meeting were received at the Council meeting held on 12 December 2017.

CHAIRPERSON

First adopted:	12 December 2017
Next review date:	December 2022
Document number:	A2087320
Sponsor/Group:	Group Manager: Finance and Strategy



Easter Sunday Shop Trading Policy

Purpose and Scope

1. The purpose of the Local Easter Sunday Shop Trading Policy (Policy) is to enable shops to trade on Easter Sunday if they wish to. The Policy neither requires shops to open, or individuals to work on Easter Sunday.
2. This policy is made under Part 2 (subpart 1) of the Shop Trading Hours Act 1990 (the Act) which allows Council to have a policy to permit shops to open on Easter Sunday.

Definitions

3. Words and phrases within this Policy have the same meaning as defined within the Act.

Policy

4. Shop trading is permitted on Easter Sunday throughout the Taupō District area (area as defined by Schedule 2(2) of the Local Government Act 2002).
5. This Policy does not:
 - Override or replace Taupō District Councils Easter Sunday Shop Trading exemption
 - Apply to any day other than Easter Sunday
 - Control the types of shops that may open, or their opening hours
 - Require shops to open, or employees to work on Easter Sunday (Employees have the right to refuse to work on Easter Sunday as per the Act)
 - Apply to the sale or supply of alcohol which is regulated under the Sale and Supply of Alcohol Act 2012.
6. Council is not responsible for the enforcement of this Policy. Enforcement is undertaken by the central government department that is responsible for the administration of the Act.

Review

7. The Policy will be reviewed no longer than 5 years after the date of adoption of the Policy.

13.

Adopted:	12 December 2017
Next review date:	December 2020
Document number:	A2014485
Sponsor/Group:	Group Manager: Finance and Strategy



Class 4 Gambling and TAB Venue Policy

1. Application

- 1.1 This policy applies to Class 4 and TAB Venues.

2. Objectives of the policy

- 2.1 To control the growth of gambling in the Taupō District within the legislative means available.
- 2.2 To minimise the harm to the community caused by gambling while allowing those who wish to participate to do so.
- 2.3 To ensure that the council and the community has influence over the location of new Class 4 and TAB venues in the Taupō District.
- 2.4 To facilitate community access to information about the funds produced and distributed from Class 4 venues within the Taupō District.

3. Revocations

- 3.1 The Taupō District Council Class 4 Gaming and TAB Venue Policy effective from December 2014 is revoked when this policy comes into force on 12 December 2017.

4. Definitions

authorised purpose	For Class 4 gambling is a charitable purpose, a non-commercial purpose that is beneficial to the whole or a section of the community, or promoting, controlling and conducting race meetings under the Racing Act 2003.
Class 4 gambling	means gambling that utilises or involves a gaming machine (as defined in the Gambling Act 2003).
Class 4 venue	means a place used to conduct Class 4 gambling.
club	means a voluntary association of persons combined for a purpose other than personal gain.
corporate society	means a society that is: <ul style="list-style-type: none"> • incorporated under the Incorporated Societies Act 2003; or • incorporated as a board under the Charitable Trusts Act 1957; or • a company incorporated under the Companies Act 1993 that; <ul style="list-style-type: none"> ○ does not have the capacity or power to make a profit; and ○ is incorporated and conducted solely for authorised purposes; or • a working men's club registered under the Friendly Societies and Credit Unions Act 1982.
existing venue	means a venue granted a Class 4 venue licence after 17 October 2001 and before the 19 September 2003.
family	means any group that includes children under the age of 18 years.
gaming machine	as defined in the Gambling Act 2003, is a device, whether totally or partly mechanically or electronically operated, that is adapted or designed and constructed for use in gambling.

new venue	means a venue granted a Class 4 venue licence on or after 19 September 2003.
operator's licence	means a Class 4 operator's licence issued by the Secretary for Internal Affairs.
primary activity	means the activity primarily associated with and promoted by the venue.
society	means an association of persons established and conducted entirely for purposes other than commercial purposes.
TAB venue	means premises that are owned or leased by the New Zealand Racing Board and where the main business carried on at the premises is providing racing betting or sports betting services.
territorial authority consent	means a consent granted by a territorial authority under section 100 of the Gambling Act 2003.
venue licence	means a Class 4 venue licence issued by the Secretary for Internal Affairs.

5. Where Class 4 Gambling and TAB venues may be established

- 5.1 New venues may be established within the Taupō, Turangi and Mangakino Town Centres (as defined on the maps in this policy), subject to meeting the other conditions of this policy.
- 5.2 An existing venue may continue to operate at the site where it was located on 23 March 2004, subject to meeting the other conditions of this policy.
- 5.3 If a venue that was granted a Class 4 venue licence on or before the 17 October 2001 is sold, it may continue to operate a maximum of 18 gaming machines at the site where it was located on 23 March 2004.

6. Number of gaming machines to be allowed

- 6.1 The total number of gaming machines in the Taupō District shall not exceed 191.
- 6.2 Venues for which a Class 4 venue licence was granted after 17 October 2001 must not operate more than 9 gaming machines.
- 6.3 If two or more clubs merge, the merged venue may operate 30 gaming machines or the sum of the number of gaming machines licensed to operate at those sites, whichever is the lesser.

7. Relocation of existing Class 4 gambling venues

- 7.1 An existing Class 4 venue may relocate provided it is relocating to or within the Taupō, Turangi and Mangakino Town Centres (as defined on the maps in this policy).
- 7.2 Class 4 venues that relocate may be allowed up to the maximum number of gaming machines approved at the time of closing of the former venue, subject to meeting the other conditions of this policy.

8. Primary activity of Class 4 gambling venues

- 8.1 The primary activity of any Class 4 venue shall be for one or more of the following:
 - 8.1.1 sporting activities or
 - 8.1.2 private club activities or
 - 8.1.3 the sale of liquor, or for the sale of liquor and food, for consumption on the premises or
 - 8.1.4 racing and sports betting services.
- 8.2 The primary activity of the venue shall not be an activity associated with family or children's activities, and is generally expected that patrons would be restricted to persons 18 years or older.

9. Primary activity of TAB venues

- 9.1 The primary activity of any TAB venue shall be for providing racing betting and sports betting services.

10. Consent requirements for Class 4 gambling venues

- 10.1 The venue shall not be part of a place where another Class 4 venue is located.
- 10.2 The venue is not to be used mainly for operating gaming machines.
- 10.3 The venue shall not have a separate entrance, separate name, or otherwise seem to be separate from the primary activity of the venue.
- 10.4 The venue must have an on-licence, club licence or charter for the sale of liquor for consumption on the premises (TAB venues are exempt from this requirement).
- 10.5 The venue must have a statement of how it proposes to minimise the risks of problem gambling and underage gambling at the venue.
- 10.6 The applicant must meet the application and fee requirements.

11. Consent requirements for TAB venues

- 11.1 The venue shall not be part of a place where another TAB is located.
- 11.2 The venue must have a statement of how it proposes to minimise the risks of problem gambling and underage gambling at the venue.
- 11.3 The applicant meeting application and fee requirements.

12. Application for consent

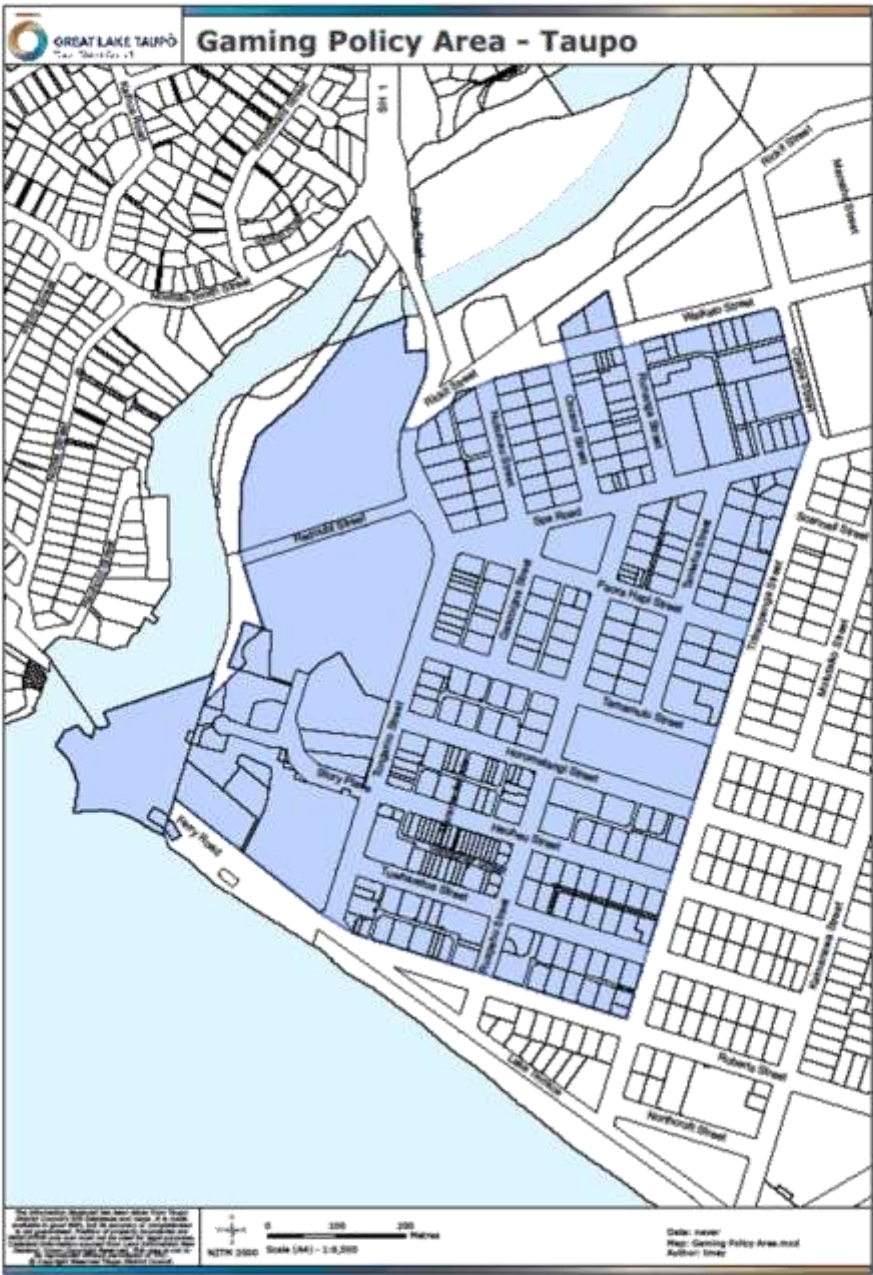
- 12.1 Applications for territorial authority consent must provide:
- 12.1.1 name and contact details of the applicant, and
 - 12.1.2 a description of the proposed Class 4 or TAB venue and its location, and
 - 12.1.3 a profile of the venue manager and the venue operator including details of their experience in gambling, character, and qualifications, and
 - 12.1.4 the number of gaming machines to be located at the Class 4 venue, and
 - 12.1.5 evidence that the Class 4 venue will not be used mainly for operating gaming machines, and
 - 12.1.6 evidence of the distance to any education facility, community facility, place of worship, residential buildings or other Class 4 or TAB venues.
- 12.2 A statement of how the applicant proposes to minimise the risks of problem gambling and underage gambling at the venue.
- 12.3 Evidence of the liquor licence(s) applying to the proposed Class 4 gambling venue.
- 12.4 Any other information requested by the Council.

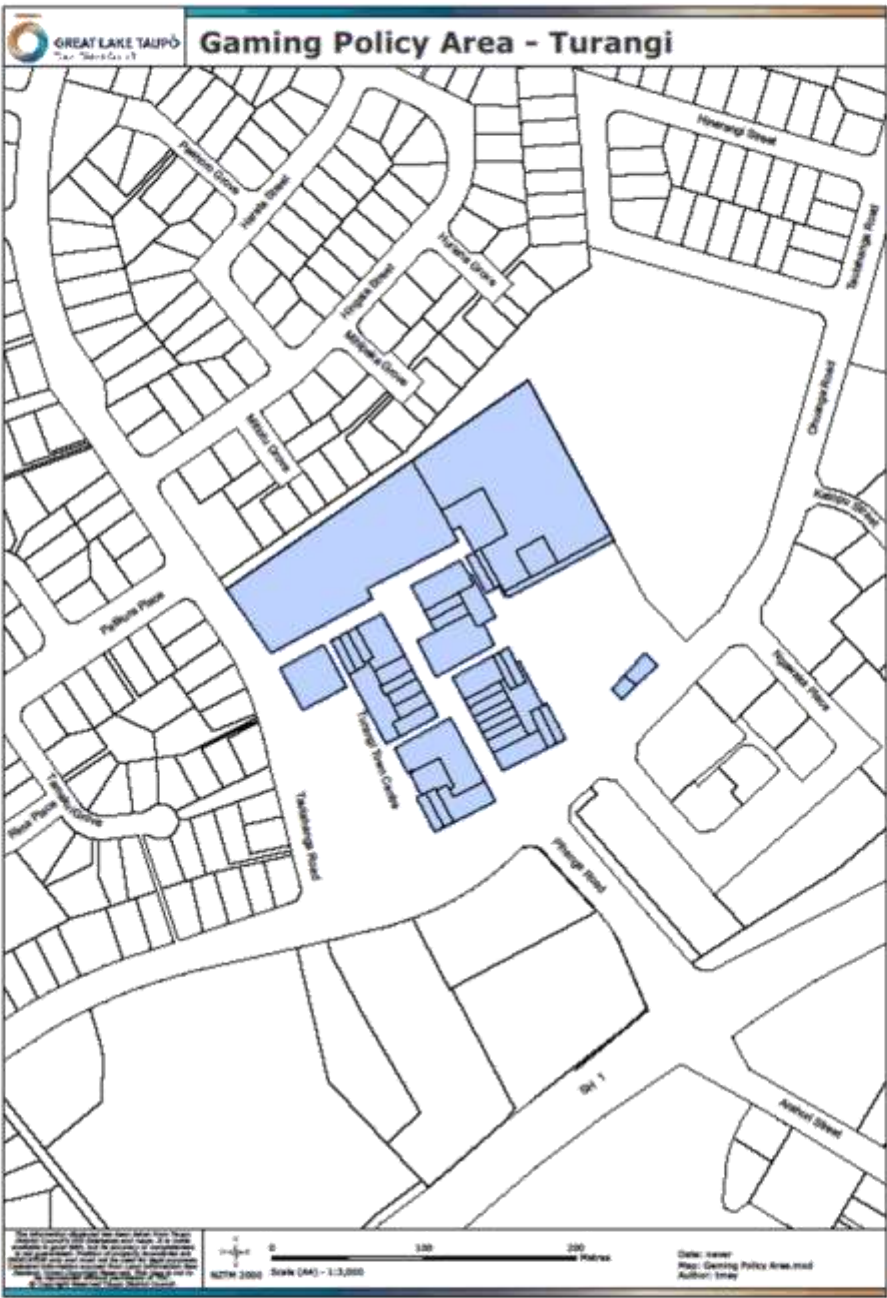
13. Fees

- 13.1 Fees shall be set from time to time by Council resolution in accordance with s150 of the Local Government Act 2002.

14. Policy review

- 14.1 The policy will be reviewed from time to time as required by the Gambling Act 2003 and the Racing Act 2003.







Taupō Airport Authority Committee Meeting Minutes

27 November 2017

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE TAUPŌ AIRPORT AUTHORITY COMMITTEE MEETING
HELD AT THE TAUPŌ AIRPORT, ANZAC MEMORIAL DRIVE, TAUPŌ
ON MONDAY, 27 NOVEMBER 2017 AT 10.30AM**

PRESENT: Mr Chris Johnston (in the Chair), Ms Kathy Guy, Mr John Funnell, Cr Rosanne Jollands, Cr Christine Rankin

IN ATTENDANCE: Group Manager Business & Technology, General Manager Taupō Airport, Airport Operations Manager, Democratic Services Support Officer

MEDIA AND PUBLIC: Nil

Note: Cr Christine Rankin left the meeting following the last public agenda item at 11.20am and was not present for the confidential portion of the meeting.

1 APOLOGIES

TAA201711/01 RESOLUTION

Moved: Cr Rosanne Jollands
Seconded: Mr Chris Johnston

That the apology from Mayor David Trewavas be received and accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

3.1 TAUPŌ AIRPORT AUTHORITY COMMITTEE MEETING - 14 SEPTEMBER 2017

Minutes of a meeting of the Taupō Airport Authority Committee held on Thursday, 14 September 2017 had been circulated (A2091815).

TAA201711/02 RESOLUTION

Moved: Mr Chris Johnston
Seconded: Mr John Funnell

That the minutes of the Taupō Airport Authority Committee meeting held on Thursday 14 September 2017 be confirmed as a true and correct record.

CARRIED

3.2 TAUPŌ AIRPORT AUTHORITY COMMITTEE MEETING - 6 NOVEMBER 2017

Minutes of a (cancelled) meeting of the Taupō Airport Authority Committee held on Monday, 6 November 2017 had been circulated (A2091814).

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TAA201711/03 RESOLUTION

Moved: Mr John Funnell
Seconded: Cr Christine Rankin

That the minutes of the Taupō Airport Authority Committee meeting held on Monday 6 November 2017 be confirmed as a true and correct record.

CARRIED**4 REPORTS****4.1 FINANCIAL REPORT - SEPTEMBER & OCTOBER 2017**

The Group Manager Business & Technology explained that the increase in operating expenditure was due to maintenance work undertaken on ANZAC Memorial Drive.

TAA201711/04 RESOLUTION

Moved: Cr Rosanne Jollands
Seconded: Ms Kathy Guy

That the Taupō Airport Authority Committee receives the financial reports for September and October 2017.

CARRIED**4.2 REQUEST TO BUILD A HANGAR ON LEASE SITE 26**

The General Manager advised that the Safety Committee had no objections to Mr Orr's request as the hangar would not impinge on the future planned taxiway which would run adjacent to the hangar.

The following was noted during ensuing discussions:

- The Committee needed to advise councillors of their aspirations for a future taxiway, and the overall vacant surrounding airport land.
- Development of airport infrastructure would support the anticipated future increase in aviation activity.
- Inclusion of an additional taxiway should be incorporated in the strategic plan. A comprehensive resource consent would also be required.
- Given the various constraints of the surrounding airport land eg NZTA etc it seemed logical that the land be designated for airport use only.

Note: The Chair undertook to present the strategic vision and plans/maps showing proposed future airport developments to Council once details had been confirmed.

TAA201711/05 RESOLUTION

Moved: Mr John Funnell
Seconded: Cr Rosanne Jollands

That the Taupō Airport Authority Committee:

1. agrees to Mr Orr's request and allows a hangar to be built on Site 46 for housing of a fixed wing aircraft subject to acceptance by the Taupo Airport Operational Safety Committee and compliance with any road requirements; and
2. authorises the Taupō Airport General Manager Mike Groome to finalise lease arrangements of Site 46 to Mr Orr for a term of 9 years plus 2 rights of renewal (total 27 years) at a cost per annum of approximately \$3,000.

CARRIED

4.3 STRATEGIC PLAN DISCUSSION: 'THE BEST LITTLE AIRPORT IN NZ'

Members decided to defer strategic plan discussions until early 2018. The proposed strategic plan should be brief and succinct as opposed to lengthy and verbose.

TAA201711/06 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Cr Christine Rankin

That the Taupō Airport Authority Committee receives the information.

CARRIED

4.4 GENERAL MANAGER'S OPERATIONS REPORT

The General Manager spoke to his report highlighting that the airport café had catered for the Catalina crew which was an added bonus. In light of recent power cuts, the purchase of a standby generator for the terminal was also being looked into.

The Group Manager advised that Council had allocated \$2.5m for the airport in the draft LTP which would be going out for public consultation in early 2018.

TAA201711/07 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Mr Chris Johnston

That the Taupō Airport Authority Committee receives the General Manager's Operations report as presented on 27 November 2017.

CARRIED

4.5 SAFETY MANAGEMENT SYSTEM (SMS) UPDATE

The General Manager advised that:

- A working group had been established to oversee the SMS requirements with Steve Pedersen appointed as the Safety Manager (Mr Pedersen was previously safety manager for Eagle Air).
- CAA required the SMS to be implemented by June 2021 however, Taupō was tracking well ahead of schedule and expected to have this completed by April 2018.
- The gap analysis was 50% completed.
- The General Manager would email members a copy of the SMS Manual.

The Group Manager observed that highlighting any red flags and / or incident exceptions would suffice for the update.

TAA201711/08 RESOLUTION

Moved: Cr Rosanne Jollands

Seconded: Cr Christine Rankin

That the Taupō Airport Authority Committee receives the Safety Management System update.

CARRIED

4.6 HEALTH AND SAFETY UPDATE

The General Manager tabled a copy of an IRIS report for informational purposes (A2092354).

Taupō Airport Authority Committee Meeting Minutes

27 November 2017

There were no updates for the Risk Register.

TAA201711/09 RESOLUTION

Moved: Cr Christine Rankin
Seconded: Cr Rosanne Jollands

That the Taupō Airport Authority Committee receives the information relating to health and safety.

CARRIED

5 CONFIDENTIAL BUSINESS

TAA201711/10 RESOLUTION

Moved: Cr Rosanne Jollands
Seconded: Mr John Funnell

RESOLUTION TO EXCLUDE THE PUBLIC

I move that the public be excluded from the following parts of the proceedings of this meeting.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the local government official information and meetings act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Agenda Item No: 5.1 Confirmation of Confidential Portion of Taupō Airport Authority Committee Minutes - 14 September 2017	Section 7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6
Agenda Item No: 5.2 Receipt of Unconfirmed Minutes: Taupō Airport Operational and Safety Committee - 2 October 2017	Section 7(2)(d) - the withholding of the information is necessary to avoid prejudice to measures protecting the health or safety of members of the public	Section 48(1)(a)(i)- the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 7

I also move that *[name of person or persons]* be permitted to remain at this meeting, after the public has been excluded, because of their knowledge of *[specify]*. This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because *[specify]*.

CARRIED

The Meeting closed at 11.24am.

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Taupō Airport Authority Committee Meeting Minutes

27 November 2017

The minutes of this meeting were confirmed at the Taupō Airport Authority Committee Meeting held on 19 February 2018.

CHAIRPERSON

Solid Waste Summary

Taupō District Council manages solid waste to reduce the likelihood of harm to people and the environment. This asset management plan enables Council to manage and demonstrate its stewardship of solid waste assets on behalf of its communities in order to provide services cost-effectively, both now and into the future.

Strategy

From a strategic perspective, there are two major issues for Council to consider volume and cost. Finding the optimal combination of these factors is the policy challenge for all Councils.

1. Volume

The Waste Act 2008 requires Councils to manage waste and efficiently and effectively, and to reduce the volume of waste going into landfills. The volume of waste sent to landfills can be reduced by any of these methods: create less rubbish; reuse products; recycle materials for new products; recover materials or energy from waste for further use; treat the waste to change its volume or character. Waste tonnages have averaged 19,000 tonnes from 9/10 to 14/15 but the last two years the waste tonnages have shown a sharp increase to average 25,000 that has a direct relationship to current economic activity.

2. Cost

Council operates the Broadlands road Landfill and five refuse transfer station sites, kerbside refuse and recycling collection and street litterbins as well as providing a raft of waste minimisation initiatives. The challenge is to provide these services while keeping the cost of disposal at a level where waste flight is avoided (waste taken and disposed at alternative disposal sites other than the Broadlands Rd Landfill) as waste flight would reduce the revenue streams that fund the minimisation programs. Higher waste disposal costs also increase the amount of illegal dumping but if waste disposal prices fall, this can also undermine waste minimisation initiatives.

Council has already implemented the easy to achieve low cost solutions to waste minimisation and to achieve significant waste reduction going forward Council will have to provide significant additional funding.

Asset data

Council provides a landfill and resource recovery centre, transfer stations, and street litter and recycling bins for its communities. The facilities, listed in order of size, are located as follows:

- Broadlands's Rd landfill and resource recovery centre - the hub of Council's solid waste operations
- Turangi transfer station
- Mangakino transfer station
- Kinloch transfer station
- Omori transfer station
- Whareroa transfer station
- Closed landfills at Taupō, Mangakino and Turangi. Closed landfills have closure consents, which require Council to monitor to ensure there, are no adverse environmental effects from these sites.
- 350 plus litter and recycling bins, 35 Big Belly solar waste compactors.

Collectively the solid waste assets are valued at \$1.952 million (June 17). In order to manage waste for its many communities, Council has the additional assets given below:

Figure 1 Solid waste assets

Asset type	Number
Buildings	16
Plant (compactors)	2
Fencing and gates	5kms
Roading	3kms
Hard stand areas	10,000sq
Utilities – street lights reticulation etc	18
Wheelie bins	20
Street litter & recycling bins	535
Bulk Haulage Bins	12

Levels of Service

Council provides solid waste primarily for public health, safety and environmental protection. Waste services also enable the District to retain its attractive appearance for residents and visitors. Council provides a level of service that meets all of these measures:

- refuse disposal and recycling / recovery services are available throughout the district
- kerbside refuse and recycling collection is provided in urban areas
- customers are satisfied with the function and appearance of the solid waste facilities
- facilities are safe for current and future users
- Council encourages waste minimisation
- Street litter & Recycling bins do not overflow
- The landfill is operated within its consent requirements

State of the assets

Consents

The Broadlands Rd landfill operational consent expires in 2027. As there is additional space on site to extend the landfill after the expiry date, Council will look to renew the operational consent.

Council holds three closed landfill consents, which cover, Stage 1 Broadlands Rd, Turangi and Mangakino closed landfills.

Physical assets

Overall the solid waste assets are in good condition and provide the desired level of service, but some of the sites need improvements to be able to cope with the peak summer period. All facilities will continue to require renewal expenditure to keep them operating to their optimum.

Forecast

Council's growth model projects growth of 1304 new properties. This is projected to occur in the Taupō area with a majority of the new development in and around the Taupō Township.

Waste statistics identify that people in the Taupō district dispose of .669kgs of waste per annum and with a HEU value of 2.6 and additional average of 78 houses per year this will only equate to an increase of 135 tonnes of waste per year which can easily be catered for with the existing assets and services provided by Council.

Lifecycle Management Tactics

New works

New works are planned for the Broadlands Rd landfill so that the landfill can continue to meet the demand for solid waste disposal and the requirements of the Resource consent.

Works are also planned for a number of the transfer station sites to enable them to cope with the summer peak periods.

Council will continue to invest in smart technology refuse bins to provide capacity in high usage areas.

Renewal

Council replaces assets when performance is unacceptable, based on criteria of: age, condition, service breaks and complaint volumes as well as health and safety impacts.

Operations and maintenance

The operational services team has a preventive maintenance programme to optimise the life of assets and reduce renewal costs.

Disposal strategy

The Mangakino landfill is privately owned and operated as a farm. With the landowner's agreement, Council has obtained a resource consent that allows Council to rehabilitate the site if any adverse environmental impacts were detected through the monitoring program.

A portion of Stage one of the Broadlands Road Landfill is to be handed over to the Tauhara Mountain Trust, but to date Council has not been able to achieve hand over due to Trust complications in the Maori land court.

Disposal

The steel green 60L street litter bins have reached their disposal date and will be progressively updated and removed and as they are steel they will be recycled once removed

Financials

The ten year financial forecast for solid waste assets and services was determined by evaluating current maintenance and renewal plans for each set of components (pavements, sheds, barrier arms, etc), and identification of new works. The ten-year projections are summarised in Figure 2 below.

Figure 2 Proposed budget, Solid Waste expenditure, 2018/19 – 2027/28



New works

Capital expenditure spikes are due to new liner being constructed at the Broadlands Rd landfill.

Renewal

Renewal costs vary due to disposal sites needing differing amounts of funding due to size, usage and the age and performance of the plant. As facility usage increases due to increases in population and visitors, so will the renewal funding requirements. The average renewal expenditure is budgeted at around \$100,000 per year.

Operations and maintenance

Operation and maintenance costs are budgeted at \$3.5 million per year for the next ten years. This is an increase from previous years due to an increase in ETS costs but this increase is offset a little by sharper contract rates. ETS costs have moved from \$4-\$5 per tonne to currently \$15 - \$20 per tonne of waste disposed to landfill.

Technical Notes**Risk management**

Risk management is essential for management of Council assets so that solid waste services can be provided safely and consistently. Using a likelihood and consequence matrix to assess risks, the following high risks have been identified:

- Fire at the landfill
- Tomos - Damage to the reticulation system due to pipe fracture, disconnection of joints and/or pump failure , Damage to liner system
- External contractor failure, leading to range of other failures (for example, liner failure, failure to meet consent conditions)
- Liner failure, causing leachate to flow to ground, due to maintenance and capacity issues
- Failure to comply with resource consents, including acceptance of hazardous materials or illegal disposal of contaminants into landfill
- Unexpectedly high costs to maintain, renew or create assets, leading to failure to comply with resource consents
- Competition - Commercial operators divert waste, limiting Councils waste minimisation opportunities, and reducing revenue.
- Public safety due to access to contaminated sites, and recycling areas that are hazardous, heavy machinery movements.
- Volcanic eruption – facilities being covered with ash would hinder there operation, ash would affect operational vehicles and could affect kerbside collection operations.

All of these risks have potentially serious consequences for people in the District and for the District's economic wellbeing because they jeopardise the District's reputation and potentially, its visitor industry.

Asset management practices

Council uses a range of decision-making tools to establish its maintenance, renewal and new works expenditure, including process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service).

Asset management practises for waste facilities are highly dependent of facility use and peak demand requirements.

Plan improvement programme

Councils are required to have plan improvement programmes to improve their asset management planning, and we will continue to implement our improvement plan.

International infrastructure management

The plan is an intermediate plan based on the requirements of the International Infrastructure Management Manual.

Stormwater Summary

Introduction

Taupō District Council manages Stormwater to reduce the likelihood of harm to people and the environment. This asset management plan enables Council to manage and demonstrate its stewardship of Stormwater assets on behalf of its communities in order to provide services cost-effectively, both now and into the future.

Strategy

Council's Stormwater strategy is to manage flows for public safety and for environmental protection. From a strategic perspective, there are two major issues for Council to consider:

- 1 All Councils are under increasing pressure from regional Councils to improve quality so that Stormwater does not have adverse effects on the environments where it falls and flows (especially outfalls to waterways). Stormwater is discharged - untreated - into our lakes, rivers and streams so we need to keep it as clean as possible. The Council commits resources each year to improving water quality to Lake Taupō, and we have sampling schedules and standards to test Stormwater for pollution from sewerage, heavy metals and other contaminants. In future, disposing of Stormwater directly to waterways without first improving its quality will be the exception rather than the norm.
- 2 Climate change is predicted to increase the severity of severe weather events including storms, so that there will be more intense flows, more often. This increases risks to people, to communities and to the environment. Council's Stormwater Strategy (2009) took account of climate change impacts and addresses flooding, degradation of overland flow paths, degradation of Lake Taupō and aquatic environments, and public health and safety. For example, new property developments are now required to have increased Stormwater capacity to ensure that additions to the system have sufficient capacity for increased flows.
- 3 The provision of accurate renewal data on the condition of the underground pipe network is crucial to enable council to set the appropriate funding levels to maintain the current service levels.

Council manages physical Stormwater assets with a replacement value of \$85 million (June 2017). Our physical Stormwater assets are listed below:

Asset function	Asset Type	Quantity 2015-2016	2017/18
Reticulation	Pipes	262 km	216 km
	Catch pits	4305	921
	Standard Manholes	3091	3570
	Catch pit manholes		36
	Lamp hole		8
	Inlets	119	25
	Pond Inlet with debris screen	13	13
Stormwater quality improvements	Attenuation / detention ponds	3	31
	CDS Units	1	3
	EnviroPods	160	207
Disposal	Outlets	365	
	Pond outlet with debris screen		30
	Pond outlet with wing wall & debris screen		10
	Lake Outlet		68
	River Outlet		24
	Gully Outlet		31

Asset function	Asset Type	Quantity 2015-2016	2017/18
	Unknown Outlet type		391

With the introduction of a new asset, database council has undertaken a robust data cleansing process and compared data held in RAMM and in Asset Finda. This process has seen the removal of a significant number of catch pits and catch pit leads, which have now been included into RAMM as these assets are owned and maintained by the transport team. This has resulted in a reduction of overall pipe length for the Stormwater asset.

Some of the data recorded was reclassified due to a lack of previous understanding and addition and subtraction of data will be ongoing as the data cleansing process continues.

The cleansing of asset-data will continue throughout the life of the assets, and as new assets are added or assets are disposed of.

Levels of Service

Council is responsible for Stormwater flows from public land, and Stormwater flooding on crown land, private property is the responsibility of the owners. Council owns and operates its Stormwater assets so that it can manage Stormwater flows for public safety and for environmental protection. It provides a level of service that meets all of these measures:

- the Stormwater scheme minimises flooding
- Stormwater schemes minimise erosion from the Stormwater network
- Stormwater discharges are of sufficient quality when they enter receiving environments
- Stormwater services do not cause health and safety problems
- Stormwater services minimise risk of health problems
- The Stormwater network is operated within its consent requirements

Consents

Council's Stormwater consents are of primary importance: without discharge consents, the physical assets are of limited value. Council's Comprehensive Stormwater Discharge Consents from Waikato Regional Council (WRC) require Council to focus on:

- Stormwater quality
- ongoing monitoring
- providing appropriate infrastructure

Physical assets

The main Stormwater management issues relate to

- the need to increase our quality improvement mechanisms
- the need to identify overland flow paths
- maintenance of outfalls especially into Lake Taupō when lake levels are high
- a change in practice from underground reticulated systems to above ground open systems, which are easier to maintain but have higher maintenance costs.
- Maintenance of the underground network to maintain performance
- Maintenance of ephemeral gullies and areas of possible erosion

Demand forecast

Council's growth model projects growth of 1304 new properties. This is projected to occur in the Taupō area with a majority of the new development in and around the Taupō Township.

Currently developers are responsible for providing Stormwater in new sub-divisions, so residential growth in the District would only have a major impact on demand for Council's Stormwater services if Council funding policy changed.

Developers must also provide for capacity of the downstream network when increasing the flow in to the network.

New developments are encouraged to provide above ground solutions to Stormwater quality and velocity.

Lifecycle management tactics

New works

New works are planned to provide increased network capacity (overland and reticulated) and to improve the quality of Stormwater discharges to the Lake and rivers in the district.

Renewal

Council replaces assets when performance is unacceptable, based on criteria of: age, condition, service breaks, complaint volumes and criticality.

Operations and maintenance

The operational services team has a preventive maintenance programme to optimise the life of assets and reduce renewal costs. Maintenance services, including above and below ground assets, are provided by contract (currently Downers).

Council will continue to undertake condition and performance assessments of the underground network, which includes pipe cleaning, and the removal of sediment.

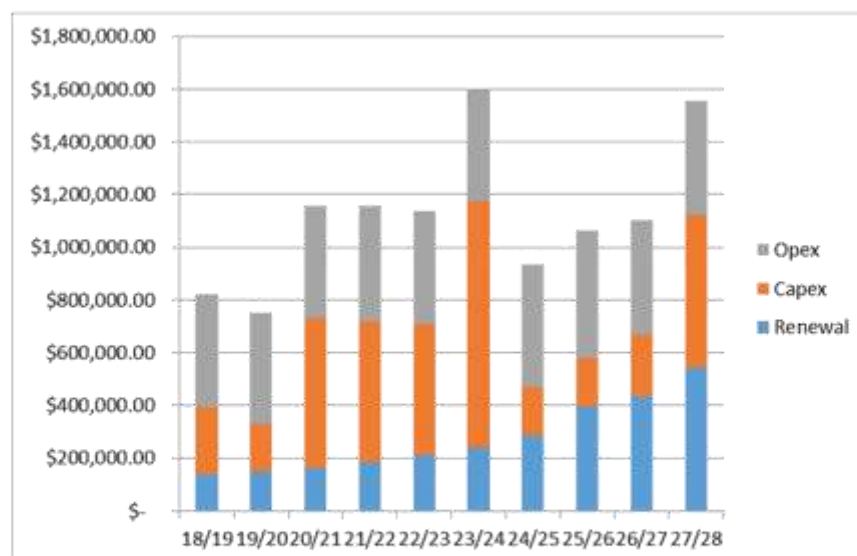
Disposal

Disposal of assets is not expected to be required over the next ten years.

Financials

The ten-year financial forecast for Stormwater services was determined by evaluating current maintenance and renewal plans for each set of components (pipes, outlets, ponds etc) and Identification of new works. The ten-year projections are summarised in Figure 1 below.

Figure 1 Budget for Stormwater expenditure, 2018/48



New works

Capital expenditure averages \$114,000 per year over the ten-year period, for improvements to network capacity and discharge quality.

Renewal

Renewal costs vary according to the age and performance of the plant and network. Council has undertaken a comprehensive condition assessment program for the outlying districts and the pipe network while showing its age is in a generally good condition. Cleaning and pipe condition assessment are programmed to continue. Expenditure averages \$275,000 per annum.

Operations and maintenance

Operation and maintenance costs are projected to have an average cost \$439,000 per year for the next 10 years.

Technical notes**Risk management**

Risk management is fundamental to management of Council assets so that essential services such as stormwater service provision can be provided consistently. Council imposes high health and safety standards for its plant and network, especially where the Stormwater network is built on low-lying land near lakeshores or riverbeds, or volcanic and/or seismically unstable areas. Using a likelihood and consequence matrix to assess risks, the following high risks have been identified:

- Fire, causing electrical or structural damage to the system, including the reticulation network
- Volcanic eruption, with the pipe and overland flow path networks blocking
- Earthquake, damaging the reticulation network and reducing the capacity of the network
- Tomsos, causing breaks in the reticulation system, or diverting overland flow paths
- External contractor failure, leading to failures in the network, service failures, or other consent condition failures
- Illegal disposal of contaminants into system, by firms or individuals
- Excessive costs to maintain, renew or create assets - Failure to comply with resource consents -
- Public safety matters such as open manholes or non-grilled inlets and outlets

All of these risks have potentially serious consequences for people in the District and for the District's economic wellbeing because they jeopardise the District's reputation and therefore, the visitor industry.

Council has undertaken a criticality assessment to enable Council to identify the most critical Stormwater assets, which enables council to focus on where the Stormwater network will require additional maintenance and renewal expenditure.

Asset management practices

Council uses a range of decision-making tools to establish its maintenance, renewal and new works expenditure, including process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service, asset database).

Councils new 'Three Waters' asset management system, Asset-Finda can incorporate asset condition, assessments, criticality, age as well as past maintenance history to help determine future maintenance and renewal funding.

Asset-Finda is also used to log system faults and determine monthly contract payments

Plan improvement programme

Councils are required to have plan improvement programmes to improve their asset management planning, and we will continue to implement our improvement plan.

International infrastructure management

The plan is an intermediate plan based on the requirements of the International Infrastructure Management Manual.

TRANSPORT SUMMARY

Council provides the transport activity to allow people and goods to move around the District safely and efficiently by any transport mode including cycling, walking or passenger transport.

The Asset Management Policy supports Council's long term strategic goals found in the LTP of:

- Ensure that the Taupo District remains a great place to live
- Promote economic development
- Protect our water resources and use them wisely
- Maintain the quality infrastructure that we have
- Keep rates and debt affordable

The objective of Council's Asset Management Policy is to:

- ensure service delivery is optimized to deliver agreed community outcomes and levels of service for both residents, visitors and the environment
- optimize expenditure over the life cycle of the assets
- risks are managed appropriately
- provide a service delivery that is sustainable

The following principles will be used by Council to guide asset management planning and decision making:

- effective consultation to determine appropriate levels of service
- Integration of asset management within Council's strategic, tactical and operational planning frameworks including corporate, financial, and business planning
- Informed decision making using a lifecycle and risk management and inter-generational approach
- Transparent and accountable asset management decision making
- Sustainable management of assets for present and future needs

Strategic issues

Our key strategic issues for Taupo District which we will need to address over the coming years are identified below. These were identified during the meeting with NZTA at the point of entry discussions as part of the Business case approach. Some of these are reflected in the key themes identified in our 30 year Infrastructure strategy;

- With the population demographics seeing an aging population this means the cost of maintaining the level of service will affect those in the community particularly those on a fixed income.
- An increase in HPMV and 50 Max vehicles places an increasing demand on our unsealed roads and particularly on our low cost pavements.
- Bridge network needs some expenditure to maintain to keep the bridges safe and accessible. As the age of the bridges will become an issue in the future regular maintenance is required.
- Population growth is occurring in Taupo and Kinloch urban areas but declining populations in both Turangi and Mangakino.
- Seasonal traffic demands from both tourism and events, particularly in summer months, combined with the influx of growth in residential lots and more people retiring to Taupō it is placing pressure on key intersections coming into Taupō namely Norman Smith Intersection and Tongariro Street/Spa Road.
- Implementation of the Commercial Industrial Structure Plan projects identified.

Council adopted a Walking and Cycling strategy in 2010 which identifies the strategic direction for the future planning (including funding and management) footpaths and cycleway facilities for the District. The focus of the strategy is on a transport network which encourages and supports safe walking and cycling for everyone. The strategy was to be updated in 2017

however it was decided to consider including this in a Transport Strategy which will include all modes of transport. A project plan is being developed with the timing proposed to be completed prior to the next AMP 2021-2014 round.

Passenger transport within the District is administered by WRC and subsidised by Taupo District, which currently funds one bus route. We are currently undertaking a review of the bus service and bus route. This was seen to be a good opportunity prior to the next contract being let in June 2018. To date we have had completed a survey, two focus groups and a workshop with key stakeholders. From this draft options are being developed and will be bought back to the key stakeholders for further comment before being adopted by Council.

Transport assets

Council is responsible for the management of road and traffic assets with a replacement value of approximately \$457 million (as per the latest valuation August 2017). Since the last AMP an additional 18km of sealed road has been vested to Taupō District Council with the inclusion of the former SH1 and SH5 known as Wairakei Drive, Lake Terrace and Napier Road. To provide a safe transport network, Council manages the assets listed below:

Figure 1 Summary of Transport Assets

Asset	Quantity
Roads – sealed	708km
Roads - unsealed	73km
Footpaths	297km
Street lighting	4,169 lanterns 3,000 poles
Traffic services	28,118 signs and markings
Bridges	21 road bridges (2 with shared ownership) 4 foot bridges
Culverts	61 large culverts (diameter greater than 2m) 2,373 small culverts (diameter less than 2m)
Drainage	490.3km
Cycle ways	38 km
Parking	97,708m ²
Structures	9 Taupo urban bus shelters

State of the assets

The last NZTA Road Infrastructure Assessment Survey was undertaken in July 2008 it identified the transport network was in very good shape from a road safety point of view and most of the opportunities for improvement were not major issues. It was identified the pavements were well maintained, roads are designed to a high geometric standard and the delineation was to a good standard. While no looming issues there were some relating to intersection layouts, hazard removal and consistency in lane and shoulder widths. The next NZTA Road Infrastructure Assessment survey is to be undertaken in the 4th quarter of 2017/2018.

Levels of Service

Our Council has adopted a number of performance measures which contribute to our community both customer and technical levels of service are used.

Our current levels of service focus on the Department of Internal Affairs which will continue for this AMP but the AMP will also include the new Customer Levels of Service for ONRC. Each road has been given a classification based on the function criteria and the road should be maintained to the customer level of service for roads of its type. Refer to Section 6 for more details.

In this AMP we will also be using the One Network Road Classification – customer levels of service: This supports a major shift in the way we manage the road network at both national and regional levels. The most important concept behind the ONRC is that it places the customer at the centre of every investment decision.

The associated Customer Levels of Service for each functional category have been developed to reflect the following six fit for purpose outcomes.

Mobility

- 1) Reliability: the consistency of travel times that road users can expect.
- 2) Resilience: the availability and restoration of each road when there is a weather or emergency event, whether there is an alternative route available and the road user information provided.
- 3) Speed: indicates the optimal speed for each road. The optimal speed is the speed that is appropriate for road function (classification), design (including safety) and use. Optimal speeds support both safety and economic productivity.

Safety

How road users experience the safety of the road.

Amenity

The level of travel comfort experienced by the road user and the aesthetic aspects of the road environment.

Accessibility

The ease with which people are able to reach key destinations and the transport networks available to them, including land-use access and network connectivity.

Demand forecasts

Council's growth model (transport) projects growth of an additional 1,304 residential lots and HEU in commercial and non-residential properties for the 2018-2028 period.

Financial ENDING	Year	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
Total new lots per year		135	161	162	151	122	126	122	134	97	94
Running Total for LTP		764	925	1087	1238	1360	1486	1608	1742	1839	1933

The growth in properties in the district drives the need for road widening, new roads and new infrastructure etc.

Financials

Our district is relatively young and as the Taupo district has free draining soils roads generally last longer than in other parts of the country, which means many of our infrastructure assets including roads are in good condition and will not need renewing or upgrading for some years. Due to this we have projected large cash reserves which will be needed in the future years to fund the renewal of the assets.

Budgets within the AMP will be confirmed during the Long Term Plan (LTP) process.

The ten year financial forecast was determined by the continuation/evaluation of current maintenance and renewal strategies within each of the components, i.e. pavements, footpaths, lighting etc and identification of new works. The 10 year projections are summarised in Figure 2 below. Note this is based on draft LTP budgets which are still in discussion.

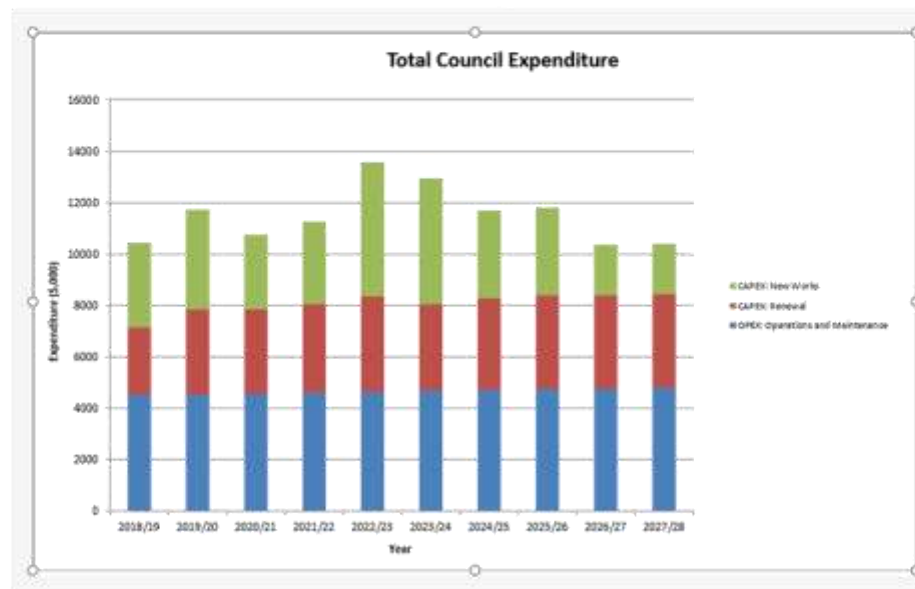


Figure 2 Transport expenditure, 2018/19 – 2028/29

New Works

Capital expenditure is budgeted at an average of \$2.9 million per year to improve capacity and safety. Council submits a three-yearly land transport programme to NZTA seeking subsidy for major transport projects. Provided that Council receives the subsidies, the largest components of the programme are intended to be:

Project	Value	Period
Poihipi Road widening continuation	\$1,890,000	2018/19 – 2027/28
Minor safety works	\$2,209,000	2018/19 – 2027/28
Cycle strategy implementation	\$342,000	2018/19 – 2027/28
Northern outlet projects	\$1,625,000	2018/19 – 2024/25

The major projects Council is proposing for which it hasn't been determined as to whether they will meet subsidy criteria include:

Project	Value	Period
Tirohanga widening	\$600,000	2018/19 – 2019/20
Huka Falls footpath	\$300,000	2018/19 – 2019/20
Seal extension	\$2,400,000	2018/19 – 2023/24

Renewal

TDC has recently had a deterioration modelling (dTIMS) exercise completed, which in the long term will be more accurate in predicting reseal and rehabilitation costs and optimise timing. The suggested programme has a \$3.06 to \$4.00M/year funding requirement. It is higher than the existing programme based on supplied achievement length and treatment planning unit rates (\$2.51 million). The increase in programme quantities is based on the model recommendations and comparing the outputs with common practice and lifecycle achievements. These recommendations do need to be verified and checked in areas such as data accuracy and quality of pavements and achievement of longer design lives.

Renewal costs vary according to the age and performance of the plant and network. Because the network is relatively young, Council hasn't had to invest as heavily in renewals as it will later in the life of the assets. At the moment, depreciation is valued at an average of \$7.8 million per year, but the average renewal expenditure is budgeted at only \$3.4 million per year.

Operations & maintenance

Operation and maintenance costs are budgeted to average approximately \$4.6 million for the next 10 years, which is higher than the average cost over the past five years, mainly because of higher energy prices and their impact on road maintenance contracts.

Lifecycle management tactics**New works**

New works are planned as a result of growth or where a change in level of service is required or where improvements are planned for quality and/or safety purposes. New works are planned at a longer time frame according to the Councils funding ability.

Renewal

Replace assets as their condition falls below the level of service, rather than at theoretical end of life based on age of asset. This includes replacement and rehabilitation of existing assets to their original condition and capacity.

Operations & maintenance

To maintain the asset in good repair and condition, in order to increase its lifecycle and decrease its renewal component. The operations team via contractor has scheduled preventive maintenance programmes so as to optimise the life of the asset and reduce renewal cost.

Disposal

Where transport assets are surplus to requirements or no longer meet the required level of service, they are renewed and the existing asset is disposed of at this time. E.g. signs, streetlights.

Council has now acquired approximately 18km of roads since the last AMP. Wairakei Drive, Lake Terrace, Tongariro Street and Napier Road are now included in the maintenance and renewal programmes. East Taupō Arterial is now under NZTA ownership and management.

Technical Notes**Risk Management**

Risk management is an important element in the development and management of Council assets. The high risk areas in transport are:

- vehicle crashes, due to weather conditions such as ice and/or snow

- damaged or blocked roads and road structures, due to slips fallen trees, floods, storms, or vehicle crashes.

Asset Management Practices

Council uses a range of decision making tools to establish its maintenance, renewal and new works expenditure, including: process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service).

Plan Improvement Programme

- Councils are required to have plan improvement programmes to improve their asset management planning. Council staff will continue to work through the various elements of the improvement plan.

International Infrastructure Management

The plan is an intermediate plan based on the requirements of the International Infrastructure Management Manual.



Water Supply Summary

Introduction

Taupo District Council provides water for use by individuals, households, commerce, industry and firefighting. This water supply asset management plan enables Council to manage and demonstrate its stewardship of water assets on behalf of its communities in order to provide services cost-effectively, both now and into the future.

Strategic issues

Council operates within the context of these strategic issues:

- Drinking water standards and the associated funding impacts (capex and opex) on communities
- Water allocation and water demand management
- The size and number of water schemes Council owns and operates, and the associated funding issues for Council.





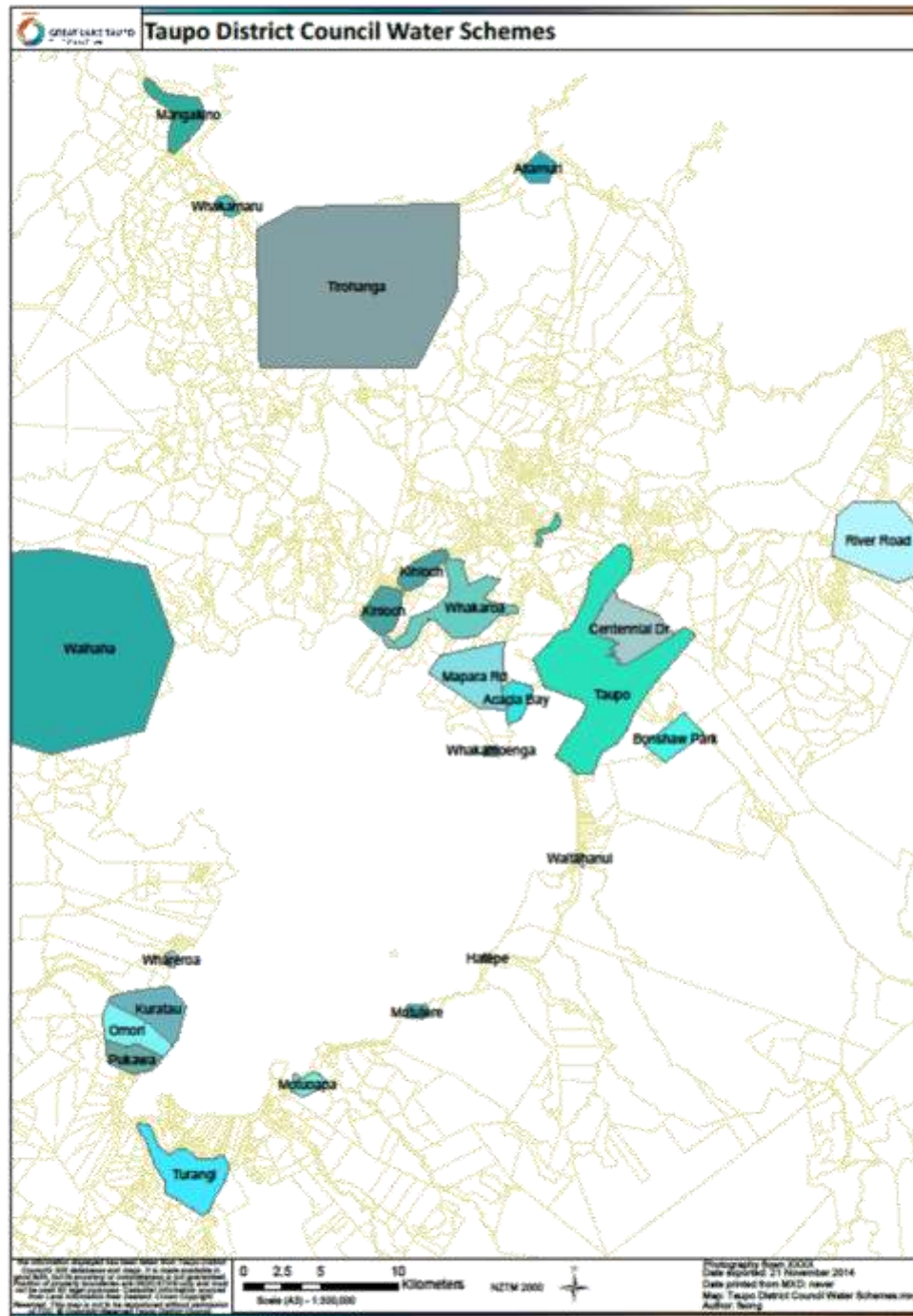
Water supply assets

Council operates 19 water schemes for communities, servicing most of the district's population. Collectively the assets for water supply have a replacement value of \$133 million (Aug 2017). The water supplies are:

Figure 1 Taupō District Water Supply Schemes

#	Scheme / Zone	No. of properties connected to water supply (21/11/2017)
1	Acacia Bay / Mapara Road	1,021
2	Atiamuri	69
3	Bonshaw Park (rural)	69
4	Centennial Drive	5
5	Hatepe	106
6	Kinloch / Whakaroa	984
7	Mangakino Township	674
8	Motuopa	387
9	Motutere (campground only)	356
10	Omori/Kuratau/Pukawa	1,174
11	River Road	68
12	Taupō Township / Wairakei	10,823
13	Tirohanga (rural, incl. irrigation)	106
14	Turangi Township/Tokaanu	2,213
15	Waihaha (rural, incl. irrigation)	28
16	Waitahanui	37
17	Whakamaru	73
18	Whakamoenga Point	53
19	Whareroa	154
	Total	18,082

There are a further 1,138 properties who have connections installed but have not yet connected or using the supply.





Communities that do not receive Council water supply include: Waitetoko, te Rangiita, Orutaua, Motutere (except camping ground), Mission Bay, and some rural households with their own supplies. Council has no plans to expand its supply network to these communities at this stage.

A summary of the water assets is tabled below:

Figure 2: Water supply assets

Asset		Number
Water	Water take consents	20
Source	Bores	14
	Intake structures at lakes, springs, streams, rivers	20
Plant & treatment	Treatment sites	19
Reticulation	Reservoirs	62
	Reservoir Capacity	35,247 m3
	Pipes	673 km
	Water connections	19,220
	Metered water connections	2,187
	Pump stations and buildings	47
Emergency	Fire hydrants	2,033

Levels of Service

Council owns and operates its water assets so that it can provide water to its various communities to the required level of service:

- Drinking water provided by Council is safe to drink (compliance with the drinking water standards)
- There is sufficient capacity to meet current demands and future growth
- The reticulation system is maintained (water loss analysis)
- System failures are addressed in a timely fashion (response times)
- Users are satisfied with water supply
- Demand will be managed to efficiently
- Water for fire-fighting in urban supply areas meets volume and pressure standards FW2

State of the assets

Water

Without water, pipes and plant are pointless, and Council's single-most important strategic asset is its water which is allocated by WRC, via consents. Council has 20 water take consents to abstract water from lakes, rivers, streams and bores within the district. Each consent has its own conditions, which must be met, monitored and reported.

Taupo District has relatively abundant natural water resources including rainfall averaging 1,100 mm/yr, the country's largest lake, significant rivers and easily tapped groundwaters and springs.

As water resources become fully allocated, there is a requirement to show water is being utilized efficiently. There will be increasing pressure to justify water take consents and increasing requirements to show the allocated water takes are being well managed.



Hence, with the growing regional and central government focus on efficient use of water resources, the responsibility falls on local authorities to demonstrate prudent management. Council has developed a Water Demand Management Plans (WDMP) as required under the Waikato Regional Plan.

Peak day water demand across the district is high, mainly because of floating population during events, tourists, irrigation (gardens, golf courses, other recreation), and leaks from the system, (which may be on private property as well as within the public network).

While current consents provide sufficient water for the district, increasing demand for fresh water across the country means that new consents or increases to water takes within consents may be more difficult to acquire and demonstration of efficient use will be required.

Water treatment

Central government has set drinking water standards, requiring communities to have demonstrably safe drinking water by managing contaminations risks.

In 2011/12, Council installed UV treatment to the Turangi and Mangakino treatment plants, with 65% of the capital cost funded by the Ministry of Health.

Council has also completed upgrade to the water treatment plant for Taupō in 2012.

Atiamuri water supply is also meeting the requirements utilizing the alternative compliance criteria for small supplies.

The Waitahanui water supply will soon be decommissioned once the supply is connected to Taupo.

The remaining 15 water supplies require upgrades to meet the requirements of the Health Act and drinking water standards. Council will need to consider funding options to meet the capital and operational cost for these schemes.

Water supply

The average age of our Council's water reticulation network is 34 years old which is relatively new compared to many others around the country. However there is a significant amount of aging asbestos and galvanized pipe that requires renewal over the next 15 years. This aging pipework is located primarily in Taupo, Turangi and Mangakino.

Demand forecast

The recent review of the Council's growth model (water) projects at Council will be supplying water to a further 1,254 properties in the next 10 years. As growth occurs Council is required to invest in the infrastructure to support this growth. In the past couple of years growth has exceeded expectations and may continue to do so. Therefore Council must act to meet these demands.

Financials

Budgets within the AMP will be confirmed during the Long Term Plan (LTP) process.

The ten year financial forecast was determined by the continuation/evaluation of current maintenance and renewal strategies within each of the components, i.e. source abstraction, pumps, chemicals, energy cost, telemetry, compliance etc and identification of new works. The 10 year projections are summarised in Figure 3 below:

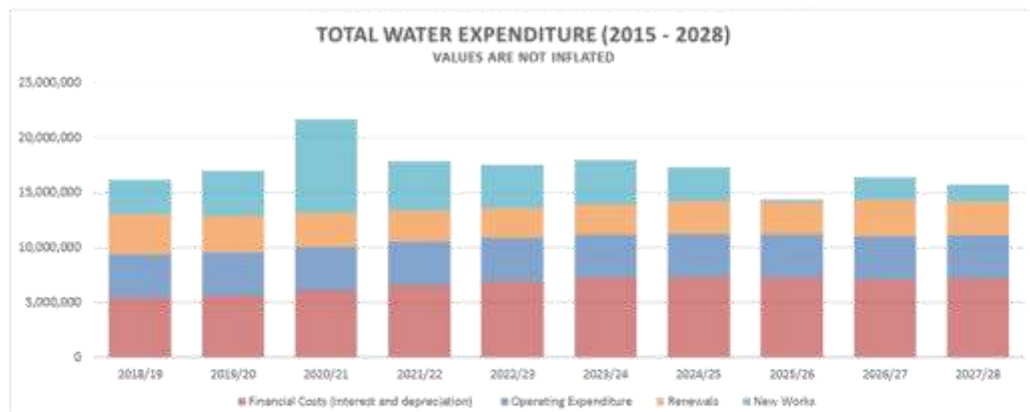


Figure 3 Proposed budget for Water expenditure (2018-28)

New works

The significant portion of new works is associated with meeting drinking water standards compliance for 15 water supplies.

There will also be significant new works required to keep up demand on services due to growth. These type of projects include new reservoirs, treatment plant capacity upgrades, pipe works.

Renewal

Of the \$30.7 million dollars allocated to water renewals over the next 10 years approximately \$20 million is for water pipe renewals with the remaining being primarily treatment plants, and pump stations.

Operations & maintenance

Operations and maintenance costs are projected to average \$3.9 million per year for the next 10 years, which is 12% higher than the past 3 years. The increased operations costs are required to meet:

- Increased costs to operate and maintain more sophisticated treatment facilities.
- Increases in expenditure on network operations e.g. pipe flushing program and back flow protection checks.

Lifecycle Management Tactics

New works

All new works related to the treatment of drinking water to meet the Drinking Water Standards NZ (DWSNZ) has been moved outside of the 10 year funding plan due to financial constraints in last LTP. Council now has to reconsider the upgrade of the WTP at other water supplies within district.

Renewal

Council replaces asset when performance is unacceptable, based on criteria of: age, condition, service breaks and complaint volumes.

Operations and maintenance

The operational services team has a preventive maintenance programme to optimise the life of assets and reduce renewal costs.



Maintenance services for all three waters networks are provided by contract. The contractor is Downer and this contract is currently in year two of a possible 9 year contract.

Disposal

When assets no longer provide the required level of service, they are removed and, if possible, reused in Councils other schemes. For example, pumps that are no longer reliable under the pressure of providing water for Taupō township may still have useful life in a smaller water scheme.

Technical Notes

Risk management

Risk management is essential for management of Council assets so that essential services such as water supply can be provided consistently. Council imposes high health and safety standards for its plant and network, especially where water treatment plant or pump stations are built on low-lying land near lakeshores or riverbeds, or volcanic and/or seismically unstable areas lie just offshore. Using a likelihood and consequence matrix to assess risks, the following high risks have been identified:

- Public safety matters related to as inadequate water treatment
- Fire, damaging the reticulation network due to structural/electrical damage to the water treatment plants or pump stations
- Earthquake, damaging water treatment plants, and possibly also causing electrical or electronic failures, and/or structural and mechanical damage
- Flooding, making water treatment plants inaccessible or making them inoperative because of damage or tank contamination.
- Tomos, causing breaks in the reticulation system
- External contractor failure, leading to failures in the network, service failures, and /or drinking water standard failures

All of these risks have potentially serious consequences for the District's population, and for the District's economic wellbeing because they jeopardise the District's reputation and therefore, the visitor industry

Asset Management Practices

Council uses a range of decision making tools to establish its maintenance, renewal and new works expenditure, including: process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service)

Plan Improvement Programme

Councils are required to have plan improvement programmes to improve their asset management planning. Council staff will continue to work through the various elements of the improvement plan.

International Infrastructure Management

The plan is an intermediate plan based on the requirements of the International Infrastructure Management Manual. This plan incorporates few recommendation in the last review carried out by Waugh Infrastructure Ltd.

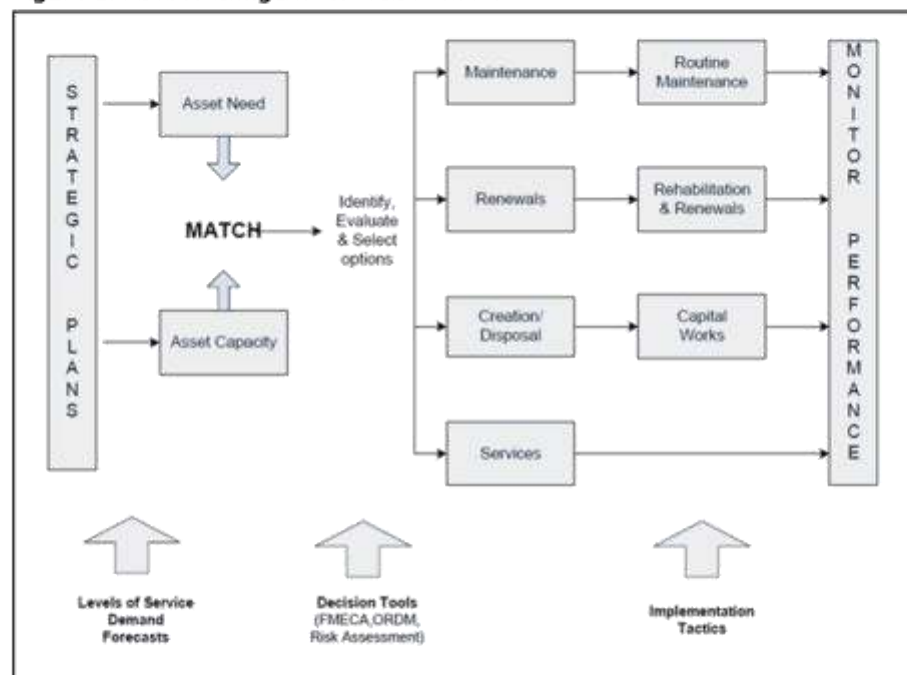


AMP Summary - Wastewater

Introduction

Taupo District Council provides wastewater services for 11 towns and communities in the District. This wastewater asset management plan enables Council to manage and demonstrate its stewardship of wastewater assets on behalf of its communities in order to provide those services cost-effectively, both now and into the future.

Figure 1: Asset Management Plan Process



Strategic issues

Council operates within the context of these strategic issues:

- Protecting public health – the primary purpose of Council owned wastewater systems are to protect the health of communities.
- Protecting our waterways from nitrogen flows and untreated wastewater. Council is responsible for reducing its nitrogen discharge into the Lake Taupo catchment by at least 20% by 2020, as part of the Lake Taupo Protection project.

Wastewater assets

Council's wastewater schemes include physical assets with a replacement value of \$182 million (August 2017). In addition, Council has 26 resource consents from Waikato Regional Council (WRC) to allow it to dispose treated wastewater, biosolids and control odour.

The schemes vary widely in size and age, and therefore in the technology they use. A list of the schemes is given below with a map showing their location on the following page.

**Figure 2: Taupo District Wastewater Schemes**

Scheme	No. of rateable properties (incl. empty sections)
Taupo Town	11,925
Turangi (incl Tokaanu)	2,318
Mangakino	772
Kinloch	1,133
Omori/Pukawa/Kuratau	1,193
Acacia Bay (incl Parawera Dr and Whakamoenga Point)	839
Motuoapa	539
Whareroa	200
Atiamuri	36
Whakamaru	60
Motutere motor camp	1

Snapshot of Wastewater assets data:

- 411 km of wastewater pipes
- Average age of wastewater pipes 32 years
- 118 wastewater pump stations
- 11 wastewater treatment plants
- 4 cropped land disposal systems
- Wastewater sludge disposal to vermicomposting process (worms)





Levels of service

Council originally owned and operated its wastewater assets as a public health service. More recently, environmental health and especially the health of lakes and waterways has been added as an objective of Council's wastewater services. Council provides a level of service that meets all of these measures:

- There is sufficient capacity to serve communities within current wastewater schemes
- Wastewater services do not cause public health problems
- Wastewater services are supplied continuously unless there is a system failure
- System failures are addressed in a timely fashion
- Odour control at treatment facilities requires certain upgrades in particular to Taupo, Acacia Bay and Motuoapa WWTP to meet consent conditions.
- Users are satisfied with their sewerage disposal services
- Effluent discharge from treatment facilities meets WRC consent conditions

Council's objectives include preventing sewer overflows from pump stations and reticulation facilities, and preventing overflows into Lake Taupo, streams and rivers.

State of the assets

Taupo Township

The Taupo township has adequate treatment capacity to cater for the current demands.

Council has recently upgraded the capacity of the Taupo Township's wastewater treatment plant (WWTP), beginning with a new trickling filter, a new digester and associated works (\$6 million - 2012). Any further upgrades will occur only when growth causes demand for services to exceed capacity or if resource consent requirements become more stringent.

Replacement consent applications for the emergency discharge (Taupo WWTP) and Rakaunui Road land disposal site; these new consents are yet to be finalised. The need to expand the disposal capacity needs to be maintained as growth occurs or consent conditions tighten.

Turangi

Council commissioned a substantial new wastewater treatment plant in Turangi in 2006. That system enabled Council to significantly reduce nitrogen discharges to the lake Taupo catchment. A significant effort has been made to improve the performance of treatment plant and full membrane replacement has occurred over the past few years. The discharge consent expires in 2018 and a new consent will be applied for in December 2017.

The network condition of the Turangi wastewater scheme is expected to be poor in certain areas. We are undertaking condition assessment work to help direct the future renewals program.

Mangakino

A large effort has gone into conditional assessment of the entire Mangakino wastewater reticulation system. The entire network was cleaned and condition assessment in 2017 and a significant short term renewal programme developed based on these inspections.

Acacia Bay

The Acacia Bay wastewater treatment plant was granted a new discharge consent in 2016 (20 year consent). The major requirement of the consent was to increase the soakage / disposal capacity at the site and this has been completed. The option to connect Acacia Bay to Taupo and decommission the plant was considered as an alternative. There are limitations with downstream capacity (control gate bridge siphon). The option to connect Acacia Bay to Taupo will be reviewed in the future. Any upgrade to the bridge siphon should consider the possible future connection of Acacia Bay to Taupo.

**Kinloch**

A new consent for the discharge of effluent from the treatment plant was issued in 2014. The permitted methods of effluent discharges to land include dripper irrigation lines and continued use of the existing trenches. There are several major projects scheduled for Kinloch over the new five years to keep up with growth and new consent conditions; effluent balance tank and pump station, drip irrigation and influent balance tank. There is also a requirement to improve storm water management to protect the treatment works during high rain fall.

Motuoapa

A new consent for the plant was issued in 2013 which has resulted into more stringent discharge conditions and requiring upgrade to the treatment facility. A new influent balance tank was commissioned in 2016 and is now working well after some initial commissioning challenges. There appears to be an issue with infiltration in to the network when the lake level is high and this requires further investigation.

Whakamaru

Following a new wastewater discharge consent being granted, a new wastewater treatment plant is scheduled to be commissioned in 2017/18. The new plant will reduce the mass of nitrogen being discharged from the site.

Others

Motutere, Omori and Whareoa all have active consent renewal processes at various stages of processing.

The Waitahanui wastewater treatment plant was decommissioned in 2016 with the waste now pumped to Taupo.

Demand forecast

The recent review of the Council's growth model (wastewater) projects at Council will receiving wastewater from a further 1,204 properties in the next 10 years. As growth occurs Council is required to invest in the infrastructure to support this growth. In the past couple of years growth has exceeded expectations and may continue to do so. Therefore Council must act to meet these demands.

Lifecycle Management Tactics**New works**

A few new works are either completed or are at design stage to meet resource consent conditions and to provide for growth when it occurs or when public health factors mean a reticulated system is the most cost effective method for managing wastewater in a community.

Renewal

Council replaces assets when performance is unacceptable based on criteria of: condition, service breaks, age and complaint volumes.

Operations and maintenance

Council has contracted out the maintenance of the wastewater networks (Downer). 2018/19 will be the third year of a 5 +2 +2 contract. CCTV is commonly used for identifying network issues and is being utilized more often. This activity also helps guide renewals planning. Operation and maintenance of treatment facilities is managed by TDC staff.

Financials

The thirty year financial forecast was determined by the continuation/evaluation of current maintenance and renewal strategies within each of the components, i.e. pumps, treatment



unit processes, chemicals, energy cost, telemetry, compliance etc and identification of new works. The next 10 year projections are summarised below:

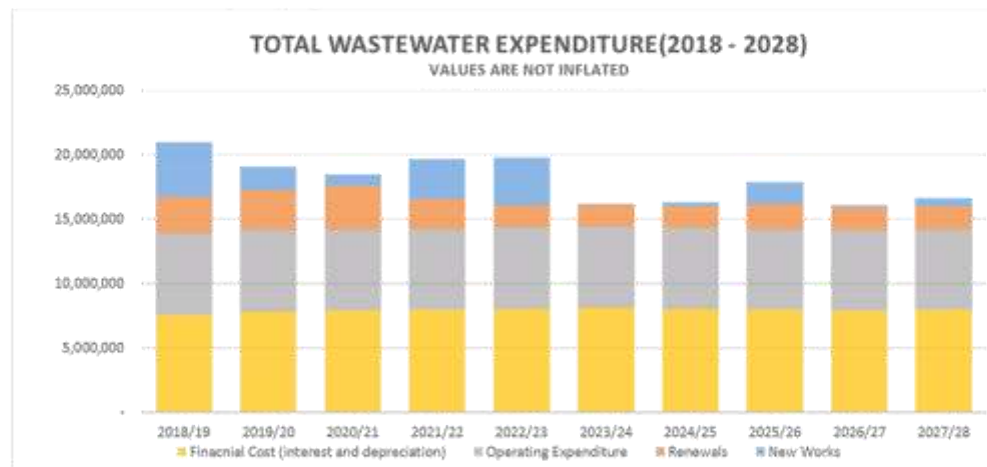


Figure 1 Proposed budget, Wastewater expenditure, 2018- 2028

New Works

There are significant cost of new works over the next 10 years associated with servicing growth. Increasing capacity of wastewater treatment facilities and sewer mains.

There will also be significant new works required to meet resource consent conditions as environmental limits tighten: \$11.3 million.

Renewals

Of the \$22.4 million dollars allocated to wastewater renewals over the next 10 years approximately \$9.8 million is for wastewater network renewals that include majority pipework but also pumping stations. The more significant sum is \$12.6 million on wastewater treatment plant renewals.

Operation and Maintenance

Operations and maintenance costs are projected to average \$5.2 million per year for the next 10 years.

Technical Notes

Risk management

Risk management is essential for management of Council assets so that essential wastewater services can be provided consistently. Council imposes high health and safety standards for its plant and network, especially where wastewater treatment plant or pump stations are built on low-lying land near lakeshores or riverbeds, or volcanic and/or seismically unstable areas lie just offshore. Using a likelihood and consequence matrix to assess risks, the following high risks have been identified:

- Fire – damage to the reticulation network or treatment system, due to structural or electrical system damage to pump stations, treatment plants or computer systems.
- Earthquake - damage to the treatment system due to failures such as electrical system failure, earth slip, mechanical failure, structural failure (e.g. buildings, control room, settling tanks, clarifiers, trickling filters, digester, belt press, etc.) and pipe fracture
- Caldera -



- Flood – making treatment plants inaccessible, and therefore, inoperable
- Tomos - damage to reticulation system
- Cyber attacks
- External contractor failure, leading to failures in the reticulation system, service failures, sewer overflows, and compliance failures
- Public safety matters such as open manholes, leaking pipes, inadequate wastewater treatment, exposure to open manholes, inadequate training

All of these risks have potentially serious consequences for the District's population and for the District's economic wellbeing because they jeopardise the District's reputation and therefore, the visitor industry

Asset Management Practices

Council uses a range of decision making tools and data and information from a number of sources (technical, financial, customer service) to establish its maintenance, renewal and new works expenditure, including: process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data. Council has replaced its AMS (AssetFinda) in 2016 to optimise the decision making process.

Plan Improvement Programme

Councils are required to have plan improvement programmes to improve their asset management planning. Council staff will continue to work through the various elements of the improvement plan.

International Infrastructure Management

The plan is an intermediate plan based on the requirements of the International Infrastructure Management (IIM) Manual.

PARKS & RESERVES SUMMARY

Taupō District Council manages a range of parks, reserves and open spaces. Easily accessible parks and open spaces provide active and passive recreation, play and social opportunities for both residents and visitors. Open spaces also provide spaces for disaster recovery and management of storm water overflow. Council's activities in this area aim to assist in the development of healthy, active, functioning communities.

One of the main purposes of Local Authorities under the LGA 2002 is "to meet the current and future needs of communities for good quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost effective for household and businesses". Parks, public conveniences, cemeteries, and the assets associated with them come under the definition of community infrastructure. The purpose of the Parks & Recreation Activity Management Plan (Parks AMP) is to identify and provide the required levels of service for Council's parks and associated assets in the most cost effective manner (through the creation, operation, maintenance, renewal and disposal of assets) for existing and future customers.

This activity covers the following areas on reserve land:

- Open spaces and amenity reserves
- Ecological reserves
- Formal parks and gardens
- Sports grounds and facilities
- Playgrounds
- Built assets such as pavilions, furniture and public art
- Trees and amenity plantings
- River and lake esplanades
- Cemeteries
- Walkways and cycleways

The Parks AMP does not include venues and facilities such as the Great Lake Centre, Taupō Event Centre, AC Baths, community halls and Housing for the Elderly, although it may include the grounds upon which some of these facilities are constructed.

Most parks are protected through:

- The Reserves Act 1977
- Statutory management plans and policies



PARKS STRATEGIC VISION

To provide the required levels of service for Council's parks and associated assets in the most cost effective manner (through the creation, operation, maintenance, renewal and disposal of assets) for existing and future customers throughout the district.

The Council intends to develop a coherent open space framework that helps to maintain a rich and diverse network of open spaces that protect the region's ecology and support the identity, health, cohesion and resilience of the District's communities through providing quality recreation spaces and facilities. Through protecting, enlarging, and enhancing this network the Council will, over time, create increasing and significant amenity, recreation, ecological and economic value.

WHY COUNCIL PROVIDES PARKS AND RECREATION FACILITIES

Parks and open space are provided by local government to deliver a range of benefits including:

- Open space within urban areas
- Visual relief from the built environment
- Beautification and amenity enhancement
- Opportunities for recreation and sport
- Protection of the natural environment
- Habitat for wildlife
- Community pride
- Children's play
- Conservation of cultural heritage

These benefits are specifically or generally believed to enhance the community's health and well-being. Council provision and support for quality parks and reserves enhances the district as a place to live and visit.

Due to limited commercial opportunity and benefit, the private sector will not provide a comprehensive range of parks and parks activities. Therefore provision by local government, as a public good, is required.

The provision of cemeteries is managed as part of the Parks and Recreation Activity and meets Council's obligations under the Burial and Cremation Act to make provision for burials within the district.

The reasons why the Council is involved in parks and open space are:

- Council is required by law and community expectation to manage the use, development and protection of land and natural resources in a way that protects environmental standards and benefits the community.
- Council recognises it plays a key role in creating the environment in which communities can prosper and enjoy improved health and wellbeing. The provision of open spaces and recreational facilities influences the way in which people can take part in the life of the community and makes the choice for people to be more active more convenient, easy, safe and enjoyable.
- The community expects that there will be parks, open spaces and sports grounds available for recreational purposes. Beyond this active use of the spaces and services provided, the community also values green spaces for their own sake. They have amenity value, making our communities more attractive places to live.
- Community ownership of well-managed parks and open spaces is a source of pleasure for many in our community contributing to a sense of pride in Taupō's natural environment and identity.

- Parks and open spaces make a significant contribution to the community's health and physical and mental well-being through offering space for physical exercise and recreation, reducing stress and also through contributing to water quality management.
- The network of parks and open spaces supports the maintenance and improvement of urban biodiversity.
- Open spaces assist with hazard management through providing storm water overflow paths during flood events.
- Open spaces provide gathering locations in the event of natural disasters.

The reasons why the Council is involved in cemeteries are:

- Public health
- Provide the community with space where they can bury friends and family members within the District
- Compliance with the Burial and Cremation Act 1964

A fundamental objective is to identify potential opportunities for reductions in asset lifecycle costs for all parks assets. The Parks AMP will follow the direction outlined in the TDC Infrastructure Strategy and TDC Asset Management Policy as part of the TDC Asset Management System shown below.

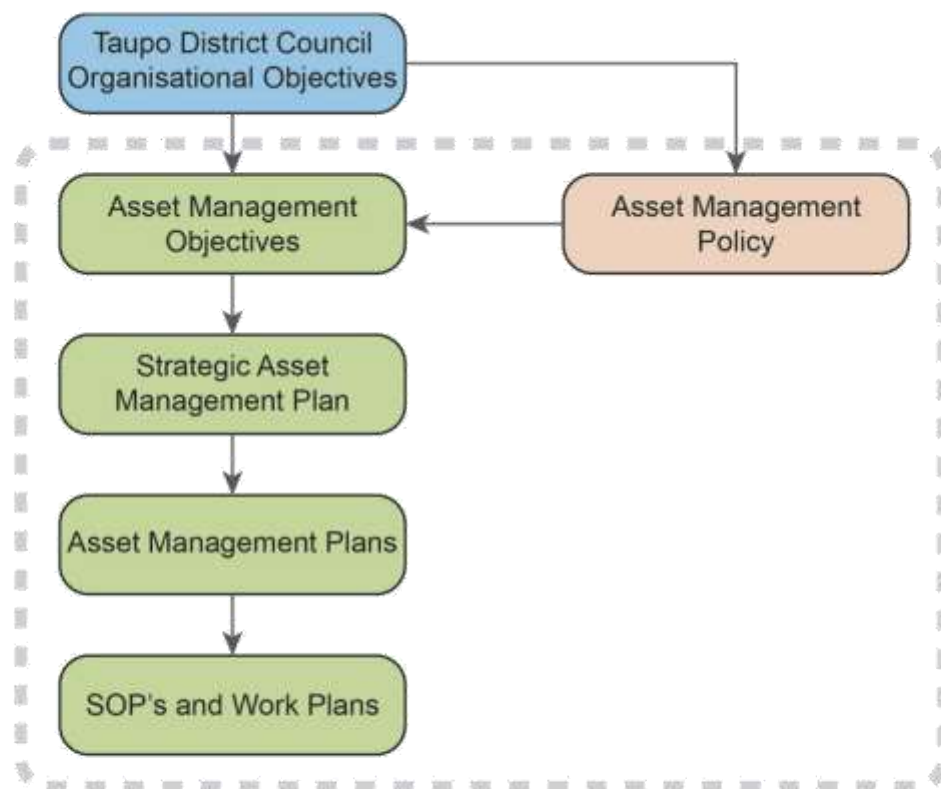


Figure 1 – Council's asset management system

HOW WE FUND IT

Parks and open spaces are currently funded through the Uniform Annual General Charge (UAGC) as part of property rates. Public benefit greatly outweighs private benefit from parks, reserves and public gardens. There is also some public benefit from sports field provision although private benefit is much greater. Funding ratios are determined by Council's Revenue and Financing Policy.

- Sports grounds and parks and reserves recover 5% of operating costs by user charges and 95% through the UAGC
- The current policy for cemeteries stipulates funding at 90% through user fees and 10% through district wide general rates
- Capital costs are funded from reserves contributions, loans and community facilities fixed charges (depreciation).

How much it costs

Taupō District Council spent approximately 8% of its total operating budget, totalling \$X on provision of parks and open spaces in 2017/18. Parks capital expenditure averages approximately \$2.4 million per annum for the next 20 years.

The total 2017/18 annual operating expenditure budget for cemeteries is approximately \$568,000 (or \$310,000 minus fees recovered). Capital Expenditure for cemeteries averages approximately \$150,000 per annum for the next 20 years.

Expenditure	Current 17/18	Y1 18/19	Y2 19/20	Y3 20/21
Total Net Operating Expenditure				
Income				
Expenditure				
Total Capital Expenditure				
Total Renewals				
Total Upgrades				

Table 1 – Income and expenditure overview

ASSETS

Council manages parks assets valued at approximately \$30million. These currently consist of:

Category	Asset	Number of Properties	Replacement value of Components (000)
Parks, Reserves & Sports Grounds	Parks and reserves	236	\$15,196
	Sports Grounds	6	\$5,981
	Playgrounds	57	\$4,056
Cemeteries	Cemeteries	3	\$486
Public Conveniences	Public Toilet Facilities	57	\$2,760
Lakes Rivers & Mountains	Lakeshore Erosion Protection Assets	23	\$1,530
	Total Value of Built Assets		\$30,009

Table 2 – Parks asset summary (from SPM)

Comprehensive asset data is held in Council's SPM asset management program. Assets are rated on a scale of 1-5, with 5 being the lowest standard. Renewal is ideally undertaken at condition grade 5, but may occur earlier to fit in with planning practicalities.

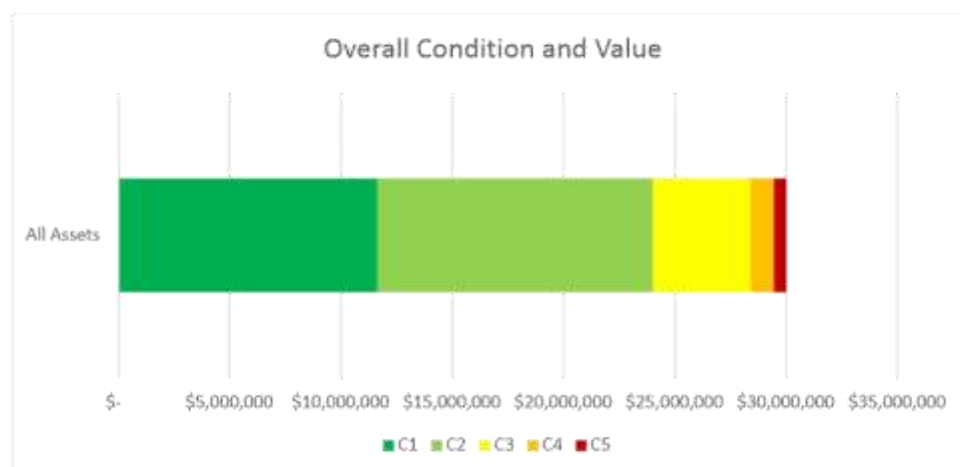


Figure 2 – Overall condition rating and value of assets (from SPM)

	C1	C2	C3	C4	C5
Total Parks Assets	37%	42%	15%	4%	2%

Table 3 – Parks asset condition summary (from SPM)

Overall, the value of assets indicated by SPM to be at condition grade 5, and therefore in the remaining 10% of its life expectancy is around 2% of the total replacement value of parks assets. However, the accuracy of data in SPM in relation to age, condition and remaining life is not entirely reliable, and it is anticipated that the cost of renewal projects over the next ten years will be significantly higher than indicated by SPM.

ASSET MANAGEMENT PRACTICES

Council uses a range of decision making tools to establish its maintenance, renewal and new works expenditure, including: process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service)

PLAN IMPROVEMENT PROGRAMME

Councils are required to have plan improvement programmes to improve their asset management planning, and we will continue to implement our improvement plan.

INTERNATIONAL INFRASTRUCTURE MANAGEMENT

The plan is an intermediate plan based on the requirements of the International Infrastructure Management Manual (IIMM – 2014) which is aligned with ISO 55001.

PROPERTY SUMMARY

Introduction

One of the main purposes of Local Authorities under the LGA 2002 is "to meet the current and future needs of communities for good quality local infrastructure, local public services and performance of regulatory functions in a way that is most cost effective for household and businesses".

The goal of property asset management is to meet a required level of service, in the most cost-effective manner, through the management of assets for present and future communities.

The key elements of property asset management are:

- Taking a lifecycle approach
- Developing cost-effective management strategies for the long-term
- Providing a defined level of service and monitoring performance
- Understanding and meeting the impact of growth through demand management and infrastructure investment
- Managing risks associated with asset failures
- Sustainable use of physical resources
- Continuous improvement in asset management practices

A formal approach to the management of property assets is essential in order to provide services in the most cost-effective manner, and to demonstrate this.

Council owns an extensive range of property assets throughout the district, to provide or support a wide range of services including:

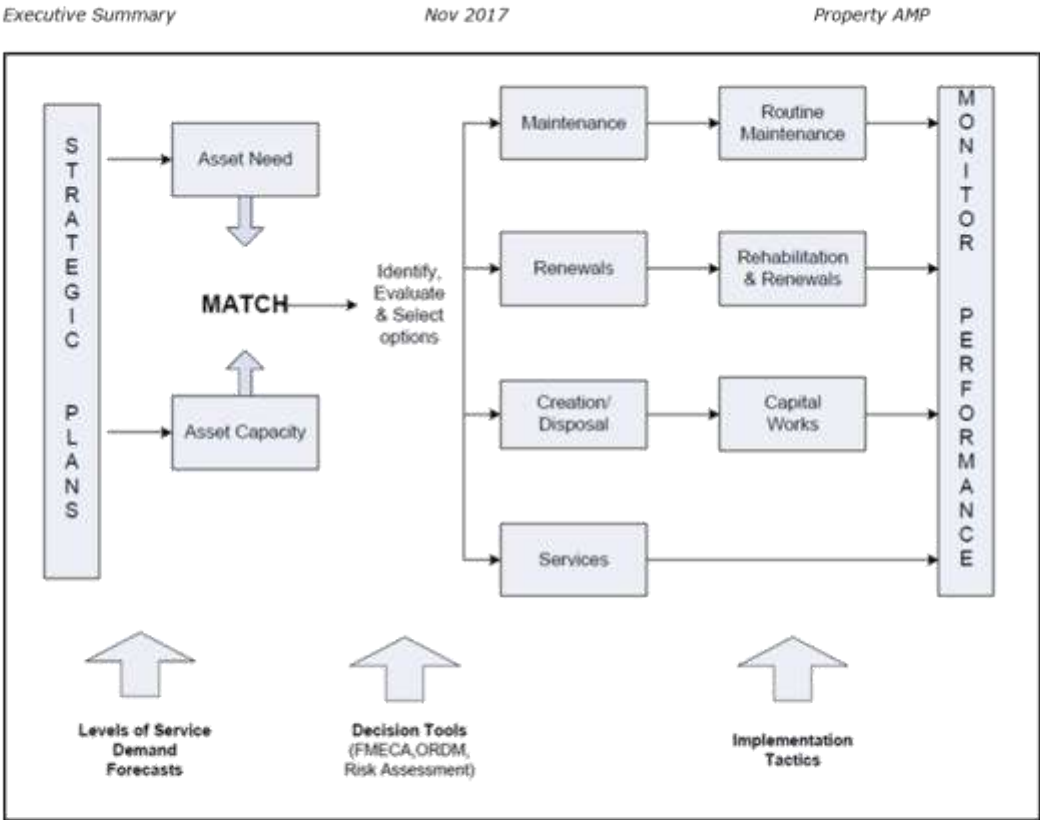
- Providing a Safe Community to work, live & play
- Regulatory Services Dog Pounds
- Facilities for activities i.e. culture, recreation, sport & events
- Social housing for the elderly
- Community venues (community halls)
- Commercial properties that serves the community ie housing social services
- Council support services ie main office, works depots
- Investment services (property held for development or sale at a future date)

The district's property assets include land, buildings and CCTV. Some of the council buildings are modern and have recently been refurbished. However, there are some more than 50 years old but throughout their lifecycles, the council's building components renewal plan ensures that all the buildings, (new and old) are maintained to provide the level of service that the customer requires. Where possible the functional life of some building assets can be extended with the use of modern engineering practices and monitoring.

Council owns and manages properties valued at a depreciated replacement value of \$61 million as at 30 June 2017. This property asset management plan enables Council to manage and demonstrate its stewardship of assets on behalf of its communities in order to provide services cost-effectively, both now and into the future.

Land assets include farming land and high value commercial real estate. Refer to Appendix "A" for details.

Funding for these assets is grouped within the LTP under the heading of Community Facilities, which includes asset areas such as Property, Land, CCTV, Parks and Reserves.



Executive Summary

Nov 2017

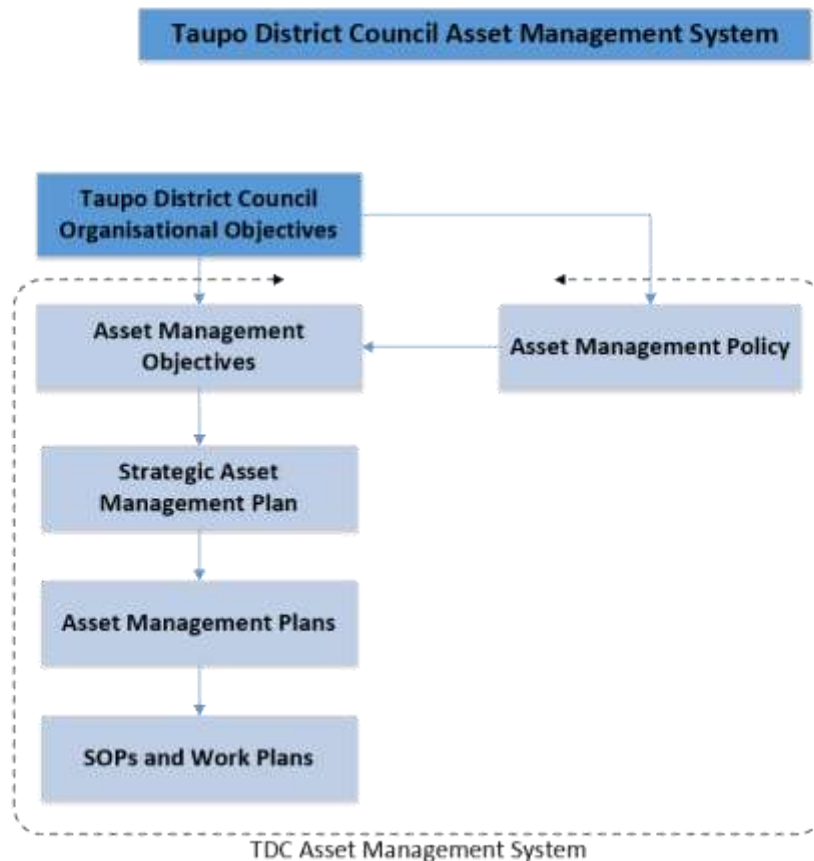
Property AMP

Property Strategic Vision:

To provide the required levels of service for Council's buildings and associated assets in the most cost-effective manner (through the creation, operation, maintenance, renewal and disposal of assets) for existing and future customers throughout the district.

A fundamental objective is to identify potential opportunities for reductions in asset lifecycle costs for all property assets.

The Property AMP will follow the direction outlined in the TDC Infrastructure Strategy and TDC Asset Management Policy as part of the TDC Asset Management System shown below.



Asset data

The Council properties covered by this asset management plan include:

- Land east of Taupo town between Taupo Airport through to the Wairakei /Rotorua/ Hamilton intersection.
- Local residential properties in Taupo and Acacia Bay.
- Land and buildings held for investment purposes and community use.

Council owns other investment properties that are not covered by this investment plan, such as the forestry block on State Highway 5 and also in Tirohanga.

Executive Summary

Nov 2017

Property AMP

Council's property assets (CCTV & facilities) listed below.

FACILITY	NUMBER OF PROPERTIES	REINSTATEMENT VALUE
Category 1 – Safer Community		\$272,835
Taupo & Turangi CBD		\$272,835
Category 1 - Regulatory Services		\$1,139,200
Taupo & Turangi Animal Pounds	2	\$1,139,200
Category 2 - Venues		\$95,592,380
AC Baths	1	\$22,699,600
Mangakino Pools	1	\$1,341,000
Turangi Genesis Energy Aquatic Centre	1	\$12,428,000
Great Lake Centre	1	\$27,369,000
Taupo Events Centre	1	\$28,065,000
Mangakino Sports Hall	1	\$2,209,000
Turangi Gymnasium	1	\$1,480,780
Category 3 - Public Libraries		\$9,186,000
Public Library - Taupo	1	\$6,662,000
Public Library - Turangi	1	\$2,524,000
Category 4 - Heritage, Culture & Public Art		\$2,411,000
Taupo Museum	1	\$2,411,000
Category 5 - Community Halls	12	\$16,001,700
Category 6 - Social Housing		\$8,137,861
Housing for the Elderly Complex - RR Rd/Konini Street Taupo	1	\$5,260,700
Housing for the Elderly Complex - Woodward St Taupo	1	\$1,976,700
Housing for the Elderly Complex - Mangakino	1	\$1,554,100
Housing for the Elderly Complex - Turangi	1	\$1,706,400
Category 7 - Property Investments		\$18,026,040
Land Holdings		Unknown
Commercial	6	\$12,490,600
Visitor Centres	2	\$2,399,000
Rental Housing	2	\$831,200
Taupo Municipal	2	\$424,617
Mangakino Municipal	2	\$1,880,623
Category 8 - Investment Property Motorcamps		\$95,000
Motuoapa Caravan Park	1	\$95,000
Category 9 - Administration Property		\$15,833,000
Taupo Admin Offices	6	\$12,890,000
Turangi Admin Offices	3	\$2,943,000

Figure 2 Summary of Assets covered by Property AMP

x

*Executive Summary**Nov 2017**Property AMP***Levels of Service**

The major levels of service for Council's property assets are:

- Property is adequately provided throughout the Taupo District to facilitate council operations and services
- Customers are satisfied with the function and appearance of Council property
- There are no adverse environmental impacts from council owned property
- The Council property is adequately maintained to ensure compliance with all building regulations and there is no risk in terms of health and safety for users.

Future Demand

The population of the Taupo District is anticipated to grow in accordance with the projections outlined in the Taupo District Demographic Snapshot 2016/17 and the Development Contributions Policy 2018 Taupo District Growth Model 2018-50.

The total estimated residential yield (urban and rural) for the District over the next LTP 10-year period (2015-2025) is estimated at 1304 lots. The majority of this growth is expected to occur in the Taupo urban area and Kinloch.

Lifecycle Management Tactics

The objective of life cycle management is to meet the required level of service in the most cost-effective manner. In general, the decisions that are made about management (design, acquisition, operation, maintenance, renewal or disposal) need to meet the following objectives:

- Safety
- Legal compliance
- Improved environmental outcomes
- Good quality assets that are fit for purpose
- Reduced operating and maintenance costs
- Genuine need met or community benefit obtained

Executive Summary

Nov 2017

Property AMP

New Capex Projects:

- **On Buildings:** Council's current strategy is to maintain what it has rather than purchase or build new facilities. However, improvement projects due to statutory compliance requirements and/or health and safety reasons are referred to as major projects and in some cases, does not increase the value of the property, it most cases it supports the activity in the building to meet compliance and Health & Safety of the occupants or visitors.
- **On Land Holdings:** Council has acquired a significant amount of land holdings that are now available for development and sale. On-going funding for development and infrastructure of Council's land has been included in the long-term plan. The purpose of these development projects is for the enhancement/maximisation of land sales and profit, and each project will be individually considered for approval by Council.

Accordingly the long term plan includes budgets for the following improvement projects:

Taupō CBD CCTV	Install Fibre Optic Cable from GLC to Police Station	Improvement current level of service
Turangi CBD CCTV	Upgrade cameras & equipment	Meet current LOS
Taupō District Buildings	Install Gutter Guard	Improve LOS and reduce operational costs
Taupō Library	Redevelop second entrance for Library	Improve LOS
Turangi Library	Change entrance to Library for better access for visitors with disabilities	Improve LOS and Health & Safety
Taupō Events Centre	External Wash Down Bay for Caterers	Cater for increase demand
Taupō Events Centre	Extend the Building & Install Commercial Kitchen	Improve LOS
Taupō Events Centre	Ramp from Carpark for disable access (or easier access for all visitors ie parents with push chairs, people on crutches or temporary disabilities)	Meet Customers' Needs
	TEC Side Door Entrance with Auto Door & Air Curtain	Improve LOS
	Cover for Outdoor Deck as an extension to Function Room	Improve LOS
	Additional Stage Units	Cater for increased demand
Great Lake Centre	External Access to Kitchen	Safety, Improved LOS
	Supply Gas to Kitchen for Hot Water	Safety, Meet Customers' Needs
	Upgrade Front Entrance & Grounds	Improve LOS
Main Building	Upgrade Building Alarm System to ensure all alterations to the building are covered adequately	Safety, Meet LOS
Archives	Upgrade A/C unit to Climate Control Units to meet NZ Heritage Standard	Improved LOS & environment
Taupō Depot	Relocation of Parks & Reserves Depot	Meet Current LOS and reduce operational costs
Turangi Service Delivery	Relocation of Turangi Offices & Turangi I-Sites	Improve LOS
Māngakino Depot House	Demolish House	Safety

Renewal

Renewal expenditure is major work that restores an existing asset to its original capacity or the required condition. By renewing property & assets as they reach the end of their useful life, the level of service is maintained. In some cases, renewing an asset to its original condition will not be sufficient e.g. obsolete or non-complying equipment. In these cases, when renewals are due the suitability of the asset is considered and if necessary an upgrade will be completed at the same time.

The renewal projects are generated from condition data which is obtained through condition assessment surveys of all property assets, undertaken on a three-yearly program. Assets are condition graded on a scale of 1 to 5, and renewed at condition factor 5. In some cases, renewals are done sooner than scheduled if the benefits outweigh the costs of replacing an asset before it has reached the end of its life. This may be done for safety or amenity reasons. In other cases, the life expectancy of an asset may be extended so that renewal is delayed if there is no immediate need.

Renewal projects are optimised where possible to smooth out expenditure peaks and troughs so that annual renewal expenditure is relatively stable and based on the overall value of the asset. Renewal of assets will be prioritised on the following criteria:

- Cost/benefit analysis – can we reduce operational costs by renewing the asset? Is there a cost-effective replacement option?
- Safety – is there a safety risk associated with the asset that can be mitigated or eliminated by its renewal?
- Demand for the asset – is it required to maintain a defined level of service?
- Compliance with Performance Quality Standards – does the asset meet current standards or requirements?

Operations and maintenance

Operation is the process of using an asset, or making it available for its intended purpose. Operational costs for property assets include costs such as rates, insurance, depreciation, staff wages, materials, equipment, fuel and electricity. Operational activities required to support property assets include service & compliance contracts etc. The cost of asset operation is a significant part of the whole of life cost for many property assets.

Property & assets maintenance is carried out by a mixture of contractors and in-house Council staff. Contractors are used where skills and equipment are not available in-house or where the work can be completed more efficiently and to an appropriate standard by contractors. Maintenance standards are monitored on performance criteria measures, levels of service, reports, spot checks by council staff and general feedback by the public (complaints).

Disposal

When an asset has become surplus to requirements, the asset is disposed of subject to the provisions of Council's strategic assets schedule and legislation requirements. Renewal of the assets as opposed to disposal will be subject to criteria specified above.

Executive Summary

Nov 2017

Property AMP

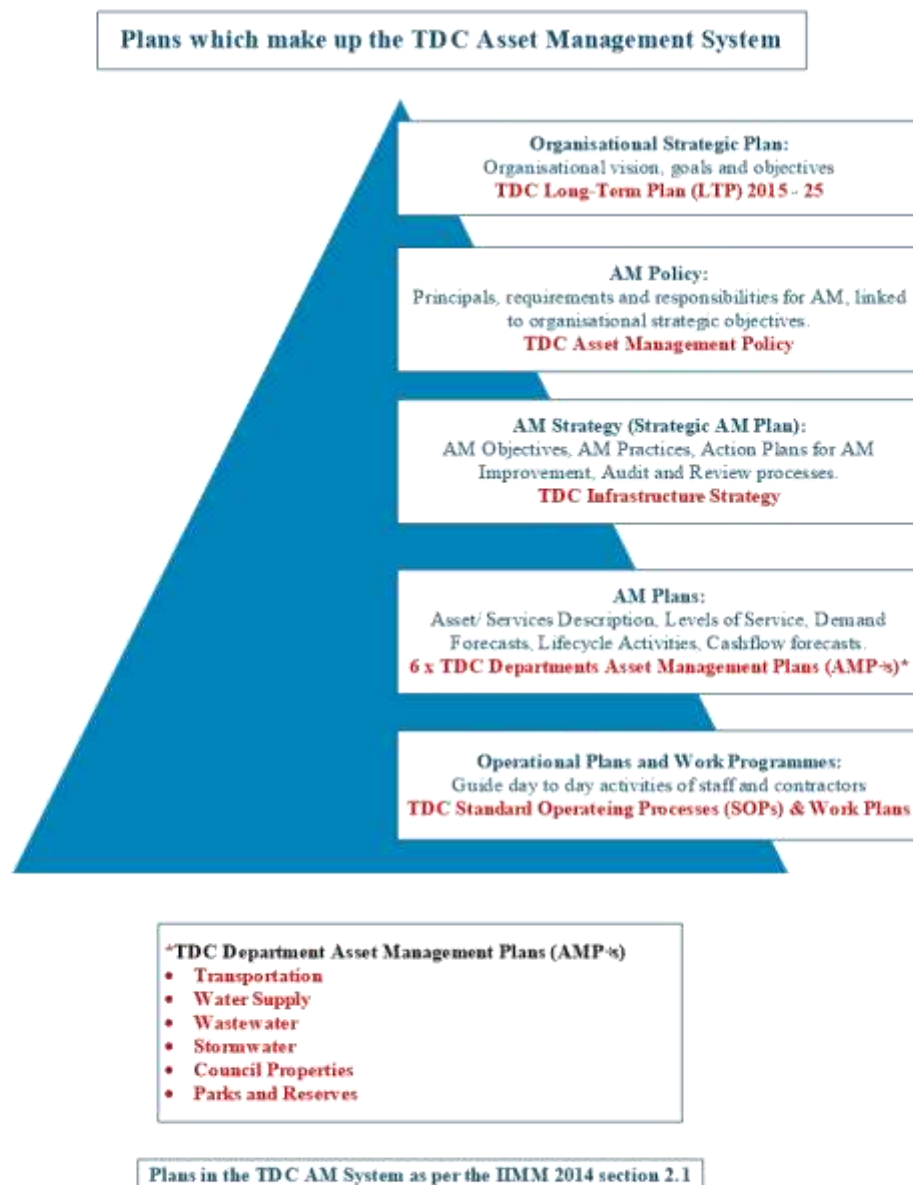
Technical Notes

Risk management

While there are risks associated with property, none are defined as high risk areas when likelihood and consequence are analysed.

Asset Management Practices

Council uses a range of decision making tools to establish its maintenance, renewal and new works expenditure, including: process, analysis and evaluation techniques for life cycle asset management; information systems to store and manipulate data; and data and information from a number of sources (technical, financial, customer service)



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*Executive Summary**Nov 2017**Property AMP***Plan Improvement Programme**

Councils are required to have plan improvement programmes to improve their asset management planning. Council staff will continue to work through the various elements of the improvement plan.

International Infrastructure Management

The plan is a basic plan based on the requirements of the International Infrastructure Management Manual (IIMM – 2014) which is aligned with ISO 55001.

Property Financial Forecast 2018 to 2028

To be tabled

Asset Management Policy

PURPOSE

The Asset Management Policy is aligned with Council's vision "To be the most prosperous and liveable district in the North Island by 2022" and the long-term strategic goals found in the 2018 LTP of:

- Ensure that the Taupo District remains a great place to live
- Promote economic development
- Protect our water resources and use them wisely
- Maintain the quality infrastructure that we have
- Keep rates and debt affordable

OBJECTIVE

The objective of Council's Asset Management Policy is to:

- ensure service delivery is optimized to deliver agreed community outcomes and levels of service for both residents, visitors and the environment
- optimize expenditure over the life cycle of the assets
- risks and opportunities are identified and managed appropriately
- provide a service delivery that is sustainable for today and future generations

PRINCIPLES

The following principles will be used by Council to guide asset management planning and decision making:

- effective consultation with the community to determine appropriate levels of service
- Integration of asset management within Council's strategic, tactical and operational planning frameworks including corporate, financial, and business planning
- Informed decision making using lifecycle cost and risk management and the inter-generational approach
- Transparent and accountable asset management decision making
- Sustainable management of assets for present and future needs

CORPORATE FRAMEWORK

This Asset Management Policy links to Council's LTP, Infrastructure and Financial Strategy and Asset Management Plans. It builds on Council's strategic goals by promoting an integrated approach to the management of service delivery and across all asset classes.

STRUCTURED ASSESSMENT of ASSET MANAGEMENT PRACTICE

Council has undertaken a structured assessment of the appropriate level of asset management practice for each of the asset classes. This structured assessment follows the guidelines provided in Section 2.1.3 of the International Infrastructure Manual (IIMM 2011v4). The level of maturity

determined for each asset class can be found in Section 1 - Introduction of the respective Asset Management Plan.

REVIEW of POLICY

This Asset Management Policy has informed the development of the 2018 asset management plans. It will be reviewed prior to undertaking asset management plan updates to support the 2021 LTP.

MATURITY ASSESSMENT

In the first quarter of 2015 the maturity level of each of the Asset Management Plans was assessed through an external review process to determine the actual level of maturity. This review formed the basis for the further refinement of each of the AMP's Improvement plans.

Further assessments will be undertaken every three years to determine the progress of improvements to the maturity level of the AMP's.

First adopted:	2006
Next review date:	Five years from date of adoption
Document number:	A204549127272
Sponsor/Group:	



DANGEROUS AND INSANITARY BUILDINGS POLICY

Purpose and Scope

Revocations

The Taupo District Council Earthquake-prone, Dangerous & Insanitary Building Policy is revoked when this policy comes into force on 1 December 2014.

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TAUPO DISTRICT COUNCIL – EARTHQUAKE-PRONE BUILDINGS

1. Policy approach

1.1 Policy principles

1.2 Overall approach

1.3 Identifying EPBs

1.4 Assessment criteria

1.5 Taking action on earthquake-prone buildings

1.6 Interaction between EPB policy and related sections of the Building Act 2004

1.7 Recording a building's EPB status

1.8 Economic impact of policy

1.9 Access to EPB information

2. Priorities

3. Heritage buildings

3.1 Special considerations and constraints

EARTHQUAKE-PRONE BUILDINGS 2006

Introduction and background

Section 131 of the Building Act 2004 requires territorial authorities (TAs) to adopt a policy on earthquake-prone buildings by 31 May 2006. The definition of an earthquake-prone building is set out in section 122 of the Building Act 2004 and in the related regulations that define moderate earthquake:

"In relation to a building, an earthquake that would generate shaking at the site of the building that is of the same duration as, but that is one-third as strong as, the earthquake shaking (determined by normal measures of acceleration, velocity and displacement) that would be used to design a new building at the site."

This definition covers more buildings and requires a higher level of structural performance of buildings than that required by the Building Act 1991.

This document sets out the policy adopted by Taupo District Council in accordance with the requirements of the Building Act 2004.

The policy is required to state:

□ The approach that the Taupo District Council will take in performing its functions under the Building Act 2004.

□ Taupo District Council's priorities in performing those functions.

□ How the policy will apply to heritage buildings.

In developing and adopting its earthquake-prone buildings policy, Taupo District Council has followed the consultative procedure set out in section 83 of the Local Government Act 2002.

POLICY IN REGARDS TO EARTHQUAKE-PRONE BUILDINGS 2006

1. Policy approach

1.1. Policy principles

Taupo District Council has noted that provisions of the Building Act in regard to earthquake-prone buildings reflect the government's broader concern with the life safety of the public in buildings and, more particularly, the need to address life safety in the event of an earthquake. Taupo District Council is committed to ensuring that Taupo District is a safe place to live and work in. The earthquake-prone building issues have a strong relationship with Council's strategic priority for a safe environment. Taupo District Council has also noted that the development of earthquake-prone building policies is up to each Territorial Authority and has responded accordingly. This policy has been developed after due consultation with

Taupo District Council ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.

1.2. Overall approach

Taupo District is in a zone of relatively high seismic activity. Its buildings comprise a range of types and ages reflecting steady development over the last 50 years from wood, reinforced masonry buildings to modern low level steel and concrete buildings. Taupo District Council has not actively pursued a policy of identifying and strengthening earthquake-prone buildings in the past. In isolated cases property owners have acted on their own accord and have carried out strengthening work.

Taupo District Council's earthquake-prone building policy under the Building Act 2004 embodies both an active and passive approach that reflects Council's determination to reduce earthquake risk over time but in a way that is acceptable in social and economic terms to its ratepayers.

Taupo District Council will both actively and passively review its building stock, based on priorities, to identify buildings that fall within the scope of potential earthquake-prone buildings under the Building Act 2004 and assess broadly the performance of those buildings in relation to the new building Standard, in particular, to the standard defined for earthquake-prone buildings.

This broad assessment will be done and will:

□ Determine and compile from this broad assessment a list of buildings that are earthquake-prone in terms of the Building Act 2004.

□ Advise owners of these buildings of the results of Council's broad assessment and invite them, within a limited time frame, to contact Council to obtain further details on future requirements.

□ Give written notices to all owners of buildings assessed as earthquake-prone once the deadline for contacting Council has passed and, subject to the results of discussions, to carry out work to reduce or remove the danger or demolish the building within a specified time frame.

□ Allow owners a right of appeal as defined in the Building Act 2004, which can include applying to the Department of Building and Housing for a determination under section 177.

1.3 Identifying earthquake-prone buildings

Taupo District Council will:

- Undertake an initial desktop review of Council's files and information to access which buildings could be earthquake-prone.
- Follow this with a brief visual inspection of each building, where necessary.
- Carry out initial evaluation of performance in earthquake based on information obtained by using the New Zealand Society of Earthquake Engineering (NZSEE).

Initial Evaluation

Method process:

- Require building owners to do a detailed assessment on buildings identified as earthquake-prone in the initial evaluation, unless otherwise agreed in discussion following the initial evaluation.
- Assemble a list of earthquake-prone buildings according to the results of the assessments.
- Categorise the earthquake-prone buildings according to the following:
 - A Buildings with special post-disaster functions as defined in AS/NZS 1170.0: 2002, Importance Level 4.
 - B Buildings that contain people in crowds or contents of high value to the community as defined in AS/NZS 1170.0: 2002, Importance Level 3.
 - C Heritage buildings identified in the Proposed District Plan
 - D Buildings with an Importance Level less than 3 as defined in AS/NZS 1170.0:2002.
- Continuously evaluate and assess the structural performance of buildings in all categories that were not identified in the initial review in a reactive manner. Such evaluations being triggered by an application under the Building Act for building alterations, change of use, extension of life or subdivision.

1.4 Assessment criteria

For practical purposes, Taupo District Council will define earthquake-prone buildings as those that, when subject to moderate earthquake shaking, do not meet or exceed the criteria for ultimate limit state as defined in the loadings and materials standards for new buildings. Taupo District Council will use the New Zealand Society for Earthquake Engineering (NZSEE) recommendations as its preferred basis for defining technical requirements and criteria. These recommendations are designed to be used in conjunction with AS/NZS 1170 Loadings Standard, NZS 3101 Concrete Structures Standard, NZS 3404 Steel Structures Standard and other materials Standards.

1.5 Taking action on earthquake-prone buildings

Before exercising its powers under section 124 and 125 (below), the Council will seek, within a defined time-frame, to discuss options for action with owners with a view to obtaining from the owner a mutually acceptable approach for dealing with the danger, leading to receipt of a formal proposal from owners for strengthening or removal.

The Taupo District Council also acknowledges that some buildings will enjoy protection under other legislation e.g. Resource Management Act 1991, Conservation Act 1987 or the Historic Places Act 1993. When taking action the Council will give due consideration to any other legislation that may affect the building.

In the event that discussions do not yield a mutually acceptable approach and proposal, the Council will serve a formal notice on the owner to strengthen or demolish the building in accordance with s124 and s125 of the Act the Council will:

- Advise and liaise with the owner(s) of buildings;
- If found to be earthquake-prone:

- May attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger;

- Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the Historic Places Trust, if the building is a heritage building. In the case of a heritage building, in addition to providing a copy of the notice, the Council will ensure that discussions will also take place with the Historic Places Trust;

□ Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with;

□ Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

All owners have a right of appeal as defined in the Act, which can include applying to the Department of Building and Housing for a determination under s 177(e) of the Act.

1.5.1 Required level of structural improvement

Taupo District Council will require buildings identified as earthquake prone to be strengthened to at least 67 percent of the new building standard. In accordance with the recommendations of the New Zealand Society for Earthquake Engineers, the Taupo District Council considers this to be an appropriate level for the requirement to reduce or remove the danger.

1.6 Interaction between earthquake-prone building policy and related sections of the Building Act 2004

1.6.1 Section 112: Alterations to existing building

Whenever a building consent application is received for significant upgrading or alteration of a building that is or could be earthquake-prone, then, irrespective of the general priorities set by Taupo District Council for dealing with earthquake-prone buildings, the Council will not issue a building consent unless it is satisfied that the building is not earthquake-prone and that the building work will not detrimentally affect the building's compliance with the Building Code.

If the building is shown to be earthquake-prone, then the Council will require that the building be strengthened to comply as nearly as is reasonably practicable with the provisions of the Building Code.

1.6.2 Section 115: Change of use

Whenever a building consent application or formal notification is received for change of use of a building that is or could be earthquake-prone, then, irrespective of the general priorities set by Taupo District Council for dealing with earthquake-prone buildings, it will be a requirement of the owner to make a detailed assessment of the earthquake performance of the building to determine whether or not it is an earthquake-prone building in its existing condition.

If the building is shown to be earthquake-prone then the Council will require that the building be strengthened to comply as nearly as is reasonably practicable with every provision of the Building Code that relates to structural performance as is required by section 115(b) (i) (A). (In this instance the requirement for earthquake-prone buildings would be the same as that for non-earthquake-prone buildings.)

1.7 Recording a building's earthquake-prone status

Taupo District Council will keep a record of all earthquake-prone buildings in an earthquake-prone building register and on individual property files noting the status of requirements for improvement or the results of improvement as applicable. In addition, the following information will be placed on the LHM for each earthquake-prone building:

□ Address and legal description of land and building

□ Statement that the building is on the Council's register of earthquake-prone buildings.

□ Date by which strengthening or demolition required, (if known).

□ Statement that further details are available from the Council to those who can demonstrate a genuine interest in the property.

1.8 Economic impact of policy

The economic impact of the earthquake-prone building policy can only be assessed after the initial building evaluation phase has been completed and the scale and extent of the required strengthening work identified. However due to the young age of the district's building stock and the lack of large unreinforced masonry structures, it is anticipated that the impact will be no more than minor.

1.9 Access to earthquake-prone building information

Information concerning the earthquake status of a building will be contained on the relevant property file. In addition, Council will keep a record of the NZSEE grade of all buildings assessed, and will encourage all owners of significant buildings to have them assessed and graded. Council recognises the long-term benefits of increased public awareness.

In granting access to information concerning earthquake-prone buildings, Council will conform to the requirements of the relevant legislation.

2 Priorities

Taupo District Council has prioritised both the identification and the requirement to strengthen or demolish buildings as follows. Figures in brackets indicate the latest date for identification and notification and the maximum time for strengthening or demolition respectively. Times required for strengthening or demolition commence on the date of issue of formal notice. Specific times will be assigned for action according to the assessment of structural performance and the nature of the concerns. The order will be as indicated below.

A Buildings with special post-disaster functions as defined in AS/NZS 1170.0: 2002.

Importance Level 4 (December 2008, 1 year).

B Buildings that contain people in crowds or contents of high value to the community as defined in AS/NZS 1170.0: 2002, Importance Level 3 (December 2009, 2 years).

C Heritage buildings recorded in Council's District Plan (December 2010, 2 years).

D Buildings with an Importance Level of less than 3 as defined in AS/NZS 1170.0: 2002 and identified as being earthquake-prone (December 2011, 3 years).

Once each category has been reviewed and the earthquake-prone buildings within it identified, the process of liaising with owners and serving notice on them will commence.

Identification of buildings in each category will proceed according to the priorities identified above.

3 Heritage buildings

3.1 Special considerations and constraints

The Taupo District Council believes it is important that its heritage buildings have a good chance of surviving a major earthquake. However, Taupo District Council does not wish to see the intrinsic heritage values of these buildings adversely affected by structural improvement measures.

Heritage buildings will be assessed in the same way as other potentially earthquake-prone buildings and discussions held with owners and the Historic Places Trust to identify a mutually acceptable way forward. Special efforts will be made to meet heritage objectives.

Additions of buildings to the Heritage items recorded in Council's District Plan would be subject to an earthquake-prone building assessment as part of the process. Following the consultation period with the owners, notices will be served requiring improvement or demolition within a stated (and preferably agreed) time-frame. In particularly important cases, public consultations will be included in the process.

DANGEROUS BUILDINGS

Policy Approach

Introduction and Background

Section 131 of the Building Act 2004 ("the Act") requires territorial authorities ("TAs") to adopt a policy on dangerous buildings by 31 December 2018, 31 May 2006. The definition of a dangerous building is set out in section 124 (1) of the Act.

"A building is dangerous for the purposes of this Act if, -

(a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-

(i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or

(ii) damage to other property; or

(b) in the event of fire, injury or death to any person in the building or to persons on other property is likely because of fire hazard or the occupancy of the building."

This document sets out the policy adopted by Taupo District Council ("Council") in accordance with the requirements of the Building Act 2004.

The policy is required to state:

- The approach that the Council will take in performing its functions under the Act;
- Council's priorities in performing those functions;
- How the policy will apply to heritage buildings;

In developing and adopting its dangerous buildings policy, Council has followed the special consultative procedure set out in section 83 of the Local Government 2002.

Policy

Policy Principles

That the community can expect to be safe when in a building in the Taupo District.

Council has noted that provisions of the Act in regard to dangerous buildings reflect the government's broader concern with the life safety of the public in buildings. Taupo District Council is committed to ensuring that the Taupo District is a safe place to live and work in. The dangerous building issues have a strong relationship with Council's strategic priority for a safe district. Taupo District Council has also noted that the development of dangerous building policies is up to each Territorial Authority and has responded accordingly. This policy has been developed after due consultation with Taupo District Council ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.

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Overall Approach

The Taupo District is experiencing an area of strong growth which is places considerable pressure on the availability of affordable privately owned and rental accommodation. This has resulted in instances of garages, basements and sleep outs being illegally converted into minor household units or sheds and garages being constructed without consents for use as residential accommodation. Lacking any consent, these are often not undertaken in accordance with the building code. This may cause problems in terms of the danger posed for people living in these spaces by inappropriate construction methods or materials. Such dangers may include inadequate fire protection or danger of collapse.

The help deter people from undertaking inappropriate building works. Council does provides information to the public to educate them on the need to discuss their development plans with Council and to obtain building consent where Council deems that is necessary.

Identifying Dangerous Buildings

The Council ~~will~~may:

1. Respond to and investigate all building complaints received from building users, members of the public or a government agency with a right to inspect a building;
2. Identify from these investigations any buildings that are dangerous;
3. Inform the owner and occupier of the building to take action to reduce or remove the danger, as is required by s124 and s125 of the Act;
4. Liaise with the New Zealand Fire Service when Council deems it is appropriate, in accordance with s121 (2) of the Act:

~~“For the purpose of determining whether a building is dangerous in terms of s121-subsection (1) (b), a territorial authority-~~

- (a) ~~May seek advice from members of the New Zealand Fire Service who have been notified to the territorial authority by the Fire Service National Commander as being competent to give advice; and~~
- (b) ~~if the advice is sought, must have due regard to the advice.”~~

Assessment Criteria

The Council will assess dangerous buildings in accordance with s121 (1) of the Act

“A building is dangerous for the purposes of this Act if,

- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-
 - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
 - (ii) damage to other property; or
- (b) in the event of fire, injury or death to any person in the building or to persons on other property is likely because of fire hazard or the occupancy of the building.”

In accordance with the Building Code the following will be assessed:

- B1 - Structure
- F1 - Hazardous Agents on Site
- F2 - Hazardous Building Materials
- F7 - Warning Systems

Taking Action

Should action be considered necessary, in accordance with s124 and s125 of the Act the

Council ~~will~~may:

- Advise and liaise with the owner(s) of buildings;
- May request a written report on the building from ~~the New Zealand Fire Service, Fire and Emergency New Zealand~~;
- If found to be dangerous:
 - Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger;
 - Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the New Zealand Historic Places Trust, if the building is a heritage building;
- Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with;

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- If urgent building work is required to make the building safe and a building consent cannot be practically be obtained in advance because the building work has to be carried out urgently,
 - For the purpose of saving or protecting life or health or preventing serious damage to property,

— Then the owner must apply for a certificate of acceptance if building work has been carried

- out urgently,

- Where the danger is the result of non-consented building work the owner will formally be requested to provide an explanation as to how the work occurred and who carried it out and under whose instructions, and may need to apply for a Certificate of Acceptance in accordance with s97 of the Act 2004;
- Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

If the building is considered to be immediately dangerous the Council ~~will~~ may:

- Cause any action to be taken to remove that danger (this may include prohibiting persons using or occupying the building ~~and~~ or by making an application to the District Court for an order authorising the territorial authority to carry out building work if any building work required under a notice issued by the territorial authority under s124(2)(c) of the Act including to reduce or remove the danger. NOTE: Before the territorial authority applies to the District Court the territorial authority must give the owner of the building not less than 10 days' written notice of its intention to do so, ~~demolition of all or part of the building~~; and
- Take action to recover costs from the owner(s) if the Council must undertake works to remove the danger.
- The owner(s) will also be informed that the amount recoverable by Taupo District Council will become a charge on the land on which the building is situated.

All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment ~~the Department of Building and Housing~~ for a determination under s 177(e) of the Act.

Interaction between dangerous building policy and related sections of the Act

Section 41: Building consent not required in certain cases

In cases where a building is assessed as being immediately dangerous the Council may not require building consent to be obtained for any building work required so as to remove the danger immediately. However, prior to any action being taken it is imperative that building owners discuss any works with the Council.

Record keeping

Any buildings identified as being dangerous will have a requisition placed on the property file for the property on which the building is situated until the danger is remedied. In addition, the following information will be placed on the Land Information Memorandum (LIM):

- Notice issued that building is dangerous
- Copy of letter to owner, occupier and any other person that the that the building is dangerous;
- Copy of the notice given under section 124(1) that identifies the work to be carried out on the building and the timeframe given to reduce or remove the danger.

Economic impact of policy

Due to the low number of dangerous buildings encountered annually by the Council (<5), and the similarity between the obligations of territorial authorities as to with dangerous buildings under the Building Act 2004 and the Building Act 1991, the economic impact of this policy is considered to be negligible.

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Access to information

Information concerning dangerous buildings will be contained on the relevant LIM. In granting access to information concerning dangerous buildings, the Council will conform to the requirements of the Local Government Official Information and Meeting Act 1987 and the Local Government Act 2002.

Priorities

The Council will allocate priority to buildings that have been determined to be immediately dangerous. Immediate action will be required in these situations to remove the danger, such as prohibiting any person occupying or using the building. Buildings that are determined to be dangerous, but not immediately dangerous, will be subject to the minimum timeframes for reduction or removal of the danger (not less than 10 days) as set out in s124(1) (c) of the Act.

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Heritage Buildings

No special dispensation will be afforded to heritage buildings under this policy. As per s125 (2) (f) of the Act a copy of any notice issued under s124 of the Act will be sent to the New Zealand Historic Places Trust where a heritage building has been identified as a dangerous building.

INSANITARY BUILDINGS

Introduction and Background

Section 131 of the Building Act 2004 ("the Act") requires territorial local authorities ("TA's") to adopt a policy on insanitary buildings by 31 May 2006. The definition of an insanitary building is set out in s123 of the Act:

"A building is insanitary for the purposes of this Act if the building-

(a) is offensive or likely to be injurious to health because-

(i) of how it is situated or constructed; or

(ii) it is in a state of disrepair; or

(b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or

(c) does not have a supply of potable water that is adequate for its intended use; or

(d) does not have sanitary facilities that are adequate for its intended use."

This document sets out the policy adopted by Taupo District Council ("Council") in accordance with the requirements of the Act.

The policy is required to state:

- The approach that the Taupo District Council will take in performing its functions under the Act;
- The Council's priorities in performing those functions;
- How the policy will apply to heritage buildings.

In developing and adopting its insanitary buildings policy, the Council has followed the Consultative procedure set out in section 83 of the Local Government Act 2002.

Policy

Policy principles

That the community can expect to not have to occupy buildings that are insanitary.

The Council has noted that provisions of the Act in regard to insanitary buildings reflect the Government's broader concern with the health and safety of people occupying buildings that may be considered to be insanitary. This is particularly so in the older stock of buildings in the Taupo District. The Council is committed to ensuring that Taupo District is a safe place to live and work. The insanitary building issues have a strong relationship with Council's strategic priorities for a safe district and first call for children. The Council has noted that the development of an insanitary building policy is to be undertaken by TAs independently and has responded accordingly. This policy has been developed after due consultation with Taupo District Council ratepayers and stakeholders in accordance with section 83 of the Local Government Act 2002.

Overall approach

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~~Taupo District is experiencing strong growth which is placing considerable pressure on the availability of both privately owned and rental accommodation. The un-consented conversion of this has resulted in an identifiable trend of garages, basements and sleep outs being illegally converted into minor household units that are then rented out. Lacking any consent, these conversions are often not undertaken in accordance with the building code. This inappropriate building methods and materials may result in cause problems in terms of the danger posed for people living in these spaces by inappropriate construction methods or materials. Such dangers may include dampness or inadequate sanitary facilities which may lead to insanitary conditions where there is a reasonable likelihood of a person becoming ill as a result of the condition of the building.~~

Commented [TW4]: 4 Do we have any information to back this up?

The Council is actively involved in educating the public on the need to discuss their development plans with Council and to obtain building consent where Council deems that is necessary prior to any works commencing. This is particularly important in order to avoid creating insanitary conditions that could be injurious to the health of occupants, particularly children and the elderly. For instance this is exemplified by conversions of buildings into minor household units or other such smaller dwellings where safety risks are likely to arise from a change in use. Council has a policy of initiating enforcement action under the relevant statutes, in this case the Act when dealing with insanitary buildings – a strong message to the public that Council places paramount importance on safety of residents in the community. This stance also creates a strong message of deterrence for those property owners who do not seek Council's advice prior to undertaking building works.

Identifying insanitary buildings

The Council will:

- Respond to and investigate all building complaints received from building users, members of the public or a government agency with a right to inspect a building;
- Identify from these investigations any buildings that may be considered to be insanitary and where considered necessary inspect the building;
- Inform the owner(s) of the building to take action to prevent the building from remaining insanitary;
- Liaise with the Medical Officer of Health when required to assess whether the occupants may be neglected or infirm.

Assessment criteria

The Council will assess insanitary buildings in accordance with s123 of the Act and established caselaw as well as the building code:

The Council will:

- Investigate as to whether the building is occupied;
- The use to which the building is put;
- Whether the insanitary conditions pose a reasonable probability of danger to the health of any occupants;

Considerations as to insanitary assessment where a building is occupied may include:

- Adequate sanitary facilities for the use;
- Disposal of foulwater and wastewater;
- Adequate drinking water;
- Separation of use for kitchen and other sanitary facilities;
- Likelihood of moisture penetration;
- Construction materials;
- Defects in roof and walls;
- Records of any notifiable or infectious diseases occurring;
- Room sizes, overcrowding and laundering facilities.

In accordance with the Building Code the following will be assessed:

- E2 External Moisture
- G1 – Personal Hygiene

Commented [TW5]: 5 Can someone check the references below to make sure that they are still correct

- G12 Water Supplies, or
- AS/NZS 3500
- G13 Foulwater, or
- AS/NZS 3500
- —
- G1 Personal Hygiene

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Taking action

The Council will:

- Advise and liaise with the owner(s) of the buildings identified as being insanitary;
- Where the building is found to be insanitary:
 - Attach written notice to the building requiring work to be carried out on the building, with a time stated on the notice that is not less than 10 working days, to prevent the building from remaining insanitary;
 - Give copies of the notice to the building owner(s), occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the New Zealand Historic Places Trust, if the building is a heritage building.

Where the insanitary conditions are the result of non-consented work the owner(s) will be formally requested to provide an explanation as to how the work occurred and who carried it out, and may need to apply for a Certificate of Acceptance in accordance with s97 of the Act 2004.

- Contact the owner(s) at the end of the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.
- If urgent building work is required to make the building safe and a building consent cannot be practicably be obtained in advance because the building work has to be carried out urgently
 - For the purpose of saving or protecting life or health or preventing serious damage to property

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Then the owner must apply for a certificate of acceptance if building work has been carried

- out urgently.
- Determine if enforcement action should be pursued under the Act if the requirements of the notice are not met within a reasonable period of time. If it is considered that immediate action is required to fix insanitary conditions the Council will:
- Cause any action to be taken to fix those insanitary conditions; and/or by making an application to the District Court for an order authorising the territorial authority to carry out building work if any building work required under a notice issued by the territorial authority under s124(2)(c) of the Act including to reduce or remove the danger. NOTE: Before the territorial authority applies to the District Court the territorial authority must give the owner of the building not less than 10 days' written notice of its intention to do so and,
- Take action to recover costs from the owner(s) if the Council must undertake works to remove the insanitary conditions;
- The owner(s) will also be informed that the amount recoverable by the Council will become a charge on the land on which the building is situated.

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All owners have a right of appeal as defined in the Act, which can include applying to the Ministry of Business, Innovation and Employment Department of Building and Housing for a determination under s 177(e) of the Act.

Interaction between insanitary building policy and related sections of the Building Act 2004

Section 41: Building consent not required in certain cases.

In cases where a building is assessed as being immediately insanitary the Council may not require building consent to be obtained for any building work required to fix the insanitary conditions

immediately. However, prior to any action being undertaken it is imperative that building owners discuss any works with the Council.

Recording of insanitary buildings

Any buildings identified as being insanitary will have its details recorded on the property file for the property on which the building is situated until the insanitary condition has been confirmed as being removed. In addition, the following information will be placed in the property file:

- Notice that the building is insanitary;
- Copy of letter to owner, occupier, and any other person that the building is insanitary;
- Copy of the notice given under s124(1) of the Act that identifies the work to be carried out on the building and the timeframe given to fix those insanitary conditions; Any report as to the completed works and how the situation was rectified.

DRAFT

Economic impact of the policy

Due to the low number (< 5) of insanitary buildings encountered annually by the Council, and the similarity between the obligations of TAs as to insanitary buildings under the Building Act 2004 and the Building Act 1991, the economic impact of this policy is considered to be negligible.

Access to information

Information concerning insanitary buildings will be contained on the relevant property file.

In granting access to information concerning insanitary buildings Taupo District Council will conform to the requirements of the Local Government Official Information and Meetings Act 1987 and the Local Government Act 2002.

Priorities

The Council will allocate priority to buildings where it has been determined that immediate action is necessary to fix insanitary conditions. Immediate action will be required in those situations to fix those insanitary conditions such as prohibiting occupation of the property, put up a hoarding or fence and taking prosecution action where necessary.

Buildings that are determined to be insanitary, but not requiring immediate action to fix those insanitary conditions, will be subject to the minimum timeframes to prevent the building from remaining insanitary (not less than 10 days) as set out in s124(1)(c) of the Act.

Heritage Buildings

No special dispensation will be afforded to heritage buildings under this policy. As per s125(2) (f) of the Act a copy of any notice issued under s124 of the Act will be sent to the New Zealand Historic Places Trust where a heritage building has been identified as an insanitary building.

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