

**TAUPŌ DISTRICT COUNCIL
MINUTES OF THE ORDINARY COUNCIL MEETING
HELD AT THE COUNCIL CHAMBER, 107 HEUHEU STREET, TAUPŌ
ON TUESDAY, 4 JUNE 2019 AT 9.30AM**

PRESENT: Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Rosie Harvey (from 10.16am), Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Maggie Stewart, Cr Kirsty Trueman (from 9.44am), Cr John Williamson

IN ATTENDANCE: Chief Executive, Head of Communications & Customer Relations, Head of Democracy, Governance & Venues, Head of Economic Development & Business Transformation, Head of Community, Culture & Heritage, Administrative Headquarters Building Project Manager, Finance Manager, Senior Policy Advisor, Senior Administrator (Policy), Library & Museum Manager, Senior Reserves Planner, Economic Relationships Manager, Business & Operations Manager, Democratic Services Officer

MEDIA AND PUBLIC: 43 members of the public over the course of the day

His Worship the Mayor, David Trewavas welcomed everyone to the Long-term Plan Amendment submissions hearing, including viewers watching the proceedings via livestream. Cr Tangonui Kingi then opened the meeting with a karakia.

Notes: (i) Cr Kirsty Trueman entered the meeting at 9.44am. She was not present for resolutions TDC201906/01-03.
(ii) Cr Rosie Harvey entered the meeting at 10.16am. She was not present for resolutions TDC201906/01-03.

1 APOLOGIES

TDC201906/01 RESOLUTION

Moved: Cr Barry Hickling
Seconded: Cr Christine Rankin

That the apologies received from Crs Rosie Harvey and Kirsty Trueman (for lateness) be accepted.

CARRIED

2 CONFLICTS OF INTEREST

Nil

3 CONFIRMATION OF MINUTES

Nil

4 POLICY AND DECISION MAKING

4.1 TO RECEIVE, HEAR AND DELIBERATE ON SUBMISSIONS MADE ON THE CONSULTATION DOCUMENT FOR THE AMENDMENT OF THE LONG-TERM PLAN 2018-28 ON THE COUNCIL ADMINISTRATION BUILDING AND TAUPŌ MUSEUM

The Senior Policy Advisor advised that the first part of the day's proceedings was to formally receive all

submissions made on the consultation document, and also accept late submissions. Following that, he then highlighted that the principles of consultation as per the Local Government Act required that members receive all information – including submissions already received and being heard today - with an impartial and open-mind, for consideration during deliberations.

In reply to a question, the Senior Policy Advisor advised that staff had contacted all 44 submitters who indicated through their online submission that they would like to be heard, and many had since changed their mind, resulting in 29 submitters to be heard today.

The following documents had been circulated to members prior to the meeting:

- (i) Submissions 1 – 681 (A2475023)
- (ii) Late submissions 682 – 689 (A2475023)
- (iii) Submission from Mr Ed Juzwa (Hexadomes) following Mr Juzwa's presentation to Council at public forum on 28 May 2019 (A2506208)
- (iv) Submitter comments by category (A2474161)
- (v) Social media comments (A2470390)
- (vi) Turangi/Tongariro Community Board community feedback (A2470393 and A2482100)
- (vii) Turangi/Tongariro Community Board survey pie graph
- (viii) Long-term Plan amendment response statistics by category (A2476493)

TDC201906/02 RESOLUTION

Moved: Cr Barry Hickling
Seconded: Cr Anna Park

That Council receives submissions made on the consultation document for the amendment of the Long-term Plan 2018-28 on the Council administration building and Taupō museum.

CARRIED

TDC201906/03 RESOLUTION

Moved: Cr Rosanne Jollands
Seconded: Cr John Williamson

That Council accepts late submissions from the following submitters:

- Linda Danen (submitter no. 682)
- Rebecca Lawson (submitter no. 683)
- Daniel Pearl (submitter no. 684)
- Hugh Wake (submitter no. 685)
- Rob Jury (submitter no. 686)
- Tredegar Hall (submitter no. 687)
- Topia Rameka (submitter no. 688)
- Greg Stebbing (submitter no. 689)

CARRIED

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

40 – Mr David Buxton

- Thanked members for the opportunity to present in support of a lease option for Council's civic administration building.
- Believed purpose built buildings often became redundant, and building requirements for organisations could change rapidly in the space of a few years.

- Good chance there would be a mega-council in Taupō in the not too distant future. Waikato Regional Council (WRC) would likely be part of this amalgamation, and the headquarters would likely not be in Taupō.
- Believed urgent capital investment in infrastructure was most important eg decent transport hub for buses and taxis, finding an alternative solution to traffic lights on Norman Smith Street and Wairakei Drive which would cause more problems than current situation.
- Supported upgrade of the current museum provided funding came from external sources (not ratepayers).
- Taupō women's group building was used extensively and should not be demolished.
- The \$1M plus funds spent on consultants fees for the cultural precinct project was excessive.

In answer to questions, Mr Buxton advised that:

- He had no preferred location if Council was to agree to a lease option.
- Strongly opposed to both a leased or permanent building on the Tūwharetoa Street carpark.
- An advantage of a leased building was being able to exit the lease (at the end) if the premises were unsuitable.

555 – Mr David McPherson

- Urged members to consider a more long-term approach, including the future of Taupō and its residents and visitors.
- Supported Council building as part of cultural precinct on Tongariro Domain, which provided economies of scale, efficiencies, integrated design and extra funding opportunities.

Cr Kirsty Trueman entered the meeting at this point (9.44am).

- The huge costs cited for the Tongariro Domain (TD) option including an upgraded museum that was referred to in the Consultation Document (CD) graph was misleading as it did not make allowance for the ability to source external funding. Actual costs estimated for building on the TD would be equivalent to the other options.
- Integrating the Council building and cultural precinct on the TD site was a fantastic idea for the town as people using / visiting the buildings would generate foot traffic, and create more vibrancy a central 'heart' for Taupō.
- Crowd funding ability would be lost on the other options.
- From a design perspective, TD had the most room for parking spaces.
- Building on Tūwharetoa Street would obliterate what was proposed in the master plan, which was great.
- Many were against the master plan because of the cost of the development however, (he) did not believe in favouring an option because of cost savings. The final building would be there for many years for residents and visitors alike to enjoy, and although Taupō was not a large city, it should still have excellent facilities.
- The museum kept taonga safe and would be the cultural heart of the precinct. Visitors loved to learn about us and would not mind paying for that privilege.
- Public recreational spaces created a sense of community and were there for all to enjoy.
- The location of the council building was critical. Encouraged members to be bold, be brave and support the TD cultural precinct option, which would be a fantastic asset for a beautiful part of New Zealand; a once in a lifetime chance.

In answer to questions, Mr McPherson advised that:

- Although he preferred the master plan option in terms of the bigger picture and the great opportunity it brought to develop that side of town, he did not favour a specific TD option out of those presented. However, if the TD was the option decided by members, further consultation with the community would be desirable to confirm design.
- Regarding sustainability, affordability and / or a staged development, noted that funds spent on any option other than the TD would destroy the vision of the master plan. Completing the development in stages was one option; Council should also look into the ability for tourists to help fund more of what was offered in Taupō. At least \$16m external funding plus donations would be lost if the master plan

development was not chosen.

- The final decision was hugely important. Although caution should be exercised when considering costs for the master plan option, Council should keep in mind that it was not about the smaller picture of car parking but instead creating something iconic, a development that would make Taupō a wonderful place to live, attract tourists, and give residents a source of pride 'a heart' of the town.
- For efficiency and saving, put the development and car parks on the domain and integrate with other facilities eg museum, gallery, public space, etc. One 'go to' site for all would provide efficiencies regarding design, use and savings.
- The graph within the Consultation Document that estimates the TD option as costing \$61m was excessive and misleading in comparison to the other options; the cost would be the same or even less.

675 – Messrs Timothy Plummer and Richard Hoadley

Mr Timothy Plummer

- Thanked members for the opportunity to present in support of his submission.
- Taupō Residents Group (TRG) currently had 400 members whose collective feedback was clearly expressed in the TRG submission in support of the Tūwharetoa Street site without the underground car parking.
- There was great relief expressed amongst TRG members and around town when Council had intimated the Tongariro Domain was not the preferred option; subsequently general views around town became complacent since then.
- The primary issue was prioritising capital expenditure. It was important that Council was mindful that any capital expenditure would be adding to debt and that should be accounted for.
- The idea of a new council office was not instigated from ratepayers but instead from the situation developed by Council itself. Ratepayers were concerned with the bridge, traffic flows, the lakefront, and the museum. Requested that members strongly consider whether it was necessary for Council to have a new building, and prioritise that in relative to other expenses before Council, including the added debt and debt servicing in the years ahead.
- The current situation where various Council work teams and the service centre were located around town was working extremely well; some staff were quite happy with that situation. The service centre location in particular was easy for public to access and undertake their business. With that in mind, reiterated that Council needed to weigh up whether building a new Council building was a priority, and whether in fact other priorities should be on the list relative to what Taupō ratepayers wanted.

Mr Richard Hoadley

- The CD only focused on two amendments to the Long-term Plan (LTP), and failed to identify other more important issues which Mr Plummer had alluded to. Those issues would need to be considered by the incoming Council.
- The TRG was advised 8 months ago that a traffic report had been prepared however, that report had not yet been forthcoming. Until that report was on the table, everything should be put on hold as it was very difficult to do any informed planning, make decisions or consider proper outcomes, particularly in the CBD area. Expenditure should be deferred and the bridge works should be brought forward (maybe to next year).
- Proposed that 72 Lake Terrace site be sold to help reduce debt.
- CD master plan option on TD was confusing. Disappointed that there was no mention of an art gallery in the CD; thanked Cr Hickling for putting it on the list.
- The Arts Trail which had just wound up the day before (the hearing) and was very successful. The event had a tremendous following and highlighted the enthusiasm for the Arts in town, which could be credited to the Taupō Sculpture Trust. Hoped that Council would look very carefully at what to do with the museum; suggested an art gallery could be offered by private parties.

In answer to questions, Messrs Plummer and Hoadley advised that:

- Tūwharetoa Street option with no underground car park option should be expedited and expenditure prioritised with other expenses.

- The TRG had spent considerable time debating the logic of renting, but had no clear conclusion. However, could see real validity and advantages in an arrangement with a developer building on Tūwharetoa Street site, and a lease-back arrangement for a purpose built building on the same site.
- The last public meeting where in-berm car parking was shown on screen was the first occasion the public had any idea about that. Suggested waiting for the traffic management report before any decisions were made.

604 - Mr Douglas Simmons

Mr Simmons tabled a document in support of his submission.

Cr Rosie Harvey entered the meeting at this point (10.16am).

In answer to questions Mr Simmons advised that:

- His preference would be for Council to build its civic administration building at 72 Lake Terrace. This would leave the central business district for community activity. If Council were to design the right building on Lake Terrace, that would give a statement of confidence for the town.
- The building should be designed in such a way as to enable elected members, staff and the public to enjoy it; it could for example include facilities that could be rented out for functions.
- If the bureaucracy did not permit a building at 72 Lake Terrace, then Tūwharetoa Street would be the next best option.
- Car parking was a concern. Taupō has become a popular place to live in the last couple of years – things are changing and Council's decision needs to be made with the future in mind.

317 – Mr David Rillstone

- Mr Rillstone had lived in Taupō for 32 years during which time he had spent 20 years in the retail sector and had been retired for 12 years.
- He had been the Friends of the Museum Treasurer for the past 12 years; this was however Mr Rillstone's personal submission.
- Council should dispose of the Tūwharetoa Street and 72 Lake Terrace sites – both would be ideal for hotels.
- The idea of incorporating a bus depot on Tūwharetoa Street was not supported – why would we want buses coming through the centre of town every day for zero income?
- Council should develop proper traffic flows through town, including access for pedestrians and 'park and pay' options. Tongariro Street could be half traffic / half pedestrians. We should be discouraging cars, not encouraging them.
- Council should build a multipurpose building on the southern part of Tongariro domain. Council staff would be on the 1st or 2nd floor which would mean they were close to the CBD and domain; incorporate the Emergency Operations Centre; expand the Museum and Art Gallery to include exhibition spaces; and include current 'dead' spaces in the design.
- Council would never get another opportunity to build a Museum and Art Gallery – it would be a disaster to abandon this plan. Take advantage of low interest rates and do not leave the decision for the younger generation to tackle in 10-20 years.
- Using central government regional development funding would support our town to prosper; exhibitions would encourage the younger generation; and Lotto funding would be available for this project.
- At present, the southern part of Tongariro Domain consisted of buildings, roads and parks. It was not pedestrian-friendly and there was no easy access to the boat harbour. The disadvantages are irrelevant.
- The master plan was a real opportunity for Council to provide a focal point for the community. \$300k has already been spent on the master plan only for this option to be thrown out. That expenditure should have never been approved if it was going to go to waste.
- Comparisons were drawn with the East Taupō Arterial project – objectors said it would kill the town.
- Council should learn from the planning mistakes of other towns. Keep Taupō beautiful and give our younger generation a head start, not a huge challenge.
- The main reason Tongariro Domain was supported was because the area would be a hub for cultural

facilities and community groups and that part of town could be opened up to pedestrians.

490 – Mr Les Winslade, supported by Ms Jeanette Harris

Mr Winslade read out a tabled document in support of his submission (A2492583).

- Complimented Council staff on the 'have your say' brochure, most helpful.
- Council should build its civic administration building at 72 Lake Terrace for the reasons outlined.
- Council should also convert the current Tūwharetoa Street car park into restricted time parks and create new parks to address parking and traffic problems in the Taupō CBD.
- 'All day' car parks should be moved out one block. The original planners deliberately made berms wide so they could be used for parking in future. Shopkeepers would only have to walk an extra 100m to work, but the additional parks for shoppers and visitors to the CBD would be worth it.
- Apart from building on the 72 Lake Terrace site, Council's priorities should be solving congestion in the CBD.
- The 1st floor of the civic administration building could be extended out over an off-street car park if desired.

595 – Ms Joanne Sikanen

Ms Sikanen read out a tabled document in support of her submission (A2509418).

- Big, hard decisions need to be made – go 'all out'.
- More people are moving to Taupō permanently and visitor numbers are increasing. If we do not sort our infrastructure, we will continue to be reactive.
- Link town to the harbour by getting rid of Tongariro Street, which is an impediment in the way. The Spa Road roundabout is also an issue, perhaps Redoubt Road could be realigned and linked to the roundabout.
- Traffic issues between the roundabout and along Tongariro Street need to be addressed.
- The Tongariro Domain should remain a leisure / cultural centre, works well.
- Taupō needs a new Museum in order to keep treasures safe.
- The Great Lake Centre and Library could be reconfigured so that another arm could come out, with a centralised foyer space in the middle and the I-site relocated. That would free up space for gallery exhibition areas - the Pātaka Art + Museum in Porirua was a good example to consider.
- Tūwharetoa Street would be a good place for a transport hub including car parking, buses, a rest room and stores. Do not put Council's civic administration building there though.
- Would like to see Council back at its old Lake Terrace site. Existing use rights, good parking and access.
- Concerned that if a civic administration building was built on the Tongariro Domain, if uses of that building change over time, the asset may become a liability.
- Stick to Council business instead of trying to be all things to everybody.
- Confidentiality issues may arise if Council staff are housed with other agencies. Run the town, 'stick to your knitting'.
- Lake Terrace makes sense for many reasons including its prominent position on the lake; close proximity to the fire station; and better access.
- Building to IL4 standard on Tūwharetoa Street or the Tongariro Domain was not supported – the whole area around could be destroyed in an earthquake yet the Council building would still be standing in the middle of a no-mans-land.
- Rentable gallery and workshop spaces would create revenue streams for Council. The old Museum building could be turned into a café / rentable studio space for example. We need to find ways for users to pay, rather than relying on the ratepayer.

632, 676 – Ms Lorraine Cholmondeley-Smith

- Art is the soul of any town and ours is lacking. Well-being is currently a key word for central government and is something that also needs to be addressed at a local level. Taupō's well-being includes the arts – this is vital for future growth.

- Taupō Art Connection had just run an extremely successful art trail over Queen's Birthday weekend. Over 100 artists had exhibited and one gallery had over 500 visitors, at least one third of whom were out-of-towners.
- The Active Arts building is almost derelict. Taupō needs a dedicated Museum and Art Gallery; at the very least this should be included in Council's Long-term Plan. The existing Museum and Art Gallery is approaching its 'use by date'.
- One possibility would be to relocate the Library into the Great Lake Centre and incorporate exhibition space there as well. Apart from the theatre, other parts of the Great Lake Centre look as if they are not used much.
- Council and art representatives need to get together and talk about what can be achieved, in collaboration, in the future.
- Ms Cholmondeley-Smith's first choice for Council's civic administration building would be somewhere on the Napier-Taupō road, but out of the options presented she would prefer the Lake Terrace site. Parking is a real issue and retail space should be retail space. The current set up with Council's customer service centre next to the Post Office was working well – that could continue alongside the main building on Lake Terrace.
- The history of the current Museum building is important, but it is currently not fit-for-purpose. Perhaps it could be used for something else, for example a coffee shop.

678 – Mrs Christine McElwee, Mr David Rillstone, Ms Mary Quayle and Ms Merrill Ridley on behalf of the Friends of Taupō Museum and Art Gallery

Mrs Christine McElwee

- The 'Friends' organisation was democratically run and the submission was endorsed by the majority of the committee. Results of the email- and postal survey undertaken by the 'Friends' had also been included with the submission.
- Taupō District Council has sought public feedback on the future of the Taupō Museum, but only regarding two completely inadequately informed options. The survey explains the reasons for the 'Friends' describing the options as inadequately informed. The Consultation Document is seriously misleading and does not even use the correct name of the facility (i.e. Taupō Museum and Art Gallery). It was hoped that this error would be corrected everywhere it appeared.
- The Consultation Document only provided two future options for the Taupō Museum and Art Gallery, namely a new \$22.4m Museum on the Tongariro Domain, or the status quo (preferred option). It was amazing to see that a considerable number of submitters voted for a new museum based on this level of information.
- Extensive information had been provided about the civic administration building options, but hardly any detail on the Museum and Art Gallery – a number of submitters pointed this out.
- Council's changed preferred option for its civic administration building was also potentially publicly misleading. By changing its earlier preferred site choice from Tongariro Domain to Tūwharetoa Street, Council could ignore all its other 2018-19 proposed cultural precinct improvements, including a new museum.
- Where did the term 'cultural precinct' come from? It has been dreamed up and popped in without any respectful consultation with the 'Friends'. Ngāti Tūwharetoa are probably also equally interested – were they consulted?
- The 'Friends' are also disappointed that Council's preferred option is to do nothing. There is only \$57k capital expenditure budgeted for minor work on the Taupō Museum and Art Gallery building – compare that to the \$500k plus spent on consultants for the future civic administration building! The last significant capital expenditure by Council on the Taupō Museum and Art Gallery building was on the Ora garden of well-being in 2005-2006 – rather a long time ago. Most of that project's costs came from local community donations and sponsorships.
- Council had been made aware of the challenges / issues facing the Museum and Art Gallery building in the past and some of this information was included in the Consultation Document. Council's preferred option is intended to be fiscally neutral, but to do nothing about the Museum's development in light of challenges / issues identified is not an intelligent option.
- Council needs prudent, external, professional / specialist help to determine the most appropriate way forward for the Taupō Museum and Art Gallery's sustainable future. Make sufficient funding available in 2019/20 for a professional feasibility study and development plan to be produced. This would then

underpin appropriate development of the Museum and Art Gallery within the next five to 10 years.

- A brand new purpose-built building is desirable, but the 'Friends' are practical and mindful of the cost/benefits to the ratepayer alongside all other demands for funding, hence the suggestion for two amendments to the Long-term Plan – one for specialist investigation of options; and one for the redevelopment or development based on the outcome of the investigation.
- The 'Friends' were expressing no opinion on how the Museum and Art Gallery should be developed. The building is well located currently. Experts will investigate how Taupō can best get up to speed with other provincial towns and cities in New Zealand. The current site is very popular and has ample space to the south for at least a stage 1 extension, if that is what the experts recommend.
- It would be interesting to analyse submissions to see how current users of Rotary House and the Women's Club buildings voted – they may be against a new museum because they do not want the existing building to be removed.
- There was a letter on Council files from Ngāti Tūwharetoa (2000-2005) confirming the area to the south of the current building would be ideal for extension to house precious taonga because it was in sight of the lake and mountains. This letter should be made available to elected members.
- Current archives and storage space in the current Museum and Art Gallery is inadequate.
- Redevelopment is essential if the Museum and Art Gallery is to continue to provide acceptable levels of service. Urgent upgrades and improvements are needed to realise the potential of the facility. New Plymouth used to be a back water until it upgraded its art gallery – the same could be done in Taupō.
- There is a closer partnership to be developed with Ngāti Tūwharetoa. There is great potential for the iwi's stories and history to be told and presented in a much more effective way than at present. Ngāti Tūwharetoa may be able to contribute funding to enable taonga to be displayed – the current space is not fit-for-purpose or secure.
- Council needs to be more diligent and positive in its approach to the Museum and Art Gallery development, it is in danger of 'missing the boat'.

In conclusion Mrs McElwee read out quotes from past president Dr Keith Cochrane and author of 'The Taupō Museum's first 30 years', Mr John Parsons, to demonstrate the importance of museums to communities and places. She suggested that the Taupō Museum and Art Gallery should have its own independent governance structure reporting to, but separate from Taupō District Council and made up of skilled and talented board members interested in a sound and sustainable future for the Taupō Museum and Art Gallery.

315 – Mr Rick Cooper

Mr Cooper tabled documents in support of his submission.

- Do not build on Tūwharetoa Street car park. Nearby businesses will move out to where car parks are.
- Ratepayers want Council to build a nice office block with no 'bells and whistles' – just a good, clean, modern, safe working environment.
- The photographs in the Consultation Document show 14,000m² buildings but Council only needs 2,500m² – what are you going to do with the rest of the space? Is this a signature building? Where will the Council pool cars go?
- Preferred location for the civic administration building is 72 Lake Terrace. That site is in 1 title; 3,670m²; one of the best sites in town. Having served as Mayor of the district for six years based in the building on that site, Mr Cooper had never heard comments like those set out in the 'disadvantages' listed in the Consultation Document – the site had good parking, a good vista and many enjoyable times were had there, for example citizenship ceremonies and hosting visitors to the district. Council has existing use rights for the site.
- Council is shooting town centre vibrancy in the foot with its preferred option Tūwharetoa Street car park. The day that option was identified by Council as its preferred option, the Miraka board of directors signed off on a 10 year lease to occupy a building in the town centre, but that deal was subsequently cancelled due to the impact on car parking of a new Council building on Tūwharetoa Street. Miraka was now considering sites on the outskirts of town.
- If we lose car parking in the CBD, we will lose businesses. Why has Council not already engaged contractors to install 80 in-berm car parks now?
- The numbers in the Consultation Document do not stack up. Underground car parking for \$11m or \$12m and it would have to be gated – Council would have to charge for it. At the moment businesses pay a lot

of rates and one benefit they receive is car parking – this should be protected.

- The risk of judicial review if Council approves option 3 is high. Businesses rely on car parks and without them, they will be strangled. If the hotel next to Vine Eatery also goes ahead, traffic and parking in town will be absolute chaos.
- Council could build at 72 Lake Terrace for under \$7m, or Council could purchase the Taupō RSA site from Mr Cooper and also achieve a building (including ground floor car parking) for \$7.5m.
- Agreed the Museum and Art Gallery brings visitors and should be developed – put the money into that rather than underground car parking.

His Worship the Mayor, David Trewavas left the meeting at this point (12.01pm) and Deputy Mayor, Cr Rosie Harvey assumed the Chair.

Mr Cooper answered questions of clarification, with additional points as noted below:

- Council should not lease a building. 6% or 7% linked to CPI reviews, but Council can borrow at 3% and it has also banked millions of dollars from land sales in recent times. Council owes it to the people of Taupō to build its own building.
- The 80 proposed in-berm car parks were needed now.

His Worship the Mayor, David Trewavas assumed the Chair again at this point (12.14pm).

681 – Mr John Storr

- Relatively new to Taupō, it is a fantastic place to live. Council should own its own building and go back to 72 Lake Terrace – that site has everything needed, including views.
- Rates need to be retained at a reasonable level without escalating, so build at a reasonable price (\$2m-\$5m) and go back to where you were. 17% of the population is over 60 and consider the younger sector as well – many people are struggling financially.
- If not the Lake Terrace site, Council should go back to the industrial area, there is no need to be in town.
- Leasing was also an option, but as long as you can tie it into long-term increments of increase, not every two years. Perhaps 10 years with increases every five years of 7.5%. Leasing was becoming a more costly option.

588 – Ms Jane Penton on behalf of Lakes and Waterways Action Group

Ms Penton tabled a document in support of the Lakes and Waterways Action Group submission (A2493851).

- Encouraged Council to consider 'green' building design concepts. Sustainability and climate change were important considerations to take forward into the building design stage.
- Sustainability requires long-term commitment and vision. Think of generations going forward. Model good practices with the resources we have.
- There are already 'green' buildings and options to investigate, examples provided.
- Take a holistic view to stormwater planning, including when designing outside areas and car parking.
- Consider energy-saving methods; use local materials.

516 – Ms Jane Penton and Mr Doug Anderson

- Does Taupō need a purpose-built facility? What spaces are required for community use? Keep the Taupō Museum as a community space – it has good access.
- Supports the civic heart idea and connectivity between spaces. The Ora garden is beautiful and a new museum adjacent to that would be wonderful too. Is it possible to secure government funding?
- What are Council's plans for the Waiora House site? The existing Museum building could be extended to house some of the Waiora House tenants perhaps.
- Bring the second bridge crossing forward and slow traffic down through town. Create a boulevard with connectivity between eateries and the lakefront.
- Building a civic administration building is not a priority at this time; the community needs investment in other areas.
- Sustainable buildings may have some initial upfront costs, for example extra solar panels, however savings would be realised later on. Very 'green' buildings have no power at all, and may even create

power.

The meeting adjourned at this point (12.33pm) and reconvened at 1.01pm.

579 – Ms Pauline Lyons-Jenkins and Mr Wally van der Aa

Ms Lyons-Jenkins and Mr van der Aa tabled a document in support of the Turangi/Tongariro Community Board submission (A2493812). They passed on the apologies of Community Board Chairperson, Te Takinga New.

- The Consultation Document outlined Council's vision from the long-term district strategy, with its underlying values. The Long-term Plan goals including economic development, water resources and so on while keeping rates and debt affordable were highlighted.
- The Turangi/Tongariro Community Board sought feedback to help inform its submission. Community Board members had attended meetings, spoken with community members, and used Facebook to seek views and this information had been provided to elected members (A2470393). 51% of respondents did not support any of the options. 30.6% preferred a long-term lease.
- Respondents had been contacted and asked if they would like their response to be treated as a submission and this information had also been provided (A2482100).
- Council was asked to investigate more affordable building options and enable the replacement of old facilities throughout the district.
- Concerned that funding set aside for projects when the Long-term Plan was adopted in 2018 would be removed from the LTP – it was important to start planned projects so the community was not left wondering.
- Expressed a desire to work positively with Council to address Turangi's failing infrastructure in alignment with the district's strategy, goals and vision. Develop a master plan for Turangi in conjunction with the community – this would show commitment and reassure the community of Turangi that it was a priority for Council.
- Over the last 10 years there had been 10 different structure plans / assessments and a lot of work done. Funding should be put aside for a master plan and projects to support positive outcomes for the community.
- Advised that a request for funding for Turangi town centre beautification and maintenance would be coming to Council soon (including verandas and glass canopies).
- 'The Block' had been filming in Turangi and would be back in a couple of weeks.
- The Facebook survey respondents represented a wide variety of people in the Turangi community.

503 – Mr Zane Cozens

Mr Cozens tabled a document in support of his submission (A2493921).

- Thanked the Turangi/Tongariro Community Board for putting together a very good submission.
- Urged Council to lease – any other option would further disenfranchise and disconnect the community of Turangi.
- Council finances were in the 'orange' zone and building would take Council closer to the 'red' zone and the limits already set. For the southern lake ward, the issue would be affordability. Turangi residents do not want, and will not use, a new civic administration building in Taupō.
- Turangi was feeling the effects of underinvestment and residents are concerned that their aspirations for the town will be taken away, with no money left to pay for what Turangi needs.
- The consultation process was flawed, but the community has spoken. Taupō views were mixed, but the message to Council from Turangi residents was 'build nothing'.
- Council does not need all staff together – central government agencies have people working across cities, as technology has created a platform for connectivity never seen before. That is the way of modern business. Council needs to look forward, not chain the next generation to debt from building.
- We are at a tipping point, a crossroads. Turangi can turn left, Taupō can turn right, or we can move forward together. Prioritise, look at who needs investment, who has the greater need. Focus on the district and know that whatever decision you make, there will be an effect on the southern part of the district for many years to come.

674 – Mr Chris Johnston and Ms Julie McLeod on behalf of Towncentre Taupō

- Council engaged with the community to develop the Commercial Industrial Structure Plan and the District Plan, with a focus on the central business district. Other communities' CBDs have suffered, while Taupō town has survived tough times and it has a heart.
- Council does have to be in one place. Why do some in the community think that Council is the bad person in the room? 59% of Towncentre Taupō members surveyed supported Council building in town.
- Car parking was the biggest thing to come out of the survey of Towncentre Taupō members. Another option was included in the questionnaire, which was above ground car parking to cut down costs – members thought that was a good idea.
- Build a building with a good design that encourages the community to visit and engage with Council – quite simple.
- Towncentre Taupō has no desire to have a Council building outside the CBD.
- Council staff need to be in the same building so they can work efficiently. Currently they are walking around town to meetings – that is not efficient. The Council business was multi-leveled and involved lots of layers of legislation – it did not make sense for workers to be apart.
- Town centres are the vibrant hub of communities; clusters people wish to visit. The Taupō CBD included the area to Kaimanawa Street.

689 – Messrs Ngahere Wall and Gary Traveller on behalf of the property joint venture between Tūwharetoa Settlement Trust and Te Pae o Waimihia

Messrs Wall and Traveller tabled a document in support of the submission (A2498396).

- Mr Wall was the Chair of Te Pae o Waimihia; Mr Traveller was a member of the investment committee.
- Some years ago, the joint venture between Tūwharetoa Settlement trust and Te Pae o Waimihia purchased 11 Tūwharetoa Street. The investment committee has resolved that the property will now be developed and this was an ideal opportunity for the committee to talk to Council about its plans.
- Discussions were also underway with hotel developers.
- There was an opportunity to partner with Council to develop an iconic shared space – Tūwharetoa Settlement Trust and Council. Options could include underground car parking or ground floor / lane- or alleyway parking. Two floors, perhaps including retail and hospitality and 2,000m² office space for Council to use. The balance would house Tūwharetoa entities and surplus space would be rented.
- The building could create a central space / grand hall shared by Council and Tūwharetoa. It would be a destination space for visitors.
- No fixed view on ownership structure; Council could rent, or it would be possible to strata title the building.
- This collaboration with iwi would set a great example for other councils. Tūwharetoa wishes to enhance its relationship with Taupō District Council.
- Would work with Council to ensure the design works.
- Working in offices together enhances communication between various parts of an organisation; breaks down silos; 'water-cooler' meetings enhance collaboration and work day-to-day.
- Sorry this option was not presented earlier. The investment committee was working through assets and thought it important to bring the opportunity to Council's attention.
- Agreed car parking a consideration. Would work with Council to determine the best design of the building so that car parking would not be an issue. Most Council staff were parking in town now. The obvious solution would be to put two floors of underground car parking in; however open to discussions – no fixed view.
- In relation to costs, Mr Traveller was struggling to see how a civic administration building, including car parking, could cost more than \$12m. Leasing is leasing; the per m² rental for office space in Taupō was relatively expensive, but much higher in some other centres.
- The investment committee was ready to enter discussions. A group would need to be put together to discuss requirements prior to any design work.
- Willing to work with the neighbouring property owner, but plans for that site would not be in conflict with the investment committee's proposal.

- Willing to incorporate 'green' building design principles.

441 – Senior Sergeant Tony Jeurissen on behalf of New Zealand Police

- New Zealand Police are interested in this matter because their strategic plan talks about working together with critical partners in the community, to improve community safety and well-being. Council is one of those partners.
- Consider option 4 seriously. The town of Taupō and the district has always been aspirational in terms of what it wants for community members. Acutely aware that Council suffers from bad publicity and concerns about car parking for example have been raised, but put that to one side and decide what is best for the community as a whole.
- Taupō Police had been based in the CBD since the 1870s.
- Option 4, Tongariro Domain, would enable Council to create an environment to bring people to the CBD. This option offers many possibilities; encourage people to come on board with you and create an environment to be proud of there. Work with Tūwharetoa, Police and other organisations on this project. Create a museum to tell a compelling story about the town and the central North Island; this could be shared with future generations and it would 'sell' the benefits of the town to others.
- The other options do not allow increased scope for the design of the building. Other benefits of Option 4 include enhanced amenity in the Tongariro Domain area; it fits Council's plans for Tongariro Street and Lake Terrace; the area would be a cornerstone / foundation for how you want the town to look, for years into the future.
- Council will have to live with its decision for 40 years or so. Option 4 gives you flexibility. Create something special. Do not be afraid of being aspirational on behalf of the community; costs are important, but think of the community as well. Option 4 would enable you to create a welcoming and safe environment for the benefit of the whole community.
- The Tongariro Street traffic lights were already busy. Architects and designers could ensure traffic is appropriately managed if Council decided to build on Tongariro Domain.
- This was an opportunity to create a legacy, both physical and emotional, for the town that the community and future generations will be proud of.
- The building itself was not the most exciting thing – indicative designs were just one particular architect's impression. The exciting elements are connectivity of town to the harbour and river; bringing people together to operate as a community; having a Council building and museum there would encourage that type of improvement.

667 – Mrs Christine McElwee

- This was Mrs McElwee's third time going through a process of looking for a new civic administration building. She provided a history of those attempts.
- The key issue is: does Council really, urgently, *need* a new, expensive civic administration building?
- Mrs McElwee read out her submission.
- Urged Council to put this on hold. The site was just one factor. Urban design guidelines and the District Plan must be considered, particularly in relation to the Lake Terrace site – Council had not informed the public of the status of that site and what that means for a potential new building there.
- Higher priority projects should be funded ahead of a civic administration building, because they were more worthy of ratepayer funding. The second bridge was one such priority project, which was supposed to have been done in 2012.
- The Consultation Document was criticised. Neither the Lake Terrace site nor the Tongariro Domain should have been included as options.
- The majority of submitters had supported Council building on the Lake Terrace site because they did not know about the District Plan restrictions. It was hoped Council would get a legal opinion on existing use rights in relation to that site.
- Hardly any information had been provided in the Consultation Document in relation to the \$22m for the museum – what was included in that amount?

482 – Mr Dale Aldridge

- Business manager, economics graduate, soon-to-be homeowner.

- In favour of the Tūwharetoa Street site; in-berm car parking; and status quo for the museum.
- Implored Council to consider the long-term impacts of what it was about to do. Not too worried about location, but opposed to leasing. Leasing may be attractive in the short term, but would create a monopoly with the building being the only site in Taupō of a suitable size for Council employees. Make decisions with future ratepayers in mind.
- In-berm car parking was preferred due to cost – there would be less impact on ratepayers than underground car parking.
- The leasing option may look good on paper, but forecast rent rises would be a lot higher than predicted.

202 – Mr Phil Battersby

- Council should lease-to-buy; this would enable Council to be independent.
- Passionate about the town and the district.
- Building should be located in the CBD.
- If you have a good staff culture, you will have a good operation.
- Put into a commercial trust to protect investment. South Waikato had done that.
- The museum can happen when it needs to happen; perhaps more funding should be allocated.
- It was important to look after the CBD and green environment.
- Car parking and infrastructure were huge issues, but could be solved once Council was settled into a new building.
- There was plenty of room in Taupō town for a new building, we can go up quite a few stories.
- Supports Council in whatever it chooses.
- Waiora House – it is important for Council to support Waiora House tenants, as well-being is an important part of our community.
- A lease-to-buy arrangement was preferred because a commercial business partner would be better placed to manage such a big project. Council would still need to be involved.
- The current situation with multiple buildings for Council staff was working, but from an administrative point of view, it was much better to be together. Council is a large, complicated entity and culture is very important.
- Mr Battersby considered the area between Tongariro Street and Ruapehu Street to be the town centre. Buildings could be higher in that area; it was close to reserve land and amenities; and accessible.

259 – Ms Catriona Eagles and Mr Chris Fisher on behalf of Tauhara Ridge Developments Limited

- Supported Option 1 – lease or lease-to-buy within the CBD.
- Option 1 would be prudent. Locating Council's functions in the CBD will provide linkages with ratepayers; economic development; and town centre vibrancy.
- The building could be situated at 29 Tūwharetoa Street. This site was centrally located and a civic administration building there would be consistent with the District Plan objectives and policies; the Commercial Industrial Structure Plan; and guidelines. It was vacant and ready for redevelopment.
- Construction funds would remain local.
- One level of underground car parking was achievable.
- Cross Laminated Timber (CLT) would be used (seismically sound; would meet IL4 requirements).
- Full range of ownership options would be available.
- The council building in Kaikoura was made of CLT and was still standing after the Kaikoura earthquake. It was the best material to use for several reasons.
- Council's solution needs to be future-proofed so it does not end up with a red herring in the future.
- It was prudent for Council to stay out of managing the building process but rather seek a design and build.
- 29 Tūwharetoa Street could accommodate a three-story building including reception areas, meeting rooms, retail and ground floor activities; 2,000m² above for Council facilities and other organisations.

606 – Mr Willie Moana

Mr Moana tabled a document in support of his submission (A2493881).

- Mr Moana was an ex-builder. He had worked on the extension of the Council building at 72 Lake Terrace in the 1980s. He had also worked on large construction sites, including in Auckland.
- The best option was where the original building site was, with a North-facing orientation – it was important that the building was 'green', sustainable. The Tūwharetoa Street building was facing the wrong direction, as it could not take advantage of the sun heating up the building.
- The original Council building did not need to be demolished for the reasons outlined in Mr Moana's submission. The right professional building reports had not been obtained. Feasibility studies were not actually feasibility studies. The information provided prior to demolition was poor. How was the tender process to appoint Warren & Mahoney run?
- People in Turangi think that Council is just 'rubber stamping' its decision.
- Local people should be commissioned to do the work. Warren & Mahoney do not come from here.
- Council should build as the main contractor, to avoid having to pay a builder's margin. If Council runs the job, it will save millions of dollars. If it is put out to tender, whoever takes it will put a margin on. Hire local consultants who know how to do this job.
- The build should be done in two stages. Referred members to his written submission which detailed how to run the tender process. The contract should be a fixed lump sum, with no variation, no cost recovery.

586 – Mrs Chloe Walker

- Passionate about the district.
- This is an exciting opportunity. You need to think long and hard about the decision, with future generations in mind.
- Make the most of the opportunity to make an investment on behalf of ratepayers. The space should be available for use by locals and visitors alike. Think inter-generationally.
- This will be Council's biggest asset, so it was important to optimise expenditure for ratepayers' benefit. Be aware of costs.
- The building has to be in the CBD, that was a 'no brainer' and would support the business community.
- Mrs Walker's preference was for a building on Tongariro Domain in conjunction with a precinct development including the museum. This was an opportunity to do it once, do it right for the long-term. This would create a legacy, not for Council, but for the community.
- It was difficult to engage with younger people – online submission processes and formal hearings were not necessarily the best mechanism – informal / social settings could be more effective.

585 – Ms Catie Noble on behalf of the Taupō Business Chamber

- Most members preferred Option 4. This was a 'once in a lifetime' chance to do something amazing.
- We do not want to sit here in 30 years' time regretting not being brave enough.
- The 9-to-5 workday is dead.
- The cultural precinct would add value; provide linkages between the town and the lake / harbour; and bring the Council workforce together. Having a split workforce is a nightmare over time.
- In the Taupō district, business was often done 'over the water cooler', over coffee or at the pub. This was a chance to build an enormous community-centred 'water cooler' area.
- Taupō needs a place where people can come and interact. Look for new ideas and synergies. Business people and Taupō Business Chamber members want something they can be proud of, that will work in the long-term.

The meeting adjourned again at this point (3.26pm) and reconvened again at 3.32pm.

The Chief Executive provided the following advice:

- The status quo was not an option, as staff needed to be together to provide the most efficient, effective services to the community and deliver on projects. The cost of this project not going ahead would be huge and would have a negative impact on all other projects.

- 'Green' building considerations would be included in specifications.
- The building had to be in Taupō as opposed to elsewhere in the district, as 180 staff were Taupō-based and to move those roles out of town would require renegotiation of contracts and would have a negative effect on organisational culture.
- Council had followed a robust District Plan process in 2010-2015 and the Environment Court had agreed that all offices of scale and associated parking should be located in the town centre.
- Consultants (Abley) had provided a report dated 28 May 2019 and entitled "Taupō civic administration building parking assessment technical note" (A2484738). This had provided an assessment of the impact of growth on the future parking occupancy rates across the Taupō town centre, taking into account the different site options for a civic administration building.
- Cheal had provided a report dated 31 May 2019 and entitled "72 Lake Terrace Taupō existing use rights extension and resource consent assessment" (A2484738).
- Costs had come from a quantity surveyor and were based on what Council had requested – i.e. a landmark building built entirely to IL4 standard. Costs would be refined at the detailed design stage.
- The Council was in a strong financial position and could afford to proceed with the project.
- The procurement process was important and specialist advice would be sought.
- Council must focus only on the options presented to the community in the Consultation Document.
- The current Long-term Plan 2018-28 included over \$1m capital expenditure and renewals for the Taupō Museum. \$122k was spent on the Museum last year.

Ms Catriona Eagles, Cheal spoke to her report dated 31 May 2019. She confirmed that there was an ability for Council to apply for existing use rights in relation to the site at 72 Lake Terrace. She outlined the associated risks, including delay and increased costs. In answer to questions, Ms Eagles advised that:

- If a resource consent application in relation to 72 Lake Terrace was publicly notified, anyone could make a submission, with the exception of vexatious / trade competition submissions.
- A commissioner considering an application must look at the effects of the application on the immediate environment. A civic administration building at 72 Lake Terrace would be inconsistent with the objectives and policies of the current Taupō District Plan.
- Alternative locations would be a consideration; these would need to be comparable. Accessibility would be another consideration.
- If an application in relation to 72 Lake Terrace were approved, submitters would be entitled to appeal. If declined and Council wished to appeal, it would be appealing against its own decision.

In answer to further questions, the Chief Executive confirmed that:

- The challenges associated with building at 72 Lake Terrace were known before the Consultation Document was produced. That document had outlined the risks of that particular site. Audit New Zealand had advised that 72 Lake Terrace had to be included as an option.
- 72 Lake Terrace was zoned high density residential, therefore apartments or a hotel would be more in keeping with surrounding activities and the zone provisions.
- There was no conflict of interest arising from Ms Catriona Eagles providing technical District Plan advice while also supporting one of the submitters. Ms Eagles confirmed that she had checked with Mr Fisher, who had expressed the view that no conflict existed.
- If Council had confidence in a lease option, an expressions of interest process would need to be followed. Developers would have their own profit margins to meet.

Members asked for a summary of expected timeframes for each option; and advice on whether, if Council decided to select the Tongariro Domain option, it could deviate from the particular design consulted upon.

The meeting adjourned at this point (4.25pm) and reconvened at 9.30am on Wednesday 5 June 2019.

PRESENT ON 5 JUNE: Mayor David Trewavas (in the Chair), Cr John Boddy, Cr Rosie Harvey (from 10.45am-11.16am and 12.35pm-1.34pm), Cr Barry Hickling, Cr Rosanne Jollands, Cr Tangonui Kingi, Cr Anna Park, Cr Christine Rankin, Cr Maggie Stewart, Cr Kirsty Trueman (until 2.23pm), Cr John Williamson

IN ATTENDANCE: Chief Executive, Head of Communications & Customer Relations, Head of Democracy, Governance & Venues, Head of Economic Development & Business Transformation, Head of Finance & Strategy, Administrative Headquarters Building Project Manager, Finance Manager, Senior Policy Advisor, Manager Legal & Compliance, Legal Counsel, Democratic Services Officer

MEDIA AND PUBLIC: Nil

Notes:

- (i) *An apology (for lateness) was received from Cr Rosie Harvey.*
- (ii) *Cr Rosie Harvey was absent between 10.45pm-11.16am and left the meeting at 1.34pm. She was not present for resolutions TDC201906/04-10.*
- (iii) *Cr Kirsty Trueman left the meeting at 2.23pm. She was not present for resolutions TDC201906/05-10.*

The estimated timeframes for each option had been emailed to members the evening prior (A2506509).

His Worship the Mayor welcomed everyone back to the meeting.

The Chief Executive reiterated that it was possible to build on the site at 72 Lake Terrace and the application to extend existing use rights would need to be lodged by September 2019. He also advised that if Council wished to explore a 'lease to buy' option, further consultation would be necessary.

The Manager Legal & Compliance continued, explaining that a 'lease to buy' was potentially different in nature to a lease, hence the need to reconsult to enable Council to understand the views and preferences of the community.

The Manager Legal & Compliance also reminded Council that the focus of any judicial review action was process, not the merits of a decision. The Administrative Headquarters Building Project Manager had advised that Audit New Zealand had audited Council's process for this project on at least two occasions, so Council could be confident that 'all boxes had been ticked' in that regard.

In answer to questions, the Chief Executive advised that:

- Buildings could be up to three stories 'as of right' in the town centre environment; this would include buildings on Tūwharetoa Street and on the Tongariro Domain.
- A Council-initiated Plan Change to enable a civic administration building to be built at 72 Lake Terrace would be hard to achieve, for reasons already outlined.
- The Consultation Document referred to in-berm car parks within the vicinity of the proposed building site. Specific consultation had not been carried out with property owners as details were not yet known, however the car parks would be installed on road reserve and this was an entirely appropriate thing for Council to do.

The Administrative Headquarters Building Project Manager added that the in-berm car parks could be installed up to Kaimanawa Street on both sides of the road on Tūwharetoa Street and Roberts Street.

The Legal Counsel then addressed the Council, outlining the risks involved with the Tongariro Domain option. If Council decided to amend the Long-term Plan to build on the Tongariro Domain, it would need to follow Reserves Act 1977 processes to reclassify the area to allow for a civic administration building to be built. Those processes would involve calling for objections; considering any objections received; and then making a decision on behalf of the Minister of Conservation. The Tongariro Reserve Management Plan (RMP) would then need to be reviewed to align with the new classification. Risks included Ministerial intervention; and judicial review of process. Land titles also needed to be in place prior to any reclassification and/or review of the RMP.

In relation to exploring different options on the Tongariro Domain, the Manager Legal & Compliance advised that it may be possible for Council to modify its proposal without having to reconsult, provided that the changes are not so significant they would amount to something different altogether.

Members discussed various points raised by submitters and staff answered questions of clarification. Discussion ensued on the merits of each of the four options consulted upon for Issue A (civic administration building), namely Option 1: Long-term lease; Option 2: 72 Lake Terrace; Option 3: 61-67 Tūwharetoa Street; and Option 4: Tongariro Domain. Issue B (Taupō Museum) was also discussed.

Cr Rosie Harvey re-entered the meeting at this point (10.45am)

A majority of members spoke in favour of Option 4, Tongariro Domain, however they expressed a preference for a variation of Cultural Precinct Project Option D, rather than Option B which had been included in the

Consultation Document.

The meeting adjourned again at this point (11.16am) and reconvened again at 11.39am. When the meeting reconvened, Cr Rosie Harvey was not present.

Option D of the Warren & Mahoney Cultural Precinct plans was shown on the screens in the Council Chamber (A2508948). The Administrative Headquarters Building Project Manager observed that what was shown was indicative only.

The Chief Executive advised that there were some legal risks associated with a variation of Option D, so he recommended that Council pass a resolution to exclude the public in accordance with the Local Government Official Information and Meetings Act 1987, to receive legal advice from the Manager Legal & Compliance.

CONFIDENTIAL BUSINESS

TDC201906/04 RESOLUTION

Moved: Cr Christine Rankin
 Seconded: Cr Anna Park

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
<p>Agenda Item No: 4.1 To receive, hear and deliberate on submissions made on the consultation document for the amendment of the Long-term Plan 2018-28 on the Council administration building and Taupo museum</p>	<p>Section 7(2)(g) - the withholding of the information is necessary to maintain legal professional privilege</p>	<p>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</p>

CARRIED

[CONFIDENTIAL]

Note: The meeting moved back into public session at this point (11.54am)

His Worship the Mayor, David Trewavas explained for the public record that the Manager Legal & Compliance had provided advice to Council in relation to decision-making following a public consultation process, and the extent to which changes to proposals may be significant enough to require reconsultation.

In answer to a question, the Senior Policy Advisor confirmed that Audit New Zealand had audited the Consultation Document. If Council decided to reconsult on an amended proposal, a new Consultation Document would need to be drafted and in turn reviewed by Audit New Zealand.

The meeting adjourned again at this point (12.05pm) and reconvened again at 12.35pm. When the meeting reconvened, His Worship the Mayor and all councillors were present.

The Senior Policy Advisor addressed the Council and advised that he had spoken with Audit New Zealand representatives over the lunch break. If reconsultation was necessary, further advice would need to be provided by Audit New Zealand, but that advice was not immediately available.

Debate continued and staff answered further questions of clarification.

Cr Rosie Harvey left the meeting at this point (1.34pm).

It was decided that a new civic administration building would be built at 61 and 67 Tūwharetoa Street, to IL4 standard, incorporating bus facilities if appropriate and including two levels of underground car parking [i.e. Option 3(ii)]. 80 in-berm car parks would also be constructed as soon as possible in close proximity to the site, to address existing issues relating to parking in the central business district.

In relation to the Museum, it was decided that Option 2 should be adopted, i.e. that funding would be included in the Long-term Plan 2018-28 for a Museum to be built on Tongariro Domain.

The meeting adjourned again at this point (1.42pm) and reconvened again at 2.10pm.

Members considered the wording of the resolutions.

Cr Kirsty Trueman left the meeting at this point (2.23pm).

The Senior Policy Advisor confirmed that the amended Long-term Plan 2018-28 would be included on the agenda for adoption at the 25 June 2019 Council meeting, along with a draft letter to submitters.

TDC201906/05 RESOLUTION

Moved: Cr Maggie Stewart

Seconded: Cr Christine Rankin

That Council confirms a new council administration building will be located at 61 and 67 Tūwharetoa Street including

- two levels of underground car parking
- IL4 (importance level 4) standard for the entire building and
- floor space for alternate uses such as a café and bus facilities.

CARRIED

Note: Crs John Boddy, Rosanne Jollands and Tangonui Kingi requested their dissent to resolution TDC201906/05 above be recorded.

TDC201906/06 RESOLUTION

Moved: Cr Barry Hickling

Seconded: Cr Anna Park

That Council confirms 80 in-berm car parks will be constructed as soon as possible in close proximity to the site of a new council administration building located at 61 and 67 Tūwharetoa Street.

CARRIED

TDC201906/07 RESOLUTION

Moved: Cr John Williamson

Seconded: Cr Barry Hickling

That Council confirms a Taupō Museum and Art Gallery will be built, which will be two thirds funded by other funding sources, on the Tongariro Domain to create a cultural heart.

CARRIED

TDC201906/08 RESOLUTION

Moved: Cr John Williamson

Seconded: Cr Anna Park

That Council directs officers to prepare an amendment to the Long-term Plan 2018-28 reflecting resolutions 1, 2 and 3.

CARRIED

TDC201906/09 RESOLUTION

Moved: Cr Maggie Stewart

Seconded: Cr Barry Hickling

That Council directs officers to provide an amendment to the Long-term Plan 2018-28 reflecting resolutions 1, 2 and 3 to Audit New Zealand to enable an Audit report to be produced.

CARRIED

TDC201906/10 RESOLUTION

Moved: Cr Barry Hickling
Seconded: Cr Maggie Stewart

That Council acknowledges with current modelling the average rate increase may be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) + 1.5 per cent in years 2021/22 and 2022/23.

CARRIED

Note: Cr John Boddy requested his dissent to resolution TDC201906/10 above be recorded.

5 CONFIDENTIAL BUSINESS

Nil

The meeting closed at 2.42pm.

The minutes of this meeting were confirmed at the ordinary Council meeting held on 30 July 2019.

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CHAIRPERSON