

LOOKING AFTER THE PLACE

we love

Have
your say

Consultation document

for the amendment of the Long-term Plan 2018-28

on the

**Council administration building
and Taupō Museum**

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We want you to have your say!



This consultation document presents two issues for consideration: the new civic administration building and the future of the Taupō Museum. We want your feedback.

You can have your say in the following ways:

- taupo.govt.nz
- LTPamendment@taupo.govt.nz
- Call into your nearest council office
- Drop into one of the sessions below.

What happens with my feedback?

When you make a submission you will be given the option on whether you want to present your view to the Council in person. If you do we will book a time for you to attend a public meeting during the working week beginning June 4, 2019 (June 3, 2019 is Queen's Birthday public holiday). You will be given up to 10 minutes to present your submission and answer any questions. Hearings in Turangi and Mangakino will be arranged if there are sufficient numbers. Alternatively, you may wish to present your view to the Council electronically e.g. conference call. Please let us know if you wish to present in this way.

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

Consultation events

River Road	Thursday 4 April - Public open day- 10 am to 12 pm at the River Road Community Hall
Turangi	Tuesday 9 April - Public open day- 11.30 am to 1 pm at the Turangi Council office
Taupō	Tuesday 9 April - Public meeting- 5:30 pm to 7 pm at the Great Lake Centre
Kinloch	Thursday 18 April - Public open day – 11 am to 12.30 pm at Topsy Trout

How can I find out more?

This consultation document has been prepared using a number of documents as supporting information. These documents include:

- Business case completed by Habilis.
- Civic Administration Building – High-level requirements.
- Tongariro Domain Master Plan.
- 61-67 Tūwharetoa Street Feasibility Study.
- 72 Lake Terrace Feasibility Study.
- Taupō Cultural Precinct Civic Administration Community Centre and Museum Concept Estimate.
- 72 Lake Terrace Concept Estimate.
- 61-67 Tūwharetoa Street Concept Estimate.

These documents can be found at www.taupo.govt.nz

The proposed Long-term Plan amendment, which is the actual pages that will change in the Long-term Plan 2018-28 (and are based on our preferred options), can be found at taupo.govt.nz/consultation

We are looking for a home

We want a council administration building that is able to foster a collaborative working approach, and meets the needs of Taupō District Council and the community. Our preferred option is to construct a new building on 61 and 67 Tūwharetoa Street.

What about a new museum?

Our preferred option for a council administration building does not include a new museum. But we want your views on whether this is the right approach.

Background

In 2017, we were required to vacate our former administration building at 72 Lake Terrace due to a number of health and safety issues.

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

The majority of staff relocated to five leased sites in the Taupō town centre. Investigations continued into potential sites and funding options. Calls for expressions of interest from parties who may have been interested in leasing a building, site- or both- were made and there were five responses. All were discounted during a site selection process for various reasons.

Instead, the council decided to investigate the development of the area fronting on to Story Place near the Great Lake Centre and the library for the new building as its preferred option at that time. The other options were to build on the Tūwharetoa Street car park (61 and 67) or build on the former site at 72 Lake Terrace. The Lake Terrace building has been demolished.

In February last year, we approved the development of a masterplan for the area by the Great Lake Centre. A sum of \$15.7 million for a new council administration building was included in the Long-term Plan 2018-2028 as a placeholder while investigations took place. The masterplan was developed for Tongariro Domain as the council could see a real opportunity to create a focal point for the community by including new cultural, arts and heritage facilities to replace

Taupō Museum. There were four different options of the masterplan developed. Following community consultation, one of those options was chosen for further refinement. The final masterplan was presented to the council in December 2018. Feasibility studies were undertaken on the Tūwharetoa Street and Lake Terrace sites and a business case developed to compare the options.

Following consideration of the options, the council did not choose the Tongariro Domain. And instead chose to construct a building on the Tūwharetoa Street site as its preferred option. This choice meant a museum was not included. There are four options we are currently seeking feedback on for a new council administration building, as well as two options on the future of the museum. This will allow us to amend the Long-term Plan 2018-2028 and begin the next stage of the process.

Please be sure to have your say.

Looking to our future

We need to make integrated decisions on behalf of our community and be aligned in our thinking to get the best outcomes for the future.


We deliver many different services and look after a wide range of assets. Making sure our investments are aligned will help achieve this.

The decisions we make today will impact on many generations to come. Because of the nature of our community assets it can sometimes take years before the benefits of investment can be realised. We use our Long-term Plan to help achieve the alignment and integration of all our services, activities and projects.

Our vision

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

As your Mayor and Councillors, we want the Taupō District to be the 'Heartbeat of the North Island' not only by its geographical position but by creating world class, authentic and resilient communities that people want to be a part of. We want our district to be known for its charm, to be vibrant, and to also offer a quality experience for both residents and visitors, while creating real value in what we offer and by the way we do things. We will work closely and collaboratively with our partners to ensure the best possible outcomes are achieved for our community, including our iwi, and to maximise any opportunities. To help guide our strategy we have used a core set of values to underpin our decision making when it comes to the services and activities we carry out as a council. These are:



TAUPŌ DISTRICT

THE

Heartbeat

OF THE NORTH ISLAND



World Class

The work we do will maintain – and build on – our international reputation as a destination of choice. We will promote an excellent quality of life for our residents while protecting the natural environment that makes our district so special.



Charming

Our district's reputation will be built on the attractiveness of our towns, the diversity of the experiences we offer, and the friendliness of our people.



Value

We will retain and attract residents and businesses by ensuring the district remains affordable and ensuring the work we do creates a better life for people and their families.



Authentic

We will be open and transparent in the way we carry out our business and offer an experience that is genuine and real.



Vibrant

The vibrancy of our district will be created by well-connected communities who work together to create a positive, fun environment people want to call home.



Resilient

Our plans, infrastructure and work programmes will be designed to ensure we are prepared to withstand or recover quickly from, disasters and/or difficult situations. We will be flexible and respond quickly to change.



Quality

We enable people to prosper by working to keep unemployment low, housing affordable and ensuring whatever we do is the best it can be.

Our long-term strategy aligns with the following goals we have identified in our Long-term plan:

- Ensuring that the Taupō District remains a great place to live.
- Promoting economic development.

- Protecting our water resources and using them wisely.
- Maintaining the quality infrastructure that we have.
- Keeping rates and debt affordable.

We want to build on the strong foundation we have built in the past.



Taupō Urban Commercial and Industrial Structure Plan

Our search for a home is focused on the Taupō town centre because we have previously decided after consultation with the community that substantial offices need to be located there. This helps to add vibrancy to the town centre in a number of ways.

The structure plan also identifies other outcomes that are directly relevant to our decision making:

- A desire to create a civic heart on the Tongariro Domain with a mix of community buildings and public spaces.
- Build stronger connections between commercial areas and the Lake and Tongariro Domain.
- Make the connections between the commercial area and the Taupō Boat Harbour stronger.
- Foster economic development through creating high quality public buildings and spaces.
- Maintain a compact town centre, create community gathering spaces and promote walking, cycling and public transport.

Financial strategy

Our financial strategy remains unchanged as a result of this proposed Long-term Plan amendment.

We recognise the importance of providing financial stability and certainty to underpin our own and other's investment decisions. The three key principles in our strategy are:

- Keeping rates affordable and sustainable.
- Looking after the assets we have while maintaining levels of service.
- Prudent management of our investments in addressing the challenges that we have identified.

To help achieve what we think is a good balance we have the following limits on rates and debt that were set when we adopted the Long-term Plan 2018-28:

- Total rates revenue must not exceed 80% of operating revenues.
- Rate increases may not exceed the forecast Local Government Cost Index (LGCI) +1.5%.
- Council's gross external borrowing will remain below 200% of operating revenue.
- Maintain borrowing costs to below 10 per cent of revenue in each year of the Long-term Plan.

There are different ways that we could achieve our objective of finding the right home, however three of the four options for a new council administration building can

Building specifications

Space of at least 2,520m² in accordance with the following:

1,400m² made up of 140 work-points : 80m² reception / waiting

150m² meeting + shared community room

220m² servicing/ administration : 300m² Council Chambers

120m² Civil Defence emergency operating centre

150m² common social hub : 100m² core / bathroom amenities

Further details are provided in the supporting information at www.taupo.govt.nz

Civil Defence response



One of the key threads of our vision 'To be the most prosperous and liveable district in the North Island by 2022' is resilience.

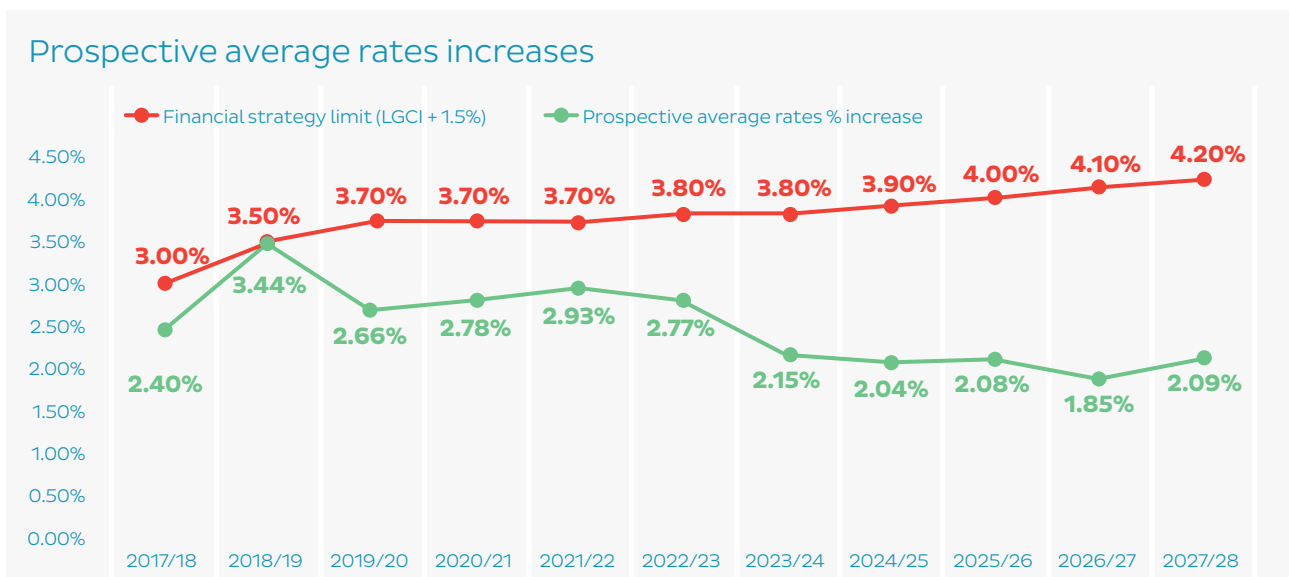
In our daily work that means our plans, infrastructure, and work programmes are designed to ensure we are prepared to withstand or recover quickly from disasters and/or difficult situations. It also means we will be flexible and respond quickly to change.

One of the most important roles we play in the community is managing emergencies through Civil Defence. Given the natural hazardscape in our district, the likelihood of our district being affected by earthquakes, volcanoes, floods and other natural events is very high and our current emergency operations centre is small and not fit for purpose.

We want to include a fit-for-purpose emergency operations centre in our building plans. This is required to be of a certain standard by law, referred to as IL4 (importance level), as it will be considered a post-disaster facility. We believe that it makes sense to design the entire building to IL4 standard. This will mean we can continue to function to manage the response, help with recovery, and carry out our business as usual activities. It will allow us to respond to our utmost potential at a time when our communities need us the most.

be achieved within the financial strategy we agreed with the community through the Long-term Plan 2018-28. With issue A option 4 (Tongariro Domain) the average rate increase in years 2022/23 will be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) +1.5 per cent (it will be 4.16% versus the limit of 3.8%). Also to note, if issue B option 2 (to build a new museum) is chosen in conjunction with issue A, option 3 (ii) (Council administration building on Tūwharetoa Street car park- 61 and 67 Tūwharetoa Street- with two levels of underground car parking), the average rate increase in years 2021/22 and 2022/23 will be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) +1.5 per cent.

The graph below shows our financial strategy limit and the prospective average rates increase based on our preferred options.



Infrastructure strategy

There are no significant changes to the Infrastructure Strategy 2018-48, as a result of the proposed Long-term Plan amendment. You can view changes to the strategy in the proposed Long-term Plan amendment at taupo.govt.nz/consultation

Issue A – Council administration building

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Option 1 Long-term lease

While the location and design of a suitable building for the Council’s requirements would be a matter of negotiation between the developer/property owner and the Council, the design principles and functional requirements would still be the same.

Advantages

- + Does not significantly increase debt.
- + Council is an attractive tenant.
- + Flexibility if council structure changes in the future.
- + Adds vibrancy to the town centre.
- + It would mean Council can use 61 and 67 Tūwharetoa Street and 72 Lake Terrace for other purposes in the future.
- + Development risk (time and cost overruns) sits with the landlord, not council.
- + Can provide certainty of annual leasing costs for the period of the lease agreement.

Disadvantages

- Changes to the lease arrangements typically need to be timed to coincide with lease expiry dates.
- Time to find a willing landlord.
- A ‘mid lease review’ could result in significant rent increases.

Leasing proposals

We recognise there may be an opportunity to lease a council administration building from the private sector. We also recognise that some developers may see the submission process as an opportunity to submit a formal proposal.

You may wish to make a submission outlining your proposal. Please note that this is not a tender process. If Council decides leasing a building is the best option, when the Long-term Plan 2018-28 is amended in late June 2019, then a formal request for proposal process will be held.

Our expectation is that all of our administration activities would be located in a single building within the town centre. Please see the specifications on page 7 and further details within the supporting information at www.taupo.govt.nz

Risks

- ⚠ May be a perception that the private sector is benefiting from public sector investment (low risk).

Assumptions

- Private sector can deliver a building to meet the needs of the council and the community, with the same functional requirements and quality as if council was building it.
- It will be in the town centre.
- Political willingness to engage with the private sector, and reach agreement to achieve the project objectives.
- It would cost the developer a similar amount to construct the building.
- Lease cost will be 8 per cent of the cost of the construction to the developer.

Costs

- The annual lease cost for a Council administration building would be about \$1.6 million (in a building costing about \$22 million).
- The annual lease cost would be funded through rates. The average annual rate impact can be seen on pages 16-17.

Levels of service

There would be no impacts on levels of service.



Option 2

72 Lake Terrace – the former council building site

This option would see a new, purpose built two storey building of at least 2,500m² constructed on the corner of Lake Terrace and Rifle Range Road. This building would house council’s administration staff, and be home to our Emergency Operations Centre.

Advantages

- + Council owns the site and can control construction timing.
- + It would free up car parks in the town centre, as council staff who are currently located in the town centre would move out of the town centre.
- + Prominent location with views that showcase the district’s natural environment.
- + It would mean council can use 61 and 67 Tūwharetoa Street for other purposes in the future.
- + Flexibility if council structure changes in the future.

Disadvantages

- It would contradict the District Plan, which directs large scale office activity to be located in the town centre.
- Removes vibrancy from the town centre.
- It would mean council couldn’t use the land for other purposes in the future.
- Inconvenient location for the public.
- Waikato Regional Council staff and staff from Destination Great Lake Taupō, Enterprise Great Lake Taupō and Town Centre Taupō will not be able to work within the same building. This is because District Plan requirements would prevent us from increasing the building footprint above what was there before.

Risks

- ⚠ A new building would need to be approved under the Resource Management Act, with a low likelihood of success (high risk).
- ⚠ Judicial review (District Plan) (low risk).

Assumptions

- A new building is approved under the Resource Management Act.
- No judicial review.
- There is no obligation to offer the land back under Public Works Act as Council is retaining ownership of and developing the land.
- Costs are within the range estimated by the quantity surveyors.

Costs

- Council administration building – about \$21.6 million.
- The cost would be funded by debt. The average annual rate impact can be seen on pages 16-17.

Levels of service

There would be no impacts on levels of service.



Option 3 (our preferred option)

Tūwharetoa Street car park (61 and 67 Tūwharetoa Street)

The council administration building would be at least 2500m², with an additional 300m² of ground floor space for alternative uses such as a café or bus facilities. It also allows for Waikato Regional Council staff and staff from Destination Great Lake Taupō, Enterprise Great Lake Taupō and Town Centre Taupō to work within the same building.

Advantages

- + Council has the ability to include approx. 300m² for alternative uses (generating revenue).
- + Adds vibrancy to the town centre.
- + Council controls the site and timing of the development.
- + Flexibility if council structure changes in the future.
- + It would mean council can use 72 Lake Terrace for other purposes in the future.
- + Convenient location for the public.
- + Prominent location with views that showcase the district's natural environment.

Disadvantages

- It would mean council couldn't use the land for other purposes in the future.

Risks

- ! Negative perception of council being a landlord and in competition with private land owners in relation to the 300m² of ground floor area for alternative uses (low risk).
- ! Judicial review (District Plan) (low risk).

Assumptions

- The appropriate processes under the Public Works Act are followed and is successful, meaning that there is no obligation to offer the land back under Public Works Act as Council is retaining ownership of and developing the land.
- 300m² can be leased for purposes ancillary to council's functions.
- Costs are within the range estimated by the quantity surveyors.

Levels of service

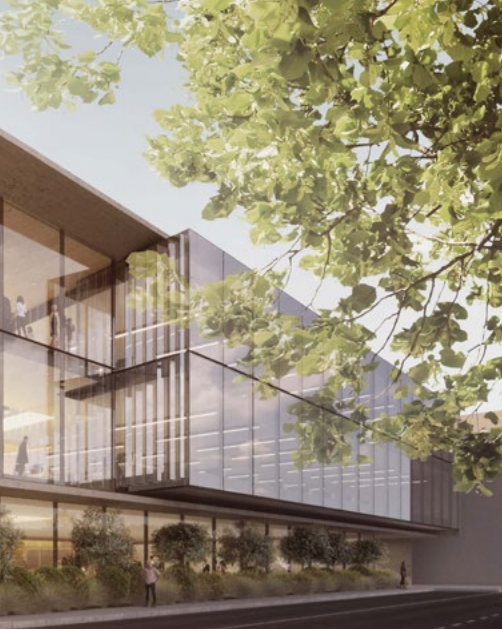
There would be no impacts on levels of service.

Car parking for option 3

At least 80 car parks would be created on existing road berms to cover the number that would be lost due to the construction of a council administration building at 61 and 67 Tūwharetoa Street. The cost of creating 80 new road berm car parks is about \$0.3 million, and are included in our preferred option. The carpark is currently used as 'all day' parking in the town centre for workers and visitors. The carpark is not leased to any tenants.

We do not believe that there would be an impact on parking from Council staff. This is because most of our staff who would be housed in the new administration building are currently located in offices in the town centre, and parking in town.

An alternative proposal is for two levels of underground car parking to be constructed underneath the council administration building at a cost of \$11.6 million.



Option 3 (i) – Council administration building on Tūwharetoa Street car park (61 and 67 Tūwharetoa Street) with 80 in-berm car parks (our preferred option)

+ Advantages

- Does not significantly increase debt when compared to option 3 (ii).
- Enables the use of underutilised road berms.
- Can be implemented in advance of building development.

- Disadvantages

- Reduces the greenspace of streets.
- Further from the town centre.
- People who currently use the Tūwharetoa Street carpark for all day parking would need to find a new place to park.

Risks

- No expected risks.

Assumptions

- Council pool cars will be located in an appropriate location at no extra cost to council.

Costs

- The Council administration building plus 80 in-berm carparks would cost about \$25.9 million.
- The cost would be funded by debt. The average annual rate impact can be seen on pages 16-17.

Option 3 (ii) – Council administration building on Tūwharetoa Street car park (61 and 67 Tūwharetoa Street) with two levels of underground car parking (an alternate option)

+ Advantages

- Efficient use of the land.
- Allows building tenants to operate more efficiently.
- Provides secure parking for council pool cars on site.
- Provides undercover public parking with the option for all day parking.

- Disadvantages

- Delay in car parking spaces becoming available while construction occurs.
- More costly when compared to option 3 (i).
- If this option is chosen in conjunction with issue B, option 2, the average rate increase in years 2021/22 and 2022/23 will be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) +1.5 per cent.

Risks

- Makes the construction of the council administration building more complex.
- Budget uncertainties.

Assumptions

- The underground car park will be constructed to IL4 standard.
- Costs are within the range estimated by the quantity surveyors.

Costs

- The Council administration building plus two levels of underground carparks would cost about \$37.5 million.
- The cost would be funded by debt. The average annual rate impact can be seen on pages 16-17.

Option 4







Tongariro Domain

A council administration building would be built on Tongariro Domain as outlined in the Cultural Precinct masterplan. The masterplan looks to create a signature building to entice and draw pedestrian connectivity as an integrated museum, council administration building and community/public amenities. The building and museum would be brought together by a shared atrium. The council administration building would be at least 2500m².

Advantages

-  Acts as a catalyst for the Cultural Precinct masterplan, including shared facilities with a new museum.
-  Provides an anchor for a civic heart.
-  Adds vibrancy to the town centre, especially Tongariro Domain.
-  Creates connectivity to the town centre and boat harbour.
-  Council controls the site and timing of the development.
-  Convenient location for the public.
-  Prominent location with views that showcase the district's natural environment.
-  Dedicated community space (657m²) and upgraded iSite.
-  It would mean council can use 72 Lake Terrace and 61 and 67 Tūwharetoa Street for other purposes in the future.

Disadvantages

-  There would be delays as the development would be subject to separate Reserves Act public consultation processes to reclassify the reserve.
-  Leases of existing tenants (Rotary House, Women's Club) on the domain need to be honoured or negotiated.
-  Limited commercial opportunities (café only).
-  Inflexibility if council structure changes in the future.
-  It would mean council couldn't use the land for other purposes in the future.
-  In years 2022/23, the average rate increase will be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) +1.5 per cent.



Risks

- ⚠ Council currently has a delegation from the Minister of Conservation to make its own decision on the reclassification of the reserve. The Minister may choose to intervene prior to Council making a decision. (low risk).
- ⚠ Judicial review if process and/or decision is perceived to be unlawful (Reserves Act) (low risk).
- ⚠ If external funding sources do not eventuate, the construction of the museum will not commence.

Assumptions

- Minister of Conservation won't intervene on the reclassification of the reserve.
- The Tongariro Domain Reserve Management Plan will be amended.
- No judicial review.
- The Great Lake Centre will be the subject of a separate business case.
- Other funding sources will assist with funding for up to two thirds of the cost of the museum. Funding sources could include central government and philanthropists. If the funding did not eventuate when anticipated, then the museum project would be delayed.
- Costs are within the range estimated by the quantity surveyors.
- No depreciation will be collected for the two thirds of the cost of museum that will come from other funding sources, therefore council will need to resource the replacement at the end of the asset's life.

Costs

- Council administration building – about \$25.0 million.
- Museum – about \$22.4 million, of which approximately a third will be funded by debt (about \$7.4 million) and two thirds funded by other funding sources.
- Story place changes – about \$10.2 million.
- Tongariro Street upgrades – about \$3.5 million.
- Total – about \$61.0 million.
- The cost would be funded by debt (excluding the two thirds cost of the museum funded by other sources). The average annual rate impact can be seen on pages 16- 17.

Levels of service

This option would see an improved level of service for our community, as the new museum, Story Place changes and Tongariro street upgrades would see an enhanced experience for our community.



Issue B – Taupō Museum

Taupō's current museum has some challenges, due to the building not being fit for purpose and it does not meet current and future requirements for the on-going protection, care and display of the district's heritage. There are also some constraints due to environmental conditions and a general lack of space. The Cultural Precinct masterplan identified opportunities for a new museum to share the stories of the region and the people, to engage with the Taupō community and to proudly share those stories with visitors to the district.

Issue A, Option 4 (Tongariro Domain) acts as a catalyst for the Cultural Precinct masterplan, including shared facilities of a council administration building with a new museum. If option 4 does not proceed, Council's preferred option is to not include a museum in this proposed Long-term Plan amendment. This would not preclude Council considering opportunities for a new museum during the development of future Long-term Plans.

Option 1 –

Do not build a new museum (the status quo, our preferred option)

This option would see the Taupō Museum continue to operate in its existing building and be appropriately maintained. The Long-term Plan 2018-28 includes \$57,000 for minor capital works.

Visitors to the current museum rated it in 2016/2017 a 97 per cent satisfaction rating.

Advantages

- + Does not significantly increase debt when compared to issue B, option 2.

Disadvantages

- The on-going protection, care and display of the district's heritage is limited.
- Ngāti Tūwharetoa are dispossessed from having the opportunity to see their own history that is held by other institutions.
- Lack of access to resources such as archives, photographs, paintings and other collections.

Risks

- ⚠ The district's heritage may be compromised.
- ⚠ May miss the opportunity to partner with Ngāti Tūwharetoa in the establishment of a Whare Taonga.

Assumptions

- The current museum can continue to operate to an acceptable level.

Costs

- No capital cost for this option.

Levels of service

This option would see no change in levels of service.



Option 2 –

Build a new museum (on the Tongariro Domain)

Council's preferred option is to construct a new council administration building on the Tūwharetoa Street car park (61 and 67 Tūwharetoa Street). However, there is also an opportunity to construct a new standalone museum on the Tongariro Domain. The Cultural Precinct masterplan identified a location for a new museum, however that was reliant on a new council administration building also being constructed. If council chooses to construct a new standalone museum, further work will be required to identify the most appropriate location on the Tongariro Domain.

We anticipate the new museum would be of a similar design and scale as shown in the Cultural Precinct masterplan. The funding, (about \$22.4 million) of which approximately a third will be funded by debt (about \$7.4 million), would be included in the years 2020/21 – 2022/23. No external funding for the remaining two thirds has yet been secured.

Advantages

- + The on-going protection, care and display of the district's heritage is increased.
- + Ngāti Tūwharetoa have the opportunity to see the return and display of their taonga.
- + Increases access to resources such as archives, photographs, paintings and other collections.

Disadvantages

- More costly than issue B, option 1.
- If this option is chosen in conjunction with issue A, option 3 (ii), the average rate increase in years 2021/22 and 2022/23 will be greater than the Financial Strategy limit of Local Government Cost Index (LGCI) +1.5 per cent.

Risks

- ! If external funding sources do not eventuate, the construction of the museum will not commence.
- ! Increase in visitors to the museum is not realised.

Assumptions

- Increase in visitors to a new museum.
- New museum will be constructed on the Tongariro Domain.
- Other funding sources will assist with funding for up to two thirds of the cost of the museum. Funding sources could include central government and philanthropists. If the funding did not eventuate when anticipated, then the museum project will be delayed.
- Costs are within the range estimated by the quantity surveyors.

Costs

- Museum – about \$22.4 million, of which approximately a third will be funded by debt (about \$7.4 million) and two thirds funded by other funding sources.
- The average annual rate impact can be seen on pages 16-17.

Levels of service

This option would see an improved level of service for our community, as the new museum would see an enhanced experience for our community.

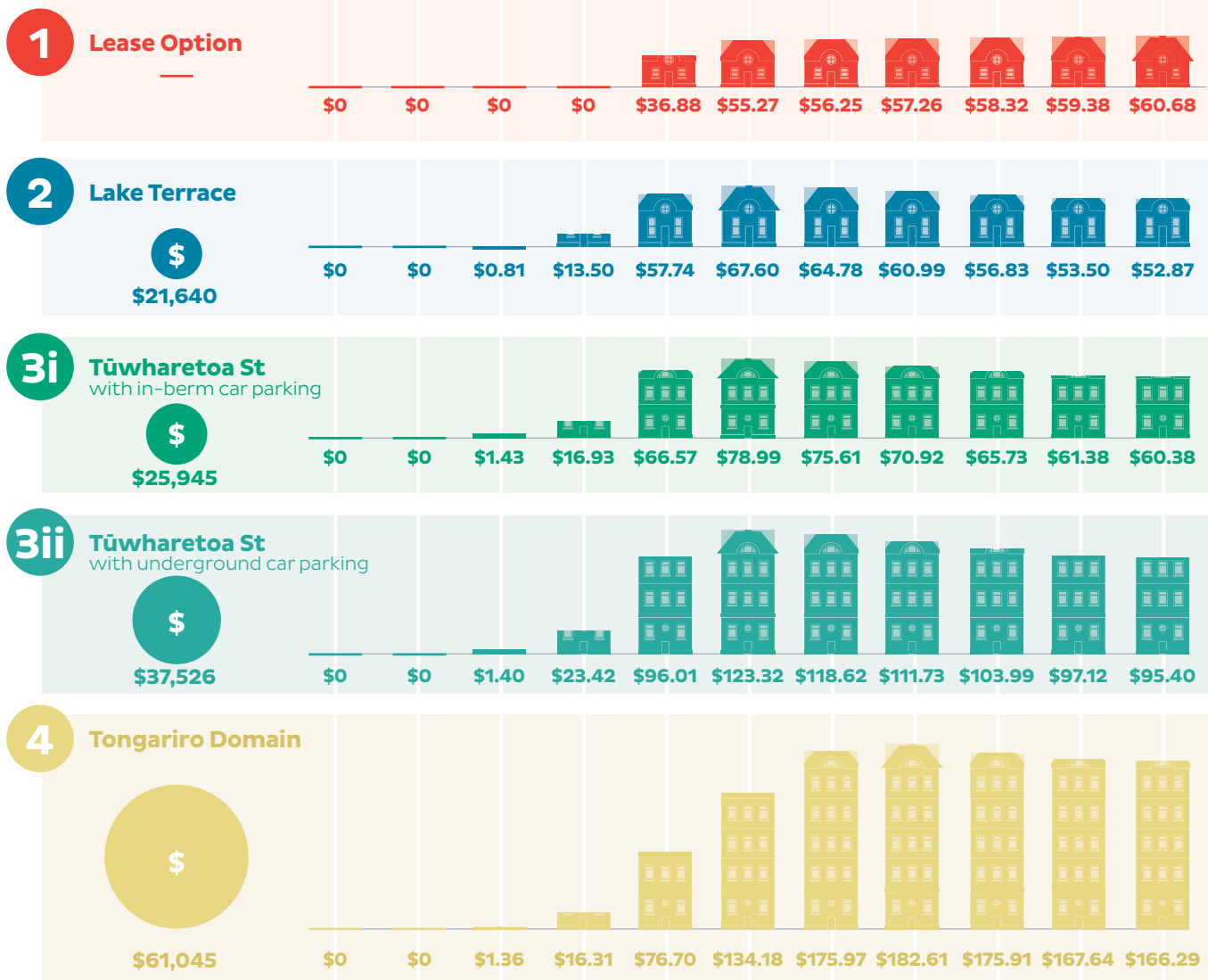
Financials LTP Amendment: Capital cost and rates impact

Average annual rates impact - current LTP



Average annual rates impact - Issue A - Council administration building

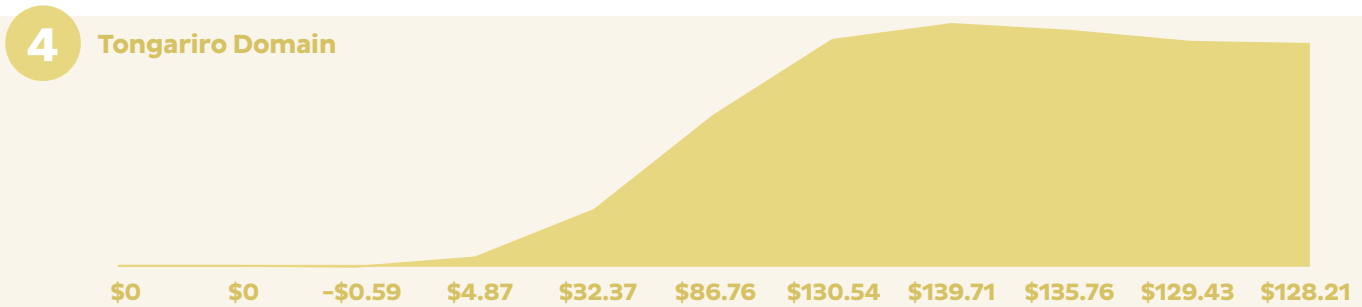
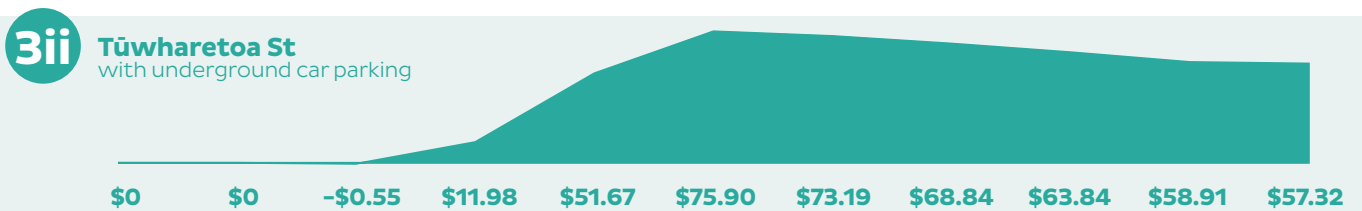
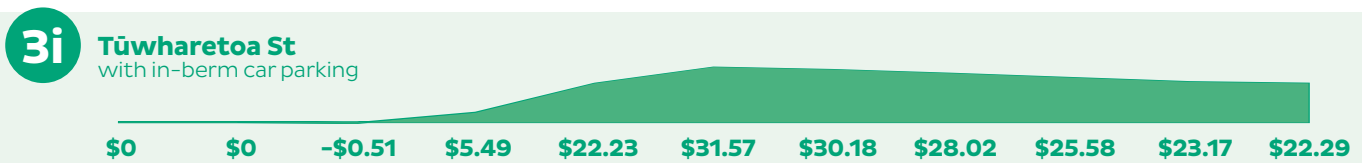
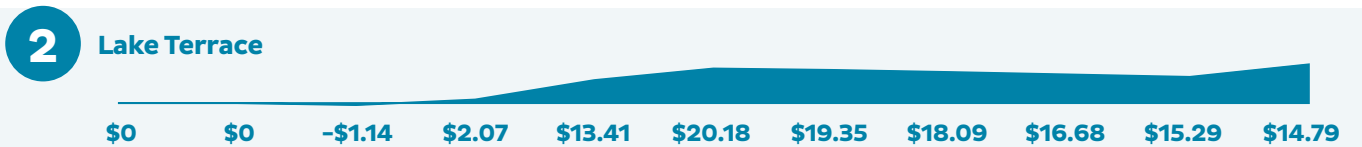
(\$000) Capital cost





Issue A: Increase/(-) decrease in rates from current Long-term Plan

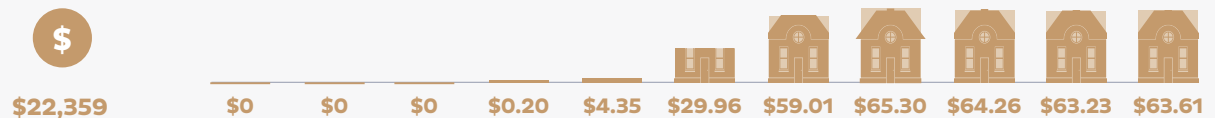
2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28



Average annual rates impact - Issue B: Option 2 - build a new museum

(\$000) Capital cost 2017/18 2018/19 2019/20 2020/21 2021/22 2022/23 2023/24 2024/25 2025/26 2026/27 2027/28

Museum



Consultation submission form

How to make a submission

You can make an online submission by going to www.taupo.govt.nz or you may complete the form below.

Submissions open on 2 April 2019 and close on 3 May 2019, 5pm.



Please note that your submission (including any personal information supplied) will be made available to the Councillors and the public.

Written submissions to be posted to:



The Chief Executive Officer
Taupō District Council
Private Bag 2005
Taupō 3352
Freepost No. 112497
Fax 07 378 0118

Submissions can also be emailed:
LTPamendment@taupo.govt.nz

Hearings have been set down for the week 4-7 June 2019. Hearings in Turangi and Mangakino will be arranged if there are sufficient numbers.

If you have indicated that you wish to present your comments in person, you will be contacted after the submission period has closed to arrange a date/time. You will be given up to 10 minutes in which to present your submission and answer questions. Please make your written comments as complete as possible and use the hearing time to highlight the most important aspects of your submission.

Your details:

First Name

Last Name

Contact details

Postal address

Email

Best daytime contact number

Organisation

If you are completing this submission on behalf of others please name the organisation.

On behalf of

Presentation

Would you like to present your submission in person at hearing?

Yes **No**

If 'Yes' where would you prefer to be heard?

Taupō **Turangi** **Mangakino**

Do you have any other comments?

Questions

Issue A – Council administration building

What is your preferred option?

- Option 1 – Long-term lease.
- Option 2 – 72 Lake Terrace (the former Council building site).
- Option 3 (i) – Tūwharetoa Street car park (61 and 67 Tūwharetoa Street including approximately 80 in-berm carparks - our preferred option).
- Option 3 (ii) - Tūwharetoa Street car park (61 and 67 Tūwharetoa Street including two levels of underground car parking).
- Option 4 – Tongariro Domain.

Issue B – Museum

Council has not included any funding in the proposed Long-term Plan amendment for a new museum as building a new museum is not our preferred option.

If you did not tick option 4 above (which includes a council administration building and museum brought together by a shared atrium on Tongariro Domain), what should Council do about a new museum?

- Option 1 – Do not build a new museum (the status quo, our preferred option).
- Option 2 – Build a new museum (on the Tongariro Domain).



To the readers of Taupō District Council's consultation document
Independent Auditor's Report
on the proposed amendment of the 2018-28 long-term plan

I am the Auditor-General's appointed auditor for the Taupō District Council (the Council). I have audited the information in the consultation document about the proposed amendment of the 2018-28 long-term plan (long-term plan), using the staff and resources of Audit New Zealand. We completed our audit on 19 March 2019.

Opinion

In my opinion:

- the information in the consultation document about the proposed amendment of the long-term plan provides an effective basis for public participation in the Council's decisions about the proposed amendment, because it:
 - fairly represents the reasons for and implications of the proposed amendment; and
 - identifies and explains the main issues and choices facing the Council and the district, related to the proposed amendment; and
- the information and assumptions underlying the information in the consultation document related to the proposed amendment are reasonable.

Basis of Opinion

We carried out our work in accordance with the International Standard on Assurance Engagements (New Zealand) 3000 (Revised): Assurance Engagements Other Than Audits or Reviews of Historical Financial Information. In meeting the requirements of this standard, we took into account particular elements of the Auditor-General's Auditing Standards and the International Standard on Assurance Engagements 3400: The Examination of Prospective Financial Information that were consistent with those requirements.

We assessed the evidence the Council has to support the information and disclosures in the consultation document. To select appropriate audit procedures, we assessed the risk of material misstatement and the Council's systems and processes applying to the preparation of the proposed amendment.

We did not, as part of our audit work, evaluate the security and controls over the publication of the consultation document.

Responsibilities of the Council and auditor

The Council is responsible for:

- meeting all legal requirements relating to its procedures, decisions, consultation, disclosures, and other actions associated with preparing and publishing the consultation document whether in printed or electronic form;
- having systems and processes in place to provide the supporting information and analysis the Council needs to be able to prepare a consultation document that meet the purposes set out in the Local Government Act 2002 (the Act); and
- ensuring that any forecast financial information being presented has been prepared in accordance with generally accepted accounting practice in New Zealand.

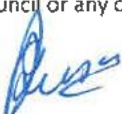
I am responsible for reporting on the consultation document, as required by section 93D of the Act. I do not express an opinion on the merits of any policy content of the consultation document.

Independence and quality control

In carrying out our audit, we complied with the Auditor-General's:

- independence and other ethical requirements, which incorporate the independence and ethical requirements of Professional and Ethical Standard 1 (Revised); and
- quality control requirements, which incorporate the quality control requirements of Professional and Ethical Standard 3 (Amended).

In addition to our work carrying out all legally required external audits, we have provided assurance reports on certain matters in respect of the Council's Debenture Trust Deed and the Planning and Procurement Processes for a new Headquarters Building. These assignments are compatible with those independence requirements. Other than these assignments, we have no relationship with or interests in the Council or any of its subsidiaries.



Clarence Susan
Audit New Zealand
On behalf of the Auditor-General, Tauranga, New Zealand



GREAT LAKE TAUPŌ
Taupō District Council