

SECTION 4 - ASSET DATA

Table of Contents

Section 4 - Asset Data.....	1
4.1 Asset Summary and Valuation.....	2
4.1.1 Summary.....	2
4.2.1 Asset Categories and Valuation.....	3
4.2.2 Asset Utilisation.....	4
4.2.3 Financial Structure.....	4
4.2.4 Asset Componentry Data Management.....	4
4.2 Asset Category.....	7
4.2.1 Category 1 - CCTV.....	7
4.2.2 Category 2 - Dog Pounds.....	8
4.2.3 Category 3 – Venues.....	9
4.2.4 Category 4 – Libraries.....	13
4.2.5 Category 5 – Taupo Museum.....	15
4.2.6 Category 6 – Community Halls/Venues.....	16
4.2.7 Category 7 – Social Housing.....	19
4.2.8 Category 8 – Investment Property.....	22
4.2.9 Category 9 – Motorcamps.....	26
4.2.10 Category 10 – Administration Property.....	27

4.1 Asset Summary and Valuation

4.1.1 Summary

Key asset categories cover by this Property AMP includes:

- Category 1 – Safer Communities
- Category 2 - Dog Pounds
- Category 3 – Venues (Excludes ODP)
- Category 4 - Libraries
- Category 5 – Taupo Museum
- Category 6 - Community Halls
- Category 7 – Social Housing
- Category 8 - Commercial Property
- Category 9 - Investment Property
- Category 10 - Council Administration & Operations Buildings

Taupo District Council is responsible for the management of property assets with an approximate depreciated replacement value of \$61 million as at 30 June 2017.

Overall valuations for the major buildings have mostly been assessed as part of building condition assessment survey reports by independent qualified consultants using national valuation standards. However where Council's own staff have conduct condition assessment surveys on properties and assets. Valuations for these have been taken from Council's rating valuations. Consequently the valuations used in this section of the Property AMP are a mix of two sources.

Property total valuation figures are a combination of the:

1. SPM Component costs for a property and,
2. Finance sections valuation of the land and structures.

4.2.1 Asset Categories and Valuation

Category		Asset	Number of Properties (SPM)	Number of Components (SPM)	Replacement value of Components
ABA	Safer Community	CBD CCTV	5	124	\$272,835
ABB	Regulatory Services	Dog Pounds	2	102	\$320,774
BBB	Venues	Great Lake Centre	14	362	\$8,403,508
		AC Baths	14	30	\$14,000,000
		Taupo Events Centre	22	463	\$9,069,000
		GE Turangi Aquatic Cre	4	97	\$5,153,000
		Turangi Gym	2	71	\$1,480,780
		Mangakino Pool	3	38	\$334,388
		Mangakino Sports Hall	2	65	\$446,891
BBC	Libraries	Taupo Library	5	160	\$3,426,640
		Turangi Library	6	112	\$1,114,500
BBD	Taupo Museum	Museum	5	127	\$1,387,590
BBE	Community Venues	Waitahanui Hall	11	163	\$720,000
		Waipahihi Hall	10	57	\$841,500
		Acacia Bay Hall	9	129	\$530,400
		Kinloch Hall	5	73	\$318,337
		River Road Hall	1	42	\$194,676
		Tirohanga Hall	10	150	\$546,643
		Whakamaru Hall	9	122	\$627,000
		Mangakino Community Centre	3	51	\$426,120
		Turangi Senior Citizens Hall	11	143	\$500,000
BBH	Social Housing	Taupo Social Housing	58	1292	\$2,719,239
		Mangakino	16	335	\$1,211,221
		Turangi Social Housing	11	227	\$1,214,815
CCA	Property	Mangakino Depot & Administration Building	6	136	\$1,380,000
		Investment Property			TBA
		Commercial Property			
		* Taupo I-Site	3	51	\$462,000
		* Turangi I-Site	3	64	\$458,000
		* Waiora House	10	199	\$1,948,000
		* Venture Centre	5	95	\$527,969
		* Pier 87	2	38	\$1,920,000
		* Taupo Therapy Centre	3	54	\$498,323
		Residential Property			
		* Broadlands Road	3	33	\$150,192
		* Owen Delany Drive	3	37	\$222,980
		* Te Moenga Place	2	31	\$635,000
* Depot Road Mgkn	3	40	\$128,446		

Property AMP – November 2017

DAA	Council Property	Admin	Main Bldg & Pre Fabs	11	392	\$2,713,569
			Mangakino Service Centre			TBA
			Turangi Service Centre	3	86	\$1,460,000
			Omori Depot	2	57	\$295,000
			Archives		As above	Same valuation as Taupo Therapy Centre
			CD Sheds	2	58	\$169,000
			Rural Fire/Events Equipment Storage Building	1	18	\$156,000
			Turangi Depot	2	129	\$511,000
			Kaimanawa Cricket Pavillion	2	78	\$125,400
Total Value of Built Assets						\$68,051,848

Table 1 - Asset categories and replacement values

Note:

- Valuations do not include land or living assets, and are for built assets only and components.
- Values are mainly based upon national standards and revised every three years. The last revision was in year 2013.
- Value is replacement value, not depreciated book value.

4.2.2 Asset Utilisation

The table lists Council's properties in accordance with the order of the Council's Financial Tree structure, and also describe the various types of businesses intended for the properties. Most of the property assets are designed to suit the respective business requirements, building alterations are planned in community needs and feedback.

Refer to Appendix "A" for an inventory of Council Owned Land

4.2.3 Financial Structure

Assets in the Property AMP are structured and listed according to Council's financial tree structure, under the following categories:-

ABA - Safer Community
ABB - Regulatory Services
BBB - Venues
BBC - Libraries
BBD - Museum
BBE - Community Halls & Venues
BBH - Social Housing
CCA - Property
CCB - Investments
DAA - Overheads

Refer to the following chart (District Property AMP Assets) for identification of how each asset group is funded within Council's financial structure.

4.2.4 Asset Componentry Data Management

Comprehensive asset component data relating to description of the property assets in Table 1, their valuation, age and condition is held and maintained in Council's SPM Assets program. SPM Assets has the capability to aggregate and/or disaggregate information enabling asset data to be analysed and

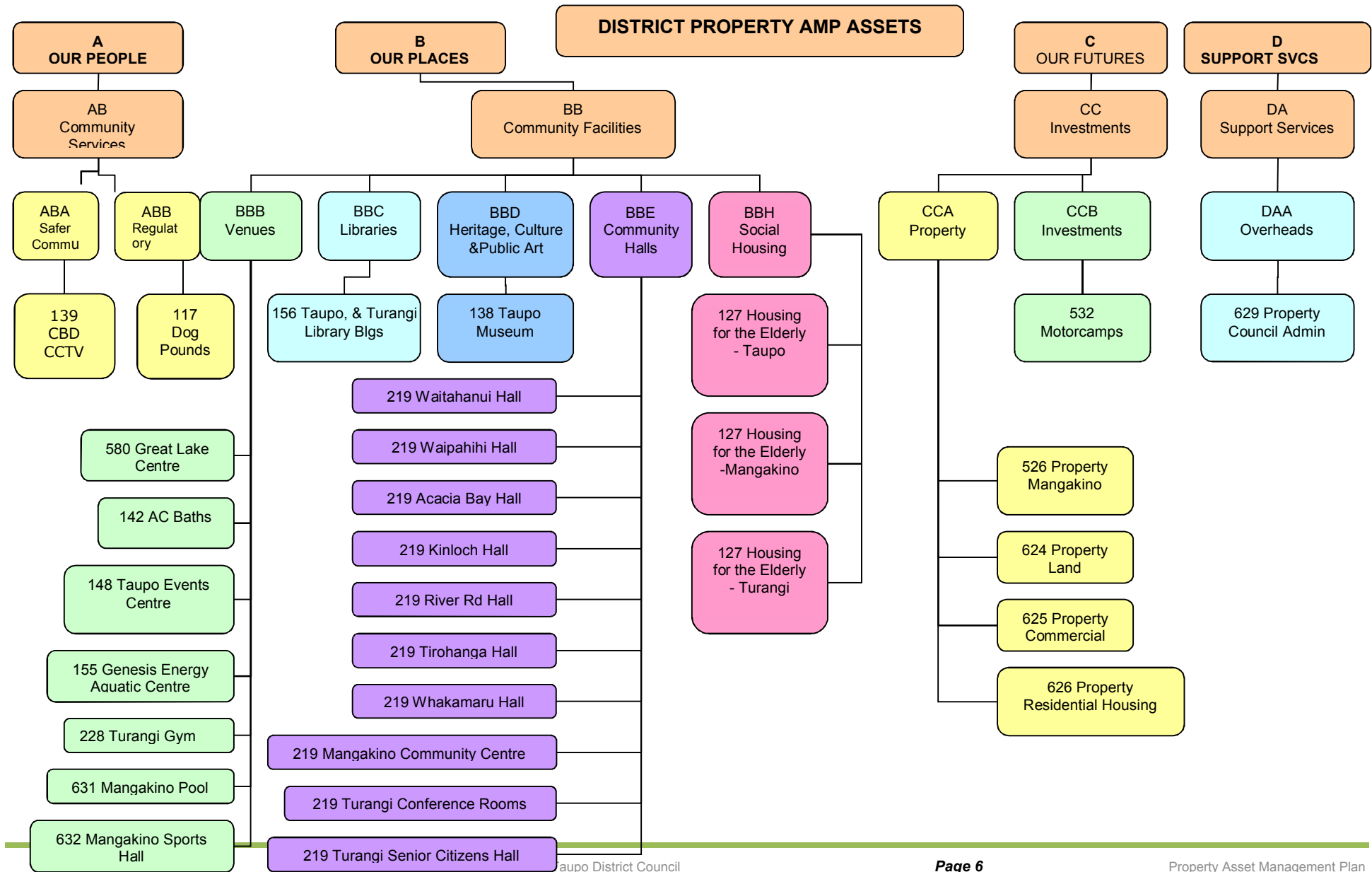
valued down to component levels. Summaries of data to component levels are shown in tables in Section 4.2.

The SPM Assets program enables the selection and grouping of specific parks assets and related components for reporting of lifecycle forecasts, quantities, valuation, and asset condition and project programming and costing. Projects are planned for the establishment of new and renewed assets, from data base information, and in consultation with customers and stakeholders. This information is then used to determine future work priorities for maintenance, renewal and new capital projects. The database is being constantly updated as new assets are added, renewed or removed.

Asset data is also held in Council's financial database, for asset depreciation and funding purposes. Assets are depreciated for financial accounting purposes on a Straight Line basis. This is different to the depreciation curve used by SPM to calculate the remaining useful life of an asset and when it will require replacement. In general, by the time an asset in SPM moves from condition factor 1 (being very good condition) to condition factor 2, it has less than half its expected life remaining.

SPM Assets Depreciation rates					
Condition Grade	C5	C4	C3	C2	C1
% of base life remaining	0 – 10%	11 – 24%	25 – 36%	37 – 54%	55 – 100%

Table 2 - SPM Assets condition grades and life expectancy




4.2 Asset Category

The following categories come under the “Our People”, “Our Places”, “Our Futures”, and “Support Services” strategic direction of the Council’s Long Term Plan.

USE SPM DATA SUMMARY REPORT – Front Page Only

4.2.1 Category 1 - CCTV

4.2.1.1 Description of CCTV

Asset	Asset Replacement Value	Capital Value	Picture
Taupo CBD CCTV System includes 20 Cameras & Equipment	\$192,835		
Turangi Town Centre 7 Cameras & Equipment	\$50,000		
Mangakino Town centre 3 Cameras & Equipment	\$33,164		
Total Value	\$275,999		

Taupo CBD & Spa Pak CCTV

The CBD systems including cameras were upgraded in 2016. Locations of cameras were agreed upon in consultation with Police and based on the areas of high activity or ‘hot spots’ in and around Taupo’s CBD area. Monitoring of the CCTV is carried out at the Taupo Police Station by the Police and the volunteers (Taupo Watch Group). Currently there 11 wireless linked cameras & 9 fibre linked cameras being monitored at the Taupo Police Station. All recording equipment is currently located at the Great Lake Centre.

One camera is located at Spa Park next to the toilet blocks this has been recently upgraded in 2013 and two additional cameras located along County Avenue facing the car park. The upgrade included a workstation placed at the Police station and the camera is now using the Avigilon operating system. The camera is supported by a wireless link back to Council, therefore, council now has control with the recording system ie server.

Turangi Town Centre CCTV

Turangi currently has 7 cameras upgraded in 2016. The recording equipment is located at the Service Centre. The upgrade included a workstation placed at the Police station and the camera is now using the Avigilon operating system. The camera is supported by a wireless link back to Council, therefore, council now has control with the recording system ie server.

Mangakino Town Centre CCTV

Mangakino currently has 4 camera installed in 2016. The recording equipment is located at the Service Centre. The upgrade included a workstation placed at the Police station and the camera is now using the Avigilon operating system. The camera is supported by a wireless link back to Council, therefore, council now has control with the recording system ie server.

4.2.2 Category 2 - Dog Pounds

4.2.2.1 Description of Animal Pound Facilities

Asset	Asset Replacement Value	Capital	Picture
Taupo Dog Pound Centennial Drive, Taupo	\$2,970,648.59 (EST)		
Turangi Dog Pound Gibson Street, Turangi	\$1000		
Total Value	\$313,285		

Table 3 – Dog Pound Building and Replacement Values

Taupo Dog Pound

The building is built on leased land owned by Contact Energy Limited (at no cost). The asset adjoins the SPCA owned building and the entire building is covered by the same fire and security alarm system.

Turangi Dog Pound

The building is located on Council's land. It is a concrete masonry shed and is used to temporarily hold animals to be transferred to Taupo.

Note

Valuations are taken from The Councils Rating Valuations last reviewed year 2016

4.2.2.2 Condition of Animal Pound Facilities

The Taupo Pound is of new construction and therefore in excellent condition

4.2.2.3 Capacity/Performance of Animal Pound Facilities

Taupo Animal Pound construction was completed in early 2010, and designed to satisfy anticipated accommodation requirements over the next ten years.


The Turangi animal pound is used for short term temporary requirements only. Animals are transferred to Taupo. The future of the facility in terms of continued service is uncertain.

4.2.2.4 Age of Animal Pound Facilities

Asset	Construction Year	Upgrade Year	Upgrade Type
Taupo Animal Pound	2010		Construction on leased property
Turangi Animal Pound	1980 (Estimate)		Property transferred from Ministry of Works & Development to Taupo County Council, and modified for pound purposes.

4.2.3 Category 3 – Venues

4.2.3.1 Description of Venues

Asset	Asset Replacement Value	Capital Picture
Great Lake Centre	\$13,154,780	
AC Baths	\$16,488,771	
Taupo Events Centre	\$14,978,482	
Genesis Energy Turangi Aquatic Centre	\$6,900,738	
Turangi Gymnasium	\$2,221,170	
Mangakino Pool	\$763,956	

Mangakino Sports Hall	\$1,398,000	
Total Value	\$55,905,897	

Great Lake Centre (GLC)

Primary purpose is to provide a venue for events and conferences. It is located in the centre of town on the Tongoriro Domain and has ample of parking available. To host large events ie Iron Man the domain becomes an extension to the venue to cater for the events needs.

AC Baths

The A.C. stands for Armed Constabulary who used the mineral springs back in the 18th Century. Since then they have undergone many alterations and improvements and are a historical feature of Taupo. AC Bath's facilities include:

- ◆ An indoor/outdoor leisure pool
- ◆ New 25 metre covered two metre deep competition pool, seating up to 500 people
- ◆ A 25 metre outdoor training pool
- ◆ Twin indoor hydro slides
- ◆ Private pools
- ◆ Poolside café facilities
- ◆ Dry sauna
- ◆ Indoor learn to swim pool

AC Baths has recently had extensive upgraded 2013 mainly to address the significant deterioration of the roof structural timber and fabric and some desired business improvements to the layout of facilities, pools etc.

Taupō Events Centre

The Taupo Events Centre is surrounded by hot thermal pools and is an international venue that meets standards for 19 international sports codes. It has a 2000m² floor area that has been used for large trade shows or association conferences for 1000 people or more as well as having expanding function rooms, office space for exhibition administrators and events coordinators. This facility also boasts:

- The Edge Climbing Wall is one of the biggest in the country. This 12 metre high wall, (432m² of climbing surface), challenges beginners and advanced climbers alike, with complete safety being assured at all times.
- Fitness Suite containing treadmills, stationary bikes, steppers, rowing machines, weights stations and staff to assist with personal fitness programmes.
- Suitable to host sports events, conventions, conferences, indoor concerts, trade shows, exhibitions and seminars

Genesis Energy Turangi Aquatic Centre

Re-constructed (from the previous Turtle Pool Complex) for the public of Turangi and Tongariro High School's use. At present it operates for the summer season, October - April.

There are three pools - the main pool, shallow pool and a toddler Turtle Pool. The pools meet the NZ Pool safe criteria and have the following facilities:

- Main Pool - 12.8m wide x 25m long
- Shallow Pool – 12.85m wide x 4.57m wide x 8.96m long
- Toddler – 0 to 0.40m

Turangi Gymnasium

Established to serve Turangi during the Hydro projects in the mid 1960's, The Turangi Gymnasium is of steel portal and timber frame construction, with wall cladding of Hardies Porch Panel, and Brown-built steel channel profile roofing. The facility provides for a wide range of indoor sporting codes, and social functions.

Mangakino Pool & Sports Hall

Established by Council in 2007 alongside and as a part of the project to improve the then recently acquired Mangakino Sports Hall.

The sports hall was originally part of the Mangakino High School. In 2006 ownership was transferred to the Council, and the building was improved to better suit requirements for the various Mangakino indoor sporting codes. The building is of timber construction, and accommodates a range of indoor sports, such as net ball and badminton.

4.2.3.2 Condition of Venues Facilities

Condition assessments are scheduled to be performed every three years and recorded in Councils SPM Property Management Program.

The SPM Condition Assessment Report describes the condition of each of the facilities is as follows:-

Venue	Condition
Great Lake Centre	The condition of the Great Lake Centre as good with 65% of its components in very good condition, and 32% in good condition. Only a small proportion of components are in moderate (3%), poor (0%) or very poor 0% condition relating to some of the internal paint and wallpaper surfaces.
AC Baths	The AC Baths upgrade was completed in 2014. Overall condition is good, with 89% of components being in very good condition and 5% in good condition. Only a small proportion of components are in moderate (6%). Condition assessment surveys of the Council's aquatic centre buildings and external facilities are to be assessed every three years, and recorded in the Council's SPM Property Management Program. The program facilitates planning for the best life span of all building components and the renewing of them at the optimum time for each category
Taupo Events Centre	The Taupo Events Centre overall condition is good, with 65% of components assessed as being in very good condition, and 21 % in good condition. A small proportion of components are in moderate (13%) or poor (1%) condition which related to some internal paint.
Genesis Energy Aquatic Centre	The overall condition of the Genesis Energy Aquatic Centre is very good, with 91% of the building components assessed as being in very good condition, moderate (2%), poor (4%) and very poor(3%).
Turangi Gymnasium	The overall condition of the Turangi Gymnasium is good, with 53% of components assessed as being in very good condition, and 29% in good condition. A small proportion of components are in moderate (14%) and poor (5%). The poor and very poor components are the roofing sheets, and incandescent lights
Mangakino Pools	The Mangakino Swimming Pool Complex is in very good condition with 64% of components in very good condition and 36% in good condition.
Mangakino Sports Hall	The overall condition of the Mangakino Sports Centre is 60% of components in very good condition and 26% in good condition. 9% are in moderate condition and a small proportion in poor condition .The components in poor condition are downpipes, paint external windows and doorsroof paint and external wall paint:

4.2.3.3 Capacity/Performance of Venues

Great Lake Centre

The Great Lake Centre opened in August 1992. The venue consists of a 358 seat tiered theatre, an exhibition hall and a backstage area including dressing rooms. The Great Lake Centre also manages the bookings for the Tongariro North Domain, the Rose garden and also the new Riverside Park and its amphitheatre.

The Great Lake Centre is a convention and entertainment facility situated in the centre of the Taupo Central Business District. The aim of the Great Lake Centre is to provide excellent convention and entertainment facilities and services for corporate and community clients with the intent of providing a flow on effect beneficial to the wider community.

To be able to attract events to Taupo Council needs to ensure that all of the venues including the Great Lake Centre are up to market expectation. Council's commitment to providing accessible and affordable venues to our community is matched with a commitment in its ability to offer excellent facilities to corporate users also. This in turn will help us encourage growth in our district and provide economic benefits along with social benefits. The provision of the Great Lake Centre has adequately facilitated in both indoor and adjacent outdoor events. However areas such as the large flat floor theatre, the main entrance and reception area, and the eastern section are currently being assessed for possible extension to better provide for some events which the centre may not suit their requirements.

	Total number of meeting rooms: 6				
	Seating capacity				
	Theatre style	Cocktail	Danquet	Classroom	Area
Main Hall	600	600	450	400	430m ²
East Wing	250	250	150	150	180m ²
Theatre	360	-	-	-	-
Hall/East-wing Combined	-	800	1000	450	-
Lower Foyer	-	100	60	-	140m ²
Upper Foyer	-	100	60	-	140m ²
Green Room	30	-	-	20	30m ²
Rimu Rooms	120	80	-	80	110m ²

AC Baths

The AC Baths has been modified and refurbished, to address the design and construction problems associated with the existing buildings and make some improvements to the overall facility. These include, but are not limited to, disabled access to the various buildings, disabled access to the various pools, an improved toddler/young children's area and minor layout changes throughout the overall facility. The completed complex is expected to fully meet the Activity's service requirements.

The upgrade of the AC Baths includes the following projects:-

- Installing UV filtration systems in the 25metre pool and the private pools to provide high quality pool water. Including an automatic DE filter start up system on all vacuum DE systems will improve customer service for early morning users. Automating the filtration systems will ensure compliance with the NZ Standard for Pool Water Quality, and will ensure that in the event of a power cut, (even during the night) the pools will start-up automatically and come on-line
- Split filtrations for the Learner pool and slides. With increased pool water quality standards NZS 5826:2010 and Swimming Pool Design standard NZS 4441:2008 at present these two separate areas share one common filtration tank and system. This is not recommended due to spread of contamination at any one time.

A new bore. Due to the unstable nature of new AC Bore 1 – pulling steam instead of fluid, an additional bore will need to be drilled.

Taupo Events Centre

The Taupo Event Centre offers opportunities to host local, regional, national & international sports and events, concerts, trade & craft shows, cultural events and conferences. This is because it has a stadium floor area of 2000 square meters and can be easily converted into the ideal venue as required. Opened in 1998, Taupo Events Centre was an addition to the already existing AC Baths and is located on AC Baths Avenue Taupo.

On-going increased membership numbers and the lack of space to safely cater for this demand, has prompted the project to extend the fitness centre over the adjacent deck area. It will increase in size and allow more of the community to become active members without any restrictions eg: capped membership numbers.

Currently the deck space is not used due to it not being covered therefore wet & cold in winter and too hot in summer, this will address the issue of valuable unused space in our facility while providing an increase in our income.

Genesis Energy Turangi Aquatic Centre

The Genesis Energy Aquatic Centre has been recently modified to meet the venues' activity service requirements, and there are no plans for any further improvements.

Turangi Gymnasium

The Gymnasium currently fails in the provision of access to the toilet facilities, and future planning for Gym improvements will include consideration of facilitating this access. The Gym is large and adequately provides for most Turangi indoor sporting needs.

Mangakino Pools

The Mangakino complex has been recently constructed to meet the venues' activity service requirements, and there are no plans for any further improvements at this stage.

Mangakino Sports Hall



The Mangakino Sports Hall has been recently improved to meet the venues' activity service requirements, and there are no plans for any further improvements at this stage.

4.2.3.4 Age of Venues

Asset	Construction Year	Upgrade Year	Upgrade Type
Great Lake Centre	1990	1994	Major Eastern (Front) Extension
			Minor Storage Room Extension
AC Baths	Unknown	2001	Major Upgrade
		2013	Major Upgrade
Taupo Events Centre	1998	2005 (Estimate)	Upgrade Toilet facilities, and provide Retail Space
Genesis Energy Aquatic Centre	1976	2009	Major Upgrade
Turangi Gymnasium	1968 (Est)	None	None
Mangakino Pools	2007	None	None
Mangakino Sports Hall	Unknown	2006	Toilet facilities and other areas improved

4.2.4 Category 4 – Libraries

4.2.4.1 Description of Libraries

Asset	Asset Replacement Value	Capital	Picture
Taupō Library	\$3,426,640		
Turangi Library	\$1,114,500		
Mangakino Library	Occupies Space in Service Delivery Centre		
Total Value	\$4,541,140		

Taupo Library

The Taupo Library has recently been modified to meet the required levels of service. The Taupo Library currently satisfies current building standards and legislation and meets structural building requirements. The library is central to the Taupo township and offers a variety of services.

Turangi Library

Turangi Library is located central to the township and offers a variety of services. It is well utilised as patronage has increased with the increased opening times. Includes External Boiler Room, Public Toilets, and Toy Library.

Mangakino Library

The Mangakino Library occupies space in the Service Delivery Centre building. Refer to the description and condition of the Mangakino Service Delivery Building for condition details.

4.2.4.2 Condition of Public Library Facilities

The condition of the Council's Public Library buildings and external facilities is assessed every three years, and recorded in the Council's SPM Property Management Program.

SPM condition reports for Taupo and Turangi library buildings state:-

Library	Condition
Taupo Library	The condition of the Taupo Library is very good with 87% of the components assessed as being in very good condition, and 9% in good condition. 4% are in moderate condition and a small proportion in poor condition relating to roof paint finish.
Mangakino Library	The Mangakino Library occupies space in the Service Delivery Centre building. Refer to the description and condition of the Mangakino Service Delivery Building for condition details.
Turangi Public Library	Turangi Library is in very good overall condition, with 76% of components assessed as in very good condition, 22% in good condition, and 2% in moderate to very poor

	condition. The coal fired boiler unit is visually described as being in very poor condition
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4.2.4.3 Capacity/Performance of Public Libraries

All three library buildings have been recently modified and/or extended to meet the library activity service requirements.

4.2.4.4 Age of Libraries

Asset	Construction Year	Upgrade Year	Upgrade Type
Taupo Library	1990	2007	Full reconstruction, extension & refurbishment.
Mangakino library	1990	2009	Modification & refurbishment
Turangi Library	1967	2007	Full reconstruction, extension & refurbishment.

4.2.5 Category 5 – Taupo Museum

4.2.5.1 Description of Taupō Museum

Asset	Asset Replacement Value	Capital	Picture
Taupō Museum	\$1,387,590		
Total Value	\$1,387,590		

Taupō Museum

Light timber frame construction building previously used as a library and museum, and then modified and extended to be used solely for museum purposes.

4.2.5.2 Condition of Museum

The condition of the Council's Museum and Art Gallery buildings and external facilities is assessed every three years, and recorded in the Council's SPM Property Management Program. The overall condition is described in an SPM Ltd report as very good, with 92% of components in very good condition, 7% in good condition, and with only a small %age in poor condition relating mostly to some external paint finish of Ora Garden which has since been renewed.

4.2.5.3 Capacity/Performance of Museum

The museum building was last extended, and refurbished for improved service during the 2000 – 2001 years. As such, and with additional minor modification since then, the building performs well for its size and design. However, it does have some limitations in its ability for controlled internal environmental temperatures and humidity levels. At this stage, there are no set plans for any upgrading of this building.

4.2.5.4 Age of the Museum

Asset	Construction Year	Upgrade Year	Upgrade Type
Taupo Museum	Unknown (Possibly in 1940's)	Successive additions modifications	To improve facility service requirements Major upgrade
		&	
		2000 to 2001	

4.2.6 Category 6 – Community Halls/Venues

4.2.6.1 Description of Community Halls/Venues

The community halls provide for a variety of activities such as weddings, sports, meetings, events and functions. Community halls are accessible and affordable and can be booked through the council offices or a local resident responsible for taking bookings.

Asset	Asset Replacement Value	Capital	Picture
Waitahanui Hall	\$720,000		
Waipahihi Hall	\$841,500		
Acacia Bay Hall	\$530,400		
Kinloch Hall	\$318,337		
River Road Hall	\$194,676		
Tirohanga Hall	\$699,174		
Whakamaru Hall	\$627,000		

Property AMP – November 2017

Mangakino Community & Fitness Centre	\$426,120	
Turangi Conference Rooms	\$500,000 (Est)	
Turangi Senior Citizens Hall	\$580,000	
Total Value	\$5,437,207	

Waitahanui Hall

The hall is owned by Council, and sited on Maori owned land which is maintained by Council as a sports reserve. Built in 2001, the hall has sports changing rooms, toilets, showers, health providers Room, mothers room, a kitchen, a large conference room, and external decks. The building is of light timber framed type construction.

Seating: 100 but the hall can accommodate up to 250

Waipahihi Hall

Built approximately 1986 and sited on the Waipahihi Sports Ground reserve, the building accommodates a small gymnasium, an office, lounge, kitchen, bar room, and toilets. The building is mainly of concrete masonry construction, with steel roofing.

Acacia Bay Hall

Built period: 1993

Located close to the tennis courts at Beasley Park on Wakeman Road in Acacia Bay.

Facilities include: Two separate function areas, large entrance lobby, kitchen, view of the lake and Mount Tauhara.

Seating: 80 but the hall can accommodate up to 100.

Kinloch Hall

Built period: 2000

Located at Kinloch Domain. It was refurbished in October 2000.

Facilities include: Lounge, kitchen.

Seating: 60

River Road

Built period: 1997-1998

Located on River Road, Reporoa. Established in 1997 and officially opened on December 20 of that year.

Facilities include: Lounge, Kitchen

Tirohanga Hall

Built period: 1994

Located at 839 Tirohanga Road,

Property AMP – November 2017

Facilities include: An older style hall which has had a new annex, offering a modern kitchen, a lounge area (carpeted) with a bar facilities. Main hall with stage and toilets.

Seating: Up to 220. (i.e. 150 in the main hall and 70 in the new extension).

Whakamaru Hall

Older type community hall, situated at 5 Arataki Road, RD, Mangakino (corner SH32 and Arataki Road). Facilities include: a kitchen, toilets, main hall area with stage, and the south side is partitioned off with folding doors for extra room.

Seating: Up to 220

Mangakino Community & Fitness Centre

Located in the Town Centre directly behind the Mangakino Service Delivery Centre. Older style premises built in the 1940's.

Turangi Conference Rooms

Public Meetings Rooms in the Turangi Service Delivery Centre

Turangi Senior Citizens Hall

Located in McLaren Park, Turangi. Donated to Council by Tongoriro Community Hall Trust. Facilities include fully equipped kitchen.

4.2.6.2 Condition of Community Hall & Venues

The condition of the Council's Public Halls and external facilities is assessed every three years, and recorded in the Councils 'SPM Property Management Program.

The August 2017 SPM Building Condition Report provides advice on the condition of the halls as follows:-

Hall	Condition
Waitahanui Hall	The overall condition of the Waitahanui Hall is excellent, with 88% of components assessed as being in very good condition. Only a small proportion of components are in good (7%), and (4%) are in poor condition. Of the components in poor condition relates to the paint finish internal walls in main hall.
Waipahihi Hall	The overall condition of the Waipahihi Hall is good, with 38% of components assessed as being in very good condition and 51% in good condition. Only a small proportion of components are in moderate (10%) and poor condition (1%). Of the components in poor condition relates to metal spouting, part of internal wall painting, mirror in men's toilet and vanity unit in woman's toilet and carpet in utility room.
Acacia Bay Hall	The overall condition of the Acacia Hall is very good, with 81% of components assessed as being in very good condition and 11% in good condition.
Kinloch Hall	The overall condition of the Kinloch Hall is very good, with 67% of components assessed as being in very good condition and 28% in good condition. Only a small proportion of components are in moderate (5%).
River Road Hall	The overall condition of the River Road Hall is good, with 51% of components assessed as being in very good condition and 37% in good condition. 11% of components are in moderate condition.
Tirohanga Hall	The overall condition of Tirohanga Hall is very good, with 55% of components assessed as being in very good condition and 42% in good condition. Only a small proportion of components are in moderate (3).
Whakamaru Hall	The overall condition of the Whakamaru Hall is very good, with 61% of components assessed as being in very good condition and 30% in good condition. Only a small proportion of components are in moderate (7%) and (1%) poor condition. Of the components in poor condition relates to internal ceiling paint finish, interior wall paint finish and one of the toilets.

Mangakino Community Centre	The overall condition of Mangakino Community Centre is very good, with 80% of components assessed as being in very good condition and 10% in good condition. Only a small proportion of components are in moderate (5%), poor condition (2%) or very poor (3%) condition. The components in poor or very poor condition relate to softboard / pinex tiles ceiling lining that contains some sagging, hot water cylinder, kitchen door and fluorescent lights 1 in kitchen and 4 in gym.
Turangi Conference Rooms	Included with the Turangi Service Delivery Centre Condition Assessment Survey
Turangi Senior Citizens, Hall.	The overall condition of the Turangi Senior Citizens Hall is excellent, with 77% of components assessed as being in very good condition and 9% in good condition. Only a very small proportion of components are in moderate (13%) and (1%) in poor condition. The components in poor condition, relate to external timber door on RH side of building and ventilating-exhaust fan and interior doors paint finish.

4.2.6.3 Capacity/Performance of Community Halls & Venues


All halls are of sufficient capacity and design to cater for most user requirements. Currently there is no demand for further halls or extension/improvements to any halls or venues.

4.2.6.4 Age of Community Halls & Venues

Hall	Construction Year	Upgrade Year	Upgrade Type
Waitahanui Hall	1999	None	None
Waipahihi Hall	Mid 1980's	None	None
Acacia Bay Hall	1992	None	None
Kinloch Hall	Mid 1980's	None	None
River Road Hall	Late 1990's	None	None
Tirohanga Hall	Unknown	None	None
Whakamaru Hall	Unknown	None	None
Mgkn Community Centre	1948	2006/7	None
Turangi Conference Rooms	Early 1960's	Mid 1990's	Improved kitchen & toilet facilities
Turangi Senior Citizen's Hall	Late 1980's	None	None

4.2.7 Category 7 – Social Housing

4.2.7.1 Description of Social Housing

Asset	Asset Capital Replacement Value	Picture
Taupō Social Housing	\$4,616,532	

Property AMP – November 2017

		
Turangi Social Housing	\$1,214,815	 
Mangakino Social Housing	\$1,211,221	
Total Value	\$7,042,568	(SPM Replacement Value)

Taupō Social Housing

Taupo District Council administers 40 Pensioner Units, 29 in a complex on the corner of Rifle Range Road and Konini Street, opposite the Paetiki Shopping Centre, and 11 in Woodward Street, Nukuhau. Tenants each have their own small gardens at the back and front of the unit.

Most units have single bedrooms but five have double bedrooms. Each unit has a separate kitchen, bathroom and lounge dining areas. There is an active Neighbourhood Watch Group on site.

Rifle Range Rd Assets	Konini St Assets	Woodward St Assets
Blk 186 = \$520,800	Blk 21 = \$320,820	Units 1 & 2 = \$224,000
Blk 188 = \$690,420	Blk 22 = \$522,420	Units 3 & 4 = \$224,000
Blk 190 = \$313,600	Blk 23 = \$421,620	Units 5 & 6 = \$224,000
Site assets=\$93,183	Blk 25 = \$421,620	Units 7 & 8 = \$224,000
Services = \$11,892	Lounge = \$162,000	Units 13 & 14 = \$224,000
<u>Sub-total</u> =\$1,629,895	Site Assets=\$110,904	Unit 19 = \$112,000
	Services=\$15,856	Site assets = \$108,690
	<u>Sub-total</u> =\$1,975,240	Sub-Total = \$1,340,690
	LV= \$ 410,000	LV \$101,000 & LV \$255,000

Turangi Social Housing

Called the Turangi Retirement Complex, the Taupo District Council owns six pensioner units located in Tod Place, off Tamakui Grove. This complex is very close to the shopping centre. There are four, one bedroom units and two, two bedroom units.

Units 1 & 2 = \$245,600
Unit 3 = \$182,000
Unit 4 = \$182,000
Units 5 & 6 = \$255,600
Site assets = \$47,072

Property AMP – November 2017
 Total CRV = \$914,815
 LV = \$300,000 (Est)

Mangakino Social Housing

Taupo District Council operates 11 pensioner units in Karamu Street, Mangakino, close to the shopping centre. There are nine single units and two doubles. Each unit has one bedroom, with separate kitchen and lounge dining area.

Blk 1 = \$390,000
 Blk 2 = \$210,000
 Blk 3 = \$195,000
 Blk 4 = \$299,000
 Site assets=\$65,221
 Total CRV= \$1,159,221
 LV = \$52,000

4.2.7.2 Condition of Social Housing

The condition of the Council's HFE buildings and external facilities is assessed every three years, and recorded in the Council's SPM Property Management Program. All units are of good condition, and the renewing of building components generally is undertaken to plan, but with some compromise to suit tenancy requirements and constraints.

The last condition survey was undertaken in September 2016 by SPM with their comments as follows:-

Social Housing Complex	Condition
Rifle Range Housing 29 Units	The overall condition is very good, with 70% of components assessed as being in very good condition, 22% in good condition,. Only a small proportion of components are in moderate (4%), and poor (1%) or very poor, (2%) condition. These lower condition ratings apply to some of the incandescent lights, fans, heaters, external roof paint finish and a number of hot water cylinders nearing the end of the life.
15 Woodward Street 11 Units	The overall condition is excellent with 82% of components as being in very good condition, 8% in good condition. Only a very small proportion of components are in moderate (5%), or poor (4%) condition. These lower condition ratings relate to some internal wallpaper finish, external deck paint finish, LH side of carpark retaining wall and some old hot water cylinders which are beyond their expected life span.
Mangakino Housing 11 Units	The overall condition is excellent with 74% of components as being in very good condition, 19% in good condition. Only a very small proportion of components are in moderate (6%), or poor (1%) condition. These lower condition ratings relate to some interior paint finish, a stove, a vanity unit and some old hot water cylinders which are beyond their expected life span.
Turangi Housing 6 Units	The overall condition is excellent with 82% of components as being in very good condition, 14% in good condition. Only a very small proportion of components are in moderate (3%), or very poor (1%), or very poor (1%) condition. These lower condition ratings relate to internal wallpaper and paint finish, vinyl and shower unit in one unit and paint of external doorsteps on 3 blocks.

4.2.7.3 Capacity / Performance of Social Housing

Pensioner housing units are currently tenanted at approximately 93% to 98% occupancy rate. This incorporates vacancies necessary for refurbishment and redecoration. There is currently (2017) a high number of people on the Council's waiting list for potential tenants.

4.2.7.4 Age of Social Housing

Social Housing Complex	Construction Year	Upgrade Year	Upgrade Type
Rifle Range Housing 29 Units	1970's	1996	Amenities Hall facility added.
15 Woodward Street 11 Units	Mid 1980's	1990	Added two units
Mangakino Housing 11 Units	Mid 1980's		Units progressively added to site over this period.
Turangi Housing 6 Units	1990	1991	Constructed two 2 x bedroom units

4.2.8 Category 8 – Investment Property

4.2.8.1 Description of Investment Property

This category includes:

1. Mangakino Property
2. Council Owned Land
3. Commercial Property
4. Residential Property

Mangakino Property

The Mangakino Pouakani Service Delivery Centre shares premises with the Mangakino Library and is located in the Mangakino Shopping Centre. The building was originally the old Mangakino Cinema which in the early nineties was reduced in size, and underwent major modifications to achieve premises for the service centre and library accommodation. During year 2010 the building was again modified to improve the facility.

Asset	Asset Replacement Value	Capital	Picture
Mangakino Service Delivery	\$1,380,000		
Mangakino Depot	\$1,046,796		
Total Value	\$2,426,796		







Property AMP – November 2017

Council Owned Land

Information to be provided by Taupō District Council's Commercial Manager of Business Development of Council Owned Land

Various Land Parcels	Valuation not Listed	
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Council Commercial Property

Asset	Asset Replacement Value	Capital Value	Picture
11 Manuka Street (Taupō Therapy Centre)	\$740,000		
Sale Yards Lease Sites	\$290,000		
129 Spa Road (Waiora House)	\$2,732,347		
246 Spa Road (Venture Centre)	\$1,056,978		
Rauhoto St (Chris Jolly)	\$1,920,000		 
436 Broadlands Road, (Taupō Motorsport Park)	Valuation not Listed		

Property AMP – November 2017

Tongoriro St (Taupō I-Site)	\$479,970	
Turangi I-Site	\$567,066	
Total Value	\$7,786,361	

11 Manuka Street, Taupō Therapy Centre

Built as part of the old Borough Council Depot in the late eighties. Concrete masonry construction. Colour steel roof office accommodation.

14 Oruanui Road, Sales Yards

No council owned built assets

129 Spa Road, Waiora House

Office accommodation complex of three major and two minor buildings and associated site assets. Light timber frame construction with colour steel roofing. Main (older) building & minor buildings were earlier used as the Taupo Maternity Hospital.

246 Spa Road, Venture Centre

Industrial use buildings constructed of steel framing and corrugated steel cladding & roofing, converted in early 80's for purpose of accommodating new Taupo businesses.

Rauhoto Street, Chris Jolly Booking Office & Boat Shed

Booking office is a house converted to office accommodation for tourist industry use approx. 2009. Light timber frame construction.

4.2.10.1 The boat shed was built approx. 2008. It is an industrial use building constructed of steel framing and corrugated steel cladding & roofing.

Taupō Coast Guard lease part of the property and have their own building.

436 Broadlands Road (Taupō Motorsport Park)

Valuation not listed and buildings are owned by Lessee.

6 Mitiotu Grove, Turangi (Turangi Tongariro Sports Foundation)

Valuation not listed.

Property AMP – November 2017

Tongoriro St. Taupō I-Site

Built 1991, & extended approx. 2006.

Purpose designed for Visitor Centre use. Concrete, steel, timber & glass construction.

Turangi I-Site

Built approx. mid 1980 to 1990.

Purpose designed for visitor centre use. Brick, & light timber framed with colour steel roofing.

Councils Residential Property

Asset	Asset Replacement Value	Capital	Picture
130 Broadlands Rd (Taupō Landfill House)	\$264,352		
9 Delany Drive, (Owen Delany Park House)	\$372,573		
	\$636,925		

Broadlands Road

Light timber frame and steel roof construction

Owen Delany Park House

Light timber work and steel roof construction

4.2.8.2 Property Condition

The condition of the Council's property assets in the "Investments - Property" Category is assessed every three years, and recorded in the Council's SPM Property Management Program. The average condition of the buildings in the "Taupo Investment Property" asset category is described as fair to very good.

More specifically, the conditions of the following selected assets, by SPM Ltd, who commented thus:-

Property	Condition
Taupo Visitor Centre	The overall condition of the Taupo Visitor Centre is very good, with 75% of components assessed as being in very good condition and 21% in good condition. A small proportion of components are in moderate (2%) condition and poor (2%) condition which relates to
Turangi Visitor Centre	The overall condition of the Turangi Visitors Centre is good, with 28% of components assessed as being in very good condition and 35% in good condition. A small proportion of components are in moderate (13%) and poor (24%) condition. Of the \$20,000 worth of components in poor or very poor condition \$9,000 relates to the lighting and \$8,000 relates to the roof paint finish.
Waiora House	The overall condition of Waiora House and associated buildings is very good, with 88% of components assessed as being in very good condition and 11% in good condition.
	The overall condition of the Turangi Service Centre is moderate, with 21% of components assessed as being in very good condition and 427% in good condition. A fair proportion of components are in moderate (41%), poor (8%), or

Property AMP – November 2017

Turangi Service Centre & Conference Rooms	very poor (3%) condition. Of the components in poor or very poor condition relates to the partial external wall plaster, external roof paint finish, roof, hot water cylinder nearing end of life and incandescent lights.
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4.2.8.3 Capacity / Performance of Investment Property Assets

The properties in the Taupo Investments category generally provide adequate accommodation to Council's needs in office and depot uses, and also for rental accommodation and investment purposes.

4.2.8.4 Age of Investment Property Assets




Asset	Construction Year	Upgrade Year	Upgrade Type
Commercial Land	N/A	N/A	N/A
11 Manuka Street Taupō Therapy Centre	1980's	Mid 1990's 2006	Modify to establish 2 new lease units, and create own title. (Unit 1 Archive Centre)
14 Oraunui Road Sale Yards Lease	Land only	N/A	N/A
129 Spa Road Waioara House Complex	1950's	1992 2005 2011	Modify ex Hospital Bldgs into admin offices Establish new Tauhara Wing Establish new Ruapehu Wing
246 Spa Road Venture Centre Complex	1960's	1992 2006	Modify to establish Venture Centre Lease Units. Then further Imps in successive years
Rauhoto St Chris Jolly Charters	2009	N/A	N/A
Rauhoto St Boat Mtce Shed	2008	N/A	N/A
Rauhoto St Coast Guard Site	2009	N/A	N/A
Broadlands Rd Taupō Race Park	Land Only	N/A	N/A
130 Broadlands Rd Tpo Landfill House	Mid 1980's	N/A	N/A
9 Delany Drive Owen Delany Park House	Relocated from Heu Heu St (1984)	N/A	N/A

4.2.9 Category 9 – Motorcamps

4.2.9.1 Description of Motorcamps

- Turangi Holiday Park is on Fee-simple privately owned Council land, and the land valuation has been included.
- Motuoapa and Motutere Camps are on Reserve land and Land Valuations have not been included.
- Taken from The Councils Rating Valuation assessments last reviewed year 2016

Property AMP – November 2017

Asset	Asset Replacement Value	Capital	Picture
Turangi Holiday Park	\$480,000		
Motuopa Camp	\$990,000		
Moutere Camp	\$866,000		
Total	\$2,336,000		

Turangi Holiday Park

Land area = 46,025 sq m
 Council owns the land, roading, & services.
 Tenant owns the buildings

Motuapa Camp


Land area = 6,518 Sq m
 Council owns the land, roading, & services.
 Tenant owns the buildings

Moutere Camp

Land area = 95400 sq m
 Council owns the land, roading, & services.
 Tenant owns the buildings

4.2.10 Category 10 – Administration Property

4.2.10.1

Asset	Asset Replacement Value	Capital	Picture
Main Office Building	\$2,540,000		

			
Turangi Delivery	Service	\$1,460,000	
Turangi Depot		\$175,000	
Omori Depot		\$295,000	
CD Sheds		Valuation not available	
Archives		Valuation not available	
Total		\$4,175,000	

Taupō Main Office Building

Comprising of Blocks 1, 2, & 3, and located on the corner of 72 Lake Terrace and 9 Rifle Range Road. It occupies a high profile site being in close proximity to the perimeter of Taupo's CBD, and also close proximity to the lake shore. The original building at 72 Lake Terrace (Part of Block 3) was established in 1968 for the Taupo County Council, but since then has been modified and expanded several times to suit changing requirements for increased workloads and staff numbers. The adjacent property at 9 Rifle Range Road, was purchased in the mid-eighties, and Blocks 1 & 2 were established on this site in 1989. These comprised of the former Borough Council office buildings, relocated from Story Place.

Turangi Service Centre

The building was established for municipal administration purposes by government during the mid 1960's when Turangi was the base for construction forces on the Tongariro Power Development project. It currently accommodates Council's board room, administration offices, and the Turangi Community Rooms

Turangi Depot

Government property handed over to Council for Municipal Depot purposes in 1980 (approx.)
Portal Framed & timber construction

Omori Depot

Complex includes miscellaneous staff administration and amenity buildings and associated services.

Civil Defence (CD) Sheds

The sheds are located at Owen Delany Park and store both machinery and resources for emergency response.

Archives

Located at 11 Manuka Street has been renovated to house artefacts and historical information for the Taupō District Council

4.2.10.2 Condition of Overhead Property

The condition of the Council's property assets in the "Overheads Property" Category is assessed every three years, and recorded in the Council's SPM Property Management Program.

Property	Condition
72 Lake Terrace Main Office Property	The overall condition is described in an SPM Ltd report as good, with 51% of components in very good condition and 34% in good condition. Only a small proportion of components are in moderate (15%). Structural inspection carried out which resulted in concerns being raised. Asbestos assessment which raised issues. Electrical assessment which raised additional concerns.
Turangi Service Centre & Conference Rooms	The overall condition of the Turangi Service Centre is moderate, with 21% of components assessed as being in very good condition and 27% in good condition. A fair proportion of components are in moderate (41%), poor (8%), or very poor (3%) condition. Of the components in poor or very poor condition relates to the external hardiflex sheeting, roof, stove, carpet in conference room, ceramic tiles in entrance lobby, and the zip heater.
Turangi Gibson St Depot	The overall condition of the Turangi Gibson St Depot is moderate, with 20% of components assessed as being in very good condition and 63% in good condition. A fair proportion of components are in moderate (8%), poor (1%), or very poor (8%) condition. Of the components in poor to very poor condition relates to external and internal paint, zip heater, floor finishes and post & wire fence.
Omori Depot	The overall condition of the Omori Depot is very good, with 91% of components assessed as being in very good condition and 6% in good condition. A fair proportion of components are in moderate (1%), poor (1%) condition. Of the components in poor to very poor condition relates to floor finishes and a stove.
CD Sheds	The overall condition of the CD Sheds is with 86% of components assessed as being in very good condition and 6% in good condition. A fair proportion of components are in moderate (8%) condition
Archives	The overall condition of Archives is good, with 63% of components assessed as being in very good condition and 12% in good condition. A fair proportion of components are in moderate (24%) and poor (1%) condition. Of the components in poor condition relates to hot water cylinder nearing its end of life.

4.2.10.3 Capacity / Performance of Overheads Property

Property	Capacity / Performance
72 Lake Terrace & 9 Rifle Range Road	The Main Office Complex was modified 2011 and extended to facilitate better business efficiency and additional space. Staff were relocated back to the main office complex from Gillispie Plaza.
Turangi Service Centre & Conference Rooms	The Turangi Service Centre was renovated 2011 to facilitate better business efficiency. The size is adequate for the business.
Turangi Gibson St Depot	Premises suitable for the depot business
Omori Depot	Premises suitable for the depot business
CD Sheds	Premises suitable for Emergency Response
Archives	Premises suitable for storage of Artefacts

4.2.10.4 Age of Buildings

Property	Age	Alterations	Area of Building
72 Lake Tce Head Office & Annex Blgs	1968	1985 1989 1990's 2000 2011	North Wing Extension Infill Extension & new relocated office blgs established. Successive modifications North Wing extension & Customer Svcs Ext Central ground floor ext, & general mods.
Turangi Service Delivery	1966 Approx.	1998	Extended & modified

Property AMP – November 2017

		2011	Renovations
Turangi Depot	1966 Approx.	N/A	N/A
Omori Depot	2007	N/A	N/A
CD Sheds	2005	N/A	N/A
Archives	Unknown		