

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 21 FEBRUARY 2006 AT 9.00 AM

PRESENT:

John O'Neill (Mayor)
Crs John Gallagher
Dave Pullen
Barry Stringer
Evan Williams

IN ATTENDANCE:

Glen Innes (Chief Executive Officer)
Bernie Haar (Asset Manager) for parts of the meeting
Garth Nixon (Community Facilities Manager) for parts of the meeting
Martin King (Manager – Planning and Regulations) for parts of the meeting
Jason Beck (Manager – Finance and Administration)
Mike Shears (Manager – Roading) for parts of the meeting
Rosemary Moran (Committee Clerk)

I APOLOGY:

Resolved that an apology be received from Cr McDermott and that Cr Page's Leave of Absence be noted.

B J D Stringer D Pullen

II REPORTS:

1. LAKE PUKAKI VISITOR CENTRE:

This report from the Manager – Finance and Administration sought Council approval for two requests to carry out activities in the car park at the Lake Pukaki Visitor Centre.

Resolved that the report be received.

B J D Stringer/D Pullen

Resolved:

1. That, subject to the approval from Meridian Energy Limited, the Council approves the request from the Ahuriri Lions Club to use the car park at the Lake Pukaki Visitor Centre to hold fundraising barbeques on Sundays.
2. That, subject to the approval of Meridian Energy Limited, the Council approves the request from Environment Canterbury to use the car park at the Lake Pukaki Visitor Centre as a Driver Fatigue Stop on Easter Monday.

J Gallagher/ D Pullen

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2. RESOURCE CONSENT APPLICATION RM 060007, SUBDIVISION OF LOT 1 DP 362814, ALLAN STREET, LAKE TEKAPO, MACKENZIE DISTRICT COUNCIL DELEGATION TO COMMISSIONER.

This report from the Manager – Planning and Regulations referred to the need for a formal delegation to an Independent Hearing Commissioner to make a decision on the Resource Consent Application RM060007.

Resolved that the report be received.

B J D Stringer/E Williams

Resolved that authority be delegated to David Collins to make the decision on Resource Consent Application RM060007, Subdivision of Lot 1 DP 362814, Allan Street, Lake Tekapo.

J Gallagher/E Williams

3. RESOURCE CONSENT RM050093, SUBDIVISION, OSTLER ROAD, TWIZEL, RUATANIWHA FARM LTD:

This report was provided to enable the Council to assess an objection to a resource consent decision with a view to making a decision on the objection.

Resolved that the report be received.

E Williams /D Pullen

Resolved:

1. That the objection relating to Condition c) be upheld and that the condition be amended to read:
 - (c) **The consent holder shall pay the water supply capital works contribution of \$1,808.96 plus GST for one additional lot before the issue of the completion certificate under Section 224 of the Resource Management Act 1991.**
2. That the objection relating to Condition d) be upheld and that the condition be amended to read:
 - (d) **The consent holder shall pay the sanitary sewage capital works contribution of \$1,527.58 plus GST for one additional lot before the issue of the completion certificate under Section 224 of the Resource Management Act 1991.**

D Pullen/J Gallagher

IV VISITORS:

1. REPRESENTATIVES OF CANTERBURY WEST COAST SPORTS TRUST AND SPORT SOUTH CANTERBURY:

The Mayor welcomed Verna Parker and Rachael Pullar of Sport South Canterbury and Selwyn Maister and Julian Falloon of the Canterbury West Coast Sports Trust.

Mr Maister expressed appreciation of the Council's cooperation in working with the Trust and circulated information about it (a copy of which is attached to this record as Appendix A).

Verna Parker circulated a report detailing Sport South Canterbury's involvement with the Mackenzie District. This is attached to this record as Appendix B.

It was suggested that the walkways in the District could be promoted by including them on township maps. The new national walkway being developed by the Te Araroa Trust was noted as a significant addition to walkways in the District.

Mrs Parker referred to Physical Activity Plans which local authorities were being encouraged to develop. She noted that funding assistance was available from the government for the plans.

Mrs Parker also answered questions about Sport South Canterbury's request for support for the 2006 South Canterbury Sports Awards function which was on the Agenda for consideration later in the meeting.

The Mayor thanked the visitors for attending the meeting and for the important work which they did in the District.

The meeting was adjourned at 10.40 am for morning tea and reconvened at 11.10 am.

II REPORTS (Continued):

4. MANAGEMENT LETTER FROM AUDIT NEW ZEALAND:

This report from the Manager – Finance and Administration was accompanied by the report on the Audit of the Mackenzie District Council for the year ended 30 June 2005.

Resolved that the report be received.

B J D Stringer /D Pullen

IV VISITORS:

2. AUDIT NEW ZEALAND:

The Mayor welcomed to the meeting Tony Uttley and Sefton Vuli of Audit New Zealand.

Mr Uttley spoke to the Management Report which had been circulated to Councillors and answered questions. He emphasised that while he understood concerns of local authorities regarding legislation which had significant financial impacts on some councils and audit fees, Audit New Zealand had to take the legislation as it was written rather than challenge it.

He explained the legal mandate regarding the details that the auditors needed to cover and noted that it was significantly different to that required of the commercial/private sector. He noted that the audit fees had been based on best estimates and he undertook to continue discussions to reach agreement on what a reasonable level of fees needed to be in the future.

The issue addressed in clause 9.1 Rates – Annual Plan of the Management Report was discussed. The Mayor noted that the factors used for calculating the rates strike for the Long Term Council Community Plan's adoption on 30 June could never be completely consistent with the updated information which would be available to the Council when it passed its rates resolution a couple of months later. Mr Uttley undertook to work through the issue in more detail with the Manager – Finance and Administration to get a practical solution.

Cr Stringer requested that the Audit New Zealand accounts be included on a Council meeting agenda for consideration prior to their payment.

The Mayor thanked Messrs Uttley and Vuli for attending and invited them to join the Council for lunch.

The meeting was adjourned at 12.15 pm for lunch and reconvened at 1.10 pm.

II REPORTS (Continued):

7. 2006 SOUTH CANTERBURY SPORTS AWARDS:

This report from the Community Facilities Manager was accompanied by an invitation to the Council to become a sponsor of the 2006 South Canterbury Sports Awards.

Resolved that the report be received.

E Williams/J Gallagher

Resolved that the invitation to the Council to become a sponsor of the 2006 South Canterbury Sports Awards be declined.

D Pullen/J Gallagher

III GENERAL:

1. FINANCIAL CONTRIBUTIONS:

The Council considered the issue of Financial Contributions which had been held over from the meeting of 14 February 2006.

Cr Pullen suggested that the Council should aim to collect more revenue for water and sewerage infrastructure by way of connection fees and user charges than from financial contributions paid by developers. He also suggested that the Council could promote the concept of connectors to water supplies being required to provide storage for rain water to use for gardens and toilet systems. He referred to the potential requirement that all water for domestic consumption be treated and suggested it would be cheaper for that to be done in the home, at the point of consumption.

The Chief Executive Officer referred to the long consideration which had been given to Council's Financial Contributions Policy and noted that it was the subject of a District Plan change which would formalise the method of calculation used for the Policy. He said that while it had been intended that the contribution amounts be reviewed annually, with the benefit of hindsight he thought it might be better and provide a smoother result if it were reviewed every third year.

The Manager – Finance and Administration gave a power point presentation which explaining the methodology for calculating financial contributions, sought endorsement of the updated financial contributions and discussed the methodology relating to the sewer upgrade in Lake Tekapo. The presentation is attached to this record as Appendix B.

The Manager – Finance and Administration suggested that some of the concern expressed by Cr Pullen related to anomalies which arose in multi-stage developments. He said there was only a handful of such developments and they could be dealt with individually by agreement.

The Asset Manager said it was important for Council to have a robust policy and suggested it would not be wise to dilute its philosophy by trying to address one-off situations.

Cr Pullen said he was comfortable with that approach.

Resolved:

1. That the following financial contributions (with the Tekapo Sewer Upgrade Contribution remaining at \$4,658.00) be endorsed:

	Water	Sewer	Stormwater
Fairlie	\$1,461.47	\$1,208.11	\$1,099.13
Tekapo	\$3,684.77	\$3,161.09	\$871.80
Twizel	\$2,167.17	\$2,339.11	\$1,015.69

NB: These figures are exclusive of GST

2. That new Financial Contributions be implemented from 1 April 2005.

The meeting was adjourned at 3.05 pm for afternoon tea and reconvened at 3.05 pm.

II REPORTS (Continued):

5. ROADING PROJECTS 2006/07:

This report from the Manager – Roading sought approval of the proposed Roading Projects for the 2006/07 financial year.

Resolved that the report be received.

D Pullen/B J D Stringer

The Manager – Roading spoke to his report. He explained the land ownership issues what had precluded any action to replace the Stoneleigh Bridge in the meantime.

The Chief Executive Officer referred to the Lilybank Road and asked if it would be possible to obtain funding from a third party to assist with seal extensions.

The Manager – Roading undertook to consult with Land Transport New Zealand regarding the legalities of such a contribution and then report back to the Council.

The Asset Manager noted that if the Council chose to include an amount for seal extensions in the budgets it would enable the Council to react should circumstances become favourable.

Resolved that the Roading Projects for the 2006/07 financial year consist of the Hooker Crescent Seal Extension and the Stoneleigh Road Bridge Replacement.

D Pullen /E Williams

6. SEALING PAST HOUSES REQUESTS:

This report from the Manager – Roading was accompanied by Sealing Past Houses applications from Ralph and Sheena Moffat of Ashwick Flat Road, and Gary and Susan Joll and June and Pam Murphy of Nixons Road.

It was agreed that funding be budgeted for Sealing Past Houses and that all applications be considered in July 2006.

In the meantime the Manager – Roading undertook to investigate the requested seal extension on Nixons Road in an effort to ascertain its BCR status with any third party contributions which might become available for the project.

IX PUBLIC EXCLUDED:

Resolved that the public be excluded from the following part of the proceedings of this meeting namely:

1. Fairlie Industrial Land
2. 15 Sloane Street Fairlie

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
1. Fairlie Industrial Land 2. 15 Sloane St, Fairlie	To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied it	48(1)(a)(i) That good reason exists for not discussing the matter with the public present and is not outweighed by the public interest

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:

“Fairlie Industrial Land” and “15 Sloane St, Fairlie” - To protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied it. Section 7(2)(b)(ii).

D Pullen/E Williams

The Council continued in Open Meeting:

III GENERAL (continued):2. LEAVE OF ABSENCE:

Cr Stringer was granted Leave of Absence from 14 September 2006 to 8 October 2006.

Cr Pullen gave notice that he would be away in May 2006.

3. SPEED RESTRICTION SIGNS IN LAKE TEKAPO:

The Asset Manager undertook to provide a brief update on speed restriction signs in Lake Tekapo for the next meeting.

**THERE BEING NO FURTHER BUSINESS THE
MAYOR DECLARED THE MEETING CLOSED
AT 5.10 PM**

MAYOR: _____

DATE: _____

Following the meeting the Asset Manager distributed to Councillors copies of a staff report “Waste Water Treatment/Disposal Options for Eversley Reserve, Fairlie”. It was agreed that the Council consider the issue at the workshop following an onsite inspection.