



FAIRLIE COMMUNITY BOARD

Membership:

Owen Hunter (Chairman)
Les Blacklock
Ron Joll
Graeme Page
Trish Willis

**Notice is given of the Meeting of the Fairlie Community Board
to be held on Wednesday 13 March 2013 at 7.00 pm in the
Council Chambers, Fairlie**

Business: As per Agenda attached.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

8 March 2013



FAIRLIE COMMUNITY BOARD AGENDA
Wednesday 13 March 2013

I. APOLOGY

II. DECLARATIONS OF INTEREST

III. MINUTES

Confirm and adopt as the correct record the Minutes of the meeting of the Fairlie Community Board held on 30 January 2013 including such parts as were taken with the Public Excluded.

MATTERS UNDER ACTION:

IV. REPORTS

1. Financial Report – January 2013
2. Fairlie Area Strategic Study
3. Princes Street Landscaping
4. Ward Member's Report
5. Reports from Members who Represent the Board on Other Committees

V. GENERAL BUSINESS

- 1 Welcome to Fairlie Sign

VI. PUBLIC EXCLUDED

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

Reason for passing General subject of each matter to be considered	Ground(s) under this resolution in relation to each matter	Section 48(1) for the passing of this resolution
Outstanding Invoice for Consent Charges	Commercial Sensitivity	48(i)(a)(i)

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: *Outstanding Invoice for Consent Charges* section 7(2)(b)(ii)

MATTERS UNDER ACTION – FAIRLIE COMMUNITY BOARD

CHAIRMAN

Fairlie Community Board Page on Council Website

The Chairman is invited to liaise with Council's IT Officer regarding the development and maintenance of a Fairlie Community Board page on Council's website.

Allandale Bridge – Walkway

The Mayor has been asked to promote the project politically with NZTA as a safety issue

ASSET MANAGER

Fairlie Western Catchments Project

The public consultation meeting is to be arranged in the New Year.

COMMUNITY FACILITIES MANAGER

SH 79 Approach to Fairlie - Signage

Ron Joll and the Community Facilities Manager to develop mock-ups of the 1.2 by 2.4 m seasonal signs to be submitted to Opus for approval.

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE FAIRLIE COMMUNITY BOARD HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON WEDNESDAY 30 JANUARY 2013 AT 7.05 PM

PRESENT:

Owen Hunter (Chairman)
Ron Joll (from 7.15 pm)
Cr Graeme Page
Les Blacklock
Trish Willis

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive Officer)
Paul Morris (Manager – Finance and Administration)
Bernie Haar (Asset Manager)
Rosemary Moran (Committee Clerk)

I COMMUNITY FORUM:

The Chairman welcomed Blue Kerr who commented on the following issues:

- Princes Street Streetscape – consultation, long term maintenance cost comparisons between edge to edge sealing and grass verges, choice of tree species
- Enid Hutt memorial trees along Hamilton Street and the associated sign.
- The Old Library Café.
- Cycleways – promotion and publishing of information about local cycleways
- Regent Street - bleeding tar
- Public Toilets – donation box - signage and visibility
- Appreciation of landscaping around Fairlie, especially on Allandale Road.

The Chairman, Community Facilities Manager and Asset Manager provided responses to the issues raised by Mrs Kerr who left the meeting at 7.20 pm.

II APOLOGY:

An apology was noted from the Manager - Roading.

III DECLARATIONS OF INTEREST:

Trish Willis declared her interest in the agenda item *Haybarn Proposal*

IV MINUTES:

Resolved that the minutes of the meetings of the Fairlie Community Board held on 21 November and 5 December 2012, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct records of the meetings.

Graeme Page/Ron Joll

MATTERS ARISING:

Fairlie Western Catchments Project

It was noted that the public consultation meeting would be convened towards the end of February 2013.

V REPORTS:

1. DISTRICT PLAN REVIEW:

This report from the Senior Policy Planner introduced the upcoming District Plan Review process and programme and updated the Community Board on next steps and further consultation.

Resolved that the report be received.

Graeme Page/Ron Joll

2. PRINCES STREET UPGRADE:

This report from Asset Manager was accompanied by copies of a letter to residents dated 15 November 2012, a letter signed by residents of Princes Street dated 25 November 2012 and a further letter to residents dated 6 December 2012.

Resolved that the report be received.

Ron Joll/Les Blacklock

Comments on the Princes Street project included the following:

- Cr Page said he had received a lot of negative feedback
- Les Blacklock said that the streetscape design was fundamentally a good idea but he considered the plantings were “overkill”
- Trish Willis said she had met with some of the residents and the planter boxes, or perhaps the number of them, seemed to be the biggest issue and had made the street ugly.
- Ron Joll said he had not received much feedback: he considered a compromise solution would be required to keep people happy.

The Asset Manager noted that Whitestone Contracting was continuing to mow the new grass verges; it would not be long before that finished.

The Chief Executive Officer suggested it would be prudent to engage with the community before determining a solution. He also undertook to clarify how much of a limiting factor underground pipes might be in relation to the planting of trees.

Resolved that the Community Board review the Princes Street streetscaping project in consultation with the residents and Council staff.

Trish Willis/Graeme Page

The Chairman undertook to report on the issue in the *Accessible*.

VII VISITORS:

The Chairman welcomed Anne Thomson of the Heartlands Fairlie Resource Centre and Kevin O'Neill of the Mackenzie Community Enhancement Board.

Ms Thomson presented a comprehensive report outlining the services provided to the community by the Fairlie Resource Centre since its establishment in 1992. A copy of her report is attached to this record as Appendix A.

The Mayor expressed appreciation on behalf of the community for the comprehensive overview of the activities of the Resource Centre and congratulated Ms Thomson on her personal contribution to the welfare of the District over the years.

The Chairman thanked the Ms Thomson and Mr O'Neill for attending.

V REPORTS (continued)

3. RIDDLE STREET:

This report from the Asset Manager was accompanied by submissions received from L & L Construction Ltd and Roland Johnson following the consultation process regarding the proposed change traffic flows in Riddle Street, Fairlie.

Resolved:

1. That the report be received.
2. That no further action be taken on the proposed changes to traffic flows in Riddle Street, Fairlie.

Les Blacklock /Ron Joll

The Chairman undertook to include the issue in his report for the *Accessible*.

The Asset Manager undertook to respond to the submitters.

4. HAYBARN PROPOSAL:

This report from the Community Facilities Manager referred to a request from Jenny Malcolm to erect a haybarn on grazing land below the Fairlie Domain leased from the Council. It was accompanied by a plan of the proposed barn.

Trish Willis, having declared her interest in the issue, took no part in the debate.

Resolved:

1. That the report be received.
2. That the request from Jenny Malcolm to erect a haybarn on land leased from the Council be declined.

Graeme Page/Les Blacklock

5 FINANCIAL REPORT TO SEPTEMBER 2012:

This report from the Manager – Finance and Administration was accompanied by the financial report for the Fairlie Community Board for the period to December 2012.

The Manager – Finance and Administration explained the report in detail for the benefit of the new members.

Resolved that the report be received.

Ron Joll/Graeme Page

6. WARD MEMBER'S REPORT:

Cr Page referred to:

- The imminent retirement of the Committee Clerk.
- The request from the *Fairlie Under Fives Group* which the Council had referred back to the Group with the invitation to further develop the proposal and present it to the Fairlie Community Board.
- Lease of horse paddock – Nixons Road.
- Broom on the leased land below Fairlie Domain.

Anne Thomson requested that consideration be given to planting red, white and blue flowers in the Township in 2014 to mark the centenary of the beginning of World War I.

7 REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

The Chairman reported that he had cleared the Allandale Road approach to Fairlie on both sides of the bridge. He suggested that the provision for the maintenance of the area, including additional mowing and weed spraying, be made in the budgets for 2013-2014.

He reported that LED uplights were being trialled to replace the fairy lights in the trees on the Main Street.

Trish Willis left the meeting at 9.45 pm.

VI PUBLIC EXCLUDED:

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

1. The Old Library Café – Insurance Update

<u>General subject of each matter to be considered</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Ground(s) under Section 48(1) for the passing of this resolution</u>
The Old Library Café Insurance Update	Commercial Sensitivity	48(1)(a)(i)

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: *The Old Library Café – Insurance Update* Section 7(2)(b)(ii)

Ron Joll/Graeme Page

The Community Board continued in Open Meeting.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 10.00 PM**

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

REPORT TO: FAIRLIE COMMUNITY BOARD

SUBJECT: FINANCIAL REPORT — JANUARY 2013

MEETING DATE: 13 MARCH 2013

REF: FIN 1/2/2

FROM: MANAGER — FINANCE AND ADMINISTRATION

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

Attached is the financial report for the Board for the period to January 2013, the purpose of which is to update Board members on the financial performance of the Fairlie Community as a whole for that period.

Commentary will be provided for any significant variances.

STAFF RECOMMENDATIONS:

- 1 That the report be received.

PAUL MORRIS

MANAGER — FINANCE & ADMINISTRATION

WAYNE BARNETT

CHIEF EXECUTIVE OFFICER

**FAIRLIE COMMUNITY BOARD
GOVERNANCE & INVESTMENT
FINANCIAL REPORT FOR JANUARY 2013**

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OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Members Costs	4,894	4,674	5,306	632	✓	9,100	9,100	0	✓
Council Staff Support Costs	10,535	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	15,429	4,674	5,306	632		9,100	9,100	0	
Operating Revenue									
Fairlie Works & Services Rates	14,498	3,743	4,375	632	✓	7,500	7,500	0	✓
Other Income	931	931	931	0	X	1,600	1,600	0	X
Total Operating Revenue	15,429	4,674	5,306	632		9,100	9,100	0	
CLOSING BALANCE	0	0	0			0	0		

Variance Analysis
No significant variances.

FAIRLIE COMMUNITY BOARD - GOVERNANCE
FINANCIAL REPORT FOR JANUARY 2013

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OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Members Costs	4,894	4,674	5,306	632	✓ 1	9,100	9,100	0	✓
Council Staff Support Costs	10,535	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	15,429	4,674	5,306	632		9,100	9,100	0	
Operating Revenue									
Fairlie Works & Services Rates	15,429	4,674	5,306	632	✓	9,100	9,100	0	✓
Total Operating Revenue	15,429	4,674	5,306	632		9,100	9,100	0	
CLOSING BALANCE	0	0	0			0	0		

Variance Analysis

1. Reduced costs due to resignation of two members in October and appointment of replacements in December

FAIRLIE INVESTMENT INCOME
FINANCIAL REPORT FOR JANUARY 2013

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OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	0	0	0		0	0		
Operating Expenditure								
Total Operating Expenditure	0	0	0	0	0	0	0	
Operating Revenue								
Fairlie Works & Services Rates	(931)	(931)	(931)	0	(1,600)	(1,600)	0	✓
Other Income	931	931	931	0	1,600	1,600	0	X
Total Operating Revenue	0	0	0	0	0	0	0	
CLOSING BALANCE	0	0	0	0	0	0	0	

Variance Analysis

No significant variances.

FAIRLIE WATER
FINANCIAL REPORT FOR JANUARY 2013

OPERATING RESERVE STATEMENT		Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE		0	0	0	0		0	0		
Operating Expenditure										
Consultancy		0	0	0	0	✓ 1	3,000	3,000	0	✓
Administration		547	717	1,666	949	✓	2,865	2,865	0	✓
Capital Reserve Interest Paid		13,334	15,845	22,400	6,555	✓ 2	38,406	38,406	0	✓
General Maintenance		40,953	18,527	45,218	26,691	✓ 3	54,750	77,100	22,350	✓
Council Staff Support Costs		19,733	0	0	0	✓	0	0	0	✓
Total Operating Expenditure		74,566	35,089	69,284	34,195	✓	99,021	121,371	22,350	✓
Operating Revenue										
Fairlie Water Rates		76,384	36,113	69,284	33,171	✓	92,021	114,371	22,350	✓
Other Income		(1,818)	(1,024)	0	1,024	X	7,000	7,000	0	X
Council Staff Support Income		0	0	0	0	X	0	0	0	X
Total Operating Revenue		74,566	35,089	69,284	34,195	✓	99,021	121,371	22,350	✓
CLOSING BALANCE		0	0	0	0		0	0		

CAPITAL RESERVE STATEMENT		Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE		(699,617)	(851,800)	(851,800)			(851,800)	(851,800)		
Capital Expenditure										
Reticulation		3,885	0	0	0	✓	161,000	146,000	15,000	X
Headworks Renewal		0	0	0	0	✓	0	0	0	✓
Service Connections - Renewal		0	0	0	0	✓	25,000	25,000	0	✓
Vested Assets		0	0	0	0	✓	0	0	0	✓
Treatment - New		7,279	1,667	25,000	23,333	✓	70,000	70,000	0	✓
Water Meters		1,938	0	1,162	1,162	✓	2,000	2,000	0	✓
Total Capital Expenditure		13,102	1,667	26,162	24,495	✓	258,000	243,000	15,000	
Capital Revenue										
Fairlie Water Rates		53,459	74,726	44,114	30,612	✓	97,992	75,642	22,350	X
Capital Reserve Interest Received		0	0	0	0	X	0	0	0	X
Financial Contributions		0	8,528	0	8,528	✓ 4	0	0	0	X
Upgrade Contributions		0	0	0	0	X	0	0	0	X
Assets Vested from Developers		0	0	0	0	X	0	0	0	X
Other Income		0	0	0	0	X	0	0	0	X
Total Capital Revenue		53,459	83,254	44,114	39,140	✓	97,992	75,642	22,350	✓
CLOSING BALANCE		(659,260)	(770,213)	(833,848)			(1,011,808)	(1,019,158)		

Variance Analysis

1. Unspent budgeted costs for engineers
2. Due to timing of Capital expenditure compared to budget, this has resulted in lower than anticipated capital reserve interest charges.
3. Lower than anticipated costs of maintenance for the period
4. Unbudgeted financial contributions on two subdivisions has created a favourable variance

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FAIRLIE SEWERAGE
FINANCIAL REPORT FOR JANUARY 2013

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance Note	Forecast	Full Year to 30 June 2013 Budget	Variance Note
OPENING BALANCE	0	0	0		0	0	
Operating Expenditure							
Consultancy	0	0	0	0 ✓	0	0	0 ✓
Administration	0	0	959	959 ✓	1,650	1,650	0 ✓
Capital Reserve Interest Paid	2,324	2,012	1,106	906 X	1,906	1,906	0 ✓
General Maintenance	19,201	14,465	21,062	6,597 ✓ 1	34,400	34,400	0 ✓
Council Staff Support Costs	12,236	0	0	0 ✓	0	0	0 ✓
Total Operating Expenditure	33,761	16,477	23,127	6,650 ✓	37,956	37,956	0 ✓
Operating Revenue							
Fairlie Sewer Rates	33,761	16,477	23,127	6,650 ✓	37,956	37,956	0 ✓
Other Income	0	0	0	0 X	0	0	0 X
Council Staff Support Income	0	0	0	0 X	0	0	0 X
Total Operating Revenue	33,761	16,477	23,127	6,650 ✓	37,956	37,956	0 ✓
CLOSING BALANCE	0	0	0		0	0	

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance Note	Forecast	Full Year to 30 June 2013 Budget	Variance Note
OPENING BALANCE	(126,681)	(70,485)	(70,485)		(70,485)	(70,485)	
Capital Expenditure							
Sewer Treatment - New	0	0	0	0 ✓	0	0	0 ✓
Sewer Reticulation - Renewal	0	0	0	0 ✓	0	0	0 ✓
Sewer Manholes - Renewal	0	0	0	0 ✓	0	0	0 ✓
Vested Assets	0	0	0	0 ✓	0	0	0 ✓
Resource Consent Costs	0	0	0	0 ✓	0	0	0 ✓
Eversley Sewer Upgrade	0	0	0	0 ✓	1,700	1,700	0 ✓
Total Capital Expenditure	0	0	0	0 ✓	1,700	1,700	0 ✓
Capital Revenue							
Fairlie Sewer Rates	31,045	29,570	23,898	5,672 ✓	40,981	40,981	0 X
Capital Reserve Interest Received	0	0	0	0 X	0	0	0 X
Financial Contributions	0	3,691	0	3,691 ✓ 2	0	0	0 X
Upgrade Contributions	0	0	0	0 X	0	0	0 X
Assets Vested from Developers	0	0	0	0 X	0	0	0 X
Other Income	0	0	0	0 X	0	0	0 X
Total Capital Revenue	31,045	33,261	23,898	9,363 X	40,981	40,981	0 ✓
CLOSING BALANCE	(95,636)	(37,224)	(46,587)		(31,204)	(31,204)	

Variance Analysis

1. Lower than anticipated contractor costs (\$4,201) has produced this favourable variance
2. Unbudgeted financial contributions on two subdivisions has created a favourable variance

✓

**FAIRLIE STORMWATER
FINANCIAL REPORT FOR JANUARY 2013**

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Labour	0	0	0	0	✓	0	0	0	✓
Members Costs	0	0	0	0	✓	0	0	0	✓
Consultancy	0	0	0	0	✓	0	0	0	✓
Administration	310	325	756	431	✓	1,300	1,300	0	✓
Capital Reserve Interest Paid	0	839	371	468	X	644	644	0	✓
General Maintenance	1,002	3,103	3,500	397	✓	6,000	6,000	0	✓
Roading	0	0	0	0	✓	0	0	0	✓
Council Staff Support Costs	4,361	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	5,673	4,267	4,627	360	✓	7,944	7,944	0	✓
Operating Revenue									
Fairlie Works & Services Rates	6,654	4,267	4,627	360	✓	7,944	7,944	0	✓
Capital Reserve Interest Received	(981)	0	0	0	X	0	0	0	X
Other Income	0	0	0	0	X	0	0	0	X
Council Staff Support Income	0	0	0	0	X	0	0	0	X
Total Operating Revenue	5,673	4,267	4,627	360	✓	7,944	7,944	0	✓
CLOSING BALANCE	0	0	0			0	0		

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	(53,534)	(34,255)	(34,255)			(34,255)	(34,255)		
Capital Expenditure									
Hazard Protection	0	0	0	0	✓	0	0	0	✓
Resource Consents	0	0	0	0	✓	0	0	0	✓
Vested Assets	0	0	0	0	✓	0	0	0	✓
Total Capital Expenditure	0	0	0	0	✓	0	0	0	✓
Capital Revenue									
Fairlie Works & Services Rates	10,437	10,052	10,052	0	✓	17,240	17,240	0	✓
Financial Contributions	0	0	0	0	X	0	0	0	X
Upgrade Contributions	0	0	0	0	X	0	0	0	X
Assets Vested from Developers	0	0	0	0	X	0	0	0	X
Other Income	0	0	0	0	X	0	0	0	X
Total Capital Revenue	10,437	10,052	10,052	0	✓	17,240	17,240	0	✓
CLOSING BALANCE	(43,097)	(24,203)	(24,203)			(17,015)	(17,015)		

Variance Analysis

No significant variances

FAIRLIE COMMUNITY BOARD
COMMUNITY SERVICES AND RECREATIONAL FACILITIES
FINANCIAL REPORT FOR JANUARY 2013

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	81,030	76,145	76,145			76,145	76,145		
Operating Expenditure									
Labour	27,438	31,079	32,119	1,040	✓	41,385	41,385	0	✓
Administration	31,259	26,814	26,160	654	X	33,588	33,588	0	✓
Capital Reserve Interest Paid	317	310	168	142	X	293	293	0	✓
General Maintenance	121,156	87,354	123,675	36,321	✓	230,078	230,078	0	✓
Council Staff Support Costs	28,840	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	209,010	145,558	182,122	36,564	✓	305,344	305,344	0	✓
Operating Revenue									
Fairlie Works & Services Rates	131,481	134,617	153,871	19,254	✓	233,579	233,579	0	✓
Other Income	60,389	4,120	21,105	16,985	X	59,200	59,200	0	X
Building Maintenance Reserve	17,140	6,820	7,146	326	X	12,565	12,565	0	X
Total Operating Revenue	209,010	145,558	182,122	36,564	✓	305,344	305,344	0	✓
CLOSING BALANCE	81,030	76,145	76,145			76,145	76,145		

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	(15,412)	(27,170)	(27,170)		(27,170)	(27,170)		
Capital Expenditure								
Mackenzie Community Centre	0	0	0	✓	0	0	0	✓
Fairlie Township	2,250	17,500	12,244	✓	30,000	30,000	0	✓
Total Capital Expenditure	2,250	17,500	12,244	✓	30,000	30,000	0	✓
Capital Revenue								
Funding from Reserves	0	0	0	X	0	0	0	X
Total Capital Revenue	0	0	0		0	0	0	
CLOSING BALANCE	(17,662)	(32,426)	(44,670)		(57,170)	(57,170)		

Variance Analysis

**STRATHCONAN SWIMMING POOL
FINANCIAL REPORT FOR JANUARY 2013**

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Labour	23,567	27,805	26,211	1,594	X	31,241	31,241	0	✓
Administration	3,721	3,687	4,140	453	✓	5,250	5,250	0	✓
General Maintenance	41,094	12,156	11,465	691	X	14,604	14,604	0	✓
Council Staff Support Costs	5,950	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	74,332	43,648	41,816	1,832	X	51,095	51,095	0	✓
Operating Revenue									
Fairlie Works & Services Rates	26,229	28,027	27,117	910	X	26,595	26,595	0	✓
Other Income	43,783	15,620	13,699	1,921	✓	23,500	23,500	0	X
Building Maintenance Reserve	4,321	0	1,000	1,000	X	1,000	1,000	0	X
Total Operating Revenue	74,332	43,648	41,816	1,832		51,095	51,095	0	
CLOSING BALANCE	0	0	0			0	0		

Variance Analysis

**MACKENZIE COMMUNITY CENTRE
FINANCIAL REPORT FOR JANUARY 2013**

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Forecast	Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	0	0	0		0	0		
Operating Expenditure								
Labour	1,516	1,274	3,577	2,303 ✓	6,144	6,144	0 ✓	
Administration	4,213	5,028	3,836	1,192 X	6,578	6,578	0 ✓	
General Maintenance	26,882	5,227	7,987	2,760 ✓	36,713	36,713	0 ✓	
Council Staff Support Costs	5,978	0	0	0 ✓	0	0	0 ✓	
Total Operating Expenditure	38,589	11,529	15,400	3,871 ✓	49,435	49,435	0 ✓	
Operating Revenue								
Fairlie Works & Services Rates	9,328	3,274	7,819	4,545 ✓	13,435	13,435	0 ✓	
Building Maintenance Reserve	15,006	0	0	0 ✓	23,000	23,000	0 X	
Other Income	14,254	8,255	7,581	674 ✓	13,000	13,000	0 X	
Total Operating Revenue	38,589	11,529	15,400	3,871	49,435	49,435	0	
CLOSING BALANCE	0	0	0		0	0		

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance		Full Year to 30 June 2013 Budget	Variance	Note
OPENING BALANCE	0	0	0		0	0		
Capital Expenditure								
Heating System	0	0	0	0 ✓	0	0	0 ✓	
Buildings	0	0	0	0 ✓	0	0	0 ✓	
Total Capital Expenditure	0	0	0	0 ✓	0	0	0 ✓	
Capital Revenue								
Fairlie Works & Services Rates	0	0	0	0 X	0	0	0 X	
Capital Reserve Interest Received	0	0	0	0 X	0	0	0 X	
Other Income	0	0	0	0 X	0	0	0 X	
Total Capital Revenue	0	0	0	0	0	0	0	
CLOSING BALANCE	0	0	0		0	0		

Variance Analysis

No significant variances from budget.

FAIRLIE DOMAIN
FINANCIAL REPORT FOR JANUARY 2013

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Labour	2,354	2,001	2,331	330	✓	4,000	4,000	0	✓
Administration	1,994	2,456	518	1,938	X	900	900	0	✓
General Maintenance	3,782	3,862	4,977	1,115	✓	8,579	8,579	0	✓
Council Staff Support Costs	2,163	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	10,293	8,319	7,826	493	X	13,479	13,479	0	✓
Operating Revenue									
Fairlie Works & Services Rates	9,093	19,819	420	19,399	X	779	779	0	✓
Other Income	1,200	(11,500)	7,406	18,906	X	12,700	12,700	0	X
Total Operating Revenue	10,293	8,319	7,826	493		13,479	13,479	0	
CLOSING BALANCE	0	0	0			0	0	0	

Variance Analysis

No significant variances from budget.

**STRATHCONAN PARK
FINANCIAL REPORT FOR JANUARY 2013**

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	0	0	0			0	0		
Operating Expenditure									
Administration	5,838	2,661	3,300	639	✓	3,300	3,300	0	✓
Council Staff Support Costs	826	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	6,664	2,661	3,300	639	✓	3,300	3,300	0	✓
Operating Revenue									
Fairlie Works & Services Rates	6,664	2,661	3,300	639	✓	3,300	3,300	0	✓
Total Operating Revenue	6,664	2,661	3,300	639		3,300	3,300	0	
CLOSING BALANCE	0	0	0			0	0		

Variance Analysis

No significant variances from budget.

**FAIRLIE TOWNSHIP & COMMUNITY GRANTS
FINANCIAL REPORT FOR JANUARY 2013**

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	81,030	76,145	76,145			76,145	76,145		
Operating Expenditure									
Administration	15,493	12,982	14,366	1,384	✓	17,560	17,560	0	✓
Capital Reserve Interest Paid	317	310	168	142	X	293	293	0	✓
General Maintenance	49,398	66,109	99,246	33,137	✓	170,182	170,182	0	✓
Council Staff Support Costs	13,923	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	79,131	79,401	113,780	34,379	✓	188,035	188,035	0	✓
Operating Revenue									
Fairlie Works & Services Rates	80,167	80,836	115,215	34,379	✓	189,470	189,470	0	✓
Other Income	400	0	0	0	X	0	0	0	X
Building Maintenance Reserve	(1,435)	(1,435)	(1,435)	0	X	(1,435)	(1,435)	0	X
Total Operating Revenue	79,131	79,401	113,780	34,379		188,035	188,035	0	
CLOSING BALANCE	81,030	76,145	76,145			76,145	76,145		

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	(15,412)	(27,170)	(27,170)			(27,170)	(27,170)		
Capital Expenditure									
Playground Upgrade	0	5,256	0	5,256	X	0	0	0	✓
Other Capital	2,250	0	17,500	17,500	✓	30,000	30,000	0	✓
Total Capital Expenditure	2,250	5,256	17,500	12,244	✓	30,000	30,000	0	✓
Capital Revenue									
Land Subdivision Reserve	0	0	0	0	X	0	0	0	X
Total Capital Revenue	0	0	0	0		0	0	0	
CLOSING BALANCE	(17,662)	(32,426)	(44,670)			(57,170)	(57,170)		

Variance Analysis

Following page details variances

FURTHER BREAKDOWN OF TOWNSHIP EXPENDITURE

	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Variance	Note
Administration									
Advertising	0	0	133	133	✓	230	230	0	✓
Donations & Grants	13,554	11,250	12,000	750	✓	15,000	15,000	0	✓
Other Expenses	0	0	0	0	✓	0	0	0	✓
Rates	1,938	1,732	2,100	368	✓	2,100	2,100	0	✓
Rates Remissions	0	0	133	133	✓	230	230	0	✓
Total Administration	15,493	12,982	14,366	1,384	✓	17,560	17,560	0	✓
General Maintenance									
Gardening	10,648	10,628	13,013	2,385	✓	22,308	22,308	0	✓
Contractors	677	706	854	148	✓	1,468	1,468	0	✓
Irrigation Equip Maint	196	0	476	476	✓	818	818	0	✓
Lawn mowing	16,057	16,682	15,701	981	X	26,921	26,921	0	✓
R & M - Unplanned	629	5,179	315	4,864	X	544	544	0	✓
R&M Programmed	0	0	819	819	✓	1,414	1,414	0	✓
Tree Maintenance	3,316	1,330	2,331	1,001	✓	4,000	4,000	0	✓
Litter Bin Waste Disposal Fees	2,060	0	0	0	✓	0	0	0	✓
Litter Bin Collection	11,106	11,005	12,369	1,364	✓	21,209	21,209	0	✓
Spraying	0	0	0	0	✓	0	0	0	✓
Fairlie Walkway	1,017	1,419	5,831	4,412	✓	10,000	10,000	0	✓
Tree Surgery	0	0	875	875	✓	1,500	1,500	0	✓
Fairlie Township Projects	3,692	19,131	46,662	27,531	✓	80,000	80,000	0	✓
Total General Maintenance	49,398	66,080	99,246	33,166	✓	170,182	170,182	0	✓

Variance Analysis

FAIRLIE COMMUNITY BOARD
FINANCIAL REPORT FOR JANUARY 2013

✓

OPERATING RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	92,027	101,534	101,534			101,534	101,534		
Operating Expenditure									
Labour	27,438	31,079	32,119	1,040	✓	41,385	41,385	0	✓
Members Costs	4,894	4,674	5,306	632	✓	9,100	9,100	0	✓
Consultancy	0	0	0	0	✓	3,000	3,000	0	✓
Administration	32,115	27,857	29,541	1,684	✓	39,403	39,403	0	✓
Capital Reserve Interest Paid	15,419	19,007	24,045	5,038	✓	41,249	41,249	0	✓
General Maintenance	185,133	123,448	193,455	70,007	✓	325,228	347,578	22,350	✓
Roading	29,215	0	0	0	✓	0	0	0	✓
Council Staff Support Costs	89,110	0	0	0	✓	0	0	0	✓
Total Operating Expenditure	383,324	206,065	284,466	78,401	✓	459,365	481,715	22,350	✓
Operating Revenue									
Fairlie Works & Services Rates	152,244	144,145	162,260	18,115	✓	241,665	241,665	0	✓
Sewer Rates	33,761	16,477	23,127	6,650	✓	37,956	37,956	0	✓
Water Rates	76,384	36,113	69,284	33,171	✓	92,021	114,371	22,350	✓
Refuse Rates	19,068	0	0	0	✓	0	0	0	✓
Building Maintenance Reserve	17,140	6,820	7,146	326	X	12,565	12,565	0	X
Capital Reserve Interest Received	(981)	0	0	0	X	0	0	0	X
Other Income	83,214	10,264	22,036	11,772	X	67,800	67,800	0	X
Total Operating Revenue	380,831	213,820	283,853	70,033	✓	452,006	474,356	22,350	✓
CLOSING BALANCE	89,534	109,289	100,921			94,175	94,175		

FAIRLIE COMMUNITY BOARD
FINANCIAL REPORT FOR JANUARY 2013

CAPITAL RESERVE STATEMENT	Last Year YTD Actual	Actual	Budget	Jan 2013 Variance	Note	Forecast	Budget	Full Year to 30 June 2013 Variance	Note
OPENING BALANCE	(887,205)	(940,492)	(940,492)			(940,492)	(940,492)		
Capital Expenditure									
Essential Services	18,979	1,667	36,162	34,495	✓	269,700	254,700	15,000	X
Community and Recreational Facilities	2,250	5,256	17,500	12,244	✓	30,000	30,000	0	✓
Total Capital Expenditure	21,228	6,923	53,662	46,739	✓	299,700	284,700	15,000	X
Capital Revenue									
Fairlie Works & Services Rates	10,947	10,052	10,052	0	✓	17,240	17,240	0	✓
Water Rates	53,459	74,726	44,114	30,612	X	97,992	75,642	22,350	X
Sewer Rates	31,045	29,570	23,898	5,672	X	40,981	40,981	0	✓
Land Subdivision Reserve	0	0	0	0	X	0	0	0	X
Essential Services	599	12,219	0	12,219	✓	0	0	0	X
Total Capital Revenue	96,049	126,567	78,064	48,503	X	156,213	133,863	22,350	X
CLOSING BALANCE	(812,384)	(820,848)	(916,090)			(1,083,979)	(1,091,329)		

FAIRLIE COMMUNITY BOARD

REPORT TO: FAIRLIE COMMUNITY BOARD

SUBJECT: FAIRLIE AREA STRATEGIC STUDY

DATE: 13th March 2013

REF: WAS

REASON FOR REPORT

Community Board Member Trish Willis has asked that the original Fairlie Area Strategic Study produced in 2009, be placed on the agenda for consideration.

RECOMMENDATIONS:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

BACKGROUND

In 2009, Council commissioned a study to determine the future direction of Fairlie. A report was produced by Opus International and considered by the Community Board in 2 May 2009.

The minutes of that meeting are attached below.

2 FAIRLIE AREA STRATEGIC STUDY:

This report from the Manager – Planning and Regulations was accompanied by the completed Fairlie Area Strategic Study undertaken by Opus International Consultants on contract to the Council.

Resolved that the report be received.

Ron Joll/Robyn Warburton

Community Board Member Trish Willis has been given a copy of this study and would like the Community Board to reconsider it and has asked that it be placed on this agenda for discussion.

Fairlie Area Strategic Study





Fairlie Area Strategic Study

Mackenzie District Council

Prepared By

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Date: 6 April 2009

Luke O'Dwyer
Work Group Manager – Strategic Services

Reference: 380431.00
Status: Final

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Executive Summary

Fairlie Area Strategic Study

Opus International Consultants (Opus) have been engaged by Mackenzie District Council to develop the Fairlie Area Strategic Study ('the study'), which is a non statutory document that provides a vision for the strategic management of resources for the next 20 years.

The purpose of the Fairlie Area Strategic Study is to identify issues and establish recommendations that will provide strategic direction to the Fairlie Area over the next 20 years. The study is able to provide input into the District Plan review process and also future planning through the Long Term Council Community Plan.

Community consultation has formed the building blocks of the Fairlie Area Strategic Study. Community consultation was undertaken in the form of a public open day, a mail out to residents with a feedback form and workshops with senior Council staff and the Fairlie Community Board.

The study area is bounded geographically by Cricklewood to the south, Fox Peak to the north, Dobson Peak to the east and Cattle Valley to the west.

Consultation Feedback

The Fairlie community raised a number of issues that need to be addressed to ensure the Fairlie area progresses in accordance with the community's vision. The issues raised included zoning land for residential, industrial and business growth, ensuring adequate infrastructure is available for future growth, providing improved amenity, tourism opportunities and social services for the community.

Strategic Recommendations

Strategic recommendations have been formulated through community consultation, and input from technical specialists

In summary the key strategic recommendations include:

- A population growth study to accurately establish the population trends for the Fairlie Area.
- Market research to indicate the likely future demand for land to be zoned for residential, rural residential, industrial and business activities in the area.
- Engage with Environment Canterbury to reduce flooding from Township Creek and the Opihi River.
- Once resource consent to abstract water is renewed for the drinking water supply, undertake an issues and options study to further develop on a previous Fairlie water network study. Undertake modelling of the water supply system.
- Enhance the arrival experiences to Fairlie particularly along the State Highway 79 entrance to Fairlie and update entrance signage at the State Highway 8 entrances.

- Enhance the streets and amenity within the Fairlie Township through undertaking infill planting, developing a co-ordinated palette of landscape furniture to gradually replace existing furniture requiring replacement and improvements to side streets.
- To improve the coordination of the promotion of Fairlie with the Fairlie District Promotion Association and Destination Mt Cook.
- Encourage promotion of Fairlie in major centres and to create a specific iconic Fairlie event different to the A and P show.
- Expanding recreational opportunities in the Fairlie area through connecting and enhancing the walkways and cycleways and making their locations well known.
- Ensure the heritage inventory contained in the District Plan is up to date and develop a self-guided heritage walk.
- Investigate the possibilities of providing an ATM within the Fairlie town ship and promoting public transport opportunities.

Implementation

Implementation of the strategic recommendations should be staged between 2009 and 2029. The study provides 45 recommendations that the Mackenzie District Council need to prioritise. Some of the recommendations provided are able to be done in the short term with little financial cost, others are more long term. A number of recommendations are intended to be incorporated during the Mackenzie District Plan review process. An implementation table is provided in Section 5 of the Fairlie Area Strategic Study. The implementation table provides Mackenzie District Council with a possible approach for achieving the recommendations and outcomes of the Fairlie Area Strategic Study.

1 Introduction

1.1 Purpose of the Fairlie Area Strategic Study

The Mackenzie District Council has commissioned a strategic study of Fairlie and the surrounding area to:

- engage the public to determine key issues facing the community.
- identify key strategic issues facing the Fairlie Area.
- determine strategic recommendations to overcome the identified issues.
- identify planning and development priorities over the next 20 years.

The Fairlie Area Strategic Study or 'the study' is a non-statutory document that provides vision for the strategic management of resources within the Fairlie Area over the next 20 years. The study gives direction to Mackenzie District Council for decisions regarding the Fairlie Area through determining strategic recommendations that would assist with future changes to the Mackenzie District Plan and other Council strategic documents. It also provides for the integrated and coordinated management of the districts natural and physical resources.

1.2 Description of the Study Area

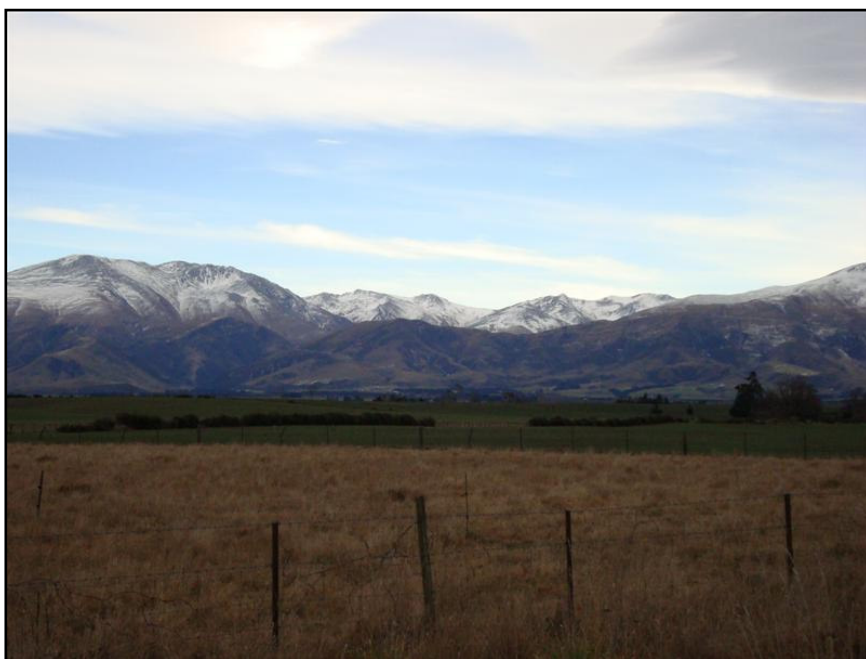
The Fairlie Area is located in the Central South Island, at the southern end of the Mackenzie District. Figure 1 shows the location of Fairlie and study area subject to the Strategic Plan. Fairlie is located at the junction of State Highway 79 and 8 the main route inland to Lake Tekapo, Mt Cook and Twizel from Christchurch and Timaru. Fairlie has been termed the 'Eastern gateway to the Mackenzie country'. Fairlie is predominantly a rural service town for the surrounding rural area.

The study area is bounded geographically by Cricklewood to the south, Fox Peak to the north, Dobson Peak to the east and Cattle Valley to the west. Within the study area are two ski fields (Dobson Peak and Fox Peak), Lake Opuha, the township of Fairlie, the Opihi River which flows north to south through the study area and the Opuha River which flows from the northern to the eastern edge of the study area. There are two other small residential centres within the study area, these are Kimbell and Eversley Reserve. These centres are located north and north west of Fairlie. The study area was selected as it encompasses the township of Fairlie, the rural Opihi River basin which Fairlie services and incorporates key physical features that contribute to the township of Fairlie.

The existing urban area of Fairlie has a usually resident population of 717 people according to Statistics New Zealand Census data of 2006¹. This information is based on an area unit. The area unit for Fairlie only encompasses the current area zoned residential and therefore does not take into account the rural areas surrounding Fairlie, which are included within this study.

The urban area of Fairlie is characterised by residential housing, a small commercial centre containing a supermarket and a variety of retail outlets and rural service shops, a range of community facilities (e.g. school, community centre/theatre, fire station, museum, golf course, cemetery and medical centre). The remainder of the study area is generally used

for rural activities such as dairy farming, sheep farming, and also encompasses recreational areas including the skifields (Dobson Peak and Fox Peak) , the Opihi River, Opuha River, Lake Opuha (principally used for irrigation) and the surrounding mountains.



The rural landscape surrounding Fairlie

Fairlie Area Strategic Study

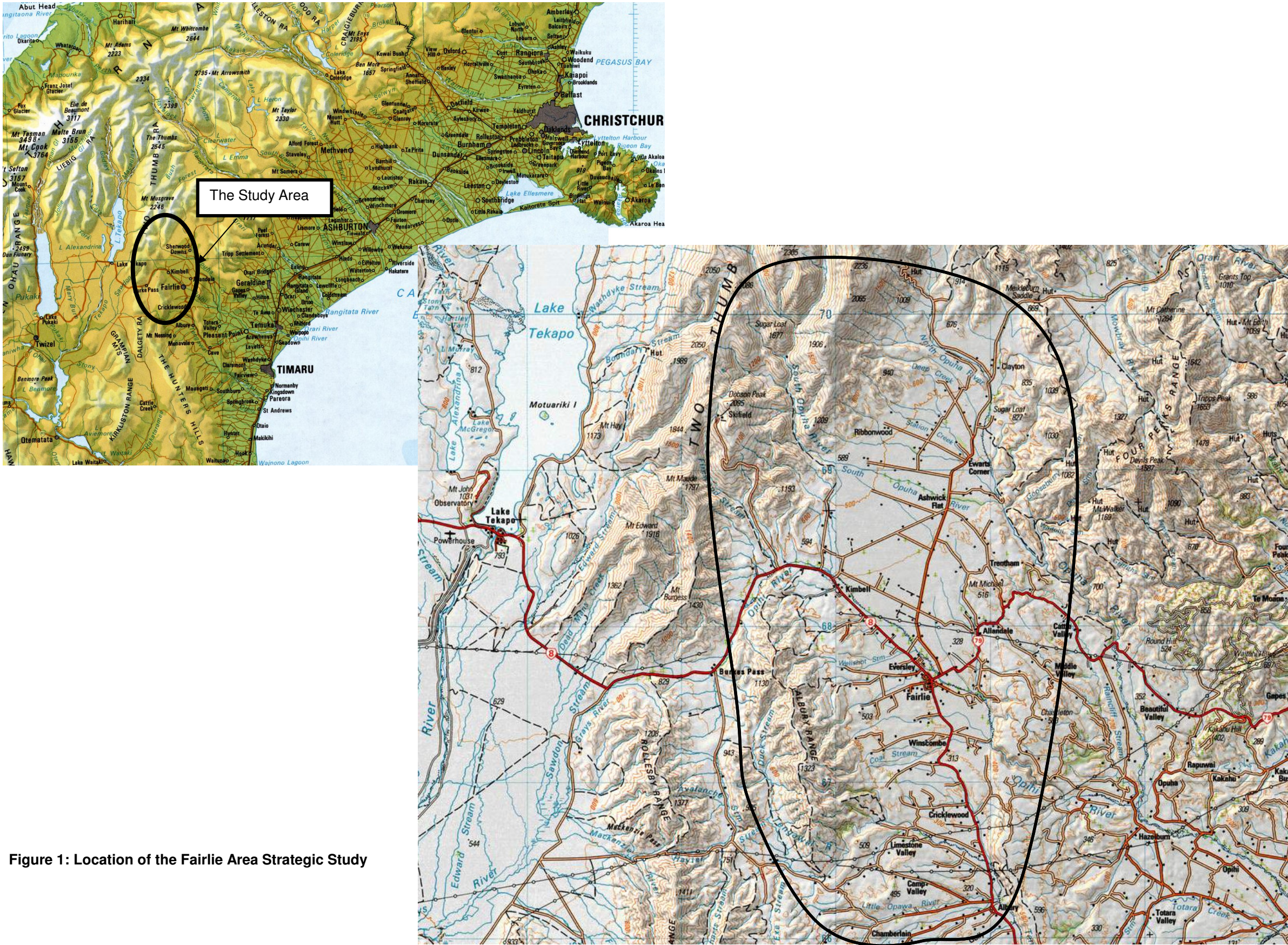


Figure 1: Location of the Fairlie Area Strategic Study

1.3 Linkages with other Key Documents

There are a number of key pieces of legislation as well as policies and plans that have been taken into account when looking strategically at the future for the Fairlie area. This strategic study takes into account both the community outcomes at the district level whilst also aligning with the regional growth direction and national focus on sustainable management. Figure 2 shows the linkages of these documents with the Fairlie Area Strategic Study. The documents include the following:

- Resource Management Act (1991)
- Local Government Act (2002)
- Land Transport Management Act 2003
- National Policy Statements and Environmental Standards
- Canterbury Regional Policy Statement (CRPS)
- Long Term Council Community Plan (2004-2014)
- Canterbury Regional Plans
- Mackenzie District Plan (operative 24 May 2004)
- Upper Opihi River Floodplain Investigation (2002)

The Fairlie Area Strategic Study will provide guidance for the Long Term Council Community Plan and the Mackenzie District Plan. Below is a diagram that shows the linkages between the Fairlie Area Strategic Study and other key documents. Consideration of these documents was undertaken during establishment of the strategic recommendations.

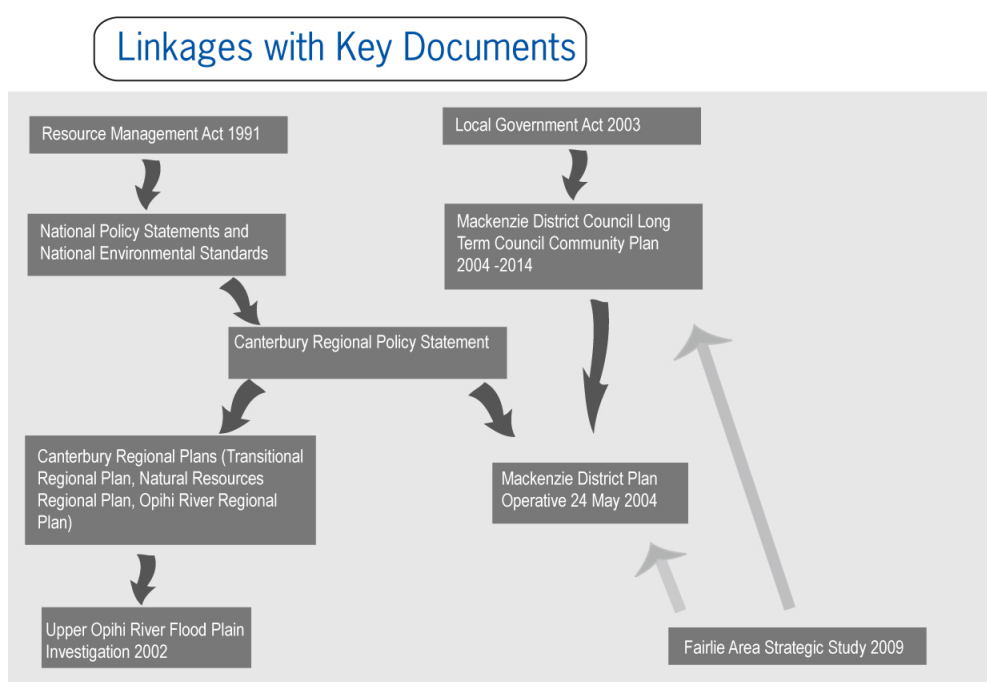


Figure 2: Linkages with Key Documents

2 Methodology

In order to finalise the Fairlie Area Strategic Study the Methodology identified in Figure 4 has been undertaken. The sections below provide a description of each step of the Methodology.

2.1 Step 1 Project Initiation

Project initiation involved a meeting between Mackenzie District Council and Opus to confirm the project scope and methodology. The extent of the study area was also discussed and confirmed at this meeting.

2.2 Step 2 Scoping of Issues

2.2.1 Community Focus Questions

The aim of Step 2 was to identify issues that the community has raised in order to achieve their vision of Fairlie for the next 20 years. In order to determine the important issues, the following focus questions were discussed at community consultation:

1. What do you like about Fairlie and the surrounding basin at present?
2. What can be done to make Fairlie and the surrounding basin area even better?
3. What types of further development should occur?
4. What types of further development don't you want and why?
5. What issues do you think are constraining development?
6. What is your vision for Fairlie and the surrounding basin for the next 20 years?
7. What needs to be done to overcome the constraints that have been identified above?

2.2.2 Workshop, Open Day and Mail out

In order to obtain feedback on the community focus questions outlined in Section 2.2.1 above the following phases have been undertaken:

- Two workshops were held, one with senior Mackenzie District staff and one with the Fairlie Community Board. These were both held on the 12 June 2008 at the Mackenzie District Council Chambers.
- A mail out to residents was sent out on the 14 June 2008. The mail out included a letter inviting residents to a community open day and a feedback form that could be returned via post (refer to Appendix B for the consultation material);
- An open day with senior students at Mackenzie College was held at the school library during lunchtime on Thursday 19 June 2008. Figure 3 shows photos of the open day;
- A community open day was held at the Mackenzie Community Centre on Friday 20 June 2008 between 2pm and 6pm. Figure 3 shows photos of the open day;
- One on one meeting's were held with local business owners for example, real estate agents, rural service shop owners and with hotel and motel owners.
- A number of other potentially interested stakeholders including Environment Canterbury, New Zealand Transport Agency, Opuha Water Limited and Te

Runanga O Arowhenua were also provided with the opportunity to comment on the study.

2.2.3 Advertisement of the Study and Community Open Day

The study and open day were advertised via:

- The Timaru Herald;
- The High Country Herald;
- Fairlie Accessible;
- The 'Community Notice Board' of the Timaru Classic Hits Radio Station; and
- Posters placed in shop windows in Fairlie and at the Mackenzie District Council.

Section 4 discusses the consultation outcome in further detail.



Figure 3 Mackenzie College students and members of the community participating in the open days.

2.3 Step 3 Compilation and Presentation of Issues

Once all the feedback was collected, it was collated and analysed. Through this process it was clear that there were several categories that the feedback divided into. The categories were Planning and Development, Infrastructure, Landscape and Urban Design, Social, Heritage, Recreation, and Tourism. The key responses from the consultation can be found in Section 3 and in Appendix A.

2.4 Step 4 Determination of Strategic Options

Step 4 involved a team of specialists determining strategic recommendations in response to the issues raised by the community. This involved an analysis of the issues raised and identification of technical solutions and options. The specialists included environmental engineers - infrastructure issues, landscape architects - options for urban design, beautification of Fairlie, green spaces and recreational opportunities and resource management planners - residential, industrial and business zoning. Section 4 of this document provides the recommendations that these specialists have determined.

2.5 Step 5 Workshops with Council and Community Board about the Proposed Strategic Recommendations

Two workshops were held to discuss the strategic recommendations. One was held with Mackenzie District Council senior staff and the second workshop with the Fairlie Community Board. The workshops were held during the afternoon of the 5 November 2008 at the Mackenzie District Council Chambers. During these workshops the strategic recommendations were critiqued.

2.6 Step 6 and 7 Finalise Fairlie Area Strategic Study

Once the workshops were complete the feedback from the workshops with the Mackenzie District Council and Fairlie Community Board was incorporated into the strategic recommendations and the draft plan was finalised for senior Council staff review.

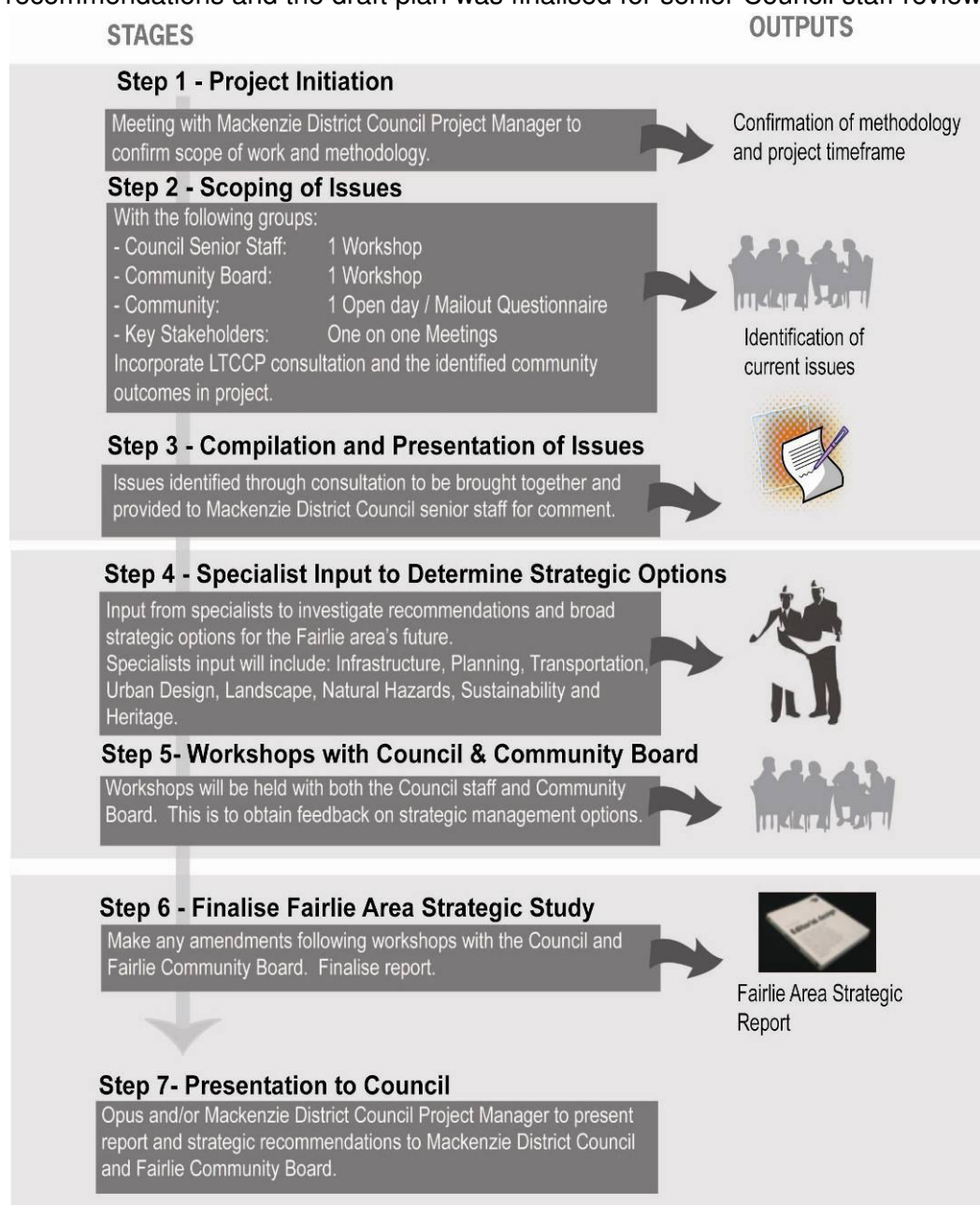


Figure 4 Fairlie Area Strategic Study Methodology

3 Consultation Feedback

3.1 Introduction

Consultation was undertaken as detailed in the Methodology in Section 2. Forty one written responses were received from feedback forms, approximately 10 students attended at the Mackenzie College lunchtime open day and approximately 23 people attended the community open day. A detailed summary list of the consultation responses can be found in Appendix A.

This section of the study outlines the Fairlie Community's vision that was determined during consultation and also the issues that were raised that need to be addressed in order achieve the vision for the Fairlie Area for the next 20 years.

3.2 A Vision for Fairlie

The community were asked during consultation '*What is your vision for the Area for the next 20 years?*' The key themes of the community vision are outlined in the table below.

Planning	Encourage coordinated development of residential, industrial and commercial activities and ensure that the future capacities of these activities are provided for.
Development	A vibrant, bustling township with business opportunities that cater for the farming community and attract visitors to the Fairlie area, while retaining a high environmental quality.
Infrastructure	Ensure that the infrastructure systems (water, land drainage and sewerage) are maintained to an acceptable level and that roading systems encourage visitors into Fairlie by providing signage and adequate parking.
Landscape	Maintain rural landscape values of the Fairlie area and provide for an attractive town that has coordinated urban design.
Tourism	The Fairlie area is an attractive destination where visitors have a variety of tourist activities to participate in.
Social and Recreation	Maintain community services for all ages. Provide a range of recreational opportunities and retain a friendly community that cares for its environmental outcomes.

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3.3 Key Issues Raised by the Community

During consultation the community raised issues that needed to be addressed in order for their vision of the study area to be achieved. The key issues that were raised by the community are summarised in the section below.

Planning and Development	<p>Residential</p> <ul style="list-style-type: none"> • Variety of living opportunities. • Can't develop residential because cost of developing sections outweighs cost of purchase. • Sections in town too small. • Council to encourage areas for residential development, so that it is not commercially driven. Need to have some 600m² sections available. • Need more land in township for residential. <p>Residential Subdivision</p> <ul style="list-style-type: none"> • Standards to be set on location and quality of subdivision. • Quality Developments. • Uncoordinated Rural Residential Development. • Rural residential is attractive at Clayton Road due it being outside the rating base for Fairlie township. • No rural residential development. • The Council to encourage subdivision. <p>Maintain Compact Town</p> <ul style="list-style-type: none"> • 'Cluster communities', not spread out. • Determine town boundaries. • Prevent ribbon development. • Protection of rural amenity and landscape values. <p>Industry</p> <ul style="list-style-type: none"> • Encourage industry. • Need adequate noise rules to prevent large industrial activities occurring near residential properties. • Land for industrial growth. • No one doing developments, developers need incentives. <p>Business</p> <ul style="list-style-type: none"> • In order to capture business from visitors or people passing through Fairlie, the business zone should extend north of the State Highway 8 and State Highway 79 intersection.
Infrastructure	<p>Stormwater</p> <ul style="list-style-type: none"> • Improvement of stormwater swales and ongoing maintenance of stormwater system.

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	<p>Land Drainage</p> <ul style="list-style-type: none"> Flood risk as Fairlie is between the Opihi River and tributaries to the Opihi River. <p>Water</p> <ul style="list-style-type: none"> Water operational issues during periods of high demand. Industrial area does not meet fire flow requirements. Provision for a water system that has good quality water and pressure. <p>Sewerage</p> <ul style="list-style-type: none"> Improved sewerage system at Kimbell and Eversley Reserve. Industrial area does not have a reticulated system.
Landscape	<p>Urban Design</p> <ul style="list-style-type: none"> Rules on signage to retain the character of the township. Town street scape throughout town to be consistent. The Industrial area at the Fairlie entrance from Geraldine needs to be tidied up. Signage at the entrances of Fairlie to be tidied. More trees. Picnic tables. Beautification. Consistent planting throughout Fairlie. <p>Open Space</p> <ul style="list-style-type: none"> Village Green to be landscaped. Information boards for history and walkways. Improve view of Opihi River.
Tourism	<p>Promotion of Fairlie and surrounding area</p> <ul style="list-style-type: none"> Need coordinated promotion of Fairlie events. Tourism to be promoted. Create a unique Fairlie event that attracts visitors to the area. Promote the existing passive recreation assets: Lake Opuha, ski fields, mountain biking and walking. Council need to be more actively involved with marketing of township
Social and Recreation	<p>Recreation Opportunities</p> <ul style="list-style-type: none"> Walkway from Alloway St to Opihi Road at Eversley. Lake Opuha recreational opportunities such as: rowing or an event at the lake <p>Heritage</p> <ul style="list-style-type: none"> Historic tourist trail with information. Encourage maintenance and restoration and respect of heritage buildings. <p>Community Services</p> <ul style="list-style-type: none"> Improved visitor services, e.g. ATM, internet cafes. Transportation options for the aged such as a community vehicle.

4 Strategic Recommendations

4.1 Introduction

Strategic recommendations have been developed in response to the issues raised during consultation. The strategic recommendations have been developed through comments and recommendations raised during consultation and through further specialist investigations. Once the recommendations were drafted further workshops were held with senior Council staff and the Fairlie Community Board. Through these workshops critiques of the recommendations were made and incorporated into the recommendations outlined in the sections below.

In order to address the issues the strategic recommendations have been put into the following categories; Residential, Industrial, Business, Stormwater, Land Drainage, Water, Sewerage, Landscape and Urban Design, Heritage, Tourism and Recreation. The strategic recommendations are described below. Plan 1 shows the existing zoning and is located on page 16. Plan 2 (p.17) gives an overall blueprint plan for future residential growth/infill areas, industrial expansion and cycle/walkway linkages for the study area. It incorporated the strategic recommendations provided in this document and should be referred to when reading the recommendations.

These recommendations are provided to aid with the review of the District Plan under the Resource Management Act, the Long Term Council Community Plan and any other relevant strategic documents.

4.2 Planning and Development

4.2.1 Residential

Population Growth

During community consultation it was perceived that more land is required to be zoned residential in the Fairlie Township. This perception may have been formed through development occurring outside of the existing Fairlie urban area. Statistics New Zealand has looked at each 'unit area' and has estimated population projections to 2031¹. The Statistics New Zealand website shows a small decrease in population for Fairlie by 2031. However, this information is based on an area unit.

The area unit for Fairlie only encompasses the current area zoned residential and therefore does not take into account the rural residential subdivision and growth that has been undertaken in the District, for example development at Claytons Road and Nixons Road. On this basis more detailed analysis of the population of Fairlie is required to gain accurate population projections. This information is also of use to Council for other aspects of their forward planning such as infrastructure upgrades.

Recommendation 1: *A specific population and growth demand study for the Fairlie area should to be undertaken to determine the projected population and the socio-demographic factors of the projected population so that if further growth is to occur then Mackenzie District Council can be prepared to cater for that growth. This*

population and growth study should occur before any further investigations are undertaken into providing more greenfield land for further residential development in the Fairlie Township.

Town Boundaries

Keeping the Fairlie Township compact eases pressures of residential activities sprawling into surrounding rural land, and makes it more efficient in providing services and infrastructure to residents. There have been a number of residential developments around Fairlie that have occurred outside of the existing Fairlie urban area and creating sprawl onto the rural landscape. An example of where this has occurred is in developments at Clayton Road and Nixons Road.

Once the population growth demand study (Recommendation 1) is complete the area of land required for development could be more accurately determined and town boundaries should be drawn to encourage people to develop within the Fairlie Township. This could be undertaken at the time of District Plan review.

In order to keep the Fairlie Township compact the Mackenzie District Council should determine town boundaries in which it encourages new developments within the town boundary.

Recommendation 2: *Determine Fairlie Township boundaries to encourage development within these boundaries.*

Infill of Existing Residential Zone

Prior to zoning more land residential, it is worth noting that all of the existing land zoned residential in Fairlie has not been fully utilised for residential development. This is approximately 5.4 hectares (54,000m²) of undeveloped residential land. This land should be utilised first and then if required further land rezoned residential.

There are a number of potential infill development locations that could be utilised within Fairlie. The potential locations are described below and are identified on Plan 2:

- 1 A section opposite the Frayne Street and Hamilton Street intersections on the south side of Hamilton Street;
- 2 A section on the northern side of Talbot Road, south west of the McKenzie Street and Talbot Road;
- 3 A section on the southern end of Gray Street near the intersection of Railway and Grey Street adjacent to the Glencairn Gold Course;
- 4 A section on the western end of Regent Street on the northern side of the street.

There may be reasons beyond the control of the Mackenzie District Council for these areas not already being developed such as private ownership, land owners who prefer larger section sizes or cost of developing the sites. Council should consult with these landowners to discuss barriers to development.

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Recommendation 3: Council to encourage infill development within the existing residential zone with consultation with private landowners. For example if the cost of developing the land is the reason why the sections are not being developed then the Council could look at ways for reducing the costs for developers for example rates relief.

New Residential Zone

Once Recommendation 1 has been undertaken, if additional land needs to be rezoned for residential use within the Fairlie Township, a possible location is West of Alloway Street and Ayr Street, provided the Western Stormwater Catchment Protection project proceeds. This location should be further investigated to determine if it is suitable for rezoning in terms of servicing and infrastructure. This area is identified on Plan 2 and shown in figure 5. If this location is determined appropriate, prior to development going ahead the Council should produce an outline development plan indicating the most appropriate way the area should be developed.



Figure 5: Possible location for new residential zone

The location is adjacent to the existing residential zone to contain possible sprawl. If this area is suitable for rezoning it is also recommended that the existing shelterbelt along the showground's is retained to provide protection from westerly winds. The shelterbelt also provides the potential for future walkway/cycleway linkages. If rezoning of this area is to take place, recommendation 5 needs to be taken into account to determine whether the area should be zoned residential as it is currently defined in the Mackenzie District Plan or zoned rural residential.

Recommendation 4: Consider new residential development to occur at the location West of Alloway Street and Ayr Street, provided the Western Stormwater Catchment Protection project proceeds. Further investigations should be undertaken at this location for feasibility such as infrastructure and consultation with the private landowners.

Rural Residential

The need in the Fairlie area may not be for more land to be zoned 'residential' as currently defined in the Mackenzie District Plan. However, the demand may be for different living opportunities such as those provided for by larger or smaller sections and rural residential living. In order to retain a compact town 'rural-residential' locations outside of the town boundary need to be carefully considered for their impacts on the rural landscape.

Rural-residential development is already occurring outside of the Fairlie Township for example at Clayton Road. The driver for development outside of the Fairlie Township

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is largely lifestyle, demand for larger section sizes and rural outlooks. However, Clayton Road may not be the most appropriate location due to flooding risks and because of its fragmented 'ribbon' type development. The Mackenzie District Council needs to be clear and provide guidance for rural residential development to ensure adverse effects on the environment as a result of the rural residential development are minimised.

Recommendation 5: Market research should be undertaken to see if there is demand for 'rural-residential' zoning the study area.

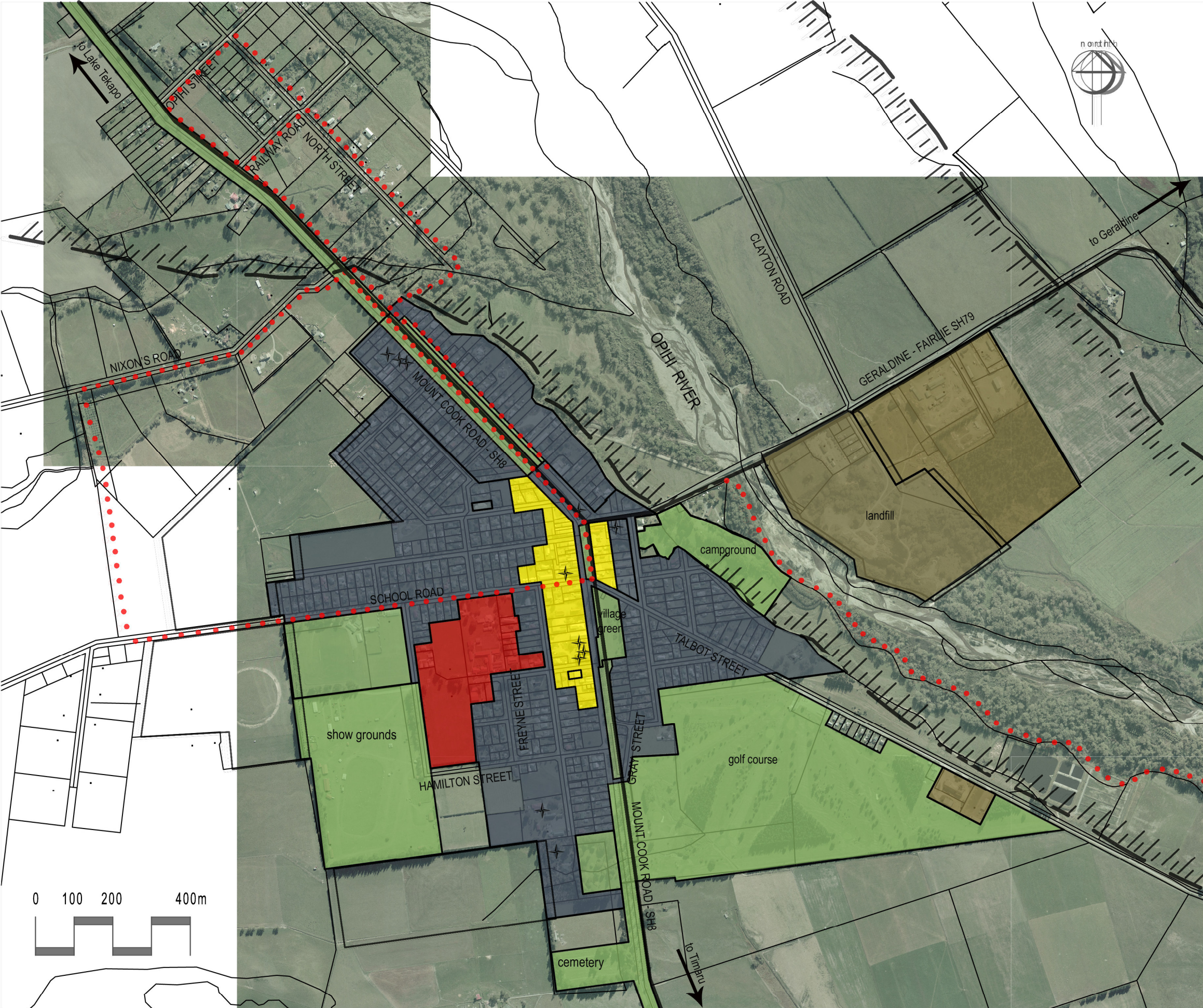
If it is determined there is a demand for rural residential development, it should occur in a controlled way such as the Council providing rural residential 'clusters' to ensure that it is compact rather than spread out. A Rural Residential zone for the Manuka Terrace area that lies between the Ohau Canal and Lake Ohau has been created as part of plan change 13 to the Mackenzie District Plan. This zoning could be used for an area at Fairlie. Rural residential development can be seen as unfavourable as the developments can have more of an adverse impact on the rural landscape, therefore containing the rural residential zone.

Recommendation 6: A feasibility study needs to be undertaken for providing a new rural residential cluster zone. The feasibility study should investigate landscape issues, transportation issues and other aspects that may relate to any particular site to assess the most appropriate location for rural residential development. Once the location is determined a structure plan or outline development plan may assist in ensuring a coordinated development of the area. The feasibility study needs to occur before a new zone is incorporated into the District Plan and therefore before any District Plan review.

Residential Summary

A number of recommendations within the residential section are linked. The summary below shows the linkages between the recommendations. For further information on implementation refer to section 5 of the study).

1. Undertake a Population Growth Demand Study to establish if the population is set to grow and if so by how much. This is to assist planning for the Fairlie Areas future (Recommendation 1: Population Growth Demand Study).
2. Depending on the results of the population growth demand study, determine the town boundaries of Fairlie (Recommendation 2: Establish Town Boundaries). The town boundaries that are developed through recommendation 2 need to take into account the extent of any new Residential Zone (Recommendation 4: New Residential Zone).
3. If the population and growth demand study (Recommendation 1) results in growth being likely, Mackenzie District Council should encourage development within the existing residentially zoned area (Recommendation 3: Encourage Infill of Existing Residential Zone).
4. Once the population growth demand study has been completed, undertake market research to assess the demand for rural residential living and the most appropriate location for rural residential subdivision.



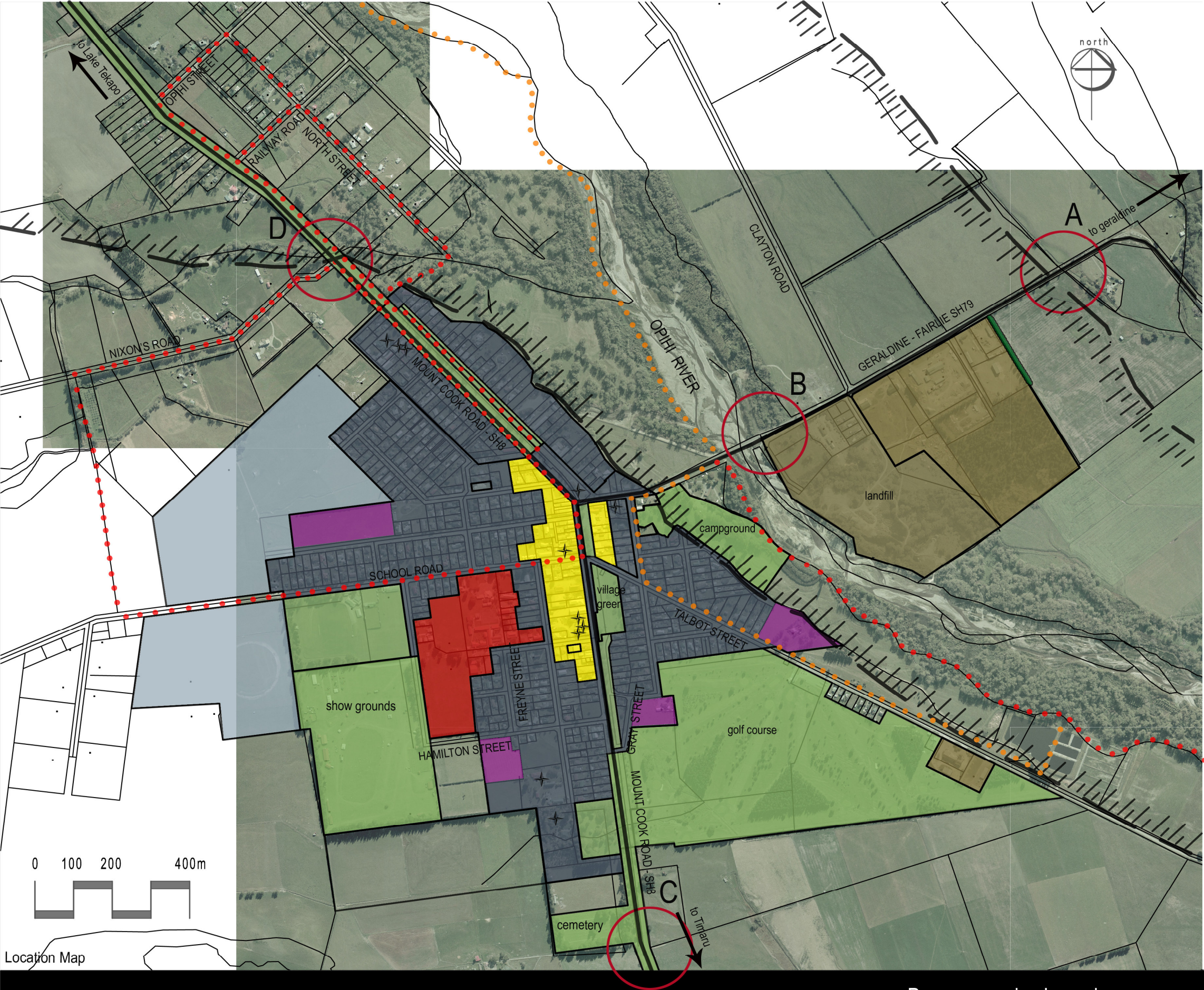
KEY

- Village Centre
- Recreation/Open Space (includes protected trees)
- Schools (Primary & Secondary)
- Existing residential
- Rural
- Existing Industrial/Utility
- Regional highways
- Existing walkways
- 100 year flood event
- Heritage items

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Existing Landuse

Plan 1



ISSUES & OPPORTUNITIES

- Enhance arrival experience to Fairlie through new planting, signage and selective screening of industrial area
- Create an integrated and coherent pattern of development
- ‘Contain’ rural, residential, industrial and commercial areas
- Strengthen identity of township by maintaining rural character
- Enhance access and visibility to walkways along the Ophi River
- Link township for pedestrians and cyclists by upgrading existing walkways and cycleways. Create new links along existing waterways and open space
- Create a ‘development free zone’ on land to the north side of SH8 in order to retain unobstructed views to Fox Peak and the ranges
- Develop a consistent palette of street furniture and signage throughout the township

KEY

- Village Centre
- Recreation/Open Space (includes protected trees)
- Schools (Primary & Secondary)
- Existing residential
- Proposed residential
- Proposed infill housing
- Rural
- Existing Industrial/Utility
- Regional highways
- Existing walkways
- Proposed walkways
- 100 year flood event (no new residential buildings within setback)
- Proposed shelter belt to screen industrial area
- Heritage items
- Entrance areas for enhancement

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Subdivision Amenity

During consultation the issue of subdivision amenity and subdivision location was raised. The perception of the community was that the quality and standards of new subdivisions did not meet the expectations of the community and that new subdivisions weren't ideally located in terms of preserving rural amenity and a compact town.

Currently in the Mackenzie District Plan under *Section 12 Subdivision and Development* there are no permitted subdivisions. This is also a requirement under the Resource Management Act 1991. This means that all subdivision development is required to obtain resource consent from Mackenzie District Council.

Mackenzie District Council needs to ensure that the objectives and policies in the Mackenzie District Plan are clear about the standards they have for new subdivision location and amenity.

Formulate policies under Objective 6, Design and Location to address amenity. Amenity matters such as taking into account the landscape, materials, colours and the design of buildings should also be included in the resource consent assessment matters of *Section 12 Subdivision and Development* in the Mackenzie District Plan.

The appropriateness of the location of new subdivisions should also be incorporated as a resource consent assessment matter for resource consents to ensure that subdivisions are encouraged to provide for compact towns. These amendments should be considered for amendment at the time of District Plan review.

Subdivisions are occurring outside of the Fairlie urban area. The community raised concerns about this as it does not ensure a compact town. In order to retain the rural amenity and landscape values, Mackenzie District Council should consider a minimum lot size for the rural zone. A minimum lot size has been made a discretionary activity within the Mackenzie Basin Subzone; this could be expanded to include a location in the existing rural zone adjacent to Fairlie.

Recommendation 7: *Formulate a new policy and resource consent assessment matter for subdivision amenity under Section 12, Subdivision and Development, Objective 6, Design and Location.*

Recommendation 8: *Encourage subdivisions within the town boundaries as per recommendation 2. The location of subdivisions needs to be incorporated in the assessment matters for resource consents to ensure that all subdivisions are assessed on how they provide for compact towns.*

Recommendation 9: *Mackenzie District Council to investigate the opportunity for a minimum lot size for the rural zone to assist in preserving rural amenity.*

4.2.2 Industrial

Industrial Demand Study

Through consultation the issue of the amount of industrial land available for industrial growth was raised. There was a perception more land needed to be zoned for industrial purposes. This perception needs to be supported by some market research to give accurate information about the demand for increasing the area of industrial zoned land in Fairlie. However, if there is demand for further industrial land, land that is suitable needs to be rezoned. This could be undertaken as part of the District Plan review process.

Recommendation 10: *Market research needs to be undertaken to determine if there is demand for further land to be rezoned industrial in Fairlie.*

Industrial Zone Location

Discussion during consultation about the most appropriate location for developing industrial activities and whether this is adjacent to the existing industrial zone adjacent to State Highway 8 occurred. However, the key issues with this area are flooding and servicing. The flooding and servicing issues should be further investigated if the industrial zone is to be expanded.

New Zealand Transport Agency should be involved in discussions relating to any further development of the industrial area.

It was also raised during consultation that the industrial zone isn't being utilised effectively, in terms of the activities that are being carried out within the zone. It is important that the existing industrial zone is utilised efficiently so that the industrial area is contained and the need for further rezoning is reduced.

The community identified that they would like to see industrial growth. In order to help facilitate growth Mackenzie District Council could provide leadership and discuss with developers and landowners their proposals. Through Mackenzie District Council facilitating discussions with developers they may be able to provide guidance or advice that could help developers understand statutory processes that need to be overcome.

Recommendation 11: *Undertake detailed feasibility investigations into the existing industrial area adjacent to State Highway 8 to see if it is appropriate for expansion.*

Recommendation 12: *During District Plan review investigate the use of the industrial zone so that the area that is currently zoned industrial is utilised efficiently to ensure new activities that are established in the industrial zone are 'industrial' activities. For example the activities that are undertaken in the zone are 'industrial' activities and not rural activities to maximise the efficiency of use of the industrial land.*

Recommendation 13: *Council could provide leadership in assisting further industry in Fairlie for example meeting with key landowners and potential developers. This would assist in encouraging developers to establish in Fairlie.*

4.2.3 Business

Business Zone Location

Through consultation the issue of extending the existing business zone of the Fairlie Township north of the Geraldine Fairlie Highway and Mt Cook Road intersection (State Highway 79 and State Highway 8) was raised. This was suggested for shops

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to have greater visibility and through traffic than they currently experience on the State Highway.

This concept should be further investigated, to determine if it is appropriate to extend the business zone to this location. Further investigation needs to occur as there could be implications to developing this area. The implications may include: impacts on existing businesses within the Fairlie Township, traffic issues with access and parking, the location is restricted by protected trees that line State Highway 8 at this location. If any further investigations proceed, the New Zealand Transport Agency needs to be fully consulted and involved, as the State Highway will be significantly impacted by this concept.

Recommendation 14: *Undertake a feasibility study into options for extending the business zoning in Fairlie. The feasibility study should look at the impact on existing businesses, transportation issues and this should happen with liaison with New Zealand Transport Agency.*

4.3 Infrastructure

Stormwater

Fairlie

The community consultation highlighted that there needed to be some improvement of the stormwater swales and ongoing maintenance of the stormwater system. The existing stormwater system in Fairlie has developed over a number of years and is made up of sumps, stormwater manholes, underground pipelines and open drains. The Long-Term Council Community Plan 2006-2016 (LTCCP) notes that some of the original drainage swales have been built over or partially filled in and this contributes to some of the surface flooding experienced in the Fairlie Township. Therefore, continual maintenance of the stormwater system is required to ensure that the stormwater system meets the levels of service detailed in the LTCCP due to the size and scale of the townships.

Kimbell

There is no Council stormwater system in Kimbell. Stormwater is currently discharged from individual properties and disposed of via infiltration or into natural water courses. The remaining areas of the study area also do not have any stormwater reticulation. The current level of service is to remain.

Recommendation 15: *The Council should continue to maintain and operate the stormwater systems to meet the levels of service detailed in the LTCCP.*

Land Drainage

Flooding from the Opihi River and its tributaries was raised as an issue during community consultation. The community wants to see this issue addressed to provide certainty for protection of people and property throughout the study area.

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The study area is within the catchment of the upper Opihi River and a number of its tributaries. The river and tributaries, specifically Fairlie Township Creek, have a history of flooding in the study area.

Investigations into the flooding of the upper Opihi River were carried out by Environment Canterbury in 2002. The investigations identified the extent and depth of flooding for various rainfall events and found that overtopping of the riverbanks and breakouts could be expected to occur in 10 and 20 year flood events. In the 100 and 500 year flood events breakouts are likely to occur, particularly on the true right bank of the Opihi River, resulting in extensive flooding to the rural flood plain and State Highway 8 between Kimbell and Fairlie.

Flood waters from the upper Opihi River are not expected to enter the main urban area of Fairlie². Flooding maps generated as part of the Environment Canterbury investigation show areas that are likely to experience flooding up to 0.5m in a 500 year event². Key flooding areas in the vicinity of Fairlie Township are Eversley Reserve, Clayton Road from Kerrs Road to State highway 79 and east of the highway until Talbot Road. The waste water treatment plant is located within the area identified as a potential flood plain and as noted in the LTCCP the plant is in the Opihi River floodway. The Council should engage with Environment Canterbury to investigate ways in which to reduce the flooding risk to people and property from the Opihi River.

Fairlie Township Creek a tributary of the Opihi River has flooded the township of Fairlie three times in the last fifty years and it is likely to do so again in the future³. A report covering a Fairlie Township Creek Flood Defence Assessment was completed in 2007. This has provided Council with options for managing flood flows up to the 500 year event and reducing flooding risk to Fairlie Township. The Council are in the process of investigating the options for managing the flood risk to the Fairlie Township.

Issues identified during consultation include the flood risk to Fairlie and the provision of a more detailed flood map to be incorporated in the Mackenzie District Plan. The current map at present is at a scale that is difficult to read. It would be useful for the community if a more detailed map is provided in the District Plan. The issues relating to flooding within the study area are known to Council and some works have been identified in the LTCCP.

Recommendation 16: *Council progresses the proposed works on Fairlie Township Creek to reduce the flooding risk.*

Recommendation 17: *Council engages with Environment Canterbury to reduce the flood risk, where practicable, from the upper Opihi River.*

Recommendation 18: *Council develops/investigates the most effective way of providing an improved flood map of the areas subject to flooding from the upper Opihi River and its tributaries as the scale of the existing flooding maps in the District Plan are inadequate. The new flood maps need to be included in the Mackenzie District Plan to replace the Fairlie/Opihi flooding area map currently located with planning maps in the District Plan.*

Water

During community consultation, feedback indicated that the water supply had operational issues during periods of high demand and that the community wanted a water system that was of good quality and pressure. It was also noted during consultation that the industrial area's water supply does not currently meet fire flow requirements.

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There are two Council owned and managed water supplies located within the study area. These include the Fairlie urban water supply and the Allandale rural water supply.

Allandale Rural Water Supply

This is a rural water supply sourced from an infiltration gallery adjacent to the South Opuha River. The scheme services approximately 150 people covering an area from Ashwick Flat to the north, Clayton Road to the west, Middle Valley Road to the south west and the Opuha River to the north east⁴.

Fairlie Water Supply

Fairlie water supply services the townships of Fairlie, Kimbell and several rural properties along State Highway 8. The supply was constructed in 1940; additional gravity mains were laid in 1961. Upgrades and replacements of watermains have occurred in recent years.

The water is sourced from the Three Springs intake located adjacent to State Highway 8 approximately 2km west of Kimbell and 11km west of Fairlie. Water from the springs flows via a gravity pipeline for approximately 1km, where it is treated with chlorine gas to provide bacteriological protection, prior to being distributed to the Kimbell and Fairlie communities.

There are about 550 connections to the supply, of which approximately 315 are in Fairlie Township with the remainder connected between the source and Fairlie. During holiday periods the Fairlie population increases by approximately 25% which in turn increases the demand on the water supply. Operational issues were identified in the LTCCP with respect to supply problems during peak demand periods. It is understood that these problems relate to low pressure during the high demand / summer periods.

A strategic study on the Fairlie network was completed in 2005 by Jeff Booth Consulting Limited. The report provided comment on demand, future supply options and potential upgrades⁵. Modelling of the Fairlie network is proposed in 2009/2010 which will be able to identify areas for improvement to the existing water supply network.

The Three Springs intake is located within the Opihi River catchment. The use of water resources is governed by Environment Canterbury's Opihi River Regional Plan (ORRP) which came into effect in 2001. The rules of this plan may cause some impact on Council's ability to meet the desired levels of service for the water supply. Mackenzie District Council has applied to Environment Canterbury to renew resource consent CRC 040921 to abstract water from the Three Springs, this resource consent is currently being processed by Environment Canterbury.

Recommendation 19: Once Environment Canterbury resource consent CRC 040921 to abstract water is renewed an issues and options study to further develop on the previous Fairlie network strategic study, should be undertaken. This will assist Council in determining the best way forward for the water supply.

Recommendation 20: The proposed water modelling of the Fairlie network is progressed. This will assist in evaluating options for future improvements.

Sewerage

Fairlie Township has a wastewater system consisting of gravity sewers and a pond treatment system. The remainder of the study area utilises on-site septic disposal systems.

Fairlie

The Fairlie waste water system was first constructed in 1938 using earthenware pipes and treatment provided by an Imhoff tank (a two storey tank which is an improvement on a septic tank). Initial oxidation ponds were constructed in 1971 and then upgraded in 2002. In 2004 five soakage basins were constructed to remove wastewater discharge to the Ophi River. Now effluent is discharged to ground. The wastewater treatment and disposal system has a resource consent which expires in 2038. Various upgrades to the piped network have been carried out over the years. This has generally involved replacement of the earthenware pipes with Asbestos cement or PVC sewers. It is understood that no reticulated sewer network is provided to the Fairlie industrial area.

There are about 450 properties connected to the Fairlie wastewater system, with holiday times increasing the Fairlie population by approximately 25%, which in turn increases the demand on the system. The waste water treatment and disposal system design has a 10% capacity above the holiday population. This allows for growth in both base and holiday populations.

The wastewater system has design capacity above the holiday population; the system is adequate for the foreseeable needs of the Fairlie Township, once recommendation 1 has been undertaken, if the population is to grow a large amount the wastewater system should be assessed to ensure it will have the capacity to meet demand.

Kimbell and Eversley Reserve

Issues raised during consultation include providing sewer services to the industrial area, and installation of sewer services for Kimbell and Eversley Reserve.

It is understood that Council has resolved to construct a community sewerage scheme for the Eversley Reserve. It is anticipated that will resolve the issues related to sewage for this area.

A sewerage system for Kimbell is at the discretion of Council.

Recommendation 21: A study into the options for sewerage servicing the Fairlie industrial zone is undertaken.

Recommendation 22: Once recommendation 1 has been undertaken, if Fairlie's population is projected to grow, undertake a feasibility study to ensure the wastewater system will cope with the demand.

4.4 Landscape and Urban Design

4.4.1 New Zealand Urban Design Protocol

While Mackenzie District Council is not a signatory to the Urban Design Protocol, the protocol is a relevant document that is of increasing importance for New Zealand local authorities. The New Zealand Urban Design Protocol⁶, identifies seven essential design qualities that together create quality urban design. They are:

- Context: seeing buildings, places and spaces as part of whole towns and cities
- Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment
- Choice: ensuring diversity and choice for people
- Connections: enhancing how different networks link together for people
- Creativity: encouraging innovative and imaginative solutions
- Custodianship: ensuring design is environmentally sustainable, safe and healthy
- Collaboration: communicating and sharing knowledge across sectors, professions and with communities.

The Protocol encourages communities to develop built environments which are more successful through quality urban design and is therefore was an important document to be considered during the Fairlie Area Strategic study and when undertaking future planning of Fairlie. The New Zealand Urban Design Protocol provides a guide for developing good urban spaces using design qualities. Through applying these qualities Mackenzie District Council can enhance the environment of the township. For example when looking at a location for a new residential area the seven design qualities can each be taken into account to ensure that the new residential zone is successful and integrated with the existing Fairlie Township.

Recommendation 23: *It is recommended that Mackenzie District Council adopt the principles of the Urban Design Protocol.*

4.4.2 Arrival Experience

State Highway 8 from Timaru

The entrance to Fairlie from Timaru is a major contributor to the amenity of Fairlie Township. This entrance is located on Plan 2 and is labelled 'C'. Named Peace Avenue, the road is lined with mature, deciduous trees which were planted as a memorial to fallen soldiers after the First World War. These historic trees provide strong visual and historic character to the area and indicate to visitor's their arrival to Fairlie. The landscape character of the entrance displays a dominant framework of large canopy trees and wide grassed berms, suitable for walking and recreation. This stretch has significant landscape value, based on the presence of these large tree species, the degree of enclosure from the trees, visibility of the rural area and adjacent facilities such as the cemetery and McLean Park picnic area.

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State Highway 8 from Lake Tekapo

The entrance to Fairlie from Tekapo exhibits similar qualities to that of the entrance from Timaru. This entrance is located on Plan 2 as 'D'. Also part of Peace Avenue, the historic tree canopy dominates a number of sections of the Fairlie-Tekapo highway from the Upper Opihi Bridge just past Kimbell to Fairlie Township. On the actual approach to Fairlie, the presence of large canopy trees and wide grassed berms strengthen the presence of the township and the visitor's arrival to Fairlie.

State Highway 79 from Geraldine

The entrance to Fairlie from Geraldine contrasts with the arrival experience to Fairlie from Timaru or Tekapo. The location of this entrance is shown on Plan 2 and is labelled 'A' and 'B' the road frontage of the industrial businesses along State Highway 79 is dominant along this stretch of road. Visually unappealing, the buildings and associated structures could be screened through selective planning of shelterbelts, trees and shrubs providing a more pleasant first impression of Fairlie from State Highway 79.

It is recommended that landscape concept plans are prepared to enhance this entrance to Fairlie. A concept design could form part of a collaborative community project which would then be implemented by the community. This proposal would need further discussion with the New Zealand Transport Agency to avoid any adverse impacts on the State Highways.

Ideas for enhancing the State Highway 79 entrance to Fairlie

Listed below are possibilities for enhancement of the Geraldine entrance to Fairlie.

- Limb existing Birch trees along State Highway 79 and replace Birch trees with Oaks over time (see figure 6).
- Low shrub and tussock planting at the Geraldine entrance to Fairlie (see figure 7). At location 'B' on Plan 2.
- Plant additional oak trees along State Highway 79 to create an avenue effect at Location 'A' on Plan 2. When planting the additional oak trees the spacing of the trees and the location out of the State Highway clear zone need to be considered.
- Plant low shrub and tussock plants at the bridge entrance to the Fairlie Township; refer to figure 8 for the location. Develop views to the Opihi river by trimming trees which currently block the view to river (figure 6 shows the entrance to Fairlie along State Highway 79).

Any ideas for enhancement should be formulated in conjunction with the New Zealand Transport Agency.



Figure 6: Approaching Fairlie via State Highway 79, looking west (existing and proposed)

Fairlie Area Strategic Study



Figure 7: Industrial area along the State Highway 8 entrance to Fairlie



Figure 8: State Highway 79 Entrance to Fairlie

Recommendation 24: Develop a landscape concept plan for the Geraldine entrance to Fairlie. This concept plan should be formulated in collaboration with New Zealand Transport Agency.

Fairlie Entrance Signage

During community consultation, the issue of outdated entrance signage was raised (refer to figure 9). It is recommended that the existing entrance signs to Fairlie are upgraded on all three state highway entrance roads. Figure 10 shows new signage could be enhanced and softened by ground covers and low growing shrubs. The use of local materials should be encouraged on all signage, which should also complement existing street furniture as part of a proposed design palette for Fairlie. Any upgrade would need to be undertaken in close liaison with the New Zealand Transportation Agency as the signs are to be positioned so the safe operation of the State Highway is not inhibited and consistency with speed limits is to be achieved.



Figure 9: Shows the existing signage for Fairlie on State Highway 79



Figure 10: Proposed entrance signage

Recommendation 25: Update entrance signage to Fairlie along State Highways 8 and 79 to improve arrival experience to Fairlie.

4.4.3 Fairlie Township

Existing Landscape Character

Fairlie Township is located in the Opihi River catchment, set amongst rolling green hills, grazing and crop paddocks with views to Fox Peak and the surrounding ranges. As a small rural service community founded around 1865, the township centre is located along the main street (where the railway line was once positioned), at the junction of the Christchurch-Geraldine and Timaru Highways.

Set within a wider rural context, a number of smaller yet significant green open areas within the township contribute to Fairlie's character. These areas include the Opihi river and campground on the Geraldine entrance to the township, the cemetery, McLean Park and the Village Green along the Timaru entrance and Peace Avenue, a planting of more than 500 trees lining The Timaru-Fairlie highway from Cricklewood to the Upper Opihi Bridge near Kimbell on the Fairlie-Tekapo highway.

The Fairlie showground's and the local golf course provide areas for recreational pursuits within the township. A number of historic buildings contribute to the character of the built fabric of the town and include the old library which is now a popular restaurant.

While the township has a number of admirable attributes, there are several aspects that reduce Fairlie's appeal. Industrial land located alongside the Geraldine entrance to Fairlie (SH79) lacks balance in terms of amenity planting and this has resulted in an untidy first impression of the township. While the Fairlie Main Street upgrade in 2000 established a street furniture palette worth continuing, there are a number of additional conflicting styles of seating which are now dated, worn and in need of gradual replacement. The lack of planting in local residential streets leaves these areas open and exposed and leaves the opportunity for improving their amenity.

Green Space

Community consultation identified the need for the beautification of the Fairlie area. Consultation also identified that improvements to the Fairlie Township should encourage the use and enjoyment of the township for locals and visitors, promoting Fairlie as an attractive place to live and visit.

Residents also indicated the importance of retaining unobstructed landscape vistas of mountains. The recommendations outlined in the MacKenzie District Plan should continue to be used as a tool to ensure that these viewing corridors are maintained. These views are a key part of the identity of the Fairlie area. A landscape study was undertaken in 1992 by Boffa Miskell Partners with the purpose of identifying key landscape values to be maintained under different land use options in the Mackenzie/Waitaki basins for the Mackenzie District. While this landscape study is still relevant, a more focussed landscape study for the Fairlie area would provide detail and recommendations for retaining the views in the context of future landscape development. These recommendations could be incorporated into the Mackenzie District Plan; in order to protect the significant views of the Fairlie area.

The District Plan also contains Landscape Guidelines the purpose of which is to ensure that the amenity of the Fairlie Township is retained. However, these

Fairlie Area Strategic Study

guidelines are contained in an appendix and therefore need to have more cross references within the District Plan so that they are clear and are not lost in the wider body of the document. This could be undertaken when the District Plan is reviewed.



Figure 11: Existing native and exotic plantings in Fairlie

Recommendation 26: Undertake a Landscape Study specifically for the Fairlie area to look at ways of retaining rural vistas whilst providing for development. The outcomes should then be incorporated within the District Plan

Recommendation 27: The Landscape Guidelines within the District Plan need to be cross referenced from Appendix K – Landscape Guidelines, throughout the Mackenzie District Plan to raise awareness of these guidelines, so they are not missed.

Recommendation 28: Install street furniture including gradual replacement of existing furniture deemed inappropriate or inconsistent with the proposed design palate.

Recommendation 29: Undertake infill planting in the Village Centre to strengthen existing planting (shown in figure 11) and make the township more visually appealing. The existing palette of exotic and native species are dry tolerant, low growing shrubs which are suited to the climate and soils of Fairlie. For example *Rhododendron*, *Azalea*, *Camelia*, *Anemathele lessoniana*, *Parahebe*, *Hebesm* *Pachystegia insignis* and *Astelia*.

Streets

As outlined above in Section 4.9.1 the community of Fairlie would like to see a focus on beautification of their township. In order to continue improving the amenity of the area, tree plantings would enhance side streets and green areas. The Council need to ensure that there is money available for tree planting. Developing a plant palette would ensure that the species of plants that are chosen are suited to the local soil type and climatic conditions.

The low amenity of the side streets was raised during consultation as an issue. At present these residential streets are open and exposed providing little in the way of visual amenity (or shade for local residents). In order to enhance the side streets, swales and low groundcover planting is recommended to deal with stormwater and

Fairlie Area Strategic Study

enhance the local streetscape. Street trees (away from power lines) could be planted as part of succession planting within township. Providing more green spaces would improve the visual amenity of the side streets within Fairlie as well as creating a more pleasant environment to walk and cycle (Refer to figure 12 for existing side streets and swales). Figure 13 shows a possible cross section for the enhancement of the streetscape within the Fairlie Township.

The consultation process raised a number of opinions in relation to the development of Village Green. We understand that these proposals are currently being considered. The Council should continue this process to determine the types of activities that are appropriate for the Village Green.

Recommendation 30: Mackenzie District Council should ensure funding is available annually for planting via the Annual Plan process or through the creation of a planting fund.

Recommendation 31: Develop a district plant palette based on the relevant soil types of the area. Street tree species to include those characteristic of the existing street trees in Fairlie.

Recommendation 32: Gradually install swales and low groundcover planting to enhance local streetscape, and street trees as part of succession planting within the township.



Figure 12: Shows existing Fairlie side streets and swales

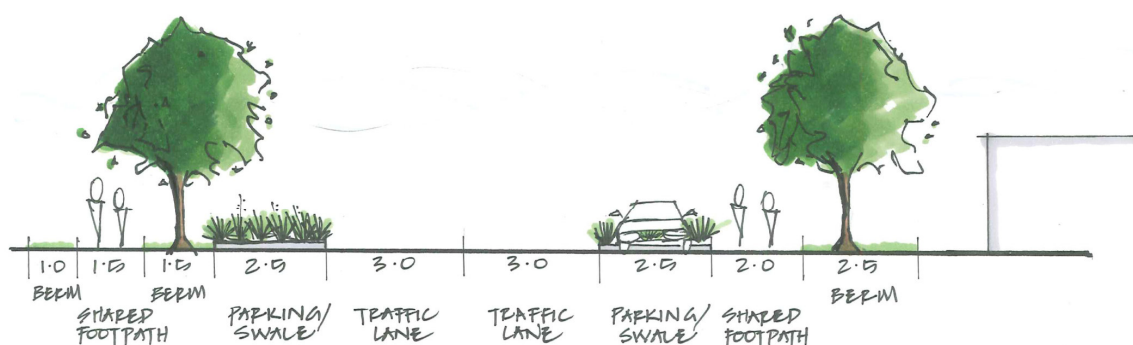


Figure 13: Possible cross section of Fairlie side streets

Fairlie Area Strategic Study

Recommendation 33: *The Council should continue the development of the Village Green concept plan and implement the plan.*

Street Furniture

Within the Fairlie Township there are a number of seating styles, some of which were part of a town centre upgrade in 2000. The opportunity exists to gradually replace the worn out seating with new furniture, co-ordinated with the 2000 upgrade (refer to figures 14 and 15 below).

In order to ensure consistency across the townships street furniture, we recommend a design palette be developed which would include seating, lighting, bollards, drinking fountains, cycle stands, rubbish bins and artwork to establish a unity of style and reinforce the rural character of the Fairlie district. The design palette may be referred to when new street furniture is needed, or when replacement is necessary.



Figure 14: Existing seating styles to be replaced or removed



**Figure 15: Street furniture from 2000 upgrade.
Repair and paint existing. Incorporate new furniture using material of 2000 style.**

Recommendation 34: *Develop a co-ordinated palette of landscape furniture including seating, lighting, bollards, drinking fountains, cycle stands, rubbish bins and artwork.*

4.5 Tourism

Promoting tourism opportunities within the Fairlie area is perceived by the community to be uncoordinated. It was also identified that there is a need to coordinate different groups and look at ways of further investigating tourism potential through new events and particularly having a unique Fairlie event and through developing visitor services.

The two key groups who promote Fairlie are:

- i. Fairlie District Promotions Association; and
- ii. Destination Mt Cook

It would be useful if these two groups had a coordinated annual calendar of events so that they could integrate the promotion of Fairlie. Through integrating approaches of the two groups it would be possible to increase the promotion of Fairlie and the surrounding area. Promotion of the events in major centres would encourage regional visitors to Fairlie.

The community noted that there are potential business opportunities in relation to tourism. These opportunities include the opportunity for someone to develop a Push Bike Hire business in the area to encourage visitors to explore the Fairlie area by bike and the potential for an internet café within the township.

Recommendation 35: *Coordinate the promotion of Fairlie with the two promotional groups.*

Recommendation 36: *Promote recreation opportunities in Fairlie in major centres such as Timaru and Christchurch to spark interest for people to go to Fairlie for recreation opportunities.*

Recommendation 37: *Create a specific iconic 'Fairlie event' that will attract visitors to the township in addition to the existing A and P show.*

Recommendation 38: *Promote the business opportunities that tourism provides for local entrepreneurs to undertake. Such business opportunities include a push bike hire and an internet café.*

4.6 Recreation

There are a number of walkways within the Fairlie area. Community consultation raised the need for greater connectivity of these walkways. The existing walkways could be enhanced to provide a more visually appealing attraction for visitors to the area. Ideally the walkways should have information/interpretation panels for direction and information to allow locals and visitors to easily follow the walkways. Plan 2 shows existing and proposed walkways. The walkways are proposed to be enhanced at the following locations

Fairlie Area Strategic Study

- Opihi River, continuing the existing walkway north of State Highway 79 towards Kimbell.
- Opihi River, south of State Highway 79, enhancing the existing walkway with a 'shortcut' through the oxidation ponds to Talbot Street creating a shorter walking track. As the Council own this land this enhancement would be low cost.

A variety of green spaces exist within the Fairlie Township. By enhancing existing walkways and creating new ones, pedestrian connections between these areas can be maximised. These connections provide recreational opportunities and ensure convenient, comfortable and safe access for residents and visitors.

In order to advertise the walkways and other recreational opportunities, brochures could be provided and the locations of walkways shown on the Council websites for visitors explaining the recreational opportunities available and where they are located.

It is recommended that views of the Opihi River are developed by trimming existing trees which currently block views to what is a significant and distinctive feature of the township. Removing the lower branches of trees along the walkway will improve the walkway's visibility. New signage should be installed to help guide visitors and locals. Dead trees or damaged wood should be removed completely. Figure 16 shows the existing walkway access from SH79. These areas require grading and a clear indication of track access to visitors (refer to figure 16). Environment Canterbury should be consulted with for works on the stopbank.



Figure 16: Existing walkway along the Opihi River

During consultation the issue of using Lake Opuha for recreational activities such as formalised camping was raised. Lake Opuha is predominantly a lake used for irrigation. Further discussions would need to occur with the Opuha Water Limited if any recreation activities were to be more formalised at the lake.

Recommendation 39: *Connect a range of green space as shown on Plan 2 to integrate the green spaces together with walkways. Develop interpretation panels so the walkways are easily followed and there are views to the Opihi River by trimming trees.*

Recommendation 40: *Make brochures available explaining where the recreation opportunities are, and make these locations available on the website for visitors to easily access.*

Recommendation 41: *If any formalised recreational activities are to occur on Lake Opuha ensure that Opuha Water Limited is consulted and fully involved in any process.*

4.7 Heritage

Fairlie has a number of heritage buildings and structures throughout the township. A possible attraction for Fairlie could be creating a self guided heritage walk. This would be a simple yet effective opportunity. It would involve, selecting suitable sites, gathering information about each site, marking them on a walking route and creating a pamphlet that could be available on the District Council website and at the information centre. This might encourage more residents and visitors to appreciate Fairlie and its history and spend more time in Fairlie.

Heritage buildings are an important part of the fabric of the Fairlie community. It is important that the District Plan heritage inventory is updated. It is suggested that a review of the heritage inventory of items listed in the District Plan is undertaken to ensure it is up to date when the District Plan is reviewed. This would enable the inclusion of items that are not already included in the District Plan. This should be undertaken in liaison with the New Zealand Historic Places Trust, as they may have useful information on some of the heritage items.

Recommendation 42: *Develop a self guided walk of heritage buildings and structures.*

Recommendation 43: *Undertake a heritage inventory review; this can be used to update the District Plan, in liaison with the New Zealand Historic Places Trust.*

4.8 Social Services

A number of consultation responses raised the idea of putting in an ATM machine in Fairlie. However putting in an ATM raises a number of issues. During consultation there was an indication that if an ATM was installed in Fairlie the local bank could be possibly be lost. This needs to be looked into in further detail before any conclusion can be drawn.

The need for a community vehicle was also raised during consultation. If residents need to get to Timaru, there is a bus service that goes through Fairlie. The bus travels from Twizel and Timaru on Fridays, stopping at Fairlie twice throughout the day. More information on this service can be found on Environment Canterbury's website <http://www.ecan.govt.nz/Our+Environment/Transport/bus-services.htm>. Publicity of this service may increase people's awareness and therefore use of it.

Recommendation 44: *Discuss with local bank about the possibility and issues associated with installing an ATM in Fairlie*

Recommendation 45: *Encourage Environment Canterbury to publicise public transport options to raise awareness.*

5 Implementation

The key issues that have been raised by the residents have been addressed through the recommendations in this strategic study.

This strategic study is a point of reference for Mackenzie District Council when considering any reviews to their district plan, updates to the Long Term Council Community Plan and other strategic documents.

Some of the recommendations provided throughout this study can be accomplished in the short term with little funding, some recommendations could be achieved in the long term and other recommendations could begin in the short term and can be continued through to the long term.

The table below breaks the implementation of the recommendations into the short term (2009-2012) and the long term (2013-2029). This table is an indication for the Council on when the recommendations could be implemented and should be prioritised by Council.

	Short Term Measures: 2009-2012	Long Term Measures: 2013-2029
	Recommendation	Recommendation
Planning and Development	Population and Growth Demand Study (Recommendation 1)	Location for new residential development to occur following the Western Stormwater Catchment Protection Project (Recommendation 4)
	Determine Town Boundaries (Recommendation 2)	Market Research to determine demand for rural residential, industrial and business zoning (Recommendation 5, 10, and 14) If there is demand for increased growth the locations of the industrial and rural residential zones are to be determined through feasibility studies (Recommendations 6, 11 and 14)
	Infill of existing Residential Zone (Recommendation 3)	Formulate new policy and resource consent assessment matters for subdivision amenity and their locations during District Plan review (Recommendation 7 and 8)
	Council to provide leadership in assisting industry to Fairlie (Recommendation 13)	Investigate the possibility of a minimum lot size for the rural zone during District Plan review (Recommendation 9)
		Ensure through District Plan review that the industrial zone is utilised efficiently (Recommendation 12)
Infrastructure	Continue to maintain and operate the Stormwater Systems (Recommendation 15)	Develop an improved flood map of the area and incorporate into the District Plan (Recommendation 18)
	Progress work on Fairlie Township Creek	Investigate sewerage servicing for the Fairlie

Fairlie Area Strategic Study

	Short Term Measures: 2009-2012	Long Term Measures: 2013-2029
	Recommendation	Recommendation
Infrastructure	(Recommendation 16)	industrial zone. (Recommendation 21)
	Engage with Environment Canterbury to reduce flood risk from the upper Ophi River (Recommendation 17)	Ensure wastewater system will cope with any anticipated population growth. (Recommendation 22)
	Conduct an Issues and Options study to build on previous drinking water network studies (Recommendation 19)	
	Undertake water modelling of Fairlie network (Recommendation 20)	
Landscape	Adopt the principles of the Urban Design Protocol (Recommendation 23)	Undertake a Landscape Study for the Fairlie area to incorporate outcomes in to the Mackenzie District Plan for District Plan review (Recommendation 26)
	Develop a landscape concept plan for the Geraldine entrance to Fairlie. (Recommendation 24)	Cross reference Appendix K-Landscape Guidelines throughout the Mackenzie District Plan at the District Plan review (Recommendation 27)
	Update entrance signage to Fairlie along State Highways 8 and 79 (Recommendation 25)	
	Gradual replacement of street furniture (Recommendation 28)	
	Undertake infill planting in Village Centre (Recommendation 29)	Develop a district plant palette (Recommendation 31)
	Ensure money is available for annual planting via the annual plan process (Recommendation 30)	
	Gradually undertake enhancement of the streets within Fairlie (Recommendation 32)	
	Continue the development of the Village Green concept plan (Recommendation 33)	
	Develop a co-ordinated palette of landscape furniture to be a guide for any upgrades or replacements (Recommendation 34)	
Tourism	Coordinate the approach of promotional groups (Recommendation 35)	
	Promote recreation opportunities in major centres (Recommendation 36)	

Fairlie Area Strategic Study

	Short Term Measures: 2009-2012	Long Term Measures: 2013-2029
	Recommendation	Recommendation
	Create a specific iconic Fairlie event to attract visitors in addition to the existing A & P Show (Recommendation 37)	
	Promote business opportunities such as push bike hire and internet café (Recommendation 38)	
Recreation	Develop walkways (Recommendation 39)	
	Make locations of walkways and recreational opportunities known through brochures and through a website (Recommendation 40)	
	If any recreational activities are to be formalised on Lake Opuha do this in close liaison with the Opuha Water Limited (Recommendation 41)	
Heritage	Develop a self guided heritage walk of heritage items (Recommendation 42)	Undertake a heritage inventory review to incorporate into the District Plan (Recommendation 43)
Social Services	Discuss with the local bank the possibility of installing an ATM in Fairlie (Recommendation 44)	
	Encourage Environment Canterbury to publicise public transport options (Recommendation 45)	

6 Reference List

- 1 Statistics New Zealand.2008. www.stats.govt.nz
- 2 Environment Canterbury. 2002. Upper Opihi River Floodplain Investigation Report U02/46.
- 3 Connell Wagner. 2007. Fairlie Township Creek Flood Defence Assessment, Options Development. Reference A239-60.
- 4 Ministry of Health. 2008. National WINZ Database
- 5 Booth.2005. Fairlie Networ and Reservoir Strategic Plan. Rotorua
- 6 Ministry for the Environment. 2005. New Zealand Urban Design Protocol. <http://www.mfe.govt.nz/publications/urban/design-protocol-mar05/index.html>

7 Bibliography

Resource Management Act 1991

Local Government Act (2002)

Land Transport Management Act 2003

Mackenzie District Council LTCCP 2006-2016

Mackenzie District Plan

Appendix A – Consultation Responses

Planning and Development	Infrastructure	Landscape and Urban Design	Heritage, Tourism and Recreation
<ul style="list-style-type: none"> • Maintain a compact town. • Standards to be set on location and quality of subdivision. • Need land in township for residential. • Lifestyle blocks down Claytons Road stopped. • 'Cluster communities', not spread out. • Determine town boundaries. • Variety of living opportunities. • Encourage subdivision. • Not lots of houses on rural landscape. • Not rural residential development. • Quality Developments. • No ribbon development. • No hap hazard development. • Rules on signage to retain the character of the township. 	<ul style="list-style-type: none"> • Need a better water supply. • Water and sewage improvements in the industrial area, as it currently doesn't meet fire risk requirements. • Traffic safety, with improved footpaths down Denmark Street. • Major sewage issues in Eversley. • Improved infrastructure. • Maintain water quality. • Improved sewage systems. • Improved flood protection. • Roundabout at intersection coming into town from Geraldine • Better car and bus parking near village at toilets. 	<ul style="list-style-type: none"> • The Industrial area at the Fairlie entrance from Geraldine needs to be tidied up. • Urban design through out the town to be consistent i.e. street furniture, signage etc. • Signage at the entrances of Fairlie to be tidied. • Improved side streets, as the Main Street has been upgraded but the side streets have not changed. Paths and swales need attention. • Village Green to be landscaped. • More trees throughout township • New urban design to be kept in character with the existing area. • Beautification of Fairlie to increase amenity. • Encourage people into the town centre. • Information boards for history and walkways. • Coherent planting. 	<ul style="list-style-type: none"> • Development needs incentives. • Need coordinated promotion of Fairlie events. • Tourism to be promoted. • Promote the existing passive recreation assets: Lake Opuha, Mt Dobson, Fox Peak, mountain biking and walking. • Picnic tables in recreation areas. • Improved visitor services, e.g. ATM and internet café. • Historic tourist trail with information. • Encourage maintenance of heritage buildings. • Restore and respect historic buildings. • Walkway from Alloway St to Opihi Road at Eversley. • Council need to be more actively involved with marketing of township. • Transportation options for the aged to Timaru such as a community vehicle or minivan service.

Planning and Development	Infrastructure	Landscape and Urban Design	Heritage, Tourism and Recreation
<ul style="list-style-type: none"> • Adopt Mackenzie basin light restriction to avoid light pollution. • Encourage industry. • Incentives required to encourage development. • Can't develop residential because cost of developing sections outweighs cost of purchase. • Sections in town too small. • Fairlie Township does not extend there. • Need adequate noise rules to prevent large industrial activities occurring near residential properties. • Council to encourage areas for residential development, so that it is not commercially driven. Need to have some 600m² sections available. • Clear planning guidance through a combination of statutory and non-statutory guidance. • Land for industrial growth. 		<ul style="list-style-type: none"> • Improve view of river. 	<ul style="list-style-type: none"> • Injection of money into museum. • Exploit recreation opportunities more at Lake Opuha e.g. rowing or annual lake event. • Encourage people into the Fairlie Township. • Vibrant town centre

APPENDIX B Consultation Material

Letter

14 June 2008

380431.00

To whom it may concern

Fairlie Area Strategic Study – Have your say!

Mackenzie District Council is undertaking a strategic study of Fairlie and the surrounding basin to set direction for future growth. Enclosed is a map showing the indicative area of the study. The study will investigate current issues influencing and constraining development in the Fairlie area and set a future direction for the next 20 years.

Similar strategic studies have been undertaken for Tekapo and Twizel. It is now the turn of Fairlie, Kimbell, Allandale, Eversley, Winscombe and the surrounding rural communities.

Identifying planning and strategic issues will help the Council when they commence a review of their District Plan. In order to set direction for the next 20 years the Council are holding an open day for the public. Council are interested in your views on a wide array of strategic issues facing the Fairlie area and its future.

Mackenzie District Council would like your views on:

- What do you like about the Fairlie area?
- What can be done to make the Fairlie area even better?
- What types of further development should occur?
- What constraints exist for further development?
- What is your vision for the Fairlie Area for the next 20 years?

You are invited to attend a community open day to share your thoughts:

Friday 20 June 2008
The lounge of the Mackenzie Community Centre
Main Street, Fairlie
2-6pm
(We invite you all to come at any time during this period)

If you are unable to attend this open day there is a feedback form enclosed that you are welcome to fill in and return in the self addressed envelope enclosed by **Tuesday 1 July 2008**. Alternatively contact Gemma Smith by phone (03) 363 5560 or email gemma.smith@opus.co.nz.

We look forward to hearing your viewpoints.


Yours sincerely,

Gemma Smith
 Opus International Consultants
 On behalf of Mackenzie District Council

Feedback Form

Fairlie Area Strategic Study

FEEDBACK FORM



Name _____

Organisation _____
(if applicable)

Postal Address _____

Phone _____

Fax _____

Email _____

Mackenzie District Council is undertaking a Strategic study of Fairlie and the surrounding area. To assist Mackenzie District Council in this study, we would be grateful for your responses to the questions below. Please use additional paper if necessary.

1. What do you like about the Fairlie area?

Please identify what aspects about the Fairlie area that you like.

2. What can be done to make the Fairlie area even better?

Please identify any aspects about the Fairlie area that could be made even better.

3. What types of further development should occur?

Please indicate the types of development that should occur. i.e. residential, industrial, commercial etc.

4. What types of development don't you want and why?

Types of development may include residential, rural residential, industrial etc...

5. What constraints exist for further development?

Please identify any issues or constraints that exist for further development.

6. What is your vision for the Fairlie Area for the next 20 years?

What would you like the Fairlie Area to look like over the next 20 years?

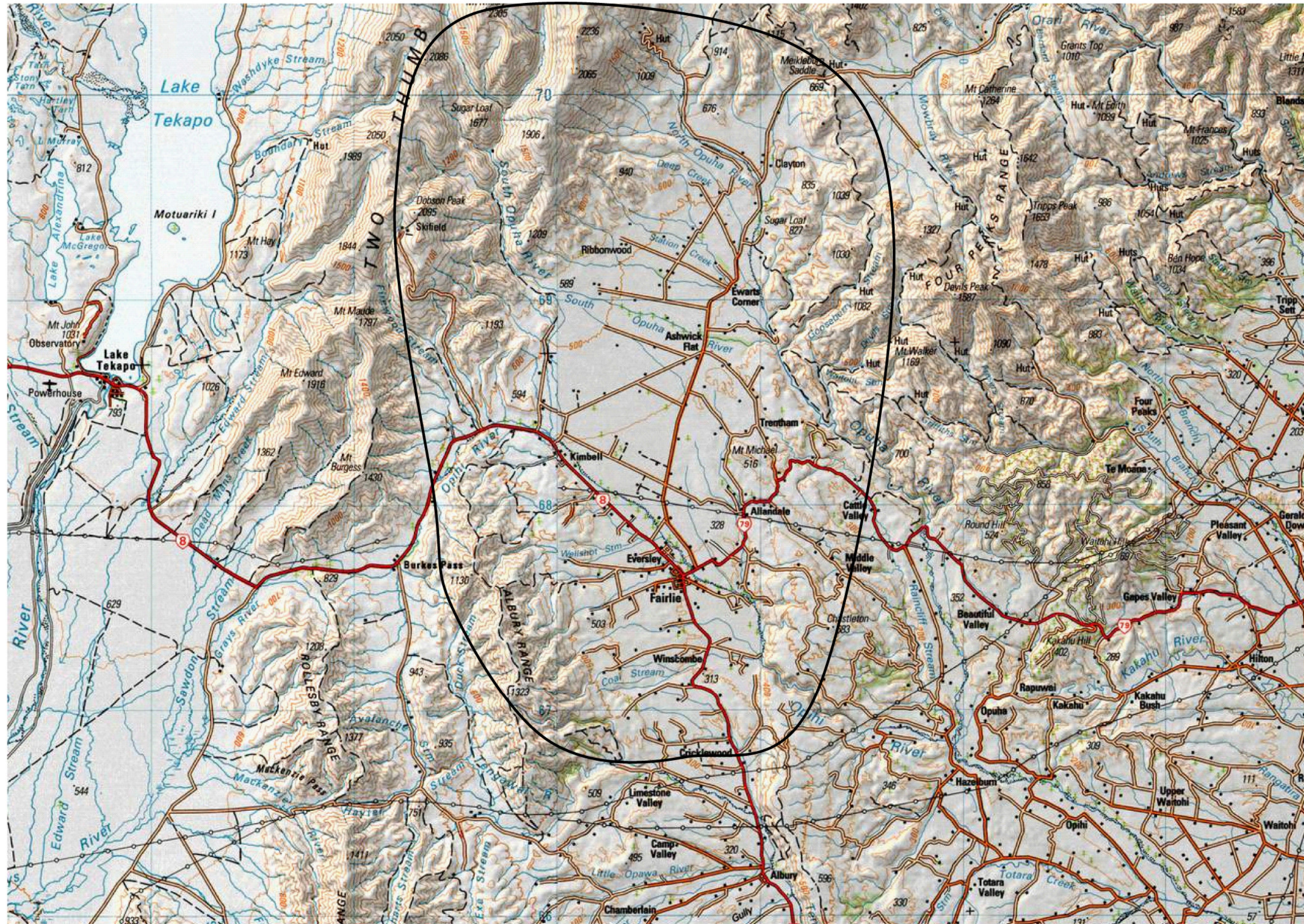
7. What needs to be done to overcome the constraints identified above?

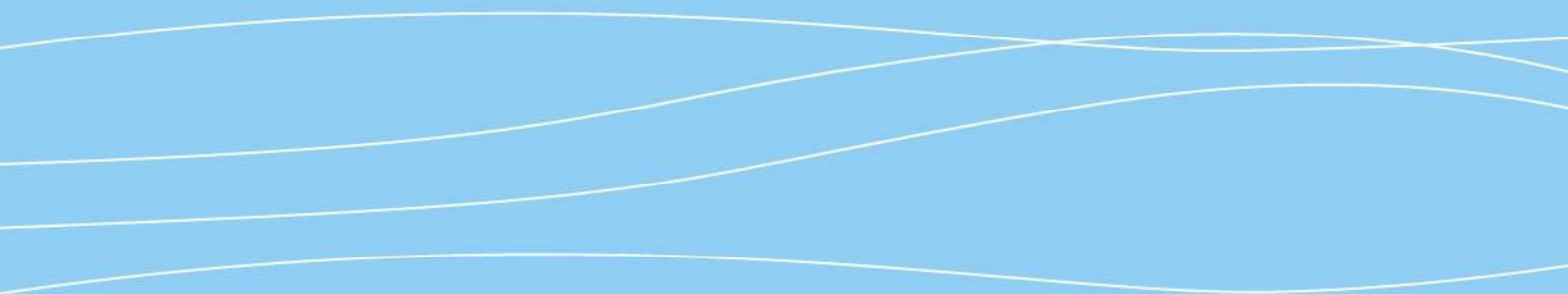
What things do think need to happen in order to resolve some of the issues facing the Fairlie area?

Thank you for taking the time to fill in this feedback form. Your comments are greatly appreciated and will be used in the study.

Please return this Feedback Form to Gemma Smith, Opus International Consultants, PO Box 1482, Christchurch, 8410
by Tuesday 1 July 2008

Map enclosed with Mail out





FAIRLIE COMMUNITY BOARD

REPORT TO: FAIRLIE COMMUNITY BOARD

SUBJECT: PRINCES STREET LANDSCAPING

DATE: 13th March 2013

REF: WAS

REASON FOR REPORT

To provide to the Board plans and option for approval prior to the public meeting on the issue of the extent of beautification in Princes Street.

RECOMMENDATIONS:

1. That the report be received.
2. That the plans along with amendments be presented to a public meeting for consideration.

BERNIE HAAR
ASSET MANAGER

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

BACKGROUND

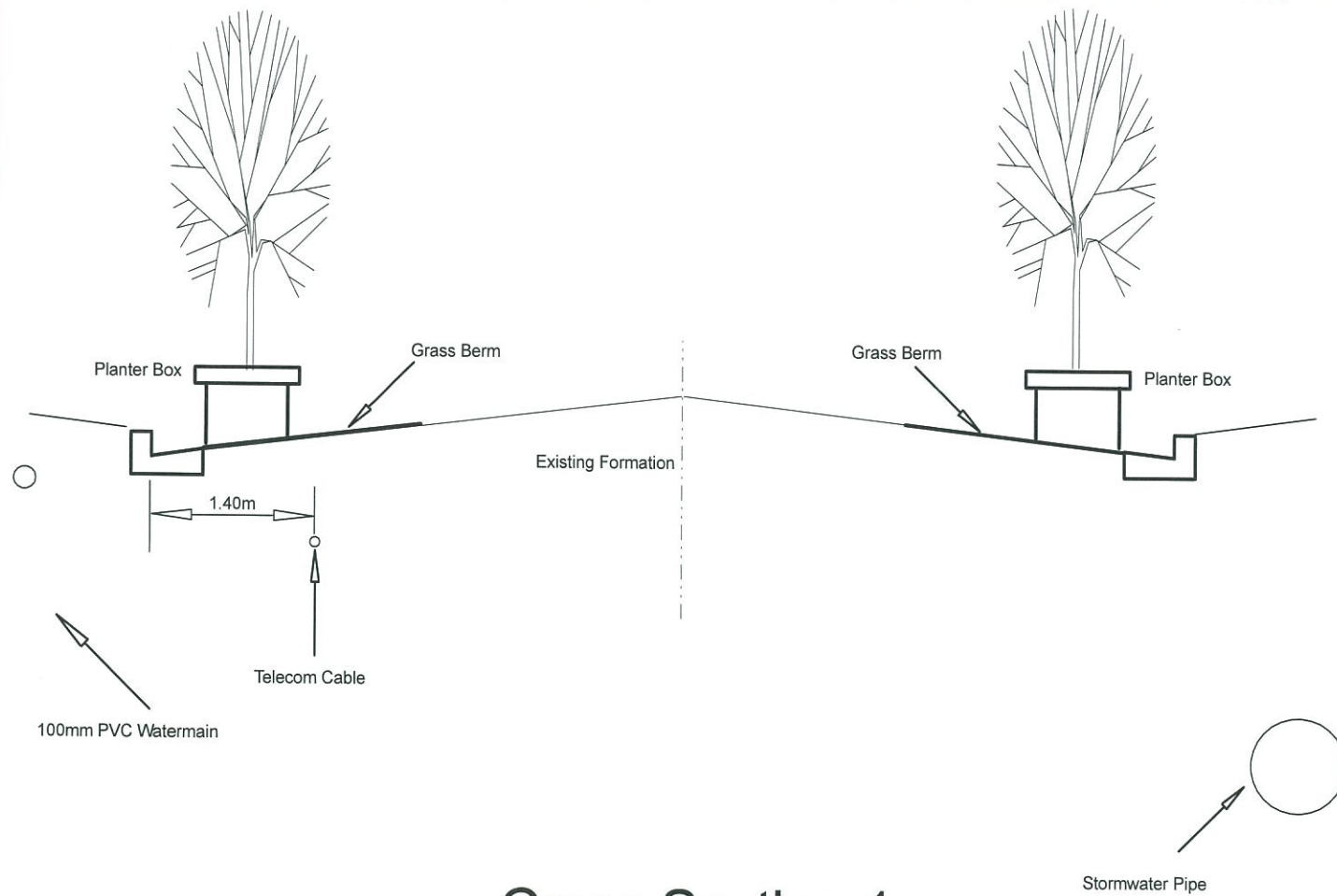
The Board has received concerns about the extent of beautification in Princes Street following the recent upgrade.

Staff have reviewed the technical aspects of the tree placement along with protection to the watermain in the grass berm.

PLANS

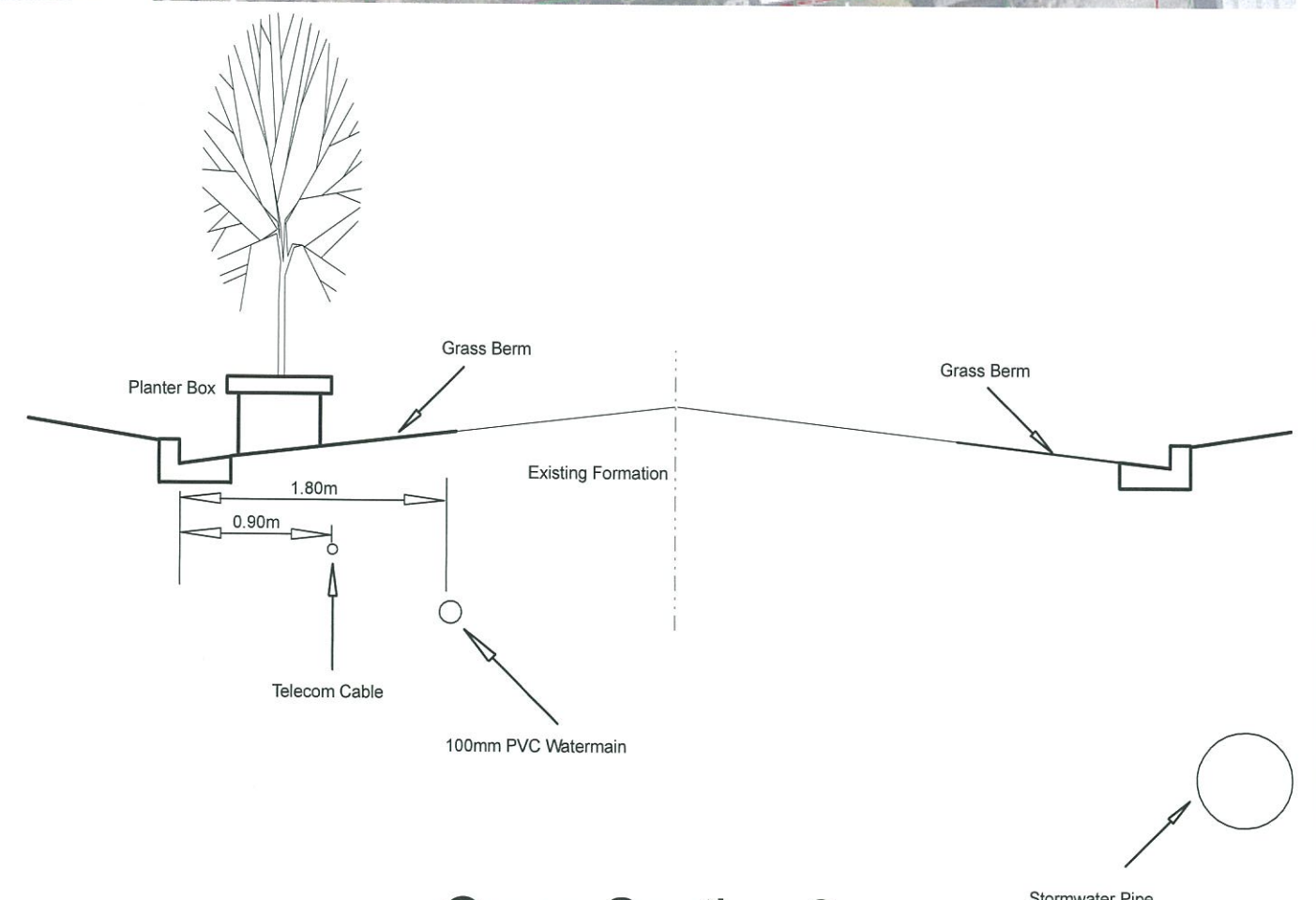
The attached plans show the current layout along with cross sections where the underground services are. There are also some ideas for discussion or amendment that could be used for consideration at the public meeting.

If there are any amendments or other options/ideas these can be drawn up and used to generate positive discussion at the public meeting where the Princes Street beautification will be further considered.



Cross Section 1

Not to Scale



Cross Section 2

Not to Scale

Mackenzie District Council
PO Box 52
Fairlie

Existing Layout (31 Trees)

Scale
When Plotted A3

Plan No
539

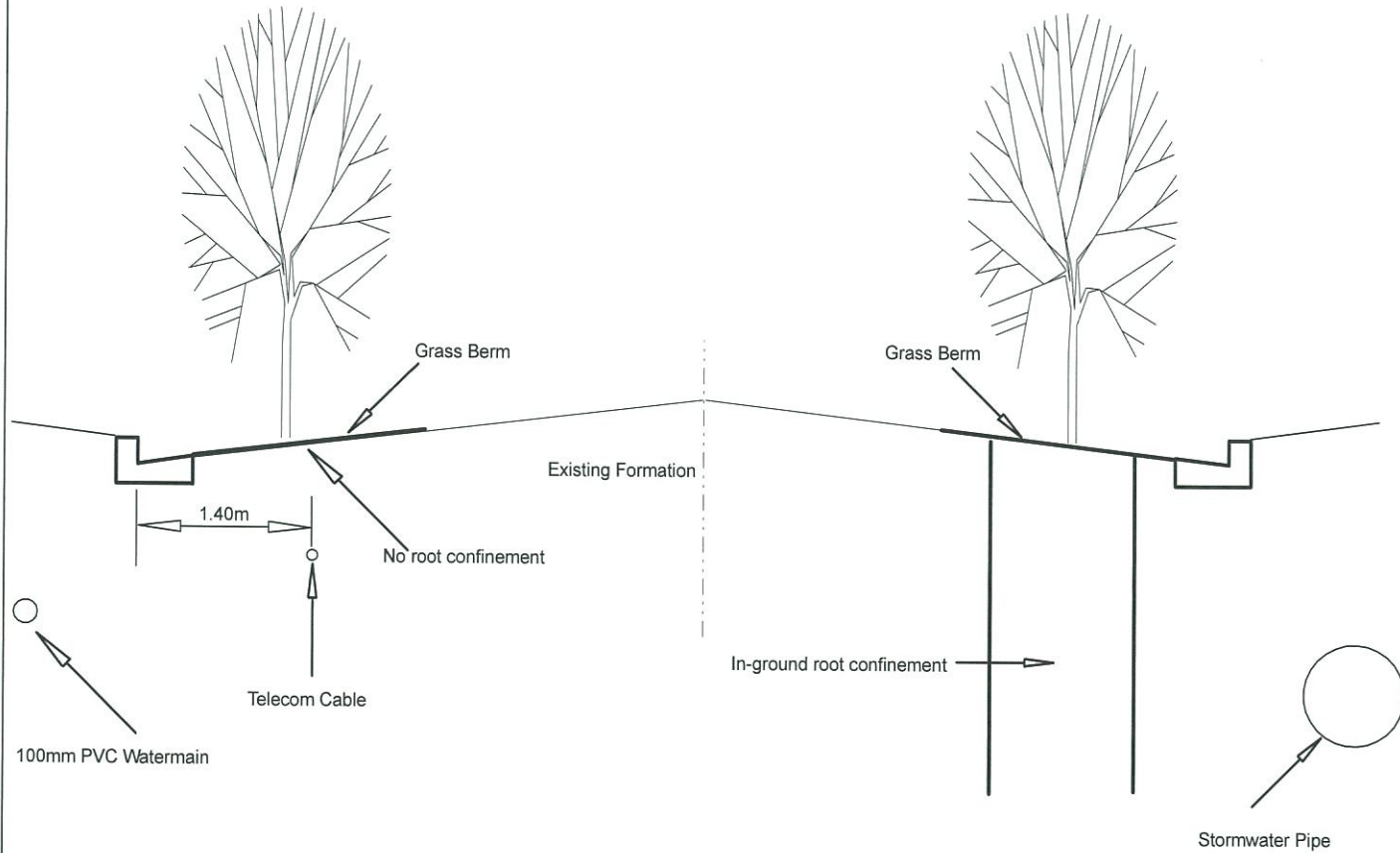
Sheet of Sheets



Remove all Trees - Leave in Grass

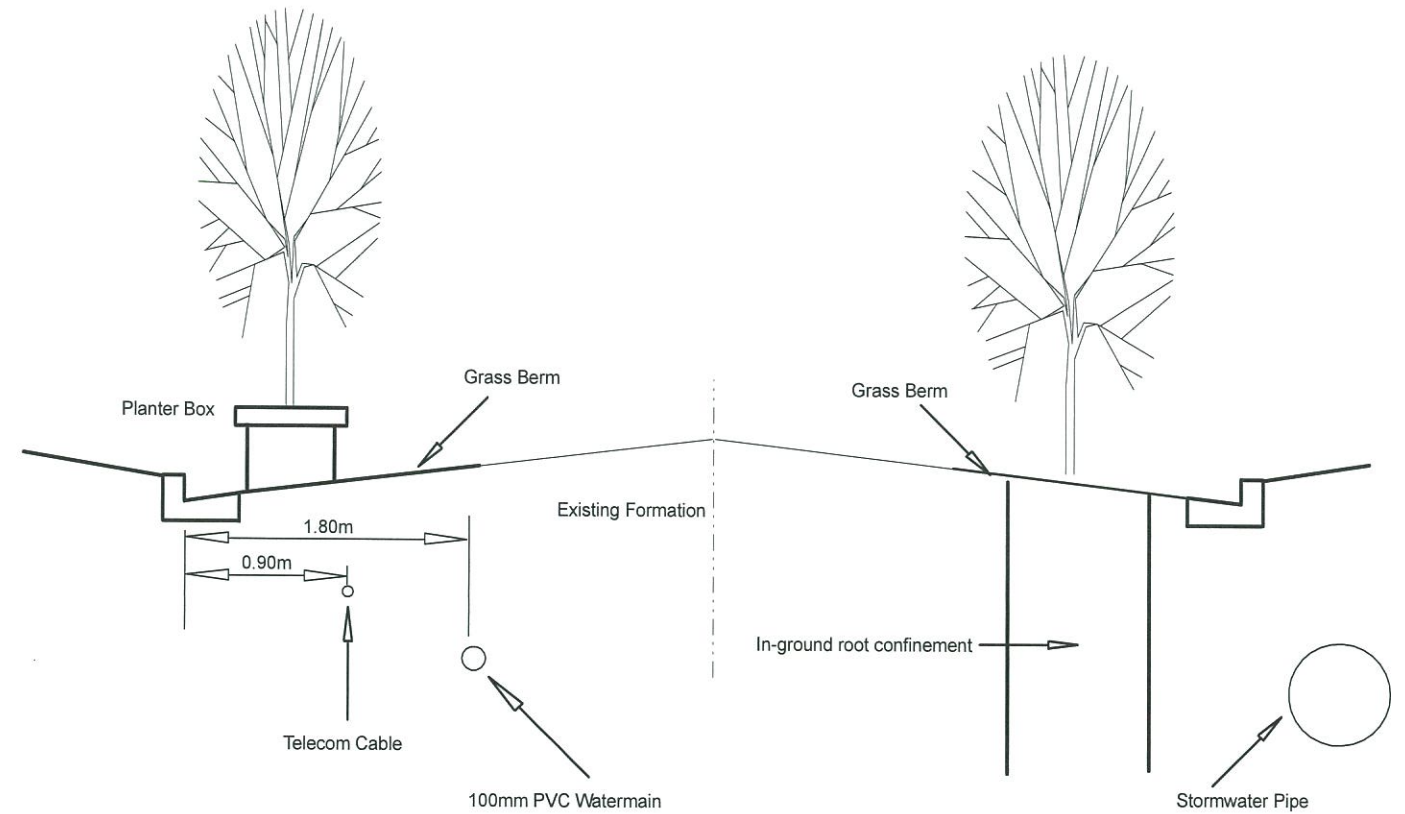


Reduce Tree Numbers - Leave Planter Boxes (22 Trees)



Cross Section 1

Not to Scale



Cross Section 2

Not to Scale

Mackenzie District Council
PO Box 52
Fairlie

Reduce Tree Numbers and in Ground Plantings
at West End and North Side (22 Trees)

Scale
When Plotted A3

Sheet of Sheets

Plan No
539

From: Ron Joll [<mailto:ron.joll@rooneygroup.co.nz>]
 Sent: Thursday, 7 March 2013 11:06 a.m.
 To: Garth Nixon
 Cc: trish.willis@agentfinder.co.nz
 Subject: RE: Scan Data from FX-9E0076

Garth

I have added my comments below. I think his reply is reasonable, he is looking for certainty and control of content. It is time to get the FDPA involved. We can discuss at the community board meeting. I suggest this should be an agenda item.

Regards

Ron Joll

From: Garth@mackenziemovt.nz [<mailto:Garth@mackenzie.00vt.nz>]
 Sent: 7 March 2013 9:48 a.m.
 To: Ron Joll
 Subject: FW: Scan Data from FX-9E0076

Hi Ron

As discussed

Garth Nixon

From: Grant Patterson [<mailto:arant.patterson@oDus.co.nli>]
 Sent: Thursday, 7 March 2013 9:30 a.m.
 To: Garth Nixon
 Subject: RE: Scan Data from FX-9E0076

Hi Garth,

There are a number of things we need to work through and confirm. I refer to my email to you of 26/7/12 which I repeat below.

Once we agree on the details I will need to obtain the written approval of the NZTA regarding this one.

In terms of the structure, the key important matters are the post size, the height of the sign and the foundation type and depth. The foundation depends on the soil type and the wind loadings in the area, and the force on the sign.

Agree between Opus & MDC

Given the size of the sign, can you please let us know the height proposed to the centre of the sign, and whether you wish to use wooden, aluminium or steel posts? We will calculate what you need by way of post size and foundation.

Agree between Opus & MDC

As I recall it, the location we looked at on-site was a little to the South of where you have shown it. (On the Southern Boundary) In this way the distance from the intersection, and visibility are maximised. I think that you said the Fairlie Timber Treatment sign could be removed as the business was no longer operating. (Assuming it is still there?) Can you please confirm. There is a Power Pole in the way. I would like to see the mentioned sign removed, it has since changed to a "Dobson" business sign.

Please don't forget one of the most important things BEFORE you get the signs made. Please send us the proposed design for the sign.

This is fundamentally important and we need to know the design, including for the message, font height, font type, number of words etc.

It happens more often than not, that proposed signs designs such as this need to be amended before erection so as to obtain the approval of the NZTA.

Ideally this is a promotional sign for the whole district. A base sign would be erected and changed seasonally e.g. a skier during the winter, a relaxing town scene during the Summer. Wording would be minimal e.g. "Stop and Stay" or "have a break in Fairlie" or words with those sentiments. A good example of this is the sign leading into Timaru from the North. A signature line may be www.fairlienz.co.nz Note this is a local district promotional sign with a feel good message not a hard sell advertising sign.

Post and foundation design

If you let me know the information required relating to the sign we will be able to do a post and foundation analysis for you. If you let us know the height to the centre of the sign, we can recommend the rest.

Sign location

We decided to put the sign against the fence, in front of the old timber treatment sign. I don't think that the trailer is located correctly in the photo as a sign in this location is likely to impair visibility from the side road, however, the location on photo 3 looks better. Once we agree on the sign design and obtain the NZTA's approval, I will come up and we will mark out the location exactly to ensure there is no misunderstanding. Could come back to touch the boundary. The Power pole will obstruct the view of the sign if the sign is not in front of the power pole.

Design

You mention that the mockup is not correct and is not to scale.

I note, however, that the letter heights on the mockup are too small. As an indication for an 80 km/h zone, The "Welcome to Fairlie" letter height should be at least 250mm, and the "Stop and Stay a Little Longer" should be 175mm in height. The final design can comply with this.

2

Please send the final proposed design for the sign. Include all the words including the font and the letter heights. Once I receive this, and confirmed that it complies, I can ask for the NZTA's approval. I will get the FDPA to complete this.

Hope this helps

Regards

Grant



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From: GarthPmackenzie.govt.nz

[\[mailto:Garth@mackenzie.govt.nz\]](mailto:Garth@mackenzie.govt.nz) Sent: Wednesday, 6 March 2013

5:06 p.m.

To: Grant Patterson

Subject: FW: Scan Data from FX-9E0076

Hi Grant

I met with Ron JoII last night to talk about the location for the Welcome to Fairlie sign

He related his discussions with you on this matter

The attached photograph shows the trailer which indicates the approximate location and size of the sign (the trailer is approximately 150 mm longer) 2400mm x 1200 proposed

The proposed location is behind the Fairlie sign and in front of the lamppost. Ron understood that the Fairlie sign would be relocated to where the speed is to be adjusted on the eastern side of the Barwoods yard

The construction of the sign posts will be as per the NZTA recommendations/ specifications . Could you please provide this I have had them previously but no longer have them sent through previously complying with LTNZ regulation

This will support rails that will hold the sign which will be a 18 mm plywood sheet and screen printed cover which will be removed and replaced with the seasons

The PDF attached shows

3

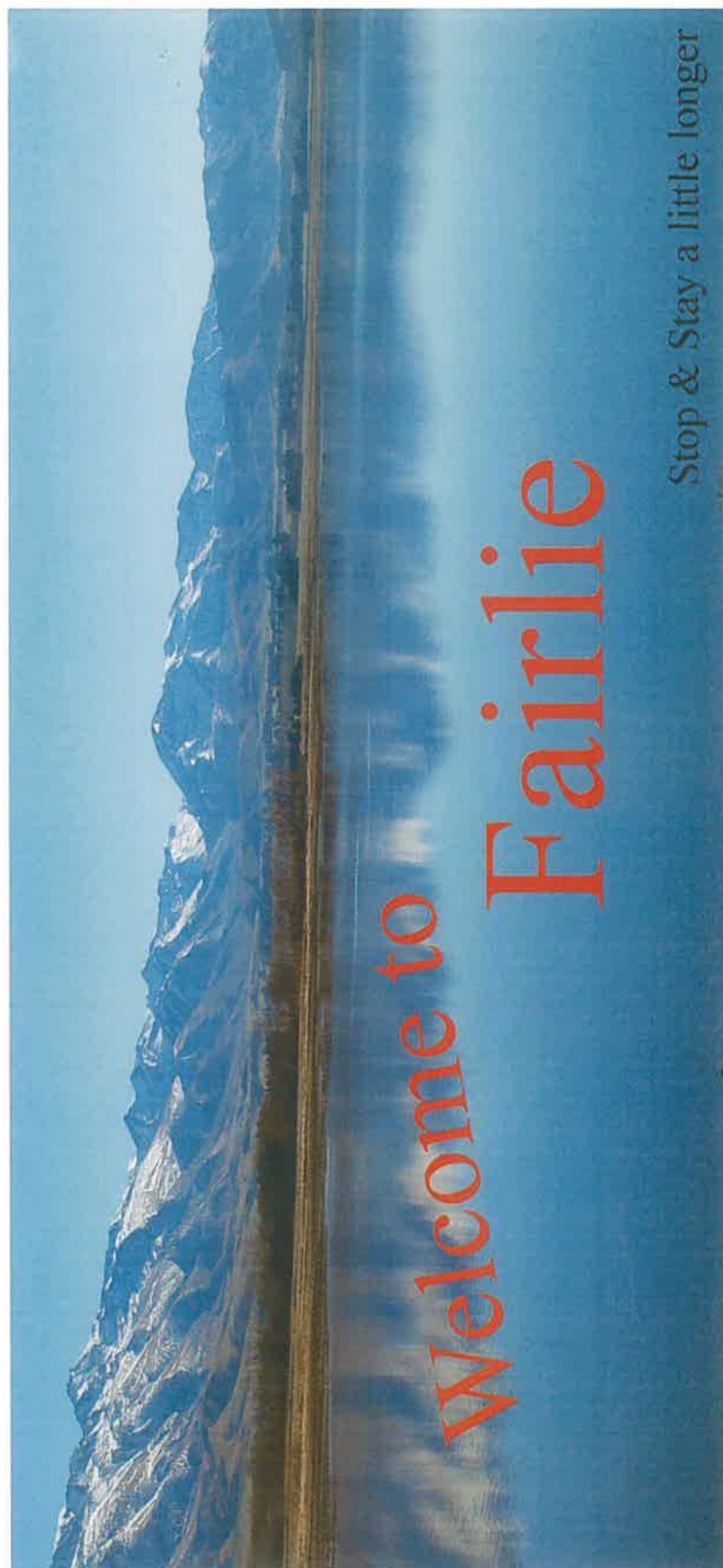
1. Sample sign photo
2. Approach to Fairlie
3. Mock up is incorrect and sign is not to scale

Please could you provide specifications and design detail required for frangible post and comment on next steps

thanks

Garth Nixon

①







3

