

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO ON TUESDAY, MARCH 1, 2016, AT 1.05PM

PRESENT:

Cr Murray Cox (Chair)
Mayor Claire Barlow
Cr Russell Armstrong

IN ATTENDANCE:

Wayne Barnett, Chief Executive Officer
Paul Morris, Finance Manager
Nathan Hole, Planning & Regulations Manager

APOLOGIES:

Resolved that an apology be received from Cr Graham Smith and Richie Smith.

Cr Armstrong/ Mayor

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Property Group held on Tuesday, January 18 2016, be confirmed and adopted as the correct record of the meeting, including those matters taken in public excluded.

Cr Armstrong/ Mayor

PUBLIC EXCLUDED:

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

1. Previous minutes Tekapo Property Group, January 18 2016.
2. Stage 2 Construction Report
3. Summary of Tekapo Development Property Sales

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes Tekapo Property Group, January 18 2016	Commercial sensitivity	48(1)(a)(i)
Stage 2 Construction Contract	Commercial sensitivity	48(1)(a)(i)
Summary of Tekapo Development Property Sales	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: *Previous minutes Tekapo Property Group, Stage 2 Construction Contract, Summary of Tekapo Development Property Sales under section 7(2)(b)(ii)*

Cr Armstrong/ Mayor

The property group resumed in open meeting.

GENERAL BUSINESS:

Residual Land on Lakeside Drive:

A report from Aurecon (draft) has arrived but has not been read at the time of this meeting.

The Mayor informed the group of an interesting meeting she attended at The Canterbury Mayoral Forum regarding discussion about investor's hotel sites. Auckland has done a lot of work identifying sites for hotels and pre-consenting to make the process more efficient. Perhaps we could do this for this site. Look at re-zoning separately and including Tony's site as well. Hotel developments are difficult to get over the line. There is Chinese money around but they need scale. If pre-consented sites are available they may be able to create necessary scale by investing across more than one area, for example, 1 site in Tekapo, 1 site in Kaikoura and 2 sites in Christchurch.

Mr Barnett suggested that Council land on Hamilton Drive be considered surplus and offered to Ngai Tahu. If Ngai Tahu decline the land then it could be placed on the open market.

Potential Sites for Staff Accommodation:

Mr Barnett has spoken to Sally Jones at DoC about the area behind The Fire Station for a swap and mentioned the Ram Paddock down Lilybank Road as part of the exchange.

Cr Cox said that these are the sorts of issues we need to tidy up now.

Ex-Motor Camp Land rezoning:

Ecan, NZTA, Fire Service and Genesis have submitted as well as two private individuals. Three in support and three against but Mr Hole doesn't think the issues raised will be too problematic. Only two submitters wish to be heard. There has to be notification for further submissions, an officers report written and a hearing held.

Matters that surfaced as a result of the Freedom Camping Workshop on 29 February 2016:

- How quickly can the eastern carpark be established with toilets etc?
- Moving the traffic from around the Church of the Good Shepherd, this needs to be worked out with a view to the whole plan for parking.
- A long term view is that we don't want development around the Church of the Good Shepherd. They are prepared at this stage to make that land available for protection as opposed to being sold for development. Cr Cox suggested that we need to bring this into the picture sooner (the need to secure the land) rather than later. Toilets at

the end could be pay toilets or provide an opportunity for a small coffee/water business to maintain the toilets.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 2:20pm**

CHAIRMAN: _____

DATE: _____