



**PLAN CHANGE 30 – SPECIAL PURPOSE ZONES, VARIATION 2 TO PLAN CHANGE 23,
VARIATION 3 TO PLAN CHANGE 26, AND VARIATION 3 TO PLAN CHANGE 27**

FURTHER SUBMISSION

FORM 6

**UNDER CLAUSE 8 OF THE FIRST SCHEDULE OF THE RESOURCE MANAGEMENT ACT
1991**

Please note all information provided in this submission will be made publicly available

Details of Further Submitter

Full Name: <small>(Required)</small>	Frank Hocken
Contact Person: <small>(If different from above)</small>	" "
Postal Address: <small>(optional)</small>	PO Box 100 Twizel
Email Address: <small>(Required)</small>	Farm House & XTRA, PO. 112
Telephone Number: <small>(Required)</small>	021 886612

Further Submitter Declaration

I am:

a person representing a relevant aspect of the public interest. In this case, also specify the grounds for saying that you come within this category below.

a person who has an interest in the proposal that is greater than the interest the general public has. In this case, also explain the grounds for saying that you come within this category below.

(Tick one box)

I own a Company that has land
in Wairau Rd, Twizel
Grant's match ltd

Further Submission Details

SCANNED

18/2/25

I support/oppose the submission of:

(enter the name and address of original submitter and the original submitter number)

Frank Warken

The particular parts of the submission I support/oppose are:

(clearly indicate which parts of the submission you support or oppose, together with any relevant provisions of the proposal)

the land work charges

of sewer and water, contributions

charges.

The reasons for my support or opposition are:

(give reasons)

When we bought the site in Wairoa
1st Feb 2011 they were for the
area around us.

We are now planning to build on them
and we are faced \$500,000 to \$600,000
charges for sewer and water contributions

I seek that the whole or part (describe part) of the submission be allowed or disallowed:

(give precise details)

Please read the emails that we
enclose

I wish to be heard in support of my further submission.

I do not wish to be heard in support of my further submission.
(Tick one box)

If others make a similar further submission I would / would not (circle one) be prepared to consider presenting a joint case with them at any hearing.

Signature of further submitter or person authorised to sign on behalf of further submitter
(A signature is not required if you make your submission by electronic means.)

Paul Walker .

Date:

The closing date for lodging a further submission is **5pm Monday 24 February 2025**. Please note that a copy of your further submission must be served on the original submitter within five working days after it is served on the Mackenzie District Council.

Your submission (or part of your submission) may also be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language; or
- it is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Once the closing date for further submissions has passed, Council hearings for the Plan Changes, Variations and Designations will be arranged to consider all submissions. Anyone who has made a submission or further submission and indicated that they wish to be heard will have the right to attend the hearings and present their submission or further submission.

If you have any questions regarding the Plan Changes, Variations and Designations or the further submission process, please do not hesitate to contact the Planning Department at 03 685 9010 or via email districtplan@mackenzie.govt.nz.

Lee Hocken

From: "Colin Withnall" <cswithnall@outlook.com>
Date: Thursday, 23 February 2023 10:14 a.m.
To: <farm.house@xtra.co.nz>
Subject: Mackenzie Reserves fund

Hello Frank

Further to our discussions recently. Today I got a decision from MDC allowing my objection to the reserves fund contribution condition on our subdivision, and deleting the condition from the consent. They agreed that because the subdivision rule doesn't include Residential 3 and Residential 4 in the relevant definition of "Residential Zones" they probably have no power to require a contribution. They have sidestepped the issue of the whole thing being unauthorised anyway for the reason I sent you in my last email, but are indicating they intend to change the plan rules, so developers need to be on the lookout.

Regards

Colin Withnall

Sent from [Mail](#) for Windows

Lee Hocken

From: "Colin Withnall" <cswithnall@outlook.com>
Date: Wednesday, 8 March 2023 10:01 a.m.
To: <farm.house@xtra.co.nz>
Subject: Mackenzie Financial Contributions

Hello again Frank

To provide more ammo in case I had to appeal my objection to the Environment Court I made a request under the Official Information Act. I got an answer after getting the decision allowing my objection, which is attached to this email. It sets out the questions and the answers.

What it shows is that the MDC contributions regime does not comply with the legislation, nor does what the Council does with the money. One could say it is an abuse of the legislative power. I believe It is simply a tax, a revenue gathering exercise and has nothing to do with recovering money spent by the council on new or upgraded infrastructure needed as a result of growth, at all.

Have a good look at what they have taken, what they budgeted for in the long term plan, and what they have spent and on what.

I got my reserves contribution cancelled so I am out of it, but hope this helps somebody else who is being stung for "contributions" to nothing other than the Council's coffers, so feel free to share it

Regards

Colin

Sent from [Mail](#) for Windows



Mackenzie
DISTRICT COUNCIL

03 March 2023

Colin Withnall KC
By email.

Dear Colin,

Re: information relating to 2021 financial contributions for Twizel and Pukaki. (Our ref. 598).

We have decided to release the information we have available, in reply to your request; - Please see our answers below in red.

1. During the period 1/01/ 2021 to the present day, what is the total sum of money levied by the Mackenzie District Council as financial contributions for reserves and related infrastructure under the Section 13 Mackenzie District plan and the Resource Management Act 1991 as a condition of resource consents to subdivide land in the Twizel and Pukaki area.

Reserves	723,337.14
Water	732,700.88
Wastewater	625,927.43
Stormwater	0.00

2. What uses has money so received been put to by the Mackenzie District Council during the same period. Identify and summarize, including a summary of the expenditure and the works or projects on which such money has been spent, within the same localities of Twizel and the Pukaki area.

Reserves **141,987.62**
Lake Ruataniwha (Council share) Project, Twizel Market Place Ramp and steps, Pukaki Lookout, Ohau Road Reserve landscaping, Ostler Road planting and landscaping, Manmade Hill, Twizel River Reserve, Market Square Toilets, Lake Ruataniwha Toilets (Council share).

Water **2,676,392.49**
Expenditure is funded by depreciation, internal loans, and partial reserve funding.

Twizel Watermain and Ringmain

Investigation of Intensification

For 2022-2023 expenditure for Council's share of Twizel water meter installation - committed not yet fully expensed

Wastewater 4,305.30

Expenditure is funded by depreciation, internal loans and partial reserve funding

Sewer Easements

For 2022-2023 expenditure for inlet screen installation - committed not yet fully expensed

Stormwater 2,670.80

Expenditure is funded by depreciation, internal loans and partial reserve funding

Purchase of a sampling kit

For 2022-2023 no expenditure committed per the annual plan and LTP for Twizel

3. On page three of its financial contributions policy December 2021, council states that the capital expenditure it expects to be funded by financial contributions for the period 2021 to 2031 in respect of reserves is \$115, \$500.00. Describe And summarize what such expenditure relates to, including identifying the location in which it is expected that such expenditure has been made to date or will be made, and when.

\$115,500 related to Tekapo Township regarding implementation of development plan - not Twizel.

4. Does the McKenzie District Council hold any documented assessment of the extent to which if any, the creation of a new household unit, or a new residential allotment within Twizel creates a need or demand for additional "open space, land for recreational facilities and maintenance of recreational facilities." within Twizel. If so, what is the document and what are its conclusions.

We have conducted a search of our electronic and archive historic paper records, but have not searched all possible physical documents, as that would require substantial collation and research interfering with Council's operations. Based on that search we have not found such a document, although we note the Policy, and the District Plan were subject to public consultation.

5. If such information specified in paragraph four above exists has there been a costing of any such demand per unit and if so, what is it?

N/A as above.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you wish to discuss this further with us, please feel free to contact me.

Yours sincerely,



Cathy Matheson.
Records Advisor and LGOIMA Officer
Mackenzie District Council

Lee Hocken

From: "Colin Withnall" <cswithnall@outlook.com>
Date: Wednesday, 23 August 2023 4:37 p.m.
To: "Lee Hocken" <farm.house@xtra.co.nz>
Subject: RE: Mackenzie Park Stage 7

Good to hear you're getting a bit of sunshine, and some warmth, now that spring's only a couple of weeks away.

I had a look at the stuff you sent me through and see that the District Council is persevering with what in my view is a completely unauthorized formula for setting financial contributions on subdivision

But even before we get to that, the planner has completely ignored the wording of the rule in the District Plan approved by Judge Jackson in the consent order which plainly confer a discretion. If she thinks the words "i" don't confer a discretion then she needs some lessons in the meaning of English language. that's always assuming however that she has read the consent order.

but even more fundamentally, neither the policy on which the rule in the plan is supposed to be based itself complies with the legislation, as I've pointed out before, nor does the rule itself actually comply with the Policy.

Feel free to phone if you'd like to have a further chat about it.

Regards

Sent from [Mail](#) for Windows

From: [Lee Hocken](#)
Sent: Wednesday, August 23, 2023 9:27 AM
To: cswithnall@outlook.com
Subject: Fw: Mackenzie Park Stage 7

From: [Andrew Hocken](#)
Sent: Tuesday, August 22, 2023 4:18 PM
To: ['Grant'](#); [Lee Hocken](#)
Subject: FW: Mackenzie Park Stage 7

f.y.i

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Tuesday, August 22, 2023 4:17 PM
To: 'Angela Oosthuizen' <angela.oosthuizen@mackenzie.govt.nz>
Cc: 'Aaron Hakkaart' <Aaron.Hakkaart@mackenzie.govt.nz>; 'Anne Munro - Mackenzie District Mayor' <mayor@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Good afternoon, Angela.

Thank you for your email. The rating issue can be discussed another day. My focus here and now is the financial contributions that are being levied disproportionately. The key issue you have completely overlooked is the history we have as developers with the Mackenzie District Council and in particular Plan Change 7.

I have a file on my desk that dates back to the 24th May 2005 when MDC proposed introducing District Plan Change 7; Financial Contributions. We (The Mackenzie Experience Ltd and Ruataniwha Farm Ltd; both companies were merged to become Mackenzie Properties Ltd in 2011), had constructive dialogue with Council in 2005 before lodging submissions opposing the formula proposed (still in use today!) and other facets of the plan change later that year. Further submissions were made before Council issued its final decision 6th April 2006, having not listened to our concerns. As a result, we decided to take the matter further so embarked on an Environment Court challenge in May 2006. The main issue we had was the formula used to calculate the appropriate heads works charge. Through a mediation process and after many discussions a Consent Order was made by Judge John Jackson on the 12th February 2007, see attached. The judge ordered MDC to amend its District Plan by adding a clause into the Assessment Matters. This now sits within the Subdivision chapter as clause 10.2.q. The upshot was that Council must take into account previous subdivisions that Mackenzie Properties Ltd has completed in determining what is a **fair and reasonable** amount for it to pay as a financial contribution. The court decision went onto suggest that any calculated amount was a maximum amount payable and that this would not necessarily need to be charged, see attached Memorandum of Consent, notably point 8.

So where does that now leave us? Whilst I agree we should have challenged clause 37 of RM22052 after the Resource Consent was issued, and in doing so referred Council to Assessment Matter 10.2.q. In reality we were reasonably comfortable with previous financial contributions levied against us and never thought for one minute that these would be bumped up around 50% in only a few months. As such we never did challenge the wording of clause 37 in any of Stages 4, 5, 6 and 7 Mackenzie Park.

We would prefer not to have to re-litigate this matter with the Environment Court. We would rather have an agreement where both parties are comfortable. As stated earlier we are happy to pay the same amount for x 19 financial contributions as we were charged for Stage 6 of Mackenzie Park.

I hope you find favourable consideration for this request.

Thank you and regards.

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>
Sent: Tuesday, August 22, 2023 10:44 AM
To: Andrew Hocken <andrew@mackenzieproperties.co.nz>; Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; Anne Munro - Mackenzie District Mayor <mayor@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Dear Andrew

I can understand your frustration about rates increases but I can assure you that as a Council we have worked hard to keep our rates as low as possible.

When we prepared the Long Term plan 2 years ago the inflation rate was sitting at just over 2%. Inflation at the time of preparation of the current Annual plan was 7% which of course means we had a built-in increase, without any new or additional projects or taking account of community requests for operational expenditure changes. Our rates are traditionally at the lower end of rates across the country and despite our increases - this remains to be the case.

In this new plan we have progressed important projects -

- Continuing to progress the Review of the District Plan to enable our outdated plan to better respond to the effects of growth, are aligning it with national and regional planning instruments, and have now implemented the newly created Mackenzie Spatial Plans. During this we

worked with yourself, at Council's cost, to gauge community interest on your proposed industrial development and we also rezoned the rural residential zone to the large lot residential.

- Completing the earthquake strengthening for the Fairlie Civic building and addressing fire risks to keep our team and public safe. Last year we completed the upgrades to the Twizel event Centre to achieve a Code of Compliance.
- Twizel water meter installation project and the Fairlie water supply upgrade.
- Upgrades to our wastewater plants
- Investments in placemaking
 - Tekapo Domain and Lakeside Playgrounds in Tekapo
 - Lakefront Enhancement in Tekapo
 - Lake Ruataniwha project in Twizel
 - Continuing the Peace Avenue Tree Maintenance
 - Fairlie Village Green development
- Community development is a new focus area and the current plans sees us engaging with Tekapo, Twizel and Fairlie to identify the community needs, scope the projects for inclusion in the next 10 year plan.
 - A huge amount of effort has gone into engagement with Twizel about the Community hub, library and
 - Addressing wilding pine spread in the Mackenzie (Reserve 4038 and other areas around Twizel).
- Progressing key Community Boards projects

I have looked in whether there is any discretion that could be applied by me Council to your charges but unfortunately there is none. The 223 and 224 certifications were sought in the 23/24 financial year on 9 August 2023. It is regrettable that this was not sought by yourself in the 2022/23 financial year which would have avoided the increases.

This was unfortunately a condition of your consent which stated the costs would be charged at current plan charges/rates level. What we have charged is also in line with the District Plan ([Subdivision.pdf \(mackenzie.govt.nz\)](#)) in line with the requirements of the RMA. You can levy under the requirements of the Local Government Act but Mackenzie levies our contribution under the RMA.

Excerpts from the Consent:

37. **Prior to section 224(c) certification being sought, the consent holder shall pay a water supply capital works contribution and a sanitary sewerage capital works contribution for 19 additional allotments at the amount specified in Council's Annual Plan, or schedule of fees and charges, for the financial year in which section 224(c) certification is sought.**

Financial Contributions

61. **Prior to section 224(c) certification being sought, the consent holder shall pay a water supply capital works contribution and a sanitary sewerage capital works contribution for 21 additional allotments at the amount specified in Council's Annual Plan, or schedule of fees and charges, for the financial year in which section 224(c) certification is sought.**

I can certainly understand your frustration at increases, but our Council and team have always actively tried to be business friendly and have worked collaboratively with developers like yourself to help our towns to grow.

Part of Council's problem is that the current funding model is not fit for purpose relying totally on rates – this has been recognised by the Future for Local Government Report.

But while there is a lot of talk, there are no ready answers to solve this. Instead, we get given even more reform, more compliance and additional workload with inadequate funding.

Kind regards
Angela Oosthuizen

Ngā mihi / Kind regards,



Angela Oosthuizen
CEO

T:(03) 685 9010
M:(027) 565 9867
53 Main Street, Fairlie 7925
mackenzie.govt.nz



Our Community. Our Place. Our Future.

This message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Thursday, August 10, 2023 5:20 PM
To: Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>; Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>;
Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; Anne Munro - Mackenzie District Mayor
<mayor@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Angela.

Can I suggest that you stop being a bureaucrat and start living in the real world. Of course, I understand the conditions of the Resource Consent decision and I have not given Rachel a hard time as I know she is just the messenger here. I am simply telling you and your Council that such an increase for no justifiable reason is outrageous. Simply sticking to your incorrect methodology for calculating head works charges will not continue to work. It is similar to Council year on year increasing rates by 7-10%....because that is what they have always done. It does not work, and you will eventually have a rates revolt as people on fixed incomes are unable to pay. In this case you will have a developer's revolt which of course will just force up land values as developers like ourselves refuse to release land to the market.

I strongly suggest that you put your "real world" hat on Angela, and we work together amicably to find a solution here.

Regards

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>
Sent: Thursday, August 10, 2023 5:08 PM
To: Andrew Hocken <andrew@mackenzieproperties.co.nz>; Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>;
Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; Anne Munro - Mackenzie District Mayor
<mayor@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Hi Andrew

I have attached the decision to this email and the condition relating to financial contributions (number 37) is shown below.

Financial Contributions

37. Prior to section 224(c) certification being sought, the consent holder shall pay a water supply capital works contribution and a sanitary sewerage capital works contribution for 19 additional allotments at the amount specified in Council's Annual Plan, or schedule of fees and charges, for the financial year in which section 224(c) certification is sought.

The financial contributions based on the financial year in which we receive the application for 224. There was an increase this year in the amount for water and sewer connections hence the increases.

While I understand your frustrations. We have tried to process this well within our processing deadlines and have charged

the contributions and per the agreed rates/charges in the relevant annual plan. I have attached the calculations for you from Rachel Hickling.

Capital Works Contributions Calculations - RM220052		
	Fees 2023/2024	GST
Water	\$10,968.29	\$1,645.24
x NUMBER of Lots (19)	\$208,397.51	\$31,259.63
Total (GST Inclusive)	\$239,657.14	
Sewer	\$7,090.80	\$1,063.62
x NUMBER of Lots (19)	\$134,725.20	\$20,208.78
Total (GST Inclusive)	\$154,933.98	
Total Capital Works Contributions	\$394,591.12	

We are not able to re-issue the invoice and charge as we have done for stage 6 - Stage 6 was applied for in the 2022/2023 financial year.

While I do understand your frustration as a developer, please understand that Rachel was courteous and followed the process and the policy and has done her best to get this resolved as soon as possible for you.

Kind regards
Angela Oosthuizen

Ngā mihi / Kind regards,



Angela Oosthuizen
CEO

T:(03) 685 9010
M:(027) 565 9867
53 Main Street, Fairlie 7925
mackenzie.govt.nz



Our Community. Our Place. Our Future.

This message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Thursday, August 10, 2023 4:23 PM
To: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>; Anne Munro - Mackenzie District Mayor <mayor@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7
Importance: High

CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Rachel

I am sorry but this is absurd. The water contribution is now \$12,613 GST inclusive, it was \$8,856 for Stage 6 just a few

months ago, an increase of **\$3,757 or 42%**. Sewer heads works charge is now \$8,153 including GST per lot, this was only \$5,285 previously and is an increase of **\$2,868 or 54%**. This is absolutely outrageous, and we will not be paying those head works charges as invoiced. There is no rationale for this unbelievable increase apart from saying "as per our fees for 2023/24". Council cannot keep using an out dated model for working out these fees and charges. As discussed, many times with your predecessors, the current formula for calculating heads works charges is incorrect. It does not work as developers like ourselves get punished as the total value of Councils assets increase (due to the vesting of infrastructure that we have paid for).

We believe the method used for calculating these charges is actually illegal given they are levied under the Resource Management Act and not under the Local Government Act as is required by law. We are prepared to pay the previous years fees as per Stage 6 Mackenzie Park but will not be paying these inflated amounts.

Please reissue this invoice based on the amounts we paid in Stage 6 Mackenzie Park.

Regards

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>
Sent: Thursday, August 10, 2023 12:08 PM
To: Andrew Hocken <andrew@mackenzieproperties.co.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Kia ora Andrew,

The description on the invoice has been updated and is attached. I have also included the contribution calculation that shows it was for 19 allotments. Rest assured we are working on getting the 224 issued.

Thanks,
Rachel

Ngā mihi / Kind regards,



Rachel Hickling
Planner

T:(03) 685 9010
53 Main Street, Fairlie 7925
mackenzie.govt.nz



Our Community. Our Place. Our Future.

This message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Thursday, August 10, 2023 10:04 AM
To: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Rachel, for your prompt reply.

I understand the process can take time, but I do hope MDC is urgently reviewing the documentation with a view to a quick turnaround. As for the 223I was unaware of the late application.

The invoice is incorrect as Stage 7 only has x 19 lots. Please correct and re-send.

Regards

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>
Sent: Thursday, August 10, 2023 9:52 AM
To: Andrew Hocken <andrew@mackenzieproperties.co.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; 'Guy Thomson' <Guy@blg.nz>; Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Kia ora Andrew,

I understand your frustration. We have an internal process to follow which sometimes takes more than 2 weeks to complete. We endeavour to issue 224(c) certificates in under 20 working days. This is a self-imposed target. However, there is no statutory timeframe for this to be completed. We have yet to issue 223 because there was no application submitted to Council until yesterday.

Attached is the contributions invoice. You will see there is no contribution fee for parks and reserves, this is as per condition 38 which offsets the contribution against the land to be vested. Please note that Lot 701 on the approved subdivision plan became Lot 700 on the title plan. Therefore, in accordance with condition 38, Lot 700 has been utilised for the calculation. The invoice also includes the remaining deposit fee for the 223 application, as if it were a joint 223/224 application. As we only received a 224 application, this is all we charged for.

Many Thanks,
Rachel

Ngā mihi / Kind regards,



Rachel Hickling
Planner

T:(03) 685 9010
53 Main Street, Fairlie 7925
mackenzie.govt.nz



Our Community. Our Place. Our Future.

This message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Thursday, August 10, 2023 8:56 AM
To: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>; 'Guy Thomson' <Guy@blg.nz>; Angela Oosthuizen <angela.oosthuizen@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7
Importance: High

CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning

I have been thinking about the below response from you Rachel. Tomorrow will be 2 weeks since the 224 was lodged. Surely that is plenty of time to have more progress than what you have indicated below? Today is August 10 2023.

MDC have completed a final walkover of this subdivision....it has been approved and signed off.

I am not prepared to sit back and wait whilst MDC take their time procrastinating and wasting precious time. I would like more urgency from you people. I still have not received the head works charges invoice which I would have thought was quite a simple cut and paste from Stage 6.

Please advise likely issuance dates for both the 223 and 224 certificates.

Regards

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>
Sent: Tuesday, August 8, 2023 12:06 PM
To: 'Rachel Hickling' <Rachel.Hickling@mackenzie.govt.nz>; 'Suzanne Blyth' <Suzanne.Blyth@mackenzie.govt.nz>
Cc: 'Aaron Hakkaart' <Aaron.Hakkaart@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Thank you for the update, Rachel.

Regards

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>
Sent: Tuesday, August 8, 2023 11:53 AM
To: Andrew Hocken <andrew@mackenzieproperties.co.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>
Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>
Subject: RE: Mackenzie Park Stage 7

Kia ora Andrew,

I'm working on the reserves contributions now. The 224(c) is with Engineering for review. Please note that our Engineering Manager will be doing any inspections necessary as Tony Hedges is on annual leave and will not be able to undertake any inspections. Will follow up with the invoice soon.

Thanks,
Rachel

Ngā mihi / Kind regards,



Rachel Hickling
Planner

T:(03) 685 9010
53 Main Street, Fairlie 7925
mackenzie.govt.nz



Our Community. Our Place. Our Future.

This message and attached files may contain confidential information, and may be subject to legal professional privilege. If you are not the intended recipient, please delete this message. Any views expressed are not necessarily the official view of Mackenzie District Council.

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>

Sent: Tuesday, August 8, 2023 11:02 AM

To: Rachel Hickling <Rachel.Hickling@mackenzie.govt.nz>; Suzanne Blyth <Suzanne.Blyth@mackenzie.govt.nz>

Cc: Aaron Hakkaart <Aaron.Hakkaart@mackenzie.govt.nz>

Subject: RE: Mackenzie Park Stage 7

CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning All

Please forward to me an invoice for head works charges so that I can get that paid.

In respect of this 224 application, can you advise where things currently stand.

Many thanks

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

From: Andrew Hocken <andrew@mackenzieproperties.co.nz>

Sent: Monday, July 31, 2023 5:28 PM

To: 'Rachel Hickling' <Rachel.Hickling@mackenzie.govt.nz>; 'Suzanne Blyth' <Suzanne.Blyth@mackenzie.govt.nz>

Subject: Mackenzie Park Stage 7

Good afternoon, Rachel/Suzanne

As you are probably aware we have completed physical construction works for Stage 7 Mackenzie Park and have lodged a

224-certificate application with Council. Find attached a valuation for reserves completed by Laurie Schrader CBRE Telfer Young.

Please can you review conditions 37 and 38 of RM220052 and calculate all financial contributions payable, if any. Please create the appropriate invoices and send to me direct for payment.

Many thanks and regards.

Andrew Hocken
Company Director
Mackenzie Properties Ltd
+6421822969
www.mackenzieproperties.co.nz

Lee Hocken

From: "Colin Withnall" <cswithnall@outlook.com>
Date: Thursday, 7 December 2023 8:24 a.m.
To: "Lee Hocken" <farm.house@xtra.co.nz>

Plan Changes

Hello all. Following up on previous discussions about reserves contributions I just thought I would check on whether the council is moving to plug the hole I found in the plan and it is, by means of changing the definition of "Residential Zones in Section 13 of the Plan. There is no attempt to introduce method of calculating the contribution amount in accordance with the Act.

Regards

Colin

Sent from [Mail](#) for Windows