

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY MARCH 11, 2014, AT 1:07PM

PRESENT:

Murray Cox (Chair)
Claire Barlow (Mayor)
Graham Smith
Stella Sweney
Richie Smith
Wayne Barnett (Chief Executive)
Paul Morris (Finance and Administration Manager)

IN ATTENDANCE:

Stephen Gubb (Hughes Developments)
Nathan Hole (Manager Planning & Regulatory)
Julie Hadfield (Committee Secretary)
Noel Jackson (Public)

APOLOGIES:

Resolved that an apology be received from Russell Armstrong.

Graham Smith/Claire Barlow

DECLARATIONS OF INTEREST:

There were no declarations of interest.

The chairman welcomed Richie Smith & Stella Sweney as new members of the group and thanked Stephen Gubb for attending in person.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Property Group held on January 21, 2014, be confirmed and adopted as the correct record of the meeting including those matters taken under public excluded.

Claire Barlow/Graham Smith

MATTERS ARISING

The subdivision consent for Stage 1 is still pending, awaiting storm water conditions and Ngai Tahu.

The chief executive updated the group Ngai Tahu. They have indicated they are generally comfortable with the conditions and have requested a cultural impact assessment which has been submitted to them for signoff. Once received, an application will be lodged with Ecan to advise if it will be notified or non-notified. Times to process are dependent on these things.

Stephen Gubb has sent notice to Fulton Hogan asking if they will hold their price until subdivision is approved.

Wayne Barnett is expecting construction to be starting in Spring.

Council resolutions have been passed around the viewing shafts, car parking and landscaping designs. The chairman asked for update on these.

The chief executive said a brief has been prepared for consultants to indicate what services we are looking for. The Asset Manager is speaking with the consultants to generate interest. He will call for proposals from three consultants. The chief executive would like councillors to have input and they will look at the three proposals.

Graham Smith asked if the YHA has sent concept plans. The chairman said we are still waiting for these. The YHA has indicated they are not yet ready to release their plans.

A register of parties interested in the development has been set up. The chief executive has sent out a letter asking parties to register their interest. This has gone to both businesses and land owners.

PUBLIC EXCLUDED

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

1. Previous minutes, Tekapo Property Group, January 21.
2. Presentation from Paul Morris on Mixed Partnership Property Development.
3. Summary of Registrations of Interest (attached).
4. Discussion on visit from Horizons (verbal).
5. Update from Chief Executive on YHA (verbal).
6. Correspondence from McNabb (attached).
7. Correspondence from APL (attached).

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 21.	Commercial sensitivity	48(1)(a)(i)
Presentation from Paul Morris on Mixed Partnership Property Development	Commercial sensitivity	48(1)(a)(i)
Discussion on Expressions of Interest list	Commercial sensitivity	48(1)(a)(i)
Discussion on visit from Horizons	Commercial sensitivity	48(1)(a)(i)
Verbal update from Chief Executive on YHA	Commercial sensitivity	48(1)(a)(i)
Correspondence from McNabb	Commercial sensitivity	48(1)(a)(i)
Correspondence from APL	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: *All public excluded items come under section 7(2)(b)(ii).*

Claire Barlow/Graham Smith

THE MEETING OF THE TEKAPO PROPERTY GROUP CONTINUED IN OPEN MEETING

DISCUSSION ON EACH SITE IN TEKAPO

Paul Morris led the group in a discussion on how they want staff to move forward in the development (hand out MDC Mixed Use Commercial).

Stephen Gubb asked if it is feasible to have tenants signed up in advance of one year or so before they can take residence? Possibly but need to sure up the timelines around this – maybe a 6 month timeframe. The major businesses would be hospitality/retail who would ideally like to have their areas totally fitted out before spring trading commences.

Graham Smith asked if some work can be outsourced if council staff are not able to meet tighter deadlines. The chief executive answered yes some could be outsourced possibly.

Stella Sweney asked if this process is being done in the best interests of the community, as people are not able to buy the land. The chairman answered yes, it was being done in the best interests of the community as many could not afford to buy the land and using the option of leasing could make it more affordable for some with future possibilities of on-selling the land and the development providing a focal point for the town. Suggested that C Nott be invited back to go through the design features, as it is very difficult to satisfy everyone with one design.

The Mayor asked how appropriate it was for council to be involved so much? The group discussed what would happen if another party acted as developer. Covenants can certainly be added by the seller but how is that policed? Nathan Hole, the planning and regulation manager, spoke to say MDC has no enforcement power, but do check to see if existing covenants are being followed. If not, the developer is alerted but this cannot be enforced if the resident chooses to continue.

Nathan Hole reminded the group that all buildings within the development area will require a resource consent and some of these applications may also require public consultation. This may extend the timelines.

Stephen Gubb noted that there are a couple of protection points included in the contracts for council so far.

FOLLOW UP ON THE PUBLIC WORKSHOP

A discussion was held on how to further address public feedback and what the next communication will include.

The Tekapo Community Board resolution regarding approaching the YHA about an alternative site was discussed. The chairman and chief executive will look at putting

something out to the public to keep the communication open, mentioning the Community Board resolution about the YHA, traffic & landscaping plans etc.

The Mayor asked Stephen Gubb to explain why that site (Lot 5) was suggested for the YHA. The key drivers for the YHA being shortlisted was to try and free up the land east of Lakeside Drive from any encumbrances, to avoid misshapen land and thus protect the value of the land – with future development a possibility. It was important to build some dependability into the feasibility of the process by having an anchor business in that location – who have the need and the financial ability to be situated in that location. It may not be so important for the YHA to be situated on that site but if not there, where else? The YHA have tried to renew their lease on their current site, so they are also keen to redevelop in their current location.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 4.37PM**

CHAIRMAN: _____

DATE: _____