

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE TWIZEL EVENTS CENTRE ON TUESDAY SEPTEMBER 15, 2015, AT 9.30AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson
Cr Evan Williams
Cr James Leslie
Cr Graham Smith

IN ATTENDANCE:

Wayne Barnett, Chief Executive
Paul Morris, Finance Manager
Garth Nixon, Community Facilities Manager
Nathan Hole, Planning and Regulation Manager
Pauline Jackson, Rates Officer
Arlene Goss, Committee Secretary
Derek Kirke, Rick Ramsay and Bruce Anderson, Pukaki Airport Board
Rae Coburn, Twizel Early Learning Centre

VISITORS:

At 9.30am Rae Coburn from the Twizel Early Learning Centre attended to speak regarding land for a new centre.

At 11.30am members of the Pukaki Airport Board attended to present their chairman's report, draft statement of intent, and to farewell board member Bruce Anderson.

At 1.00pm rates officer Pauline Jackson attended to give a presentation on the breakdown of the rates for the current year.

OPENING:

The Mayor welcomed everyone to the meeting.

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

BEREAVEMENTS:

The Mayor noted the following bereavements:

- Ruth King (formerly Bell), late of Fairlie.
- Margaret Anne Scarlett, late of Cattle Valley, Fairlie.
- Elizabeth Clarke, late of Fairlie.

- Doreen Clarke, late of Twizel.
- Sylvia Charolotte Jane Gillett, late of Fairlie.
- Gillian Gay Stephenson, late of Albury.
- Eon Verdon McHaffie, late of Fairlie.
- Mary Macdonald, late of Fairlie.

A moment of silence was observed.

VISITOR:

Rae Coburn from the Twizel Early Learning Centre spoke regarding land for the building of a new centre. She suggested using some council land on Glen Lyon Road. Garth Nixon said this is council owned, zoned Rec A, and appropriate for community facilities. Rae Coburn said the community board has supported using this land. She asked for council support to canvass community support for the early learning centre to be located on this land. Cr Leslie was concerned about public access being maintained, traffic and parking. Cr Jackson asked about a request to remove trees in this area and heard this has not been actioned. The councillors generally approved of using the land but requested more details. Garth Nixon will continue to progress this issue and come back to council with a further report.

REPORTS:

MAYOR'S ACTIVITIES REPORT:

This was the report of the Mayor's activity from August 5 to September 14, 2015. Cr Smith asked for details of a meeting the Mayor had with Cmr Skelton and Christina Robb, Environment Canterbury, on the Mackenzie Agreement. The Mayor said this meeting was to talk about what the water zone committee can pick up and action from the agreement. Minister Nicky Wagner was also involved in this meeting. The Mayor said she will provide feedback to councillors when she hears from the Minister regarding this matter.

Resolved that the report be received.

Cr Smith/Cr Cox

CHIEF EXECUTIVE'S ACTIVITIES REPORT:

This was the report of the Chief Executive's activity from August 5 to September 14, 2015. Cr Smith asked about the meeting with the union. The chief executive said the union represents between a third and half of staff. Council's relationship with the union is effective and robust.

Cr Williams asked regarding a meeting with Charles Anderson. The chief executive said we have an agreement in principle with him and this will be formalised. The meeting was to discuss the details of this.

Cr Jackson asked regarding a meeting on the 20th with Norm Girven about a School Road property. This was to discuss his purchase of the property, which is on the town boundary.

Resolved that the report be received.

Cr Armstrong/Cr Leslie

HIGH COUNTRY MEDICAL TRUST:

This was to enable Council to approve the terms of agreement with the High Country Medical Trust. The chief executive said this is an administrative step, required so money can be given to the medical trust.

Resolved:

1. That the report be received.

Cr Williams/Cr Armstrong

2. That Council approve the agreement relating to the Twizel Medical Centre premises as stipulated by clause 7.1 of that agreement.

Cr Smith/Cr Armstrong

GRANT APPLICATION BURKES PASS HERITAGE TRUST:

The Mayor said this trust has regular working bees and has achieved a lot for the town of Burkes Pass. They are requesting a grant towards their rates. Cr Smith said he would prefer it to be a donation, rather than a grant for rates. Finance manager Paul Morris said Council does not give donations but does give grants for specific purposes. There was some discussion on the use of grants to pay rates. It was noted there is no community board in Burkes Pass to act as a first point of approach for organisations requesting grants.

Resolved:

1. That the report be received.

Cr Cox/Cr Armstrong

2. That the Mackenzie District Council grants the Burkes Pass Heritage Trust \$343 for 2015/16 rates assessed to the Burkes Pass Church.

Cr Armstrong/Cr Leslie

GRANT APPLICATION LAKE ALEXANDRINA CONSERVATION TRUST:

This second resolution was corrected to read the "Council" rather than "Asset and Services committee". Cr Cox said the money that is available in the reserve is specifically for the purpose of Lake Alexandrina conservation. Have we granted money from that reserve to other projects? Yes we have. The project needs to be on reserve land and the community board needs to meet 50% of the project costs to be eligible. Garth Nixon said the maintenance of reserves in other areas could be allocated money from this fund. The community boards need to know more about the policy around this money and that it is available to them.

Resolved:

1. That the report be received.

Cr Jackson/Cr Leslie

2. That the Mackenzie District Council approves a \$17,350 grant to the Lake Alexandrina Conservation Trust funded from the Lake Alexandrina Reserve.

Cr Smith/Cr Armstrong

TWIZEL FIRE RISK LAND:

Garth Nixon said Council has previously considered this matter but the area of land and extent of the work has expanded. The costs have gone from an estimated \$8,000 to \$34,000. There is a \$10,000 component for loading and carting stumps and it may be a better option to grind them. He said at the moment he needs \$23,000 to do the felling. Cr Smith questioned whether the real estate money should be used for this. The sale of that Twizel land will go directly back to council and clearing the land is part of the sale process. It is listed on the list of surplus land. Council owns the asset and it's a fire risk. The Mayor said Cone Peak Farms wants to lease that land for three years. Cr Jackson said Cone Peak Farms are charging to clear the trees, and then wanting to lease the land. Discussion was held on whether it was appropriate to burn the trees. The contractor will need to get consent for the process. The Mayor requested that Garth Nixon come back for more money if needed to remove the stumps. The rest of the money was approved, without any amount for stump removal.

Resolved:

1. That the report be received.

Cr Armstrong/Cr Leslie

2. That the work proceed and \$24,088 clearing work be funded from the Real Estate Reserve.

Cr Leslie/Cr Armstrong

UNBUDGETED EXPENDITURE LAND SUBDIVISION GLEN LYON ROAD:

The Mayor asked the Twizel councillors if there was any push back from the Twizel community on selling this land. They said no. Discussion was held on whether it was better to go ahead with this project in this financial year or hold it until the next annual plan. Councillors preferred to do this now. Cr Armstrong asked why Baileys were chosen to market the properties when they don't pay commercial rates in town. Councillors heard that Baileys operate from a house in Twizel and pay residential rates plus a commercial component, such as the tourism rate. The chief executive said he called for proposals from all real estate companies and Baileys provided the most favourable proposal.

Resolved:

1. That the report be received.

Cr Williams/Cr Smith

2. That the estimated unbudgeted expenditure of approximately \$179,000 be approved and the subdivision commenced.

Cr Leslie/Cr Williams

RESERVE BALANCE ALLOCATION 30 JUNE 2015:

Finance manager Paul Morris said the figure under Old Library Insurance on page one is incorrect and should read \$694,069. This has been corrected in the resolution below.

He explained the background to this subject. The Mayor asked for more information about the governance deficit and Paul Morris agreed to supply this.

Resolved:

1. That the report be received.

Cr Williams/Cr Cox

2. The Council agrees:
 1. To apply the balance of all surpluses/deficits detailed in Table 1 below to the District General Operating Reserve. The closing balance will be a deficit of \$657,020 at 30 June 2015:

Table 1

Operating Surplus (Deficit) from:	\$
Administration – District	(285,091)
Governance	(49,766)
District General	239
Depot - Twizel	42
Depot - Tekapo	22
Health and Liquor Licensing	30,760
Old Library	(694,069)
Inspectorate	(12,508)
Fairlie Medical Centre	(1,545)
CEO Department	10,591
Hardfill Sites	(602)
Asset Management	(31,355)
Facilities Management	15,752
Visitor Information	30,843
Twizel Medical Centre	(19,202)
Cemeteries	10,505
Libraries	2,246
Fairlie Pensioner Housing	5,658
Twizel Pensioner Housing	(368)
Current movement in reserve for year	(987,855)
Closing Balance General Operating Reserve	(657,020) =====

2. To apply deficit detailed in Table 2 to the reserve Planning Operating reserve. This will result in a closing deficit of \$1,433,405.

Table 2 – Resource Management

Operating Surplus (Deficit) from:	\$
Resource Planning	(197,303)
Closing Balance Resource Management	(1,433,405)

Rural Works and Services

The Council agrees:

To apply the surpluses/deficit balances of \$15,871 deficit of the combined activity results to the Rural Works and Services Operating Reserve as detailed in Table 3 leaving the balance of the Reserve to \$70,418 in funds.

Table 3

Rural Works and Services	\$
Rural Works & Services Deficit	(16,166)
Burkes Pass Village	310
Albury Village	389
Skipton Hall	(404)
Current movement in reserve for year	(15,871)
Closing Balance Rural Works & Services Reserve	70,418

Fairlie Works and Services

The Council agrees:

To apply the balance of all surpluses/deficits totalling \$50,959 surplus as detailed in Table 4 to the Fairlie Works and Services Operating Reserve, thereby increasing the carried forward surplus to \$67,200.

Table 4

Fairlie Works and Services	\$
Fairlie Works & Services	64,967
Fairlie Community Board	225
Fairlie Domain	(13,544)
Fairlie Strathconan Park	(689)
Current movement in reserve for year	50,959
Closing Balance Fairlie Works & Services Reserve	67,200

Tekapo Works and Services

The Council agrees:

To apply the balance of surpluses/deficits totalling \$62,715 surplus as detailed in Table 5 to the Tekapo Works and Services Operating Reserve increasing the Reserve balance to \$308,694.

Table 5

Tekapo Works and Services	\$
Tekapo Works & Services Surplus	67,712
Tekapo Community Board	(6)
Tekapo Domain	(4,991)
Current movement in reserve for year	62,715
Closing Balance Tekapo Works & Services Reserve	308,694

Twizel Works and Services

The Council agrees:

1. To apply the balances of surpluses/deficit totalling \$124,653 surplus as detailed in Table 6 below to the Twizel Works and Services Operating Reserve leaving a surplus balance to \$132,733.

Table 6

Twizel Works and Services	\$
Twizel Works & Services Surplus	163,517
Twizel Community Board	121
Twizel Reserves	(38,985)
Current movement in reserve for year	124,653
Closing Balance Twizel Works & Services Reserve	132,733

Activities which fund Depreciation

The Council agrees:

1. To transfer surpluses/deficits to the appropriate capital reserves as detailed in Table 7 below.

Table 7 – Activities Funding Depreciation and with a Capital Reserve

Scheme	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
Fairlie Council Building	(16,602)	(10,698)
Twizel Council Building	1,306	(5,445)
Civil Defence	(4,335)	18,404
Fairlie Water	43,489	(979,288)
Tekapo Water	9,040	915,329
Twizel Water	88,694	481,613
Allandale Water	14,933	(366,052)
Ashwick/Opuha	10,144	60,517
Burkes Pass Water	(4,905)	(3,857)
Kimbell Water Supply	1,267	15,560
School Road Water Race	3,319	10,216
Spur Road Water Supply	1,745	(2,165)
Manuka Terrace Water Supply	7,619	11,593
Burkes Pass Sewage	(2,604)	4,912
Fairlie Community Sewage	(2,178)	(93,787)
Tekapo Community Sewage	14,927	361,910
Twizel Community Sewage	6,344	1,350,381
Fairlie Stormwater	1,683	37,076
Tekapo Stormwater	551	104,153
Twizel Stormwater	(920)	260,185
Animal Control	1,033	(14,021)

Information Technology	(18,599)	(45,900)
Real Estate	(239,882)	(2,062,960)
Rural Fires	(9,731)	(62,850)
Plantation reserves	859,106	1,353,086
Mackenzie Community Centre	(27,302)	6,317
Sherwood Downs Hall	2,441	19,594
Tekapo Community Hall	(360)	(44,885)
Twizel Community Centre	(3,939)	83,546
Strathconan Swimming Pool	(4,282)	(14,987)
Twizel Swimming Pool	6,616	4,393
Public Toilets	13,859	(441,944)
Plant Account	52,204	75,022

Roading

The Council agrees:

1. To transfer surpluses/deficits in roading accounts to the appropriate capital reserves as detailed in Table 8 below.

Table 8 – Roothing

Area	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
District	(33,317)	(74,319)

Solid Waste

The Council agrees:

1. To transfer surpluses/deficits of \$72,146 surplus from all Solid Waste activities into the Solid Waste Operating Reserve increasing the deficit balance at 30 June 2015 to \$271,951.

Table 9 – Solid Waste

Area	Operating Surplus (Deficit)
Fairlie recovery park	(579)
Tekapo Recovery Park	(467)
Twizel Recovery park	2,058
Organic Waste	11
Waste Management	71,123
Current movement in reserve for year	72,146

Closing Balance Waste Management Operating Reserve	(271,951)
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Resolved that Council approves all the resolutions and balances noted in tables one to nine above, and all the capital balances.

Mayor/Cr Smith

Resolved that Council authorises the Finance Manager to transfer any adjustment made as a result of the process to complete the annual report or audit the annual report in accordance with the decisions made above, with any major adjustments to come back to the chair of the Finance Committee.

Cr Jackson/Cr Williams

REPORT FROM CHRISTCHURCH AND CANTERBURY TOURISM TO SEPTEMBER, 2015:

The Mayor asked for information regarding the new brand logo. The chief executive will request information on this from Christchurch and Canterbury Tourism.

Resolved that the report be received.

Cr Leslie/Cr Armstrong

COMMON SEAL:

This was the affixing of the Common Seal to documents signed between July 16 and August 7, 2015.

Resolved:

1. That the report be received.

Cr Smith/Cr Williams

2. That the affixing of the common seal to documents 804 to 808 be endorsed.

Cr Smith/Cr Williams

The meeting adjourned for morning tea at 10.30am and reconvened at 10.50am.

COMMUNITY BOARD RECOMMENDATIONS AND MINUTES:

This report from the Chief Executive was accompanied by the minutes of the meetings of the Twizel and Tekapo Community Boards on August 24, 2015, and the Fairlie Community Board on August 31, 2015.

Resolved that the report be received.

Cr Jackson/Cr Williams

TEKAPO COMMUNITY BOARD:

1. Council **noted** the following resolution regarding a request from Tekapo School for a reduction in hall hire costs:

That the Tekapo Community Board pays 50% of the hall hire, or \$175, to the Tekapo School for their Footrot Flats production on September 24.

TWIZEL COMMUNITY BOARD:

2. Council **noted** the following resolution regarding a proposal from Abley to undertake a parking survey in Twizel:

That the Twizel Community Board does **not** employ Abley to undertake "Parking Survey, Twizel Town Centre Parking Management Plan and Definition of Footpath Areas on residential Streets" for the fee of approximately \$35,000 +GST which would be funded from the community projects budget.

3. Council **noted** the following resolution regarding a request from the Twizel Community Care Trust for an increase in funding:

That the Twizel Community Board recommends to Council to increase the grant to the Twizel Community Care Trust from \$10,000 per annum to \$15,000 per annum shared with the council, subject to a new Service Level Agreement being signed.

4. Council **noted** the following resolution regarding suitable land for the new early learning centre:

That the Twizel Community Board endorses the use of the Rec A land on Glen Lyon Road for an early learning centre and recommends that Council considers making a suitable site available.

5. Council **noted** the following resolution regarding a request to subsidise hall hire for a Nepal fundraiser:

That the Twizel Community Board supports the Nepal Fundraiser to the sum of \$56 for Twizel Events Centre hire.

6. Council **noted** the following resolution regarding a request from a resident to cut down silver birch trees on council land behind his property:

That the Twizel Community Board gives permission to Mark Scammell to dispose of eight silver birch trees behind his property' subject to Whitestone cutting down the trees.

RECEIVE COMMITTEE MINUTES:

Resolved that Council receives the minutes of the Extraordinary Asset and Services Committee meeting held on August 11, 2015.

Cr Leslie/Cr Smith

Resolved that Council receives the minutes of the Asset and Services Committee meeting held on September 1, 2015.

Cr Leslie/Mayor

Resolved that Council receives the minutes of the Finance Committee meeting held on August 4, 2015.

Cr Smith/Cr Jackson

Resolved that Council receives the minutes of the Finance Committee meeting held on September 1, 2015.

Cr Smith/Cr Jackson

Resolved that Council receives the minutes of the Mackenzie Forestry Board meeting held on September 1, 2015.

Cr Smith/Cr Williams

Resolved that Council receives the minutes of the Audit and Risk Committee meeting held on September 1, 2015.

Mayor/Cr Cox

Resolved that Council receives the minutes of the Extraordinary Planning and Regulation Committee meeting held on September 3, 2015.

Cr Cox/Cr Leslie

CONFIRM COUNCIL MINUTES:

Resolved that Council confirms and adopts the minutes of the Mackenzie District Council meeting held on August 4, 2015, as the correct record of the meeting, including those parts taken in public excluded.

Mayor/Cr Armstrong

VISITORS: PUKAKI AIRPORT BOARD:

Derek Kirke, Bruce Anderson, Rick Ramsay and Cr Leslie presented the chairman's report and statement of intent to the council and discussion was held on the current situation. A marketing plan is being prepared and a re-branding. The Mayor asked the board to work with staff on branding. A wind break or plantings were requested to enhance the airport as it is very exposed. Some sections are in private ownership and are not looked after. The board is planning to mow all the sections to keep the area looking tidy. Council contractors currently look after the berm.

The Mayor thanked Bruce Anderson for his service to the board and presented him with a leaving gift. He responded with a short speech.

Resolved that the Pukaki Airport Board report be received, the statement of intent noted, and the resignation of Bruce Anderson be received.

Cr Williams/Cr Smith

PUBLIC EXCLUDED:

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

- A) SALE OF LAND AT LAKESIDE DRIVE, TEKAPO

- B) SALE OF LAND AT TEKAPO VILLAGE
- C) MID-SOUTH CANTERBURY ROADING COLLABORATION
TENDER CONSIDERATION PROCESS
- D) BAD DEBTS WRITTEN OFF TO JUNE 30, 2015
- E) DOG INCIDENT FAIRLIE
- F) CHIEF EXECUTIVE'S PERFORMANCE REVIEW
- G) PREVIOUS MINUTES ASSET AND SERVICES AUGUST 11.
- H) PREVIOUS MINUTES ASSET AND SERVICES SEPTEMBER 1.
- I) PREVIOUS MINUTES FINANCE COMMITTEE SEPTEMBER 1.
- J) PREVIOUS MINUTES PLANNING AND REGULATION COMMITTEE SEPT 3.
- K) PREVIOUS MINUTES COUNCIL AUGUST 24.

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
Sale of Land at Lakeside Drive, Tekapo	Enable commercial negotiations	48(1)(a)(i)
Sale of Land at Tekapo Village	Enable commercial negotiations	48(1)(a)(i)
Mid-South Canterbury Roothing Collaboration Tender Consideration Process	Enable commercial negotiations	48(1)(a)(i)
Bad Debts Written Off to June 30, 2015	Protect the privacy of natural persons	48(1)(a)(i)
Dog Incident Fairlie	Protect the privacy of natural persons Maintain legal professional privilege	48(1)(a)(i)
Chief Executive's Performance Review	Protect the privacy of natural persons	48(1)(a)(i)
Previous minutes Asset and Services August 11.	Enable commercial negotiations	48(1)(a)(i)
Previous minutes Asset and Services September 1	Commercial sensitivity	48(1)(a)(i)
Previous minutes Finance Committee September 1	Commercial sensitivity	48(1)(a)(i)
Previous minutes Planning and Regulation Committee Sept 3	Maintain legal professional privilege	48(1)(a)(i)
Previous minutes Council August 24	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: *Sale of land at Lakeside Drive, Sale of land at Tekapo Village, Mid-south Canterbury Roothing Collaboration, Previous Minutes Asset and Services August 11, all under section 7(2)(i). Bad Debts Written Off, Dog Incident Fairlie and Chief Executive's Performance Review under section 7(2)(a). Previous minutes Asset and Services September 1, previous minutes Finance Committee September 1, previous*

minutes Council August 24 all under section 7(2)(b)(ii). Previous minutes Planning and Regulation September 3 and Dog Incident Fairlie under section 7(2)(g).

Cr Armstrong/Cr Williams

The Council continued in open meeting.

THE MAYOR DECLARED THE MEETING CLOSED AT 3.15pm

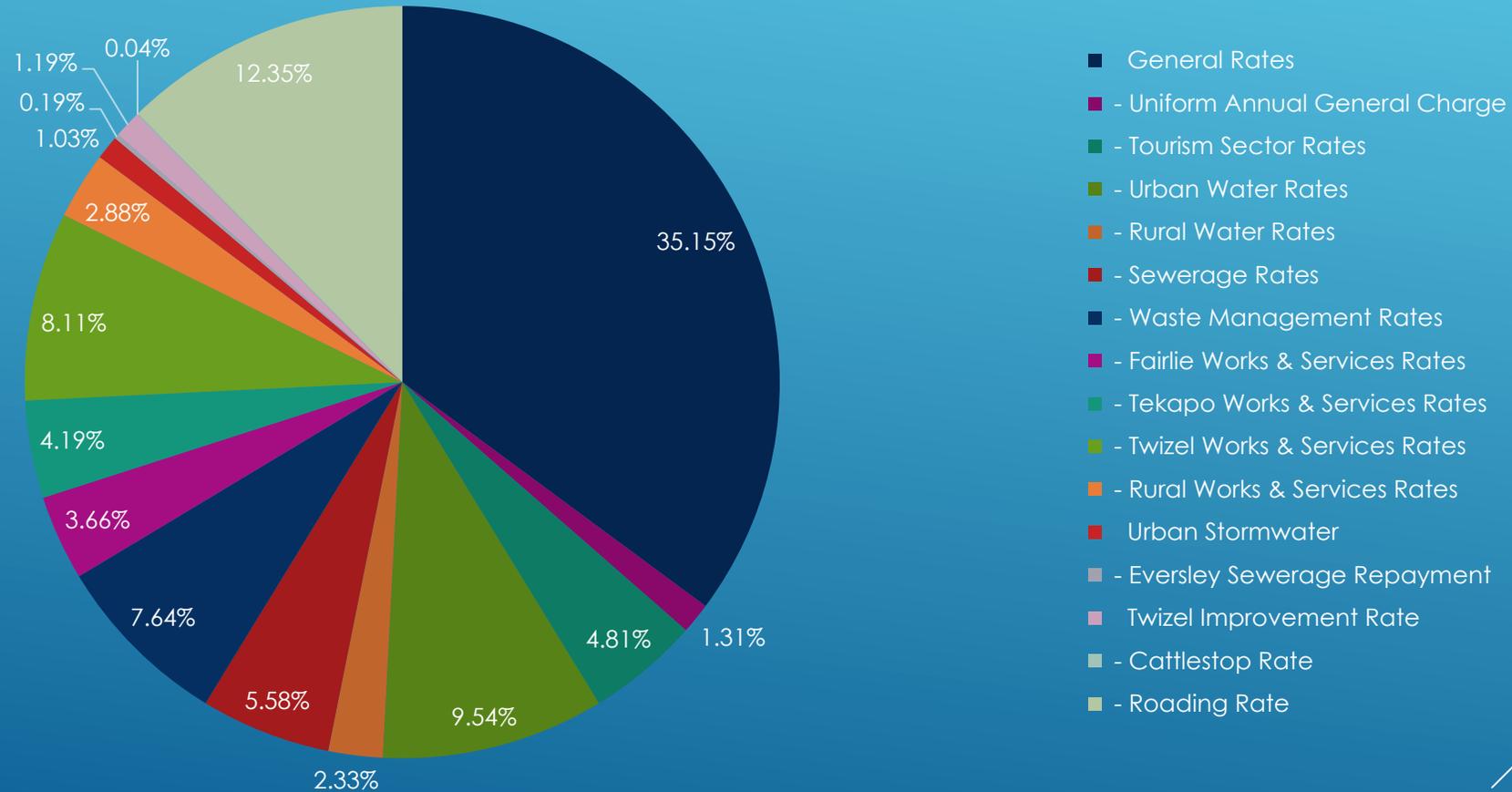
MAYOR: _____

DATE: _____

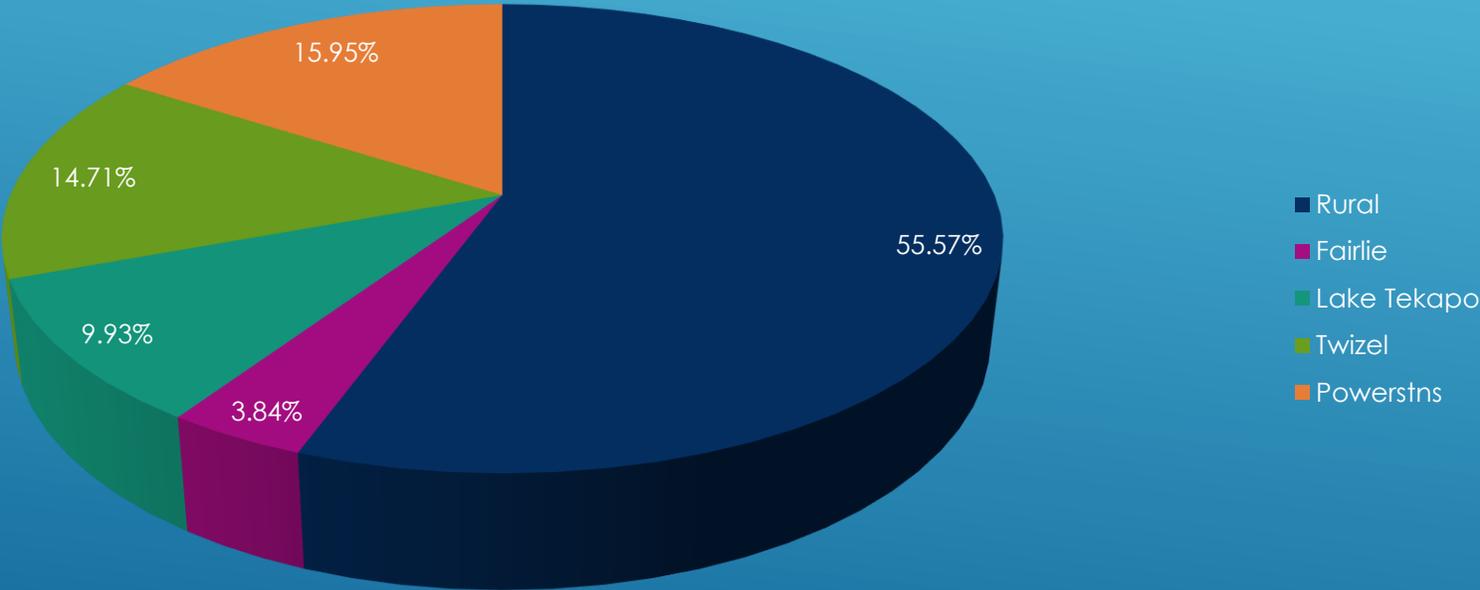
RATING PRESENTATION BY PAULINE JACKSON

A decorative graphic consisting of several parallel white lines of varying thicknesses, slanted diagonally from the bottom-left towards the top-right, located in the lower right quadrant of the slide.

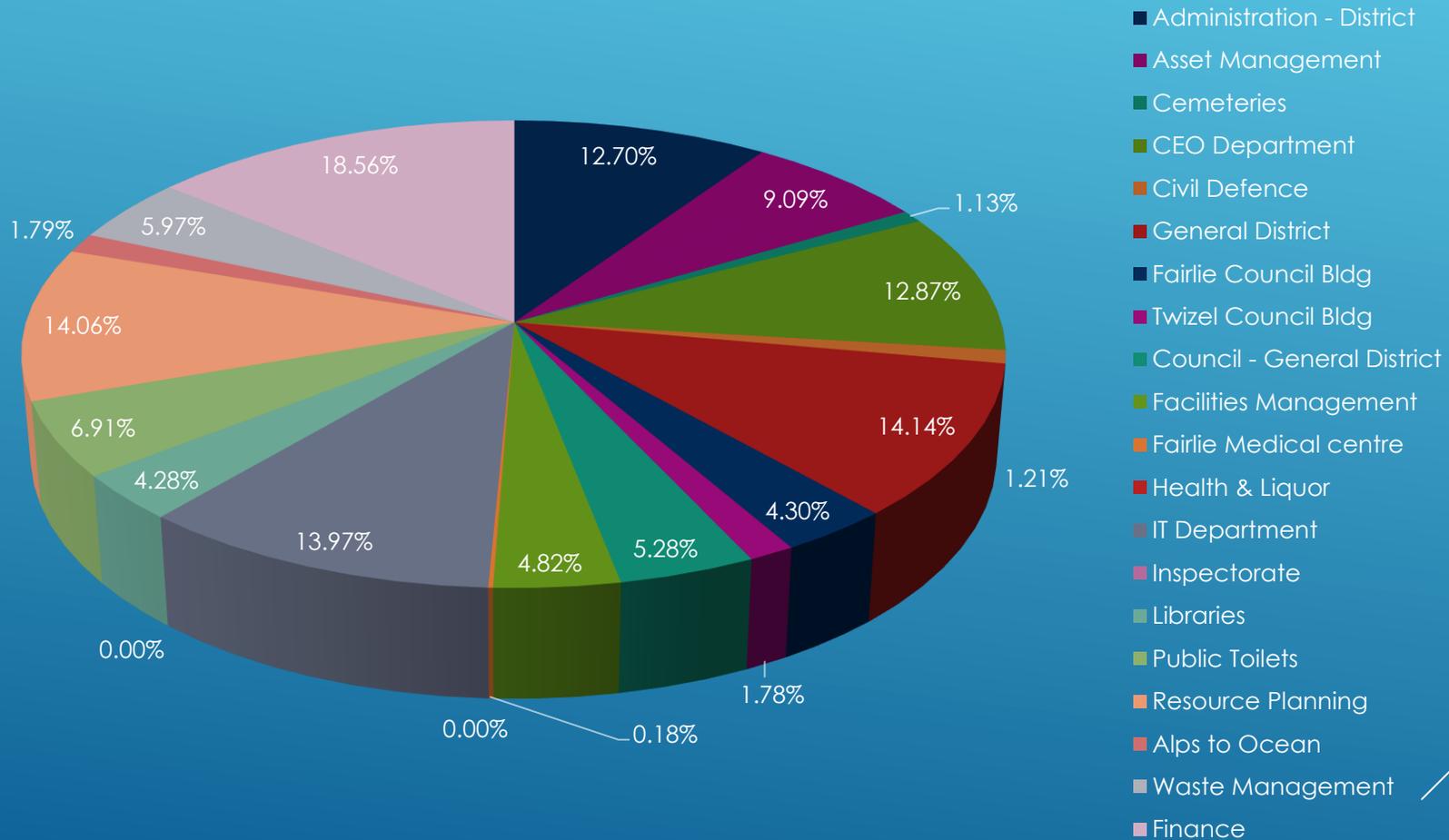
TOTAL RATES FUNDING 2015/2016



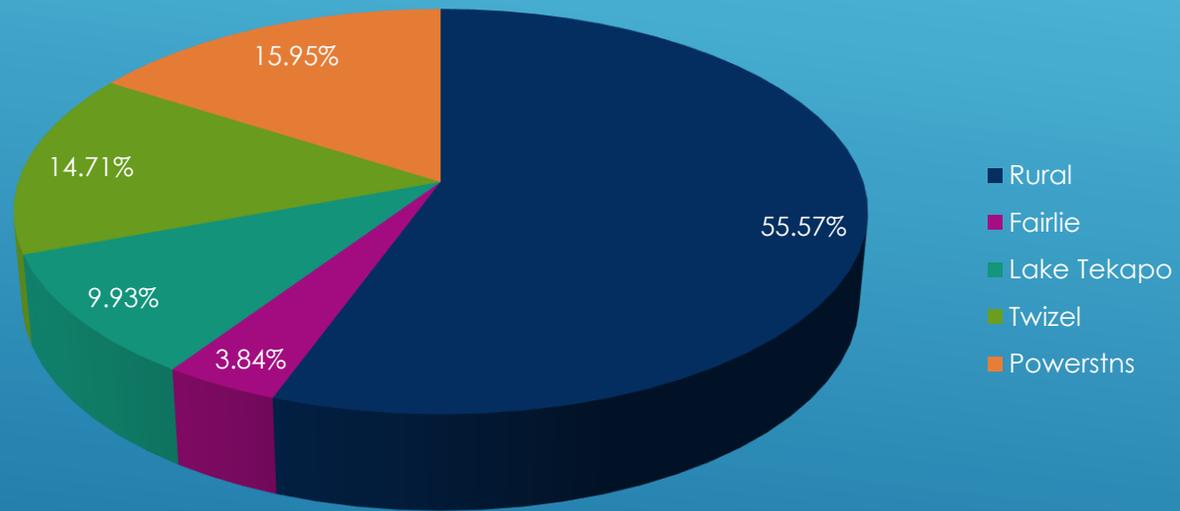
PERCENTAGE OF DISTRICT PAYING GENERAL RATE



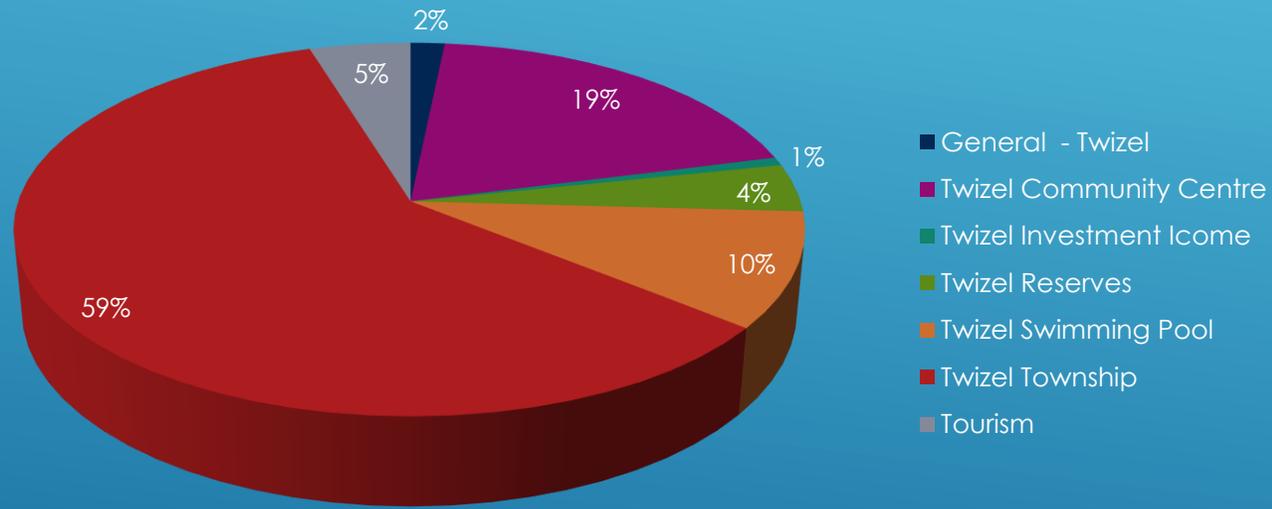
GENERAL RATE FUNDING



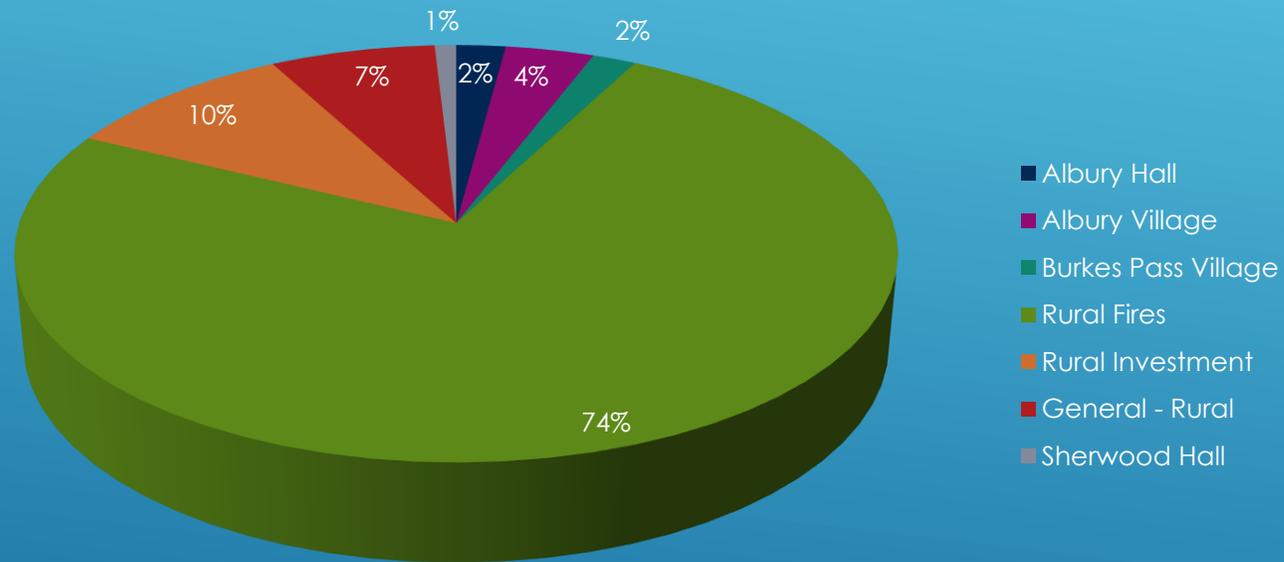
CAPITAL VALUE SPLIT FOR DISTRICT



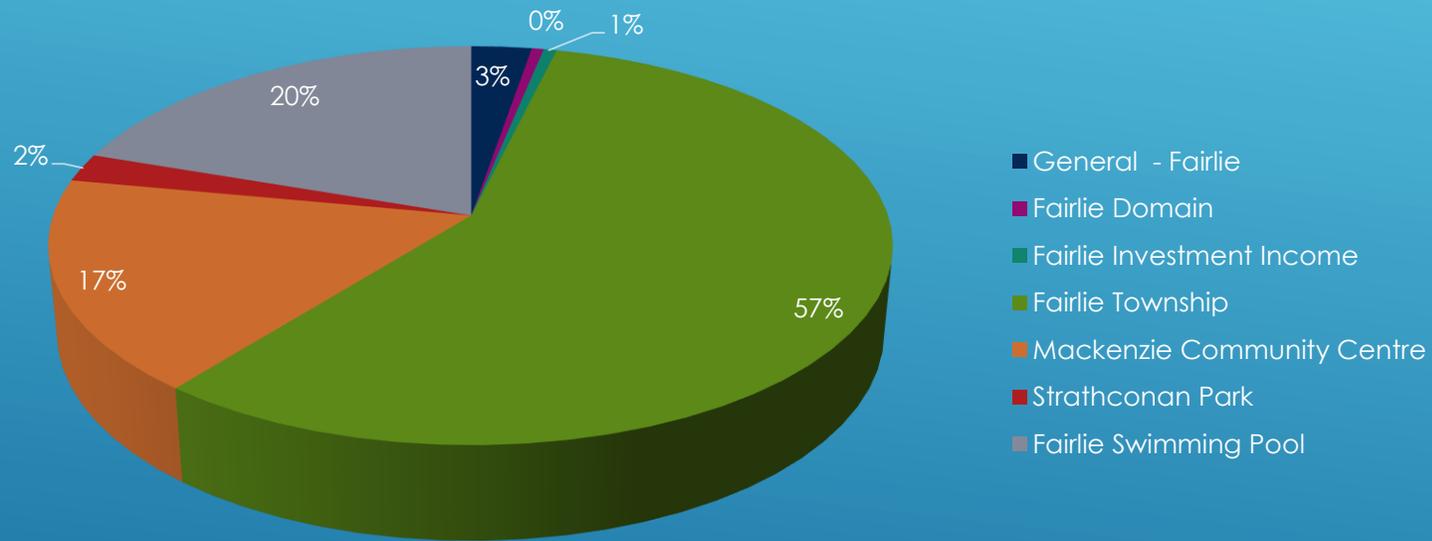
TWIZEL WORKS AND SERVICES RATE SPLIT



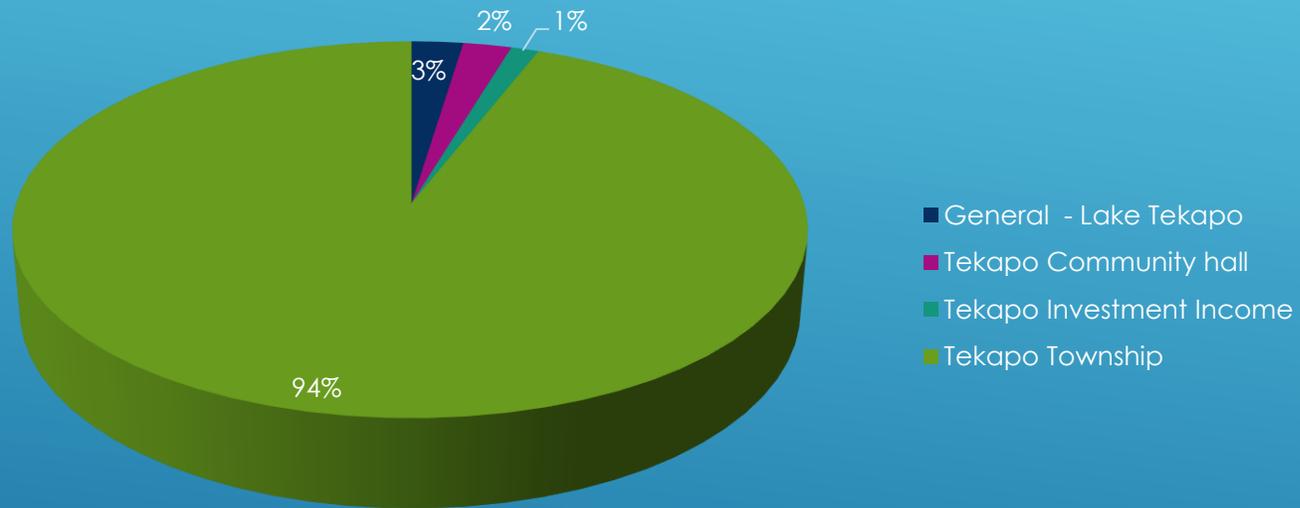
RURAL WORKS AND SERVICES RATE SPLIT



FAIRLIE WORKS AND SERVICES RATE SPLIT



TEKAPO WORKS AND SERVICES RATE SPLIT



TOURISM AND PROMOTION

Tourism rate breakdown by area

