



449TH MEETING OF THE
MACKENZIE DISTRICT COUNCIL

TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

Membership of the Council:

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

*Notice is given of a meeting of the Mackenzie District Council to
be held on Tuesday August 4, 2015, at 10.00am.*

VENUE: Mackenzie Council Chambers, Fairlie.

BUSINESS: As per the attached agenda.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



MACKENZIE DISTRICT COUNCIL

Agenda for Tuesday August 4, 2015, at 10.00am

VISITORS

At 11.15am Shaun Campbell and Jill Borland from Sport Canterbury.

OPENING AND APOLOGIES

DECLARATIONS OF INTEREST

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RECEIVE COMMITTEE MINUTES: 189

Receive minutes of the meetings of the Asset and Services Committee and the Planning and Regulation Committee on July 23, 2015.

CONFIRM COUNCIL MINUTES:**199**

Confirm and adopt the minutes of the Mackenzie District Council meeting held on June 23, 2015, as the correct record of the meeting, including those parts taken in public excluded.

CONFIRM EXTRAORDINARY COUNCIL MINUTES:**214**

Confirm and adopt the following minutes of the Mackenzie District Council meetings and hearings as the correct record of the meeting:

- Long Term Plan submission hearing held on July 6
- Extraordinary council meeting held on July 8
- Extraordinary council meeting held on July 23

PUBLIC EXCLUDED:

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

- A) PREVIOUS MINUTES COUNCIL JUNE 23
- B) TWIZEL COMMUNITY BOARD MINUTES JULY 13
- C) TEKAPO COMMUNITY BOARD MINUTES JULY 13
- D) FAIRLIE COMMUNITY BOARD MINUTES JULY 20
- E) PLANNING & REGULATION COMMITTEE MINUTES JULY 23
- F) CANTERBURY MAYORAL FORUM-DRAFT REGIONAL ECONOMIC DEVELOPMENT STRATEGY
- G) SALE OF TWIZEL LAND
- H) LAND SALE OF TEKAPO-LAKESIDE DRIVE
- I) TOURISM VENTURE

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 Council June 23	Enable commercial negotiations	48(1)(a)(i)
Previous minutes Twizel CB July 13	Commercial sensitivity	48(1)(a)(i)
Previous minutes Tekapo CB July 13	Commercial sensitivity	48(1)(a)(i)
Previous minutes Fairlie CB July 20	Commercial sensitivity	48(1)(a)(i)
Previous minutes Planning & Regulation July 23	Maintain legal Professional privilege	48(1)(a)(i)
Canterbury Mayoral Forum (CREDS)	Commercial sensitivity	48(1)(a)(i)
Sale of Twizel Land	Commercial sensitivity	48(1)(a)(i)
Sale of Tekapo Land	Commercial sensitivity	48(1)(a)(i)
Tourism Venture	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: *Minutes from Council June 23 under section 7(2)(i). Minutes from Planning and Regulation committee under section 7(2)(g). Twizel CB July 13, Tekapo CB July 13, Fairlie CB July 20, Canterbury Mayoral Forum CREDS, Sale of Twizel Land, Sale of Tekapo Land and Tourism Venture under section 7(2)(b)(ii).*

ADJOURNMENTS:

10.30AM MORNING TEA
12.00PM LUNCH
3:00PM AFTERNOON TEA

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: GENERAL ACTIVITIES REPORT

MEETING DATE: 4 August 2015

REF: PAD 2/3

FROM: MAYOR

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

6 July	LTP Hearing of Submission day.
8 July	Extraordinary Council Meeting for LTP decisions.
13 July	Attended Twizel Community Board
23 July	Committee Day.
4 August	Council meeting.

OTHER MEETINGS AND ACTIVITIES

29 June	Attended a Civil Defence Welfare Meeting in Fairlie with the CEO. 150 years for Fairlie meeting.
1 July	PortFM Radio Show. Fairlie Primary School Concert in Fairlie.
2 July	Met with Rowan Worner & Annabelle Bray from CCT with the CEO.
3 July	Met with Phil Rive & Toni Morrison in Twizel regarding TPDA Strategy
6 July	Chinese Cultural Event in the evening in Christchurch.
9 July	Mackenzie Community Development meeting in Tekapo. Met with Tony Ritchie and the CEO in Twizel.
14 July	Tekapo Property Group Meeting in Fairlie.
16 July	Committee for Canterbury presentation with Cr Smith in Timaru.
17 July	Met with Graham Smith, CEO and Finance Manager to discuss borrowing for LTP.
19-21 July	LGNZ Conference in Rotorua with the Community Facilities Manager & Cr Cox.
22 July	Conference call with MP Jacqui Dean – re: Bill Dalton’s letter on Local Government reorganisation proposals.
23 July	Alpine Energy AGM in Timaru with Paul Morris & the CEO.
24 July	Met with Tim Hunter of CCT and Rebecca Greatrex. Met with Peter Scott.
28 July	Pre-recorded the Port FM Radio Show. NZ Airports Mid-Winter Strategic Briefing Session and reception with Minister of Transport in Wellington
30 July	CEO and I met with Annabel Bray from CCT.
31 July	Mini-Mayoral Forum at Waimate DC.

1. That the report be received.

CLAIRE BARLOW
MAYOR

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: CHIEF EXECUTIVE OFFICER'S GENERAL ACTIVITIES REPORT

MEETING DATE: 4 AUGUST 2015

REF: PAD 2/3

FROM: CHIEF EXECUTIVE OFFICER

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

6 July	LTP Hearing of Submission day.
8 July	Extraordinary Council Meeting for LTP decisions.
13 July	Attended Twizel & Tekapo Community Boards.
23 July	Committee Day.
4 August	Council meeting.

OTHER MEETINGS AND ACTIVITIES

26 July	Teleconference with CEO's Bede Carran & Michael Ross regarding LTP submissions. Catchup on roading issues with Suzy Ratahi.
29 July	Management Meeting Attended Civil Defence Welfare Meeting in Fairlie with the Mayor. Met with Anne Thomson regarding satisfaction in community.
30 July	Met with the Management team to discuss the Staff Survey results. Met with Management team, Toni Morrison & Suzy Ratahi regarding LTP submissions received and to consider management team's responses.
1 July	Met with Union representative Joe Davies regarding the Collective Agreement. Met with Ben Henry from Aurecon.
2 July	Met with Rowan Worner & Annabelle Bray from CCT with the Mayor.
3 July	Attended a meeting of the MSC Roding Collaboration Leadership Group in Timaru. Planning catchup with Nathan Hole & Toni Morrison.
7 July	Met with owner of the Tekapo Tavern, Ness regarding ice conditions in Tekapo and safety concerns. Met with Geoff Horler & Neil Campbell regarding Allandale water.
8 July	Met with Kim Drummond from Ecan.
9 July	Met with Tony Ritchie and the Mayor in Twizel.
10 July	Met with Derek Kirke and Rick Ramsay regarding Pukaki Airport Board.
13 July	Management Meeting.
14 July	Attended the Tekapo Property Group meeting in Fairlie.
16 July	Held staff meetings in Fairlie & Twizel to discuss the results of the staff survey.

22 July	Attended Remuneration Management course held by Strategic Pay in Christchurch. Met with Stephen Gubb & Murray Weakley in Christchurch about Tekapo issues.
23 July	Attended Alpine Energy AGM in Timaru with Paul Morris & the Mayor.
27 July	Management Meeting. Met with John Lyons in Twizel regarding Twizel Wastewater Plant.
29 July	Participated in Civil Defence exercise with staff.
30 July	Planning catchup with Toni Morrison & Nathan Hole. In afternoon Mayor and I met with Annabel Bray from CCT.
3 August	Attended the CEO Forum & meeting of the CDEM Co-Ordinating Executive Group at Selwyn DC, Rolleston.

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: LTP 2015-2025 BALANCED BUDGET REQUIREMENT
MEETING DATE: 4 AUGUST 2015
REF: FIN 1/3/LTP 2015-2025
FROM: MANAGER FINANCE & ADMINISTRATION

PURPOSE OF REPORT:

For Council to resolve to accept an unbalanced budget for years 1-4 and 6-10 of the Long-Term Plan 2015-2025.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council resolves to set projected operating revenue at a different level from that required by Sec 100(1) of the Local Government Act (2002) balanced budget requirement for years 1-4 and year 6-10 of the Long-term Plan 2015-2025 as it considers it financially prudent to do so, having regard to:
 - a. The estimated expenses of achieving and maintaining the predicted levels of service provision set out in the long-term plan, including the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
 - b. The projected revenue available to fund the estimated expenses associated with maintaining the service capacity and integrity of assets throughout their useful life; and
 - c. The equitable allocation of responsibility for funding the provision and maintenance of assets and facilities throughout their useful life; and
 - d. The funding and financial policies adopted under section 102.

PAUL MORRIS
MANAGER FINANCE & ADMINISTRATION

ATTACHMENTS:

None.

BACKGROUND:

The Local Government Act 2002 (The Act) required under 'Sec 100 Balanced Budget requirement' that'A local authority must ensure that each years projected operating revenues are set at a level sufficient to meet that years projected operating expenses (Sec 100(1)).

Clause (2) of the section gives Council the ability to set projected revenues at a different level ...'if the local authority resolves that it is financially prudent to do so, having regard to – '

- a) The cost of maintaining levels of service set out in the LTP (Sec 100(2)(a)).
- b) The cost of maintaining the service capacity and integrity of the assets throughout the assets useful life (Sec 100(2)(b)).
- c) The intergenerational funding and maintenance responsibility throughout the assets useful life (Sec 100(2)(c)).
- d) Councils funding and financial policies defined under Sec 102 of The Act (Sec 100(2)(d)) which include:
 - i. Revenue & financing policy
 - ii. Liability management policy
 - iii. Investment policy
 - iv. Financial contributions policy
 - v. Policy on remission and postponement of rates on Maori freehold land.

Included in operating expenses is depreciation. For most of its activities Council operates in a balanced budget position ie: it funds all of its operating expenditure through rates (including funding of depreciation).

However there are some activities where this is not the case and these are detailed below in Issues and Options.

SIGNIFICANCE OF DECISION:

In accordance with Council's Significance and Engagement Policy, this matter has been assessed as significant because the decision relates to the Long-Term Plan (LTP) 2015-2025.

ISSUES & OPTIONS:

Council must resolve to adopt an unbalanced budget if it believes it is financially prudent to do so. The LTP has been prepared based on the decisions made after the LTP submission period which indicated Councils acceptance of running unbalanced budget in some years of the LTP.

Councils current policy reflects that there are some activities where all costs are not fully funded in the year that the costs are incurred. These activities include:

1. Forestry activity which is funded through timber sales and revenue streams are intermittent and tied to growth cycles. Returns from harvesting are forecast in the period beyond the term of the LTP, which will offset deficits incurred.
2. Airport activity which is funded through interest via land sales and rentals. This may cover cash costs but not depreciation.

3. Rural water schemes (excluding Allandale). These schemes do not fund depreciation as maintenance and future upgrades are usually undertaken by the users of the schemes themselves.
4. Rural halls. These halls usually have an active oversite committee who maintain and fundraise for hall costs themselves.
5. Urban Community Halls, Swimming Pools and Pensioner Housing. For these activities depreciation is partially funded due to the potential to obtain third party funding to assist in new capital work. All other costs are fully funded.
6. Roothing. Council is using the balance of the rural rooothing reserve in year 1 of the LTP to complete the transition from segmented funding to district-wide funding. Also Council does not fund the equivalent of the NZTA share of depreciation.
7. District Planning. The District Plan is a document that has a multi-year lifespan. Plan review and plan changes have the bulk of the expenditure occurring in the first years of review. The Council considers it is more equitable to fund the review of this document including plan changes over the life of the Plan, and not in the year the expenditure is incurred.

Council should satisfy itself that it is comfortable with the above groupings not being fully funded and that:

- a) Levels of service can be maintained.
- b) The service capacity of the asset is maintained.
- c) The intergenerational responsibility is maintained.
- d) The decision complies with councils funding and financial policies.

Council has reviewed its Sec 102 policies as part of the LTP process and are consistent with Councils decisions in relation to its budgets.

RECOMMENDATION:

It is recommended that Council satisfies itself that it is financially prudent to adopt an unbalanced budget for years 1-4 and years 6-10 of the LTP.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: REVENUE & FINANCING POLICY

MEETING DATE: 4 AUGUST 2015

REF:

FROM: Toni Morrison, Senior Policy Planner

PURPOSE OF REPORT:

To adopt the final Revenue and Financing Policy for inclusion in the Long Term Plan 2015-2025.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the attached Revenue and Financing Policy be adopted by Council for inclusion in the Long Term Plan 2015-2025.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Attachment 1: Revenue and Financing Policy.

BACKGROUND:

The Local Government Act 2002 requires the Council to have a Revenue and Financing Policy. Such policies must be reviewed every three years. The Council at its 28 April meeting adopted a draft Policy for a period of public consultation which ran simultaneously with the consultation on the Consultation Document for the Long Term Plan 2015-2025 (LTP). One submission was received on matters covered in the Policy, and this was considered at the Council meeting on July 8 2015. The submission was rejected.

At its meeting of July 8 the Council made decisions in relation to its LTP. The attached Revenue & Financing Policy has been updated as a result of those decisions.

The Council must now adopt the final Policy for inclusion in the LTP.

POLICY STATUS:

N/a.

SIGNIFICANCE OF DECISION:

In accordance with Council's Significance and Engagement Policy, this matter has been assessed as significant because the decision relates to the Long Term Plan 2015-25.

ISSUES & OPTIONS:

The options available to Council are to either:

1. Adopt the Revenue and Financing Policy as contained in this report, OR
2. Amend and adopt the Revenue and Financing Policy.

CONSIDERATIONS:***Legal***

Clause 10 of Schedule 10 to the Local Government Act 2002 requires that the Revenue and Financing Policy is adopted before the LTP.

Financial

There is a financial risk to Council if adoption of the Long Term Plan is further delayed.

ASSESSMENT OF OPTIONS:

The Revenue and Financing Policy has been finalised following a period of public consultation, during which one submission was received. The policy reflects the decisions made during the LTP process by Council. Option 1 is therefore the recommended option.

CONCLUSION:

The Council is required to have adopted a final Revenue and Financial Policy prior to the adoption of the LTP. This paper seeks the adoption of the final Policy.

REVENUE AND FINANCING POLICY

INTRODUCTION

The Local Government Act 2002 provides that a local authority must include a revenue and financing policy as part of its Long Term Plan (LTP).

The policy must state the funding sources for both Council's operating expenses and capital expenditure.

In determining the funding sources for each activity, in relation to each of its activities the Council must consider -

- the community outcomes to which the activity primarily contributes; and
- the distribution of benefits between the community as a whole, any identifiable part of the community, and individuals; and
- the period in or over which those benefits are expected to occur; and
- the extent to which the actions or inactions of particular individuals or a group contribute to the need to undertake the activity; and
- the costs and benefits, including consequences for transparency and accountability, of funding the activity distinctly from other activities.

The Council must also consider the overall impact of any allocation of liability for revenue needs on the community.

The Council is able to fund operating expenditure from the following sources:

- General rates, including uniform annual general charge
- Targeted rates
- Fees and charges
- Interest and dividends from investments
- Grants and subsidies from central government and other external sources
- Other operating revenue

Council has determined the proportion of operating expenditure to be funded from each of the sources listed above, and the method for apportioning rates and other charges. This policy explains how those decisions have been made and provides information on how operating expenditure is funded for each activity – see Group Activity Tables section.

Council usually funds capital expenditure from capital reserves. These capital reserves are built up from funded depreciation and any shortfalls in funding capital expenditure are treated as internal loans.

Other funds are available to finance capital expenditure. These other funds include:

- Borrowing
- Financial contributions levied under the Resource Management Act 1991
- Contributions towards capital expenditure from external parties, such as the NZ Transport Agency
- Proceeds from the sale of assets
- Operating surpluses

OUR APPROACH

The Council will manage its financial affairs prudently and in a manner that promotes the current and future interests of the community. The aim of this policy is to promote consistent, prudent, effective and sustainable financial management of the Council and to fund its activities from the most appropriate source after consideration of who benefits from each activity.

The Group Activity Tables on the following pages show the rationale that Council has used to determine how the costs are funded. In general, the funding hierarchy for the activity is:

- Fees and charges
- Any other income
- Targeted rates
- General rates

In determining its selection of funding tools, the Council has been guided by the following principles.

Costs for each activity are collected unless the Council believes that to do so would not be fair or not be in the interest of residents and ratepayers or is in conflict with Council policy. As an elected representative body, the Council has the responsibility to make the final decision.

Where it is realistic to collect fees and charges for a particular activity, the Council will attempt to recover a proportion of operating costs equal to its assessment of the % of private good that the activity provides.

Given there are four distinct communities of interest in the Mackenzie, rates for general township and rural activities are targeted geographically into four works and services rates. However, the Council has assessed long term sustainable needs in relation to roading, and this activity is funded through a district wide targeted rate.

The use of a uniform annual general charge for general rates and fixed amounts for targeted rates (including works and services rates) is based upon a judgment on how regressive or progressive the incidence of rates should be.

Water and wastewater services are provided directly to rating units in defined areas of benefit, and are funded through targeted rates for each activity. The charges are further differentiated into treatment and infrastructure costs, to target those rating units receiving the service and those rating units capable of receiving the service. Apart from extraordinary usage, the services are provided equally to each property (defined as a separately used and inhabited part of a rating unit), making a fixed amount charge most appropriate.

The use of the general rate is generally reserved for activities of a district wide nature or for activities where the Council has judged that the service is better funded by way of a form of local taxation rather than a type of targeted rating.

In some instances, ratepayer sector groups may fund more of the costs of an activity than they may directly benefit from. Council has taken into account the overall impact of any allocation of liability for revenue needs on the community in its considerations. In general, operating expenditure is for the current year and will be funded over the current year. In some exceptional cases reserve funding may be used to ease and spread the rate burden. All capital expenditure is funded from capital reserves. These capital reserves are built up from funded depreciation and any shortfalls in funding capital expenditure are treated as internal loans.

VALUATION SYSTEM

Councils are able to rate properties based on land value or capital value. The Council has chosen to use a capital value basis for its rating system, following consideration of the following advantages and disadvantages:

Capital Value Rating	
Advantages	Disadvantages
<ul style="list-style-type: none"> It is easy to establish capital values for property. The use of this capital value reflects the ratepayers' total investment in the property. There is a larger growth factor in the rating base during the years through new development. Ratepayers understand how capital values relate to their property. In newly developing areas the ability to pay principle is more relevant, as ratepayers will not generally purchase in areas they cannot afford. Capital values reduce the need for differentials, as the market values are relative to the size, use and marketability of land and property. 	<ul style="list-style-type: none"> Capital value rating requires more frequent roll maintenance. Property improvements require a revaluation. Capital value rating is thought to be a deterrent to improvements. This could result in illegal buildings or improvements being made. There is no encouragement for landowners to develop their land. There is an assumption being made that those with the greater capital value have a greater ability to pay and as such a portion of the rates charged by way of capital value is seen as a tax, rather than a direct charge for the provision of a service.

COUNCIL'S DIFFERENTIALS

Council's main differential is the one set for its three main hydro dams owned by Genesis Energy Limited and Meridian Energy Limited, which is described in detail in the Funding Impact Statement in the LTP. The only other differentials relate to the funding of the Council's tourism and economic development activities.

THE FUNDING MIX

Each activity of Council has been identified and grouped with similar activities under one “significant” activity. A significant activity may not necessarily be financially significant in terms of its overall expenditure, but the significance recognises the importance of the activity to the residents and ratepayers.

The following table shows how the Group Activities are funded. Further detail is provided in the Group Activity Tables below.

Group Activity	General Rate	Targeted Rate	Fees, Charges and Other Income (incl Use of Reserves)
Governance	√	√	
Water Supply		√	√
Sewerage		√	√
Stormwater		√	√
Roading		√	√
Solid Waste	√	√	√
Building Control			√
Resource Management	√		√
Regulatory Services	√	√	√
Community Services	√	√	√
Recreational Facilities	√	√	√
Commercial Activities	√	√	√
Corporate Services	√		√

GROUP ACTIVITY TABLES

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Governance	Democracy and consultation for Mackenzie District as a whole	Overall Benefits <ul style="list-style-type: none"> ▪ All individuals can become involved. ▪ Equitable representation and recognition of communities. ▪ Elected members are available to all ratepayers. ▪ Community board members are available to all ratepayers within the relevant urban areas. ▪ Liaison with central government and other agencies occurs on behalf of residents. ▪ Community board liaison with the District Council on issues relating to the particular urban area. 	<p>This is a core activity with a high impact on community well-being. The cost of the Council will be collected by way of general rate. The cost of the community boards will be collected as part of the works and services rate for each township.</p> <p>This activity is classified as providing 100% public benefit.</p>	Ongoing and long term	Operating Current <ul style="list-style-type: none"> ▪ All ratepayers benefit from the activities of Council, so it is appropriate to fund the activity from general rates assessed on capital value. ▪ The benefits of community boards are localised so the township works and services rates are the more appropriate funding sources. ▪ External borrowing when specifically authorised by Council resolution.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Water Supply	Provision of utility services	<p>Overall Benefits</p> <ul style="list-style-type: none"> Allows community to further develop. Assists economic development of the area. Safeguards public health. Fire protection measure. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Households connected to potable water supply. Systems in place to cope with heavy draw downs by large users e.g. industrial and commercial users. Systems in place to cope with provision of water for stock and agricultural use. <p>For funding purposes, the Council believes 100% of the costs should be recovered from the beneficiaries.</p>	<p>The urban water supply activity covers the following urban areas: Twizel, Lake Tekapo, Fairlie, and Burkes Pass.</p> <p>There is a proposal to establish a community supply for Manuka Terrace which is subject to further consultation.</p> <p>There is a small stand-alone water supply at Pukaki Airport. Funding for this supply will be decided in Year 1 of the LTP.</p> <p>The increased requirements to meet desired standards for drinking water and upgrade ageing infrastructure place an exceptional burden on individual townships' water supply schemes. To fund the increased costs associated with meeting standards, the Council will spread the cost of the four urban water supplies across all those connected to an urban scheme, to ensure their long term sustainability. This will be done via a uniform targeted rate.</p> <p>Connection fees are charged to meet the actual costs of each new connection.</p> <p>The costs relating to the treatment of the urban water supplies will be charged as a fixed amount to those properties¹ that are physically connected to a supply in the district.</p> <p>The infrastructural costs relating to urban water supply, including</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> Excess water charges and recoverable services. Fixed amount per targeted rate for water treatment costs, assessed per separately used and inhabited parts of rating units that receive the service across all townships. Fixed amount targeted rate to fund water infrastructural costs assessed per separately used and inhabited parts of rating units able to connect to an urban water supply scheme within a township <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Financial contributions. Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal

¹ For the purposes of this policy, references to the term 'property' mean a separately used and inhabited part of a rating unit.

			<p>depreciation, interest, reticulation maintenance, staff support costs etc, are charged as a fixed amount per property that have the ability to connect to an urban water supply in the District.</p> <p>Albury Water Supply Society Inc collects its own funding in the form of fees. This is not managed by Council.</p> <p>All costs relating to the other rural water supplies are charged a fixed amount targeted rate in accordance with the resolution of the individual water supply committees.</p> <p>Use of water meters is recognised as one of the most effective means of assisting water conservation, by valuing water and ensuring that those who use it in greater quantities are charged accordingly. Metered water connections are utilised for high users.</p>		<p>borrowing.</p> <ul style="list-style-type: none"> ▪ External borrowing when specifically authorised by Council resolution.
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Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Wastewater	Provision of utility services	<p>Overall Benefits</p> <ul style="list-style-type: none"> ▪ Maintains sanitation which safeguards health of District. ▪ Environmental protection. ▪ Treatment process avoids significant adverse effects on land and waterbodies. ▪ Recognises cultural sensitivity and values. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> ▪ Reticulation allows removal of sewage from individual property. <p>For funding purposes, the Council believes that 100% of costs should be recovered from beneficiaries.</p>	<p>Exacerbator:</p> <ul style="list-style-type: none"> ▪ Potential for dangerous substances to be discarded through wastewater system. ▪ Urbanisation. <p>There are four separate sewerage systems within the District: Twizel, Lake Tekapo, Burkes Pass and Fairlie.</p> <p>The increased requirements to meet environmental standards and replace deteriorating infrastructure place an exceptional burden on individual townships' wastewater schemes. To fund the increased costs associated with meeting standards the Council will fund all urban wastewater services across the four schemes, to ensure their long term sustainability. This will be done via uniform targeted rates.</p> <p>The costs relating to urban wastewater treatment will be charged a uniform fixed amount to all properties connected to an urban wastewater system in the district. All urban wastewater infrastructural costs, including depreciation, interest, reticulation maintenance, and staff support costs are charged to all properties with that have the ability to connect to an urban wastewater system in the district. Non-residential properties have a higher usage and are therefore charged a separate targeted rate per water closet or urinal for both infrastructural and treatment costs.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> ▪ Connection fees recover the actual cost of each new connection. ▪ Targeted rate for wastewater treatment assessed per separately used and inhabited parts of a rating unit connected to any urban wastewater system. ▪ Targeted rate for wastewater infrastructural costs assessed per separately used and inhabited parts of a rating unit able to connect to any urban wastewater scheme. ▪ Use of reserves to offset rate requirement and accrual of interest to capital reserves. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> ▪ Financial contributions. ▪ Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. ▪ External borrowing when specifically authorised by Council resolution.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Stormwater	Provision of utility services	<p>Overall Benefits</p> <ul style="list-style-type: none"> Enhanced public health and safety. Protection of roading network. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individual property owners. Provides protection of private property. Enhanced land development / opportunities. 	<p>While it is theoretically possible to identify the private beneficiaries of any one project, it is very difficult to quantify the value of the benefit derived from each individual and as a result, the amount of benefit cannot be accurately measured and charged for.</p> <p>In the same way, while it may be theoretically possible to determine the source of the water, and thereby charge the exacerbator to control their own negative effects, in practice, this is rarely possible. In most instances, surface water accumulates from a wide range of properties, and is collected together at the lowest point.</p> <p>As a result, although most of the beneficiaries of a stormwater system could be considered private, there is no practical way of quantifying the benefit and charging for it. The service therefore defaults to being a 100% public good.</p> <p>The increased requirement to meet environmental standards for stormwater discharges place a significant burden on individual townships. To fund the increased costs associated with meeting standards the Council will fund all urban stormwater systems across all urban stormwater schemes, to ensure their long term sustainability. This will be done via a uniform targeted rate per property.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> The costs of operating all stormwater systems funded from a fixed amount targeted rate. Other income. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Financial contributions. Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. External borrowing when specifically authorised by Council resolution.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Roading	Provision of utility services	<p>Overall Benefits</p> <ul style="list-style-type: none"> ▪ Universally available. ▪ Part of national network. ▪ Provides access corridors for services e.g. electricity, water, sewer and telecommunications. ▪ Provides access. ▪ Provides emergency services access. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> ▪ Individual property access ▪ High tourist traffic benefits tourism. <p>The Council's view is that the ideal split between the public and private benefits of roading is 23% to 77%. However, proxies for user charges such as Land Transport New Zealand subsidies are insufficient and Council has had to settle for a lesser split.</p>	<p>Exacerbator:</p> <ul style="list-style-type: none"> ▪ Number of vehicles and cyclists utilising local roads. ▪ Different costs incurred to maintain network particularly with heavy goods vehicles, for example those in the forestry and rural sectors. ▪ Council considers that the rural, industrial and commercial properties largely benefit from roading. ▪ Footpath network including street lighting in urban areas is essential for the social well-being of the community. ▪ Car parking places are provided to benefit individuals and commercial businesses. ▪ In order to secure long term funding sustainability and to achieve a more efficient spend of ratepayer and subsidy dollars, Council funds all of its roading activity from a targeted rate. This recognises that the roading network is open to all and the costs of maintenance are better met if they are widely spread as possible. 	Ongoing and long term.	<p>Operating Current</p> <ul style="list-style-type: none"> ▪ Targeted rates. ▪ NZ Transport Agency subsidy. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> ▪ Annually recurring capital costs will be funded from the targeted roading rate. ▪ NZ Transport Agency subsidy. ▪ Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. ▪ External borrowing when specifically authorised by Council resolution.

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Solid Waste	Provision of utility services	<p>Overall Benefits</p> <ul style="list-style-type: none"> Helps promote clean green environment, which is a common national initiative. Environmental protection. Enhances social responsibility. Ability to sort and recycle material at resource recovery parks. Public health. Regional waste studies undertaken on behalf of District. Prevention of leakage and environmental contamination. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals depositing solid waste. Household waste recycled/reused and/or minimised. Individuals do not have to dispose of waste. Individuals refuse collected. Controlled disposal of rubbish. <p>Benefits for future generations</p> <ul style="list-style-type: none"> Future generations do not have to clear up waste caused by previous generations. 	<p>Council provides wheelie bins for household refuse collection, and contracts out the service to a private supplier. It has determined that the costs of the wheelie bin collection should be met 100% by those able to utilise it and that the remaining costs should be met by a contribution from the General Rate which recognises a degree of public benefit in encouraging recycling and litter removal in the area. Currently the General Rate portion has been calculated at 26%.</p> <p>The full cost of the collection and disposal service is regarded as a private benefit and is met through a uniform targeted rate levied on properties within the area of benefit and those who are able to use the service. The balance comes from the General Rate.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> General rate assessed on capital value. Targeted uniform rate assessed per separately used and inhabited part of a serviced rating unit within all urban areas for refuse collection. Fees and charges for the disposal of refuse at the resource recovery parks. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. External borrowing when specifically authorised by Council resolution.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Building Control	Protection of the environment	<p>Private or other sector benefits</p> <ul style="list-style-type: none"> Present and future owners of buildings and their insurance companies e.g. work is undertaken to required standards. <p>Overall Benefits</p> <ul style="list-style-type: none"> Neighbours, visitors can rely on safety standards; public safety standards on buildings are met. General advice provided to all irrespective of building. 	For funding purposes, the Council believes 100% of the costs of processing and monitoring building consents should be recovered from the consent applicants. The building consent fees are set to recover as close to 100% of the operating costs as it is possible to predict.	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> Fees and charges and other income.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Resource Management	Protection of the environment	<p>Overall Benefits</p> <p>Resource Management</p> <ul style="list-style-type: none"> Controls in District Plan. Contributes to sustainable use of resources. Environmental safeguards to the public as a whole e.g. consents for discharge. Contributes to protection and enhancement of environment. Planning staff available to provide advisory service. <p>District Plan</p> <ul style="list-style-type: none"> Utilised for resource management issues. Enhances public health and safety. Contributes to environmental management. Monitoring impact of development. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals who apply for consents or plan changes. <p>Inter-Generational Benefit for Future Generations</p> <ul style="list-style-type: none"> Benefits fall over life of plan. 	<p>Council has to ensure compliance with statutes specifically the Resource Management Act 1991 and other sustainable policies.</p> <p>The costs associated with District Plan review and Council initiated plan changes will be recovered from the general rate. This decision reflects that the benefits of planning accrue across the District. The public benefit is met by way of the general rate levied on capital value.</p> <p>For funding purposes, the Council believes 100% of the costs of processing resource consents and privately initiated plan changes should be recovered from the applicants as the beneficiaries.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> Fees and charges. General rate assessed on capital value. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. External borrowing when specifically authorised by Council resolution.

Group Activity or Sub-Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Regulatory Services	Provision of safety services	<p>Civil Defence</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Trained teams to react if emergency occurs. Public health and safety. Provides certainty and assurance. Recovery programmes are put in place for civil defence. <p>Rural Fire Control</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Trained teams to react if emergency occurs. Public health and safety. Fire stopped from spreading to residential areas. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Services able to assist out of control fire on property. <p>Animal Control</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Management of dogs and stock in public places and an ability to respond to community complaints. Dog owner accountability. Stock control. Provide community safety. Address nuisance of fouling. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals do not suffer nuisance or danger from stray or out of control animals. Registration allows legal ownership of dogs. Designated dog exercise areas for owners use. <p>Sale of Alcohol and Environmental Health</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Public health and safety. 	<p>Council recognises that civil defence has a high impact on the community.</p> <p>The Council will meet the cost of civil defence from the general rate. This decision reflects the area over which the benefit is received (property and stock), which can be protected if sufficient warning is given.</p> <p>The cost of rural fire control will be funded from the rural works and services rate. This decision reflects that the service is only delivered to the rural area.</p> <p>Exacerbator – Some owners allow animals to stray and become a nuisance and/or a road safety hazard. Wandering stock issues are managed under the Impounding Act, and wandering dogs under the Dog Control Act.</p> <p>Council will charge a reasonable fee but recognises the social value of having a dog. Farm dogs create less of a nuisance than urban dogs and charges reflect this.</p> <p>Its current policy is to recover 90% of the costs of the operation from dog fees and other recoveries. The public component will come from the general rate.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> General rate assessed on capital value. The cost relating to rural fire control will be funded from the rural works and services rate Registration fees to dog owner and other income Fees and charges. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. External borrowing when specifically authorised by Council resolution.

		Private or other sector benefits <ul style="list-style-type: none"> ▪ Individuals who apply for licenses 	<p>For funding purposes, the Council believes 100% of the costs of processing licenses should be recovered from the applicants as the beneficiaries.</p>		
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Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Community Services	Provision of community services and promotion of community well-being	<p>Grants</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Increased opportunity for social interaction. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals and groups who received money. <p>Pensioner Housing</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Retains the character of the community and also social mix. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals who rent the properties. Access to affordable accommodation for elderly people. <p>Cemeteries</p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Provision of burial sites. Controlled land utilisation. Recognises historic/cultural reserve needs of visitors. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Space provided for an individual and descendants. Presentable maintained grounds for family visits. <p>Benefits for future generations</p> <ul style="list-style-type: none"> Records maintained for future generations. Maintenance of plots. 	<p>Included in community services are grants made to groups by the District Council as a whole though the general rate and by community boards through works and services rates.</p> <p>Mackenzie like other districts has an ageing population, and there is an expectation that older people will continue be able to live in the District. Council recognises the need to retain the character of the community, which is derived from a balanced social mix.</p> <p>The Council does make a cash surplus on the operation of the facilities. The depreciation expense is funded and deposited in capital reserves. Any further surplus is offset against the general rate. Any deficits are funded by the general rate.</p> <p>The Council considers that the public input to cemeteries will be made from the general rate as it recognises the general benefit to all persons. Such benefits are best funded through a type of general rating taxation rather than a targeted charge. Fees are set to recover 70% of operational costs.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> General rate assessed on capital value Works and services rates Rental income and other income <p>Capital – Future Generations</p> <ul style="list-style-type: none"> Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. External borrowing when specifically authorised by Council resolution.

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Community Services Cont...	Provision of community services and promotion of community well-being	<p><u>Medical Centres</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Provides incentives for the medical practices to retain their service in Twizel and Fairlie. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> The medical practices which lease the medical centre buildings <p><u>Public Toilets</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Minimise adverse effects on the environment and avoid pollution. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals using toilet receives benefit. Supports increase of visitors 	<p>The Council owns the medical centres in Fairlie and Twizel, and has been providing the facilities to the medical practices at a discounted rental. The High Country Medical Trust is currently constructing a new medical centre at Twizel. The Council has agreed to provide support to this and will retain a financial interest in the new building.</p> <p>Excluding depreciation, the rentals received covers most of the costs associated with the medical centres. Funded depreciation is now being introduced in a staged manner. The public share of expenditure is funded by the general rate.</p> <p>Council wants public toilet facilities to be available to all. There is a public expectation that these will be provided. The public share of the toilets will be funded by the general rate. This decision reflects the fact that the rate contribution is made for environmental and public health reasons and should be collected like a tax.</p> <p>Some public toilets have donation boxes, encouraging donations towards the cost of operating the toilets.</p>		

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Recreational Facilities	Provision of community services and promotion of community well-being	<p><u>Swimming Pools</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> ▪ Opportunities for recreation and leisure. ▪ Enhanced health and well-being of community. ▪ Opportunity for social interaction and meetings near to where people reside. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> ▪ Individuals or groups utilising facilities e.g. pool users. ▪ Enhanced water education and leisure for individuals. <p><u>Halls and Community Centres</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> ▪ Opportunities for recreation and leisure. ▪ Enhanced health and well-being of community. ▪ Opportunity for social interaction and meetings near to where people reside. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> ▪ Individuals or groups utilising facilities e.g. hall users. 	<p>Council considers that the primary users of these facilities are the residents of the townships.</p> <p>The public share of operating the community centres and halls throughout the District will be borne by the community works and services rates. This policy recognises the varying standards each community will have for their centre or hall and the investment each community has made in the facility.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> ▪ General rate assessed on capital value. ▪ Works and services rates. ▪ Rental income, pool charges, hall charges and other income. <p>Capital – Future Generations</p> <ul style="list-style-type: none"> ▪ Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing. ▪ External borrowing when specifically authorised by Council resolution.

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Recreational Facilities Cont...	Provision of community services and promotion of community well-being	<p><u>Parks, Reserves and Amenity Areas</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Preserve public areas. Opportunity for social interaction. Enhance beauty and image of the District Provision for leisure and passive recreational activities for residents and tourists. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Those individuals utilising reserves. <p><u>Alps 2 Ocean Cycleway</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Opportunity for social interaction. Enhance beauty and image of the District. Provision for leisure and passive recreational activities for residents and tourists. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Those individuals utilising the cycleway. <p><u>Libraries</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Increases literacy and educational levels of the population. Access to information irrespective of social, cultural or economic circumstances. <p>Private or other sector benefits</p> <ul style="list-style-type: none"> Individuals accessing books and information. Researchers. 	<p>The Council considers that different communities within the District had different expectations and aspirations for their reserves. As such the Council collects the public portion of the cost of maintaining the reserves through community works and services rates.</p> <p>Some of the reserve land is leased and the private portion of funding comes from rent.</p> <p>The Council considers that the provision of the Alps 2 Ocean cycleway is of equal benefit to all ratepayers and should be funded partly by the general rate and partly from a uniform targeted rate.</p> <p>Council recognises the benefit of libraries to community well-being over the whole District. The Council has entered into agreements with Mackenzie College and Twizel Area School for the provision of community libraries in both Fairlie and Twizel in which the Council contributes approximately half of the operational costs through the general rates.</p>		<p>Operating Current</p> <ul style="list-style-type: none"> General rate assessed on capital value. Fixed amount targeted rate for Alps 2 Ocean Cycleway assessed per separately used and inhabited parts of a rating unit.

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Commercial Activities	Economic growth for the District	<p><u>Investments</u> Overall Benefits</p> <ul style="list-style-type: none"> Increases health/wealth of District. Increases the cash reserves of the Council. <p><u>Forestry Board</u> Overall Benefits</p> <ul style="list-style-type: none"> Increases health/wealth of District. Increases the cash reserves of the Council. Increases the value of the District. <p><u>Real Estate</u> Overall Benefits</p> <ul style="list-style-type: none"> Increases health/wealth of District. Increases the cash reserves of the Council. Increases the value of the District. <p><u>Rental Properties</u> Overall Benefits</p> <ul style="list-style-type: none"> Increases health/wealth of District. Increases the Cash Reserves of the Council. Increases the value of the District. 	<p>The investment income derived from the Council's cash and equity investments is actively used to offset the general rate requirement. This is split per rating area in proportion to the rating area's capital value as opposed to the rest of the District.</p> <p>There are no rating inputs for the Forestry Board although a rental charge is paid to Council and distributed to communities. The Council is proposing to sell two blocks of forestry land and use this money to offset the costs of infrastructure.</p> <p>There are no rating inputs for the real estate activity.</p> <p>The surpluses gained from the Council's rental properties are simply used to offset the general rate.</p>	Ongoing and long term	<p>Operating Current</p> <ul style="list-style-type: none"> General rate assessed on capital value Targeted rates Sales of real estate, rental charged, sale of timber, interest & dividends and other income

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Commercial Activities Cont...	Economic growth for the District	<p><u>Economic Development and Tourism</u></p> <p>Overall Benefits</p> <ul style="list-style-type: none"> Increases health/wealth of District. Increases employment opportunity and growth of business. Facilitates sustainable growth. Increase the value of the District. <p>Private or other sector benefits.</p> <ul style="list-style-type: none"> Increased tourism means increased sales and opportunities for the commercial sector. 	<p>Whilst bringing positive benefits to the community, tourists place additional burdens on Council infrastructure. Council has to balance this with the high impact on community well-being.</p> <p>The costs associated with Tourism activity will be recovered as follows: 10% met by fixed charges across the district; 30% met in the following manner: - a fixed charge of \$100 paid by the industrial land use category, and the balance paid by tourism businesses on capital value; 60% met by accommodation providers on capital value, with a 60% differential for those with other primary uses, eg holiday houses or high country stations.</p> <p>The costs associated with Economic Development activity will be recovered as follows: A fixed charge across the district of 10% of the total requirement or \$10, whichever is higher, with the balance on capital value of commercial and industrial properties.</p>		<p>Operating Current</p> <ul style="list-style-type: none"> Targeted rates

Group Activity or Activity	Strategic Aim	Identified Benefits	Considerations - Supporting Transparency and Accountability of Council	Period of Benefit	Council Funding Mechanism
Corporate Services		Overall Benefits <ul style="list-style-type: none"> The efficient running of the local authority. 	<p>Council believes these costs are not related to any one activity and should be distributed throughout the activities as overheads. Income is first used to offset this expenditure.</p> <p>Such costs include: administration; information technology support; Council buildings; Chief Executive Officer's department; asset management; roading business unit; and community facilities management.</p>	Ongoing and long term	Operating Current <ul style="list-style-type: none"> Fees and charges (minimal) General rate assessed on capital value. Any balance is funded by allocation of overheads to other activities. Capital – Future Generations <ul style="list-style-type: none"> Capital reserves with the provisions to allow shortfalls in capital funding to be funded by internal borrowing External borrowing when specifically authorised by Council resolution.

Revenue & Financing Policy

Adopted by: **Council**

Adopted date: 4 August 2015

Review date: by 4 August 2018

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: FUNDING AND FINANCIAL POLICIES
MEETING DATE: 4 AUGUST 2015
REF:
FROM: Toni Morrison, Senior Policy Planner

PURPOSE OF REPORT:

To adopt the following three policies as supporting information for the Long Term Plan 2015-2025:

- Liability Management Policy
- Investment Policy
- Policy on Development Contributions & Financial Contributions

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the attached Liability Management Policy be adopted by Council.
3. That the attached Investment Policy be adopted by Council.
4. That the attached Policy on Development Contributions and Financial Contributions be adopted by Council.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

1. Liability Management Policy
2. Investment Policy
3. Policy on Development Contributions & Financial Contributions

BACKGROUND:

The Local Government Act 2002 requires the Council to have a Liability Management Policy, an Investment Policy and a Policy on Development Contributions and Financial Contributions.

The Financial Contributions policy must be reviewed every three years. The Council at its 31 March meeting adopted a draft Policy for a period of public consultation which ran simultaneously with the consultation on the Consultation Document for the Long Term Plan 2015-2025 (LTP). One submission was received on matters covered in the Policy, and this was considered at the Council meeting on July 8 2015. The submission was rejected.

Consultation on the Liability Management Policy and the Investment Policy is not required.

At its meeting of July 8 the Council made decisions in relation to its LTP. The attached policies have been updated as a result of those decisions. The Council must now adopt the final policies.

POLICY STATUS:

N/a.

SIGNIFICANCE OF DECISION:

In accordance with Council's Significance and Engagement Policy, this matter has been assessed as significant because the decision relates to supporting policies for the Long Term Plan 2015-25.

ISSUES & OPTIONS:

The options available to Council are to either:

1. Adopt the policies as contained in this report, OR
2. Amend and adopt the Liability Management Policy, the Investment Policy and/or the Policy on Development Contributions and Financial Contributions.

CONSIDERATIONS:***Legal***

Section 102 of the Local Government Act 2002 requires the Council to have current financial policies on the above matters.

ASSESSMENT OF OPTIONS:

The Financial Contributions Policy has been finalised following a period of public consultation, during which one submission was received. All three policies reflect the decisions made during the LTP process by Council. Option 1 is therefore the recommended option.

CONCLUSION:

The Council is required to have certain funding and financial policies under the LGA. This paper seeks the adoption of three of these policies.

Attachment 1

EXTERNAL LIABILITY MANAGEMENT POLICY

As a result of but upcoming capital expenditure requirements outlined in the LTP, the Council is planning to raise up to \$4.5 million worth of debt. In the event of a major natural disaster, Council may also need to incur additional debt to qualify for Government emergency assistance. To date the Council¹ has not had any external debt.

General Policy

Council exercises its borrowing powers within the Local Government Act 2002, s113-122. The borrowing programme is approved by Council by way of resolution during the annual planning process. Resolutions of Council are not required in the cases of hire purchase, credit or deferred purchases of goods and services where:

- There is a period of less than three months indebtedness
- The goods and services are obtained in the ordinary course of operations, on normal terms, for amounts not exceeding in aggregate an amount determined by resolution of Council ie approved financial delegations as documented in Council's Delegations Manual.

When borrowing is required it is generally used for the following one purpose:

- To fund operational or infrastructural asset purchases that will benefit the Council and ratepayers over a long period of time.

Council may borrow through a variety of mechanisms. Council may obtain funding utilising the following methods:

- Bank debt
- Capital markets issuance comprising fixed rate bonds, medium term notes and floating rate notes.

When evaluating any new borrowing, the Finance Manager will take into account the following in relation to source, term, size and pricing;

- The size and economic life of the project
- The impact any new debt will have on the borrowing limits
- Council's overall debt maturity profile
- Interest rates prevailing relative to term for both stock issuance and bank borrowing
- Management's view, after consultation with qualified advisors, of future interest rate movements
- Term available from bank and stock issuance
- Legal documentation and financial covenants required

Borrowing Limits

These limits are covered in Council's Financial Strategy.

Fixed Rate Hedging Percentages

	Minimum Fixed Rate Amount	Maximum Fixed Rate Amount
0 to 2 years	50%	100%
2 years to 5 years	30%	80%
5 years to 10 years	0%	60%

Debt Repayment

Council has agreed that any external debt should be repaid over a term no greater than 25 years. Most debt will be repaid using funded depreciation, but where necessary this will be supplemented by direct rate funding to meet the 25 year limitation.

Liquidity and Credit Risk Management

Council is able to attract borrowing at cost effective rates due to its ability to maintain a strong balance sheet and its ability to rate.

Council ensures debt is spread over a band of maturities to minimise the risk of large concentrations of debt maturing or being reissued in periods where credit margins are high by ensuring that not more than 75% of existing and forecast borrowing is subject to refinancing in any financial year.

Interest Rate Risk Management

¹ The Council itself has not had external debt, but it is a joint venture partner in the Downlands Water Supply scheme, and as such is responsible for its share (4%) of any external debt raised by that scheme.

The Chief Executive Officer approves interest rate risk management, as recommended by the Finance Manager, who seeks the appropriate advice and monitors interest rate markets on a regular basis.

Any borrowing done by Council gives rise to exposure to interest rate movements. Council's preference, to avoid adverse impact on interest rates, is to have a preference for a high percentage of long term fixed rates.

The use of interest rate risk management instruments requires Council approval.

Security

This is covered by Council's Financial Strategy.

Local Government Funding Agency

Despite anything earlier in this liability management policy, the Council may borrow from the New Zealand Local Government Funding Agency Limited (LGFA) and, in connection with that borrowing, may enter into the following related transactions to the extent it considers necessary or desirable:

- Contribute a portion of its borrowing back to the LGFA as an equity contribution to the LGFA;
- Provide guarantees of the indebtedness of other local authorities to the LGFA and of the indebtedness of the LGFA itself;
- Commit to contributing additional equity (or subordinated debt) to the LGFA if required;
- Subscribe for shares and uncalled capital in the LGFA; and
- Secure its borrowing from the LGFA and the performance of other obligations to the LGFA or its creditors with a charge over the Council's rates and rates revenue.

Liability Management Policy

Adopted by: **Council**
 Adopted date: 4 August 2015
 Review date: As necessary

Attachment 2

INVESTMENT POLICY

GENERAL

Council's philosophy is to optimise long term returns while balancing risk and return. It recognises that as a responsible public authority its investments should be low risk, and be managed conservatively. Speculative investments will be avoided; however Council also recognises that lower risk generally means lower returns.

Council's financial investments are managed as a portfolio of financial assets. Its primary objectives when investing are to protect the investment's capital value and to minimise the risk of capital loss. Accordingly, only creditworthy counter parties are acceptable.

Within the credit constraints, Council also seeks to:

- Optimise investment return
- Ensure investments are liquid and sufficiently flexible
- Diversify the mix of financial investments
- Manage potential capital losses due to interest rate movements if investments need to be liquidated before maturity

Income from Council's investments is generally used to offset the general rate. The proceeds from a sale of an actual investment will be held by the Council as a financial investment.

INVESTMENT MIX

Council may maintain investments in the following financial assets

- Loan advances (refer to section 1)
- Equity investments (refer to section 2)
- Property investments (refer to section 3)
- Forestry investments (refer to section 4)
- Financial investments (refer to section 5)

1. Loan Advances

Nature of Investment / Rationale for Holding

In special circumstances, Council will provide loan advances for sporting, community development and other reasons. Examples of these loans have been to the Twizel Basketball Club to purchase equipment for their use in the Twizel Events Centre and also the debenture that the Council previously held with High Country Health Limited, a company formed to operate the Twizel medical practice.

Interest rates are set at the average of Council's bond portfolio rate, recalculated annually.

Council approves all loan advances.

Disposition of Revenue

Interest is taken to the Investment Trading Account. Interest earned is allocated to the general rate.

The Council approves any repayment; proceeds on repayment are used to reimburse the reserve from where it was originally taken, or otherwise are taken to the ratepayers equity account and used in achieving Council's strategic objectives.

Risk Management

The primary risk is that the borrower defaults on the payment of interest and principal amounts owing to Council. Where possible Council seeks security for any loans provided. All loans to sporting bodies are subject to a chattel security.

Should loan repayments go into arrears, Council takes immediate steps to retrieve the monies owing.

Management/Reporting Procedures

The Council reviews performance of these investments on a regular basis to ensure Council objectives are being achieved and that interest and principal repayments are being made in accordance with the loan agreement.

Specific Policy

Council's policy is to seek wherever possible early retirement of loans, otherwise Council intends to hold loan investments until maturity.

2. Equity Investments

Council has the following equity investments:

- Mackenzie Holdings Limited (MHL)
- Alpine Energy Limited.

2.1 Mackenzie Holdings Limited**Nature of Investment/Rationale for Holding**

The Council established Mackenzie Holdings Limited as a wholly-owned subsidiary in 2004 charged with developing the Pukaki Airfield as an operational airfield. The operations have been transferred to Pukaki Airport Board, a committee of Council. Mackenzie Holdings Limited is not operational and will be wound up in due course. It has been exempted under section 7 of the Local Government Act 2002 from the normal reporting requirements.

2.2 Alpine Energy Limited**Nature of Investment**

Alpine Energy Limited was created under the Energy Companies Act 1992, Council having 2,049,870 \$1 shares representing a minority 4.9% shareholding. The company supplies electricity to the South Canterbury region and was created from the former South Canterbury Electric Power Board.

Rationale for Holding

Council views this investment as a strategic asset ensuring the cost effective distribution of electricity to the District.

Disposition of Revenue

Interim and final dividends are taken to the investment trading account. Dividends earned are allocated to the four District communities of Twizel, Fairlie, Tekapo and rural, based on their respective capital values.

Council approves any disposition; proceeds on disposition are taken to the ratepayers equity account and used in achieving Council's strategic objectives.

Risk Management

Alpine Energy is made up of a number of discrete "businesses" which operate independently of each other and which attract varying degrees of risk including electricity distribution and electrical contracting. Alpine Energy's main business is electricity distribution where the risks are considered to be low given the high cost of replicating an electrical network. Alpine Energy manages its other business risks through separate companies, which limits its liability. Within each business the respective boards manage the operational risks.

Management/Reporting Procedures

The Council approves the statement of corporate intent annually and monitors the investment through unaudited six monthly and audited annual financial statements.

Specific Policy

Council reviews its investment in Alpine Energy on an annual basis.

3. Property Investments**Nature of Investment**

In addition to commercial and residential property, the Council has landholdings which have been acquired in a number of ways. Any surplus land is either leased or held intending to be sold at market valuation or at an agreed value satisfactory to Council.

Rationale for Holding

Council's overall objective is to only own property that is necessary to achieve its strategic plan objectives. Council reviews property ownership through assessing the benefits of continued ownership in comparison to other arrangements which could deliver the same results. This assessment is based on the most financially viable method of achieving the delivery of Council services. Council generally follows a similar assessment criterion in relation to new property and land investments.

meeting paper adoption of three financial policies

Disposition of Revenue

Property rentals are charged at commercial levels. All income including rentals and ground rent from property are taken to the property trading account and are used to offset the general rate. Council approves any disposition of property or landholdings. Sale proceeds are taken to the real estate reserve and used in achieving Council's strategic objectives.

Risk Management

The capital value of property and land is impacted by changes in economic and financial factors e.g. business confidence, growth, and interest rates. Council manages this by only holding property that relates to the delivery of core services. Council intends to sell down its landholdings when it is prudent to do so and at a value satisfactory to Council.

The Council reviews the performance of its property investments through regular reporting.

Specific Policy

The property and landholdings portfolio is reviewed annually. All surplus landholdings and commercial property are disposed of at market valuation or at a price satisfactory to Council.

4. Forestry Investments**Nature of Investment/ Rationale for Holding**

Council has approximately 1,040 hectares of forestry plantation. Council has historically invested in forestry, as it provides diversification of Council's investment portfolio as well as provides good long-term inflation adjusted returns.

Forestry plantations are held as long-term investments on the basis of net positive discounted cash flows, factoring in projected market prices, annual maintenance and cutting costs and discounted at Council's annualised cost of capital.

Disposition of Revenue

Any harvesting requires Forestry Board approval. Harvest proceeds are taken to the forestry trading account and used to further develop the forestry plantations. Revenue from carbon credits is treated similarly. Returns are made back to Council in the form of rental paid for the freehold land that the Forestry Board occupies. This rental is allocated to the four communities of Twizel, Fairlie, Tekapo and Rural, based on their respective capital values.

Risk Management

The most significant risk relates to product price returns, which are dependent on world markets. This means that forestry returns are dependent on commodity prices and carbon markets driven by other countries. Where there is a short-term downward spike in international stump prices, Council will defer harvesting until such time as it becomes economically viable.

Management and Reporting Procedures

The investment is monitored and managed by the Forestry Board, which consists of up to four appointed members. A forester and forest manager are employed on contract to report on the plantation management regime and report to the Forestry Board on a regular basis.

Specific Policy

As long as investing in forestry remains financially viable, Council intends to retain its forestry investment and harvest when stump value is maximised.

5. Financial Investments**Nature of Investment**

Council invests in approved financial assets, which excludes dealing in shares. Council invests in the following instruments:

- Government investments,
- Registered bank investments,
- Local Authority investments.
- State Owned Enterprises (SOE) investments,
- Corporate investments, and
- District Health Board investments.

Rationale for Holding

Council primarily holds financial investments to earn revenue used in the reduction of general rates. Council also maintains a portfolio of financial investments for the reason of:

- Investing proceeds from the sale of assets,
- Investing amounts allocated to general and special fund reserves e.g. disaster reserve,

- Investing funds allocated for approved future expenditure, and
- Investing surplus cash and working capital funds.

Disposition of Revenue

Interest is taken to the investment trading account. Interest earned is allocated to the general rate.

Financial investments are normally held to maturity date. Where investments are liquidated prior to maturity date, approval is obtained from the CEO.

Risk Management

Investment Objectives

Council's primary objective when investing is the protection of its investment. Accordingly, only credit worthy counter parties are acceptable. Credit worthy counter parties are selected on the basis of their Standard and Poors (S & P) ratings, or the Moody's Investor Services ("Moody's") or Fitch Ratings ("Fitch") equivalents which must be strong or better. Credit ratings are monitored on a quarterly basis by the Finance Manager from updated advice from the Council's investment advisors.

The following principles capture the above objectives:

- ***Credit Risk***
Credit risk is minimised by placing maximum limits for each broad class of non- Government issuer, and by limiting investments to local authorities, registered banks, strongly rated SOEs, corporates and DHBs within prescribed issuer and portfolio limits. These are detailed in the authorised investment criteria for financial market investment activities.
- ***Liquidity Risk***
Liquidity risk is minimised by ensuring that all investments must be capable of being liquidated in a readily available secondary market. Furthermore, Council requires that the duration of the Council's portfolio must be within a range of 25% shorter or longer than the benchmark portfolio set in conjunction with the Council's investment adviser (refer to benchmarking as part of this investment policy).

Interest Rate Risk Management

Council's investments give rise to a direct exposure to a change in interest rates, impacting the return and capital value of its investments.

The CEO approves interest rate risk management strategy as recommended by the Finance Manager, who determines the appropriate interest rate profile to adopt for investments, after reviewing on a regular basis, cash flow forecasts incorporating plans for approved expenditure and strategic initiatives, monitoring the interest rate markets, evaluating the interest rate outlook and seeking appropriate advice where necessary.

The Finance Manager implements an interest rate risk management strategy by using risk management instruments to protect investment returns and to change interest rate and maturity profiles.

The use of interest rate risk management instruments requires Council approval.

Management and Reporting Procedures

The CEO approves the investment strategy, recommended by the Finance Manager. During the annual budget round the Finance Manager recommends a formal investment strategy to the CEO. Thereafter, the CEO approves the investment strategy on a quarterly basis, as recommended by the Finance Manager who evaluates Council's cash flow forecasts, the outlook for interest rates, the shape of the yield curve and where necessary seeks appropriate advice.

Benchmarking

The Council measures the performance of the investment portfolio by benchmarking the performance of the portfolio against the performance of an appropriate external benchmark portfolio. This provides the Council with an indication as to the effectiveness and suitability of the current investment parameters and the manner in which the parameters are being implemented at an operational level.

Specific Policy

Council reviews its investments portfolio annually and manages the portfolio according to the objective performance measures determined during the annual budget round.

Counterparty Exposure Limits

Council ensures that all financial investments and interest rate risk management is undertaken with institutions that are of high quality credit to ensure amounts owing to Council are paid fully and on due date. This does not limit Council investing in other assets, other than financial investments.

More specifically, Council minimises its credit exposure by:

- Transacting with entities which have a strong credit rating,
- Limiting total exposure to prescribed amounts and portfolio limits, and
- Timely and rigorous compliance monitoring.

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Table 1 below “*authorised investment criteria for financial market investment activities*” summarises credit requirements and limits.

Foreign Exchange Policy

Council does not borrow or enter into incidental arrangements within or outside New Zealand in currency other than New Zealand currency.

Cash Management

From time to time, Council has cashflow surpluses and borrowing requirements due to the mismatch of daily receipts and payments. All cash inflows and expenses pass through bank accounts controlled by the finance function.

Cash management activities must be undertaken within the following parameters:

Cash management instruments are limited to:

- Call deposits with registered banks.
- Negotiable instruments with maturity less than three months.
- Term deposits with registered banks (less than six months). Not recommended if early break penalties are enforced.

Cash may only be invested with approved counterparties as detailed below.

If practical, a targeted minimum of \$250,000 is invested at call.

An optimal daily range of no more than \$100,000 is targeted for in Council’s current account.

Interest rate risk management on cash management balances is not permitted.

Table 1: Authorised Investment Criteria for Financial Market Investment Activities

Authorised Asset Classes	Overall Portfolio Limit as a Percentage of the Total Portfolio	Approved Financial Market Investment Instruments (must be denominated in NZ dollars)	Credit Rating Criteria – Standard and Poor’s (or Moody’s or Fitch equivalents)	Limit for each issuer subject to overall portfolio limit for issuer class
New Zealand Government	100%	<ul style="list-style-type: none"> Government Stock Treasury Bills 	Not Applicable	Unlimited
Rated Local Authorities	70%	<ul style="list-style-type: none"> Commercial Paper Bonds/MTNs/FRNs 	Short term S&P rating of A1 or better Long term S&P rating of BBB or better Long term S&P rating of A- or better Long term S&P rating of A+ or better Long term S&P rating of AA- or better	\$3.0 million \$1.0 million \$2.0 million \$3.0 million \$4.0 million
Local Authorities where rates are used as security	60%	<ul style="list-style-type: none"> Commercial Paper Bonds/MTNs/FRNs 	Not Applicable	\$2.0 million \$2.0 million
New Zealand Registered Banks	100%	<ul style="list-style-type: none"> Call/Deposits/Bank Bills/Commercial Paper Bonds/MTNs/FRNs 	Short term S&P rating of A1 or better Long term S&P rating of BBB or better Long term S&P rating of A- or better Long term S&P rating of A+ or better Long term S&P rating of AA- or better	\$10.0 million \$1.0 million \$2.0 million \$3.0 million \$4.0 million
State Owned Enterprises	70%	<ul style="list-style-type: none"> Commercial Paper Bonds/MTNs/FRNs 	Short term S&P rating of A1 or better Long term S&P rating of BBB or better Long term S&P rating of A- or better Long term S&P rating of A+ or better Long term S&P rating of AA- or better	\$3.0 million \$1.0 million \$2 million \$3.0 million \$4.0 million
Corporates	60%	<ul style="list-style-type: none"> Commercial Paper Bonds/MTNs/FRNs 	Short term S&P rating of A1 or better Long term S&P rating of BBB or better Long term S&P rating of A- or better Long term S&P rating of A+ or better Long term S&P rating of AA- or better	\$3.0 million \$1.0 million \$2.0 million \$3.0 million \$4.0 million
Financials	30%	<ul style="list-style-type: none"> Commercial Paper Bonds/MTNs/FRNs 	Short term S&P rating of A1 or better Long term S&P rating of BBB or better Long term S&P rating of A- or better Long term S&P rating of A+ or better Long term S&P rating of AA- or better	\$3.0 million \$1.0 million \$2.0 million \$3.0 million \$4.0 million

Investment Policy

Adopted by: **Council**

Adopted date: 4 August 2015

Review date: as required.

Attachment 3

POLICY ON DEVELOPMENT CONTRIBUTIONS & FINANCIAL CONTRIBUTIONS

1. DEVELOPMENT CONTRIBUTIONS

The Council has chosen not to levy any development contributions under the provisions of the Local Government Act 2002.

2. FINANCIAL CONTRIBUTIONS

Financial contributions are levied under the provisions of the Resource Management Act 1991 and incorporated in the relevant sections of the Mackenzie District Plan. Financial contributions are required for the purposes set out below.

2.1 Reserves Contributions

Reserves contributions for open space and recreation areas are required under the provision of the Resource Management Act 1991 and the District Plan. Under this Policy, contributions are required from all residential subdivision, regardless of zoning.

The contribution is 5% of average cash value of the allotments created, except in the rural zone, where it is limited to 5% of the average value of 1500m² of each lot.

The policy also applies to new or additional residential units and visitor accommodation.

For residential units, the contribution is based on the value of 20m² of land for each additional unit created.

For visitor accommodation, the contribution is based on the value of 2m² of land per 100m² of floor area covered.

In both areas a credit is given for any contribution made at the time of previous subdivision.

Full details are given in the Council's District Plan.

2.2 Water, Sewer and Stormwater Contributions

The Council also levies financial contributions for water, sewer and stormwater. These contributions are paid when new sections are created.

A key issue from the provisions of the District Plan is the costs of infrastructure. It is recognised that development facilitated by subdivision adds incrementally to demands on the infrastructure of the District. The Plan's rules are designed to require each new development to contribute a fair and reasonable sum towards the cost of that demand unless it is replacing an existing development. A fair and reasonable share of costs needs to recognise:

- That to manage and develop land (a natural resource) in an orderly and efficient way, it is appropriate to install public utility services (a physical resource) for whole catchments in anticipation of development.
- That there is a need to provide for people and communities' economic and social wellbeing by equitable sharing of costs of utility services over time.
- That works and the costs required for servicing specific areas or developments should be borne by the developers to the extent attributable to the development.

Subdivision of land provides a framework of services for subsequent purchasers of new allotments who have an expectation that services will be available. New subdivision may also give rise to demands for upgrading of existing services which is a direct consequence of the subdivision.

The provision of services within the subdivision is a cost recoverable from the sale of allotments and can be imposed on a subdivider at the time of subdivision development. Furthermore, where a subdivision creates a demand for upgrading services outside of the subdivision, the Council is justified in recovering costs attributable to the subdivision itself.

Financial contributions may be required for developments as well as subdivision. For this purpose a development means the construction, erection of an industrial, service, commercial, recreational community activity or visitor accommodation with a value of \$100,000 or more, or more than one residential unit or lot.

Where adequate public utilities are already in place, it is considered appropriate to enable people and communities to provide for their social and economic benefit, that all users of public utility services (eg water supply, sewerage and stormwater drainage) contribute to these services. New ratepayers otherwise “freeload” on the value and capacity of the asset provided by earlier generations and developers. In this way the Council can confidently plan its servicing to provide for the reasonably foreseeable needs of current and future generations. Financial contributions towards existing infrastructure are based on a “recognised equity” model involving contributions by developers equivalent to the equity held by existing ratepayers in the existing utility service infrastructure. If new reticulated areas are created by the Council beyond the existing systems in any of the serviced areas, the equity formula shall apply and a new cost structure added to the newly created assets in these areas.

Contributions are set according to rules to ensure a reasonable degree of certainty for developers.

The formula used to calculate the contributions is
$$\frac{V+L}{R}$$

Where:

V = Latest independent valuation of the water supply/sewerage system/stormwater system plus the value of any capital additions made since that time and less the value of depreciation charged since the date of the valuation.

L = Capital reserve balance with water supply/sewerage system/stormwater system as at 1 July each year. (The reserve may be in funds or overdrawn resulting in a positive or negative balance.)

R= Number of connectable properties (or properties for stormwater) contributing to the asset as at 1 July each year.

Schedule of Financial Contributions as at 1 July 2015 (GST excl)

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Water	4288	6312	6269	5232	6714	6520	5984	6506	6298	5940
Sewer	3706	3427	3758	3430	3398	3051	2718	3030	2947	2572
Stormwater	1039	1101	1050	764	1179	1137	732	1383	1314	1187

Policy on Development Contributions and Financial Contributions

Adopted by: **Council**

Adopted date: 4 August 2015

Review date: by 4 August 2018

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: ADOPTION OF LONG TERM PLAN 2015-2025

MEETING DATE: 4 AUGUST, 2015

REF: FIN 1/3/LTP 2015-2025

FROM: PAUL MORRIS, MANAGER FINANCE

PURPOSE OF REPORT:

To adopt the audited Long Term Plan 2015-2025.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That in accordance with Section 93 of the Local Government Act 2002, the Long Term Plan for 2015-2025 be adopted incorporating any further amendments requested by Audit New Zealand.

ATTACHMENTS:

Mackenzie District Council Long Term Plan 2015-2025 (circulated separately)

BACKGROUND:

Council is required to produce and make publically available a Long Term Plan 2015-25. This document outlines what Council is going to do over the next 10 years and how it is going to pay for it.

The document is required to be audited. The Audit Report will be attached and will form part of the document released to the public.

SIGNIFICANCE OF DECISION:

The content and decisions outlined in the Long Term Plan are considered to be significant and have undergone a public consultation process as required by the Local Government Act 2002.

FINANCIAL CONSIDERATIONS:

Adopting the Long Term Plan will allow Council to strike the rates for the 2015-2016 financial year.

OPTIONS:

- Adopt the Long Term Plan 2015-2025.
- Not adopt the Long Term Plan and request that further changes be made to the document.

Adopting the Long Term Plan will allow the continuation of process and the striking of rates.

If Council considers that the Long Term Plan requires further work it cannot be adopted until further changes are made. This will require further input from Audit New Zealand.

RECOMMENDATION:

It is recommended that Council adopts the Long Term Plan 2015-25 and makes it publically available.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: JOINT WATER ZONE COMMITTEE AGREEMENTS

MEETING DATE: 4 AUGUST, 2015

REF:

FROM: ARLENE GOSS, COMMITTEE SECRETARY

PURPOSE OF REPORT:

To obtain council approval to re-enter joint committee agreements for the Orari-Opihi-Pareora Zone Water Management Committee, and the Upper Waitaki Zone Water Management Committee, by August 8, 2015, to meet new Local Government Act 2002 provisions.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Council approves the Mackenzie District Council entering into a new agreement to continue the current arrangement with the Timaru District Council and Environment Canterbury under clause 30A of Schedule 7 of the Local Government Act 2002 in relation to the Orari-Opihi-Pareora Zone Water Management Committee.
3. That the Council approves the Mackenzie District Council entering into a new agreement to continue the current arrangement with the Waitaki District Council and Environment Canterbury under clause 30A of Schedule 7 of the Local Government Act 2002 in relation to the Upper Waitaki Zone Water Management Committee.
4. That the Council delegates to the Chief Executive the power to execute agreements under clause 30A of Schedule 7 of the Local Government Act 2002 on behalf of Mackenzie District Council in relation to the Orari-Opihi-Pareora Water Zone Management Committee agreement under (2), and the Upper Waitaki Water Zone Management Committee agreement under (3).

ATTACHMENTS:

1. Orari-Opihi-Pareora Water Zone Water Management Committee Agreement.
2. Upper Waitaki Water Zone Water Management Committee Agreement.
3. Orari-Opihi-Pareora Water Zone Water Management Committee Terms of Reference.
4. Upper Waitaki Water Zone Water Management Committee Terms of Reference.

BACKGROUND:

The Local Government Act 2002 Amendment Act 2014 (Amendment Act) introduced a new legislative requirement in relation to joint committees.

Clause 30A of Schedule 7 of the LGA provides that a joint committee may not be appointed by a local authority unless the local authority has first reached agreement with every other local authority or public body to appoint members of the committee regarding: (a) the number of members each local authority or public body may appoint to the committee; (b) how the chairperson and deputy chairperson of the committee are to be appointed; (c) the terms of reference of the committee; (d) what responsibilities (if any) are to be delegated to the committee by each local authority or public body; (e) and how the agreement may be varied.

Clause 5 of Schedule 1AA of the LGA (introduced by the Amendment Act) provides that for any existing joint committees that remained in existence at the commencement of the Amendment Act (August 8, 2014) that Environment Canterbury must, by August 8, 2015, enter into an agreement with every other local authority or public body that has appointed members to that joint committee under Clause 30A of Schedule 7 of the LGA.

If an agreement is not entered into by that date, the joint committee is deemed to be discharged by the local authority.

The agreements for the Water Zone Management Committees (attached to this report) reflect the existing terms of reference. The updated terms of reference for each Zone Committee were adopted by ECan and each of the territorial authorities between late 2013 and early 2014.

The agreements will need to be signed by the Waitaki District Council, Timaru District Council, Mackenzie District Council and ECan.

The proposed agreements for the Zone Committee do not provide for any changes to the existing terms of reference of each committee and each of the matters required to be addressed in the agreement by Clause 30A of Schedule 7 of the LGA is already contained in the terms of reference. Accordingly, it is considered that the agreements do not create any departure from existing arrangements.

SIGNIFICANCE OF DECISION:

This decision is not considered to be significant. No changes to the current arrangements are proposed. It is not considered that entering into the agreements requires a consultation or engagement process, as the agreements formalise existing arrangements in relation to the joint committees.

CONSISTENCY WITH COUNCIL POLICY:

The agreements are consistent with existing council policy.

LEGAL CONSIDERATIONS:

If any joint committee has not entered into an agreement by August 8, 2015, it will be deemed to be discharged. If this occurs and the Councils wish to continue the joint committee they will need to re-appoint it (and to do so, enter into the necessary arrangements under Clause 30A of Schedule 7 of the LGA).

FINANCIAL CONSIDERATIONS:

There are no financial implications associated with entering into the agreements as they reflect the existing arrangements of the joint committees that Council has with ECan.

OPTIONS:

- To renew the agreements, which have been in place since 2011.
- Not to renew the agreements, which will result in the Orari-Opihi-Pareora Water Zone Management Committee and the Upper Waitaki Water Zone Management Committee being discharged.

RECOMMENDATION:

Entering into the joint committee agreements outlined in this paper by August 8, 2015 will ensure that the existing Orari-Opihi-Pareora and Waitaki Zone Water Management Committees are not deemed to be discharged as a result of the new legislative provisions.

**AGREEMENT IN RELATION TO THE ORARI-OPIHI-
PAREORA ZONE WATER MANAGEMENT COMMITTEE**

CANTERBURY REGIONAL COUNCIL

AND

TIMARU DISTRICT COUNCIL

AND

MACKENZIE DISTRICT COUNCIL

AGREEMENT IN RELATION TO JOINT COMMITTEE

DATE:

August 2015

Canterbury Regional Council a regional council under Schedule Two of the Local Government Act 2002 (“Environment Canterbury”)

Timaru District Council a territorial authority under Schedule Two of the Local Government Act 2002 (“the Timaru District Council”)

Mackenzie District Council a territorial authority under Schedule Two of the Local Government Act 2002 (“the Mackenzie District Council”)

BACKGROUND

- A. The parties established a joint committee known as the Orari-Opihi-Pareora Zone Water Management Committee under the LGA in 2010.
- B. Clause 30A of Schedule 7 of the LGA and Clause 5 of Schedule 1AA of the LGA requires that before 8 August 2015 an agreement be entered into by the Parties specifying the number of members each Party may appoint to the joint committee; how the chairperson and deputy chairperson are to be appointed; the terms of reference for the joint committee; what responsibilities (if any) are to be delegated to the joint committee by each Party; and how the agreement may be varied.
- C. This Agreement sets out each of these matters as required by the LGA.

INTERPRETION

Agreement means this agreement with its Schedules including any variations entered into from time to time.

LGA means the Local Government Act 2002.

Party means either Environment Canterbury or Timaru District Council or Mackenzie District Council as the context requires and **Parties** means together Environment Canterbury, Timaru District Council and Mackenzie District Council.

Terms of Reference means the terms of reference for the Zone Committee attached as Schedule 1.

Zone Committee means the Orari-Opihi-Pareora Zone Water Management Committee being a joint committee of Environment Canterbury, Timaru District Council and Mackenzie District Council established under the LGA.

NUMBER OF MEMBERS

1. The number of members that each Party may appoint to the Zone Committee is set out in the Terms of Reference.

CHAIRPERSON AND DEPUTY CHAIRPERSON

2. The Chairperson and Deputy Chairperson are to be appointed each year from the membership of the Zone Committee by simple majority as set out in the Terms of Reference.
3. There is no limit on how long a person may hold the position of Chairperson or Deputy Chairperson.

TERMS OF REFERENCE

4. The Terms of Reference for the Zone Committee are set out in Schedule 1.
5. The Parties acknowledge that they are bound by the Terms of Reference and will comply with them.

DELEGATIONS

6. The Zone Committee is not delegated any responsibilities or powers from the parties other than as set out in the Terms of Reference.

VARIATIONS

7. Subject to clause 8, this Agreement (including the Terms of Reference) may be varied by mutual agreement of the Parties at any time.
8. Prior to agreeing any variation to this Agreement, the Parties must consult with Arowhenua Rūnanga regarding the proposed variation.
9. Any agreement to vary the Agreement shall be recorded in writing, signed by the Parties and attached to a copy of this document.

Signed on behalf of the **Canterbury Regional Council**:

Name:.....

Signature:.....

Signed on behalf of the **Timaru District Council**:

Name:.....

Signature:.....

Signed on behalf of the **Mackenzie District Council**:

Name:.....

Signature:.....

**AGREEMENT IN RELATION TO THE UPPER WAITAKI
ZONE WATER MANAGEMENT COMMITTEE**

CANTERBURY REGIONAL COUNCIL

AND

MACKENZIE DISTRICT COUNCIL

AND

WAITAKI DISTRICT COUNCIL

AGREEMENT IN RELATION TO JOINT COMMITTEE

DATE:

August 2015

Canterbury Regional Council a regional council under Schedule Two of the Local Government Act 2002 (“Environment Canterbury”)

Mackenzie District Council a territorial authority under Schedule Two of the Local Government Act 2002 (“the Mackenzie District Council”)

Waitaki District Council a territorial authority under Schedule Two of the Local Government Act 2002 (“the Waitaki District Council”)

BACKGROUND

- D. The parties established a joint committee known as the Upper Waitaki Zone Water Management Committee under the LGA in 2010.
- E. Clause 30A of Schedule 7 of the LGA and Clause 5 of Schedule 1AA of the LGA requires that before 8 August 2015 an agreement be entered into by the Parties specifying the number of members each Party may appoint to the joint committee; how the chairperson and deputy chairperson are to be appointed; the terms of reference for the joint committee; what responsibilities (if any) are to be delegated to the joint committee by each Party; and how the agreement may be varied.
- F. This Agreement sets out each of these matters as required by the LGA.

INTERPRETION

Agreement means this agreement with its Schedules including any variations entered into from time to time.

LGA means the Local Government Act 2002.

Party means either Environment Canterbury or Mackenzie District Council or Waitaki District Council or Waimate District Council as the context requires and **Parties** means together Environment Canterbury, Mackenzie District Council and Waitaki District Council.

Terms of Reference means the terms of reference for the Zone Committee attached as Schedule 1.

Zone Committee means the Upper Waitaki Zone Water Management Committee being a joint committee of Environment Canterbury, Mackenzie District Council and Waitaki District Council established under the LGA.

NUMBER OF MEMBERS

- 10. The number of members that each Party may appoint to the Zone Committee is set out in the Terms of Reference.

CHAIRPERSON AND DEPUTY CHAIRPERSON

11. The Chairperson and Deputy Chairperson are to be appointed each year from the membership of the Zone Committee by simple majority as set out in the Terms of Reference.
12. There is no limit on how long a person may hold the position of Chairperson or Deputy Chairperson.

TERMS OF REFERENCE

13. The Terms of Reference for the Zone Committee are set out in Schedule 1.
14. The Parties acknowledge that they are bound by the Terms of Reference and will comply with them.

DELEGATIONS

15. The Zone Committee is not delegated any responsibilities or powers from the parties other than as set out in the Terms of Reference.

VARIATIONS

16. Subject to clause 8, this Agreement (including the Terms of Reference) may be varied by mutual agreement of the Parties at any time.
17. Prior to agreeing any variation to this Agreement, the Parties must consult with Arowhenua, Waihao and Moeraki Rūnanga regarding the proposed variation.
18. Any agreement to vary the Agreement shall be recorded in writing, signed by the Parties and attached to a copy of this document.

Signed on behalf of the **Canterbury Regional Council**:

Name:.....

Signature:.....

Signed on behalf of the **Mackenzie District Council**:

Name:.....

Signature:.....

Signed on behalf of the **Waitaki District Council**:

Name:.....

Signature:.....

Orari-Opihi-Pareora Zone Water Management Committee

Terms of Reference

The area of the Orari-Opihi-Pareora Water Management Zone is shown on the attached map.

Establishment

The Committee is established under the auspices of the Local Government Act 2002 in accordance with the Canterbury Water Management Strategy 2009.

The Committee is a joint Committee of Environment Canterbury (the Regional Council), Timaru District Council, and MacKenzie District Council (the Territorial Authorities).

Purpose and Functions

The purpose and function of the Committee is to:

- Facilitate community involvement in the development, implementation, review and updating of a Zone Implementation Programme that gives effect to the Canterbury Water Management Strategy in the Orari-Opihi-Pareora area; and
- Monitor progress of the implementation of the Zone Implementation Programme.

Objectives

- 1) Develop a Zone Implementation Programme that seeks to advance the CWMS vision, principles, and targets in the Orari-Opihi-Pareora Zone.
- 2) Oversee the delivery of the Zone Implementation Programme.
- 3) Support other Zone Implementation Programmes and the Regional Implementation Programme to the extent they have common areas of interest or interface.
- 4) Ensure that the community of the Zone are informed, have opportunity for input, and are involved in the development and delivery of the Orari-Opihi-Pareora Implementation Programme.
- 5) Consult with other Zone Water Management Committees throughout the development and implementation of the Orari-Opihi-Pareora Implementation Programme on matters impacting on other zone areas.
- 6) Engage with relevant stakeholders throughout the development of the Orari-Opihi-Pareora Implementation Programme.
- 7) Recommend the Orari-Opihi-Pareora Implementation Programme to their respective Councils.
- 8) Review the Implementation Programme on a three yearly cycle and recommend any changes to the respective Councils.
- 9) Monitor the performance of Environment Canterbury, Timaru District Council, MacKenzie District Council, and other agencies in relation to the implementation of the Orari-Opihi-Pareora Implementation Programme.
- 10) Provide Environment Canterbury, Timaru District Council and MacKenzie District Council with updates on progress against the Zone Implementation Programme.

Limitation of Powers

The Committee does not have the authority to commit any Council to any path or expenditure and its recommendations do not compromise the Councils' freedom to deliberate and make decisions.

The Committee does not have the authority to submit on proposed Resource Management or Local Government Plans.

The Committee does not have the authority to submit on resource consent matters.

Committee Membership

The Zone Committee will comprise:

- 1) One elected member or Commissioner appointed by Environment Canterbury;
- 2) One elected member appointed by each Territorial Authority operating within the Zone Boundary;
- 3) Two members from Arowhenua Rūnanga;
- 4) Between 4-7 members appointed from the community and who come from a range of backgrounds and interests within the community;
- 5) Environment Canterbury, Timaru District Council and MacKenzie District Council will appoint their own representatives on the Committee. Arowhenua Rūnanga will nominate their representatives and the appointments will be confirmed by Environment Canterbury, Timaru District Council and MacKenzie District Council.

Selection of Community Members

To be eligible for appointment to a Zone Committee the candidate must either live in or have a significant relationship with the zone. Recommendations on Community Members for the Orari-Opihi-Pareora Zone Committee will be made to Environment Canterbury, Timaru District Council and MacKenzie District Council by a working group of representatives from Environment Canterbury, Timaru District Council, MacKenzie District Council and Arowhenua Rūnanga. The recommendations will take into account the balance of interests required for Orari Opihi Pareora, geographic spread of members and the ability of the applicants to work in a collaborative, consensus-seeking manner. Environment Canterbury, Timaru District Council and MacKenzie District Council will receive the recommendations and make the appointments.

Quorum

The quorum at a meeting consists of:

- (i) Half of the members if the number of members (including vacancies) is even; or
- (ii) A majority of members if the number of members (including vacancies) is odd.

Chair and Deputy Chair

Each year, the Committee shall appoint the Chair and Deputy Chair from the membership by simple majority. There is no limit on how long a person can be in either of these positions.

Term of Appointment

Members of Committees are appointed for a term of three years. To coincide with Local Government Election processes terms shall commence from January each year, with each Committee requiring confirmation of membership by the incoming Council. The term for community members will be staggered so that one third of the community members is appointed (or reappointed) each year. There is no limit on the number of consecutive terms.

Financial Delegations

None

Operating Philosophy

The Committees will at all times operate in accordance with the requirements of the Local Government Official Information and Meetings Act 1987, and will observe the following principles:

- 1) Give effect to the Fundamental Principles, Targets and goals of the CWMS;
- 2) Be culturally sensitive observing tikanga Maori;
- 3) Apply a Ki uta ki tai (from the mountains to the sea) approach;
- 4) Work with the CWMS Regional Committee to support the implementation of the CWMS across the region as a whole;
- 5) Give consideration to and balance the interests of all water interests in the region in debate and decision-making;
- 6) Work in a collaborative and co-operative manner using best endeavours to reach solutions that take account of the interests of all sectors of the community;
- 7) Contribute their knowledge and perspective but not promote the views or positions of any particular interest or stakeholder group;
- 8) Promote a philosophy of integrated water management to achieve the multiple objectives of the range of interests in water;
- 9) Seek consensus in decision-making where at all possible. In the event that neither unanimous agreement is able to be reached nor a significant majority view formed, in the first instance seek assistance from an external facilitator to further Committee discussions and deliberations. Where the Committee encounters fundamental disagreements, despite having sought assistance and exhausted all avenues to resolve matters, recommend that the respective Councils disband them and appoint a new Committee.

Meeting and Remuneration Guidelines

- 1) The Committee will meet at least eight times per annum and with workshops and additional meetings as required. At times, the workload will be substantially higher. Proxies or alternates are not permitted.
- 2) Any Committee may co-opt such other expert or advisory members as it deems necessary to ensure it is able to achieve its purpose. Any such co-option will be on a non-voting basis.
- 3) Remuneration for members will be paid in the form of an honorarium currently set at the following levels:
 - a. Appointed members - \$4,000 pa
 - b. Deputy Chair - \$5,000 pa
 - c. Chair - \$6,000 pa.

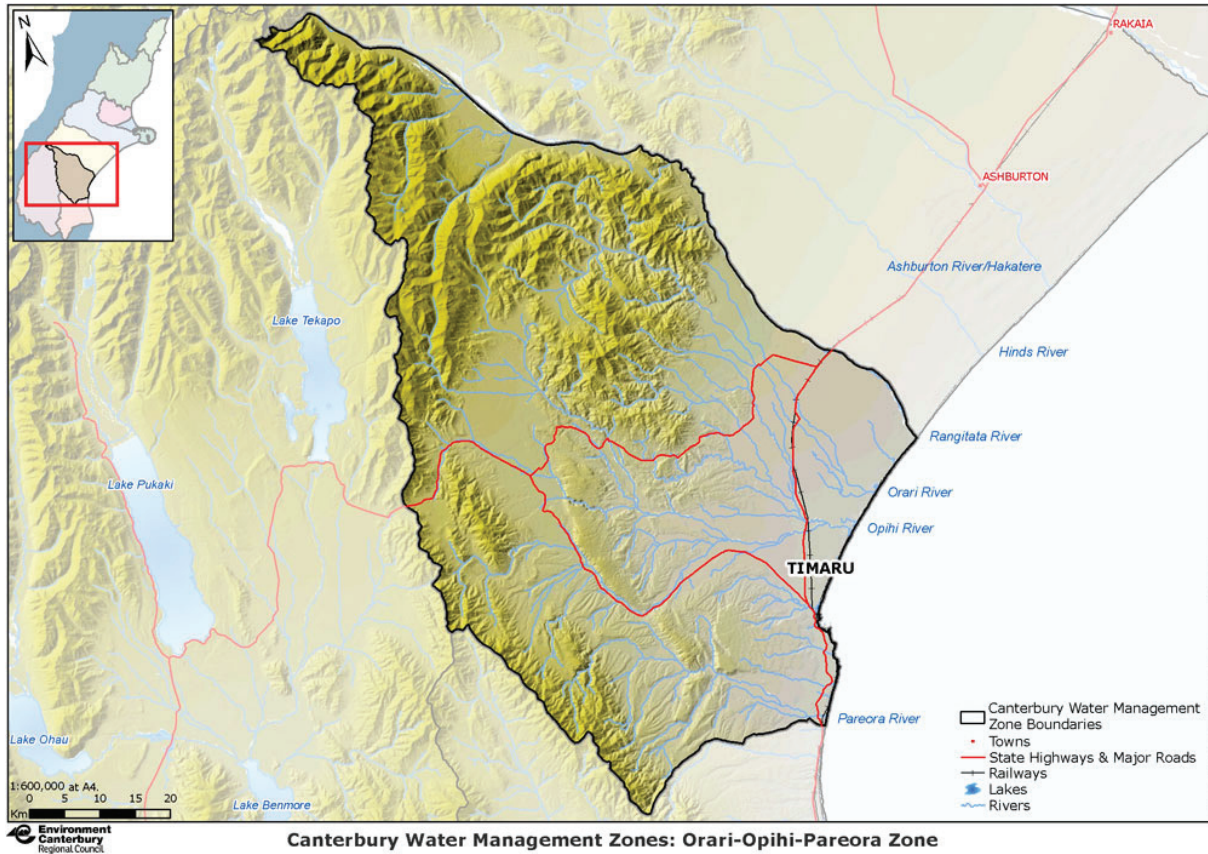
Staff or elected members of Territorial Authorities or the Environment Canterbury shall not be eligible for remuneration.

Mileage will be reimbursed.

Committee Support

The Committee shall be supported staff from the Territorial Councils and Environment Canterbury, primarily through the Committee Secretary and the Zone Facilitator.

Map showing Orari-Opihi-Pareora Water Management



Brought to you by Environment Canterbury working with



Upper Waitaki Zone Water Management Committee

Terms of Reference

The area of the Upper Waitaki Water Management Zone is shown on the attached map.

Establishment

The Committee is established under the auspices of the Local Government Act 2002 in accordance with the Canterbury Water Management Strategy 2009.

The Committee is a joint Committee of Environment Canterbury (the Regional Council) and Mackenzie and Waitaki District Councils (the Territorial Authorities).

Purpose and Functions

The purpose and function of the Committee is to:

- Facilitate community involvement in the development, implementation, review and updating of a Zone Implementation Programme that gives effect to the Canterbury Water Management Strategy in the Upper Waitaki Zone; and
- Monitor progress of the implementation of the Zone Implementation Programme.

Objectives

- 1) Develop a Zone Implementation Programme that seeks to advance the CWMS vision, principles, and targets in the Upper Waitaki Zone.
- 2) Oversee the delivery of the Zone Implementation Programme.
- 3) Support other Zone Implementation Programmes and the Regional Implementation Programme to the extent they have common areas of interest or interface.
- 4) Ensure that the community of the Zone are informed, have opportunity for input, and are involved in the development and delivery of the Upper Waitaki Zone Implementation Programme.
- 5) Consult with other Zone Water Management Committees throughout the development and implementation of the Upper Waitaki Zone Implementation Programme on matters impacting on those Zone areas.
- 6) Engage with relevant stakeholders throughout the development of the Upper Waitaki Zone Implementation Programme.
- 7) Recommend the Upper Waitaki Zone Implementation Programme to their respective Councils.
- 8) Review the Zone Implementation Programme on a three yearly cycle and recommend any changes to the respective Councils.
- 9) Monitor the performance of Environment Canterbury, the Mackenzie and Waitaki District Councils, and other agencies in relation to the implementation of the Upper Waitaki Zone Implementation Programme.
- 10) Provide Environment Canterbury and List Districts with updates on progress against the Zone Implementation Programme.

Limitation of Powers

The Committee does not have the authority to commit any Council to any path or expenditure and its recommendations do not compromise the Councils' freedom to deliberate and make decisions.

The Committee does not have the authority to submit on proposed Resource Management or Local Government Plans.

The Committee does not have the authority to submit on resource consent matters.

Committee Membership

The Zone Committee will be made up as follows:

- 1) One elected member or Commissioner appointed by Environment Canterbury;
- 2) One elected member appointed by each Territorial Authority operating within the Zone Boundary;
- 3) A member from each of Arowhenua, Waihao and Moeraki Rūnanga;
- 4) Between 4-7 members appointed from the community and who come from a range of backgrounds and interests within the community;
- 5) Environment Canterbury and the Mackenzie and Waitaki District Councils will appoint their own representatives on the Committee. Arowhenua, Waihao and Moeraki Rūnanga will nominate their representatives and the appointments will be confirmed by Environment Canterbury and the Mackenzie and Waitaki District Councils.

Selection of Community Members

To be eligible for appointment to a Zone Committee the candidate must either live in or have a significant relationship with the zone. Recommendations on Community Members for the Banks Peninsula Zone Committee will be made to Environment Canterbury and Christchurch City Council by a working group of representatives from Environment Canterbury, Christchurch City Council, Te Rūnanga o Wairewa, Te Hapu o Ngāti Wheke, Te Rūnanga o Koukourarata and Te Rūnanga o Ōnuku. The recommendations will take into account the balance of interests required for Banks Peninsula, geographic spread of members and the ability of the applicants to work in a collaborative, consensus-seeking manner. Environment Canterbury and Christchurch City Council will receive the recommendations and make the appointments.

Quorum

The quorum at a meeting consists of:

- (i) Half of the members if the number of members (including vacancies) is even; or
- (ii) A majority of members if the number of members (including vacancies) is odd.

Chair and Deputy Chair

Each year, the Committee shall appoint the Chair and Deputy Chair from the membership by simple majority. There is no limit on how long a person can be in either of these positions.

Term of Appointment

Members of Committees are appointed for a term of three years. To coincide with Local Government Election processes terms shall commence from January each year, with each Committee requiring confirmation of membership by the incoming Council. The term for community members will be staggered so that one third of the community members is appointed (or reappointed) each year. There is no limit on the number of consecutive terms.

Financial Delegations

None

Operating Philosophy

The Committees will at all times operate in accordance with the requirements of the Local Government Official Information and Meetings Act 1987, and will observe the following principles:

- 1) Give effect to the Fundamental Principles, Targets and goals of the CWMS;
- 2) Be culturally sensitive observing tikanga Maori;
- 3) Apply a Ki uta ki tai (from the mountains to the sea) approach;
- 4) Work with the CWMS Regional Committee to support the implementation of the CWMS across the region as a whole;
- 5) Give consideration to and balance the interests of all water interests in the region in debate and decision-making;
- 6) Work in a collaborative and co-operative manner using best endeavours to reach solutions that take account of the interests of all sectors of the community;
- 7) Contribute their knowledge and perspective but not promote the views or positions of any particular interest or stakeholder group;
- 8) Promote a philosophy of integrated water management to achieve the multiple objectives of the range of interests in water;
- 9) Seek consensus in decision-making where at all possible. In the event that neither unanimous agreement is able to be reached nor a significant majority view formed, in the first instance seek assistance from an external facilitator to further Committee discussions and deliberations. Where the Committee encounters fundamental disagreements, despite having sought assistance and exhausted all avenues to resolve matters, recommend that the respective Councils disband them and appoint a new Committee.

Meeting and Remuneration Guidelines

- 1) The Committee will meet at least eight times per annum and with workshops and additional meetings as required. At times, the workload will be substantially higher. Proxies or alternates are not permitted.
- 2) Any Committee may co-opt such other expert or advisory members as it deems necessary to ensure it is able to achieve its purpose. Any such co-option will be on a non-voting basis.
- 3) Remuneration for members will be paid in the form of an honorarium currently set at the following levels:
 - a. Appointed members - \$4,000 pa
 - b. Deputy Chair - \$5,000 pa
 - c. Chair - \$6,000 pa.

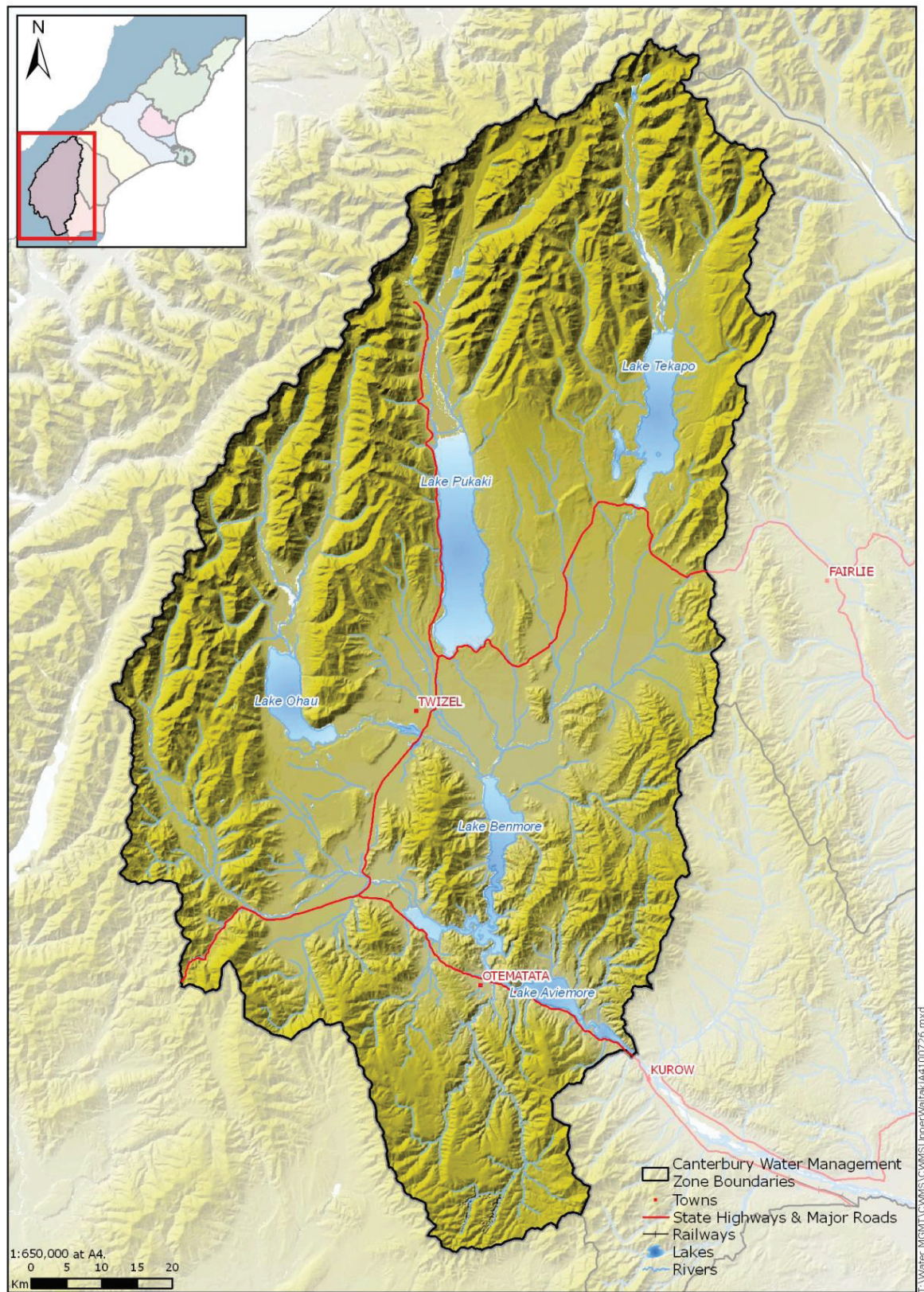
Staff or elected members of Territorial Authorities or the Environment Canterbury shall not be eligible for remuneration.

Mileage will be reimbursed.

Committee Support

The Committee shall be supported by Environment Canterbury and the Territorial Councils, primarily through the Committee Secretary and the Zone Facilitator.

Map showing Upper Waitaki Water Management



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Canterbury Water Management Zones: Upper Waitaki Zone

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Kaunihera Taiao ki Waitaha

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: DOWNLANDS JOINT COMMITTEE AGREEMENT

MEETING DATE: 4 AUGUST, 2015

FROM: ARLENE GOSS, COMMITTEE SECRETARY

PURPOSE OF REPORT:

To obtain council approval to re-enter a joint committee agreement for the Downlands Joint Standing Committee, by 8 August 2015 to meet new Local Government Act 2002 provisions.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the council approves the Mackenzie District Council entering into agreement with the Timaru District Council and Waimate District Council under clause 30A of Schedule 7 of the Local Government Act 2002 in relation to the Downlands Joint Standing Committee.
3. That the Council delegates to the Chief Executive the power to execute agreements under clause 30A of Schedule 7 of the Local Government Act 2002 on behalf of Mackenzie District Council in relation to the Downlands Joint Standing Committee.

ATTACHMENTS:

1. Downlands Joint Standing Committee Agreement.
2. Downlands Joint Standing Committee Terms of Reference.

BACKGROUND:

The Local Government Act 2002 Amendment Act 2014 (Amendment Act) introduced a new legislative requirement in relation to joint committees.

Clause 30A of Schedule 7 of the LGA provides that a joint committee may not be appointed by a local authority under clause 30 of Schedule 7 of the LGA unless the local authority has first reached agreement with every other local authority or public body that is to appoint members of the committee regarding: (a) the number of members each local authority or public body may appoint to the committee; (b) how the chairperson and deputy chairperson of the committee are to be appointed; (c) the terms of reference of the committee; (d) what responsibilities (if any) are to be delegated to the committee by each local authority or public body; (e) and how the agreement may be varied.

Clause 5 of Schedule 1AA of the LGA (introduced by the Amendment Act) provides that for any existing joint committees that remained in existence at the commencement of the Amendment Act (8 August 2014) that Downlands Joint Standing Committee must, by 8 August 2015, enter into an agreement with every other local authority or public body that has appointed members to that joint committee under Clause 30A of Schedule 7 of the LGA.

If an agreement is not entered into by that date, the joint committee is deemed to be discharged by the local authority.

The **agreement** for the Downlands Joint Standing Committee (attached to this report) reflects the existing terms for the Downlands Committee.

One change to the **terms of reference** has been requested by Waimate District Council and this has been highlighted in the text (attached to this report).

The agreement will need to be signed by the Timaru District Council, Mackenzie District Council and Waimate District Council.

SIGNIFICANCE OF DECISION:

This decision is not considered to be significant.

CONSISTENCY WITH COUNCIL POLICY:

The agreement is consistent with existing council policy.

LEGAL CONSIDERATIONS:

If any joint committee has not entered into an agreement by August 8, 2015, it will be deemed to be discharged. If this occurs and the Councils wish to continue the joint committee they will need to re-appoint it (and to do so, enter into the necessary arrangements under Clause 30A of Schedule 7 of the LGA).

FINANCIAL CONSIDERATIONS:

There are no financial implications associated with entering into the agreement as it reflects the existing arrangements between the three councils.

OPTIONS:

- To renew the agreement, which has been in place since 2011.
- Not to renew the agreement which will result in the Downlands Joint Standing Committee being discharged.

RECOMMENDATION:

Entering into the joint committee agreement outlined in this paper by 8 August 2015 will ensure that the existing Downlands Joint Standing Committee is not deemed to be discharged as a result of the new legislative provisions.

AGREEMENT IN RELATION TO JOINT COMMITTEE

Dated this day of 2015

BETWEEN **TIMARU DISTRICT COUNCIL** a territorial authority duly constituted pursuant to the Local Government Act 2002.

AND **WAIMATE DISTRICT COUNCIL** a territorial authority duly constituted pursuant to the Local Government Act 2002.

AND **MACKENZIE DISTRICT COUNCIL** a territorial authority duly constituted pursuant to the Local Government Act 2002.

(collectively referred to as “the Councils”)

BACKGROUND:

- A. By an Order in Council dated 8 December 1937 the Minister of Works was authorised to construct and maintain the Downlands Water Supply Scheme (“the Downlands Scheme”).
- B. By operation of a Memorandum of Agreement dated 29 November 1960 the Minister of Works vested ownership and control of the Downlands Scheme to the Levels, Geraldine, Mackenzie and Waimate County Councils.
- C. By processes of local authority amalgamation, the present owners of the Downlands Scheme (and the proportion within each territorial authority’s jurisdiction), are the Timaru District Council (82%), Waimate District Council (14%) and Mackenzie District Council (4%).
- D To ensure ongoing effective governance of the Downlands Scheme the Councils agree to form a joint standing committee, pursuant to the Local Government Act 2002 (“the Act”), to be known as “The Downlands Joint Standing Committee.”
- E Clause 30A of Schedule 7 of the Act and Clause 5 of Schedule 1AA of the Act require that before 8 August 2015 an agreement must be entered into by the Councils specifying membership of its joint committee, the election of chairpersons and deputy chairpersons, the terms of reference for the joint committee, the delegated responsibilities and the means of varying the agreement relating to the joint committee. This Agreement sets out each of these matters as required by the Act.

IT IS HEREBY AGREED:

- 1. The Councils shall following each triennial local authority election, appoint a joint standing committee to be known as the Downlands Joint Standing Committee (“the Downlands Committee”).
- 2. Membership of the Downlands Committee shall consist of one (1) elected member from each of the Councils, four (4) members appointed by the Timaru District Council and one (1) member appointed by the Waimate and Mackenzie District Councils (making a total of eight (8) members).

3. The Downlands Committee shall at its first meeting appoint its chairperson and deputy chairperson by simple majority vote. The term of these appointments is three (3) years.
4. The Downlands Committee shall in each and every financial year prepare estimates and receipts for that financial year and shall recommend to the Councils the rates and charges to be struck and levied to meet the full financial requirements of the management of the Downlands Scheme.
5. The Downlands Committee may provide any advice and develop and recommend any strategies, policies and procedures necessary to assist the Timaru District Council in fulfilling its responsibilities as the Downland Scheme's Manager.
6. The Terms of Reference for the Downlands Committee are set out in Schedule 1 hereto. The Councils acknowledge they are bound by the Terms of Reference and will comply with them.
7. This Agreement (including the Terms of Reference) may be varied by mutual agreement of the Councils at any time with any such mutually agreed variation to be recorded in writing, signed by the Councils and attached to a copy of this Agreement.

Signed on behalf of the)
 TIMARU DISTRICT COUNCIL)
 In the presence of:)

Signed on behalf of the)
 WAIMATE DISTRICT COUNCIL)
 In the presence of:)

Signed on behalf of the)
 MACKENZIE DISTRICT COUNCIL)
 In the presence of:)

TERMS OF REFERENCE

The Downlands Joint Standing Committee (“the Downlands Committee”) is a joint committee of the Timaru, Waimate and Mackenzie District Councils (collectively referred to as “the Councils”) established pursuant to the provisions of the Local Government Act 2002 (“the Act”).

PURPOSE:

To ensure the ongoing effective governance and administration of the Downlands Water Supply Scheme (“the Downlands Scheme”).

To give effect to the purpose of these Terms of Reference the Councils agree:

1. The Memorandum of Agreement between the Ministry of Works and the Levels, Geraldine, Waimate and Mackenzie County Councils dated 29 November 1960, as amended by amendments dated 1 April 1979 and 28 November 1993, is revoked.
2. The Waimate District Council and Mackenzie District Council will each enact a water services bylaw which has enforcement provisions that are consistent with the enforcement provisions contained in the Timaru District Council’s Chapter 7 – Water Services Bylaw.
3. The Councils agree the Timaru District Council shall be appointed as the Downlands Scheme Manager, with responsibilities including, but not limited to:
 - (i) The receiving and processing of applications from the Downlands Scheme’s consumers, and prospective consumers, in respect of water to be supplied by the Downlands Scheme.
 - (ii) The ongoing inspection and maintenance of all works comprising the Downlands Scheme.
 - (iii) Investigating and promoting viable means of improving and extending all works comprising the Downlands Scheme.

- (iv) Investigating and promoting viable means of water treatment and conservation, and any means of obtaining additional water for the Downlands Scheme.
 - (v) Undertaking any other matters that will assist in the efficient, cost effective and productive management of the Downlands Scheme.
4. The Waimate District Council and Mackenzie District Council shall resolve the powers of enforcement, inspection and administration vested in those territorial authorities in relation to the provision of water services (and any other regulatory matter required to assist in the efficient management of the Downlands Scheme) shall be delegated to the Timaru District Council.
 5. The Waimate District Council and Mackenzie District Council shall pursuant to the provisions of the Act appoint selected officers or agents of the Timaru District Council to be enforcement officers for the Waimate and Mackenzie Districts. The Waimate District Council and Mackenzie District Council shall also issue warrants, as required by the Act, to those selected enforcement officers stipulating their powers in relation to the administration of the Downlands Scheme.
 6. The formation of the Downlands Committee and the means of appointing its member and office holders are set out in clause 1 and 2 of the Agreement in Relation to Joint Committee executed by the Councils.
 7. The members of the Downlands Committee may meet together for the despatch of business, adjourn or otherwise regulate their meetings as they think appropriate.
 8. The Downlands Committee shall supply agendas to their members detailing the business to be brought before that meeting together with relevant attachments which must be sent to every member not less than two clear working days before the day appointed for the meeting.
 9. Questions arising at any meeting of the Downlands Committee shall be decided by a majority of votes of those present, each member having only one vote. In the case of an equality of votes, the chairman shall have a

casting vote. If the standing orders of any of the Councils do not provide for the Downlands Committee Chairman to have a casting vote, each Council shall amend its standing orders accordingly.

10. The quorum necessary for the transaction of business of the Downlands Committee shall consist of each elected member of the Councils and two (2) other appointed members.
11. The Downlands Committee shall keep minutes recording:
 - (a) The names of the members present at each meeting; and
 - (b) All resolutions and proceedings at all meetings of the Downlands Committee.
12. The Downlands Committee may provide any advice and develop and recommend any strategies, policies and procedures necessary to assist the Timaru District Council in fulfilling its responsibilities as the Downlands Scheme Manager.
13. All members of the Downlands Committee shall be remunerated by their respective appointing Council.
14. The Councils each resolve to undertake to collect all monies in relation to water supplied by the Downlands Scheme within its district, which will be accounted for and forwarded to the Timaru District Council for payment into a nominated bank account operated in accordance with any local authority accounting regulations presently in force.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: A20 CYCLE WAY HAYMAN ROAD OFF ROAD PROJECT

MEETING DATE: 4TH AUGUST 2015

REF:

FROM: COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To bring Council up to date with this project and to confirm Council contribution to this work. To consider the possibility of proceeding with this project earlier should funding allow.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Mackenzie District Council accept the feasibility study as a means to off road the A20 Cycle trail off Hayman Road.
3. The Mackenzie District Council approve the commencement of work on this project as funding becomes available.

GARTH NIXON
COMMUNITY FACILITIES MANAGER

ATTACHMENTS:

A2O Feasibility Report and Maps.

BACKGROUND:

Last year Council commissioned a Feasibility Study to look at options and costings to off road the Hayman Road section of the Alps to Ocean Cycle Trail. Whilst this has been used for budgeting purposes no further work has been undertaken as the expectation was that funding would be available from 2018.

Other funding sources, namely Lottery Grants are now becoming available to cycle trails. Rather than submit numerous applications to Lotteries, the A2O Operations Group feels it is better to submit one application even if it is funded over a number of years. It would seem to make sense to start work on the preliminary work which will include applications for funding, resource consents and access agreements.

All of the grants whether they are Government funding, Lotteries, Community Trusts etc have an expectation that the applicant organisation will contribute a minimum of one third of the funding required.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISION:

Not significant, whilst a significant amount of money (\$1.6 million) has been allocated in Council's Long Term Plan, Council will rate to raise one third of this amount.

The current annual funding amount of \$150,000 will not change. It will be allocated in repayment of the loan.

ISSUES & OPTIONS:

The issue are whether or not to proceed earlier given that there is a likelihood of alternative funding being available earlier.

The other issue being that in order to take advantage of possible funding opportunities then the ground work needs to be in place. This work obtaining resource consents, licence to occupy and access agreements can and will take time.

CONSIDERATIONS:

Legal

Financial

Council has identified approximately \$1.6 million to be spent over three years commencing in 2018. It is expected that Council will fund one third of this work at approximately \$170,000 per year over the three year period. The balance is expected to be funded from external sources ie donations and grants.

Other

Central Government has also recently identified Cycle Trail funding with criteria around safety and improving visitor experience. The A2O cycle trail has been successful in securing funding to assist to off road of the trail off the State Highway down the Waitaki Valley. This work was identified as the number one priority in an earlier safety report.

The second identified priority in this report is the Hayman Road due to the narrow nature and conflicts with quarry and forestry trucks. By taking this section off road it not only significantly improves the safety but also significantly improves the visitor experience. By taking the track along the lake shore it will improve the views and experience - by traversing wet lands and forested areas on a smooth specifically designed cycle track as opposed to a dusty difficult gravel road.

ASSESSMENT OF OPTIONS:

Council has contemplated this work in the Long Term Plan and funding of this loan payment will commence in 2018.

By approving this work to proceed early this may incur additional interest cost on Council's contributions to the portion of works. That said it may work out the Council does continue to contribute as planned and the initial spend is funded through fundraising.

Being open to proceeding early will see the project completed earlier, will take advantage of funding opportunities and will see the visitor experience enhanced in the Mackenzie portion of the trail.

CONCLUSION:

Council should adopt the feasibility study as a means to off road the Hayman Road section of the A2O cycle trail and be open to the opportunity to proceed earlier should funding become available.



Alps 2 Ocean Cycle Trail Feasibility Study: Eastern side of Lake Pukaki: Hayman - Mount Cook Road



**Prepared for the Mackenzie District Council and the Alps 2
Ocean Cycle Trail Project Team**



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Introduction and Executive Summary

The feasibility study of establishing an off road cycle trail on the current Mt Cook – Hayman Road sections of the Alps 2 Ocean Cycle Trail from the Jollie River to Tekapo B has been completed. The trail can be established within the corridor of lakeshore land between the road and Lake Pukaki and the Tasman River mostly on Crown Land managed by Land Information New Zealand (LINZ). Three sections of the trail will need to be established on private land.

The key features of this trail proposal are:

- 38.6 km of trail to be constructed from the Tekapo B carpark to the Jollie River bridge across a variety of ground ranging from 4WD tracks and roadside to steep side slopes. It will all be off road except for approximately 700m (2%). A further 5.4 km (14%) will be on the roadside (within 1-10m of the road) where there is no other option to position it away from the road. However in total 84% will be off and away from the road.
- Three sections of the trail (3.1 km in total) will be sited on private land.
- There is approximately 750m of boardwalk, 39m of bridging, 40 culverts and 18 cattle grids.

The preferred route for this trail can be established for a cost of \$1.526M. The trail will be an outstanding ride and takes riders on a journey through some fantastic scenery and lake side environments.



Figure 1: Outstanding land and skylines of the proposed lakeshore trail

Project Description

The key outcomes for this project are:

1. Determination of Route and Feasibility - including initial landholder contact, field inspections, initial marking and mapping, production of printed map/aerial photos and plan, write up of route, barriers and issues with route and potential alternative route options.
2. Design - design description and standards for the trail to enable completion of the funding analysis.
3. Access agreements in principle - contact landholders, meetings and negotiations, on-site inspection, discussion and presentation of easement agreements, discussion of chosen route.
4. Funding - estimate of the cost of the project including all consents, planning, construction, structures (culverts, cattlestops, gates, bridges, boardwalks), signage, survey, completion of easements and project management.

Determination of Route and Feasibility

Field and Analysis Methodology

The route for the trail (38.6 km) was identified and flagged in the field from Tekapo B to the Jollie River. The chosen route and alternatives which were explored have all be recorded on Garmin Montana GPS. Google Earth was used for displaying the data and images of the trail. The data for each section has been analysed and summarised in a spreadsheet.

Principles

The preferred route was chosen based on the following principles:

- Application of the Grade 2 criteria for Cycle Trails
- Maximising the off road versus on road length of the trail
- Proximity to the lake but out of the risk wash and erosion zones wherever possible
- Minimising ascents and descents
- Ensuring the trail construction minimises impacts on natural features especially the landscape and wetland areas by choice of route and construction method
- Maximising the views of the lake, lake environs and surrounding mountains
- Routing the trail past interesting natural features and environments

Section descriptions

The trail has been divided into seven sections associated with the properties along the lakefront for the purpose of analysis and this report. The start point for measurements is Tekapo B. This is in reverse to how the trail will be ridden but seems to be the logical point for the trail construction process to begin. (Refer to “Table 1: Trail detail by section and trail type: 22)

The seven sections (south to north) are:

1. Genesis – open flat grassland area and the trail will be easy to construct. (Refer to Sheet 1; pg 3).¹
2. Irishman Creek – varied topography, 88% of which is flat or easy ground. The trail will follow about 2.8 km of existing 4WD tracks. There is a section covering some more difficult ground around the rear of the incised inlet and swamp at 7.51 km. There are some significant wetlands to cross in the northern part of this section which requires 329m of boardwalks. The vegetation on this section ranges from grassland and wetlands to dense trees and scrub. (Sheets 1-5; pp 3-7).



Figure 2: Irishman - site of 40m boardwalk and typical terrain in background

3. Guide Hill – easy terrain that is relatively open and currently under intense grazing management and the trail will follow the lake shore margin closely for its whole length. Again there is a significant length of boardwalk required (185m) to cross several wetlands. (Sheets 5-7; pp 7-9).



Figure 3: Guide Hill open country and wetlands

4. Tasman Downs – easy terrain and mostly open grassland. The trail follows the roadside closely for most of this section. It can physically only follow the lakeshore or be away from the road for 700m. (Sheets 7-8; pp 9-10).

¹ Refer to the accompanying volume: "Satellite images of the proposed route for the Alps 2 Ocean Cycle Trail: Hayman Mount Cook Road, Eastern Lake Pukaki"

5. Braemar - varied topography, 88% of which is flat or easy ground. About 2.5 km of trail will be on the roadside within 1-20m of the existing road. (Sheets 9-12; pp 11-14).



Figure 4: Typical roadside location Braemar Tasman Downs

6. Mt Cook – varied topography with about one third (2.7 km) on difficult steeper terrain. There are several gullies which require sidling traverses to cross with associated boardwalks and bridges to cross the creeks and wetlands. The vegetation is mostly open pine forest. There is a section of the trail (670m) which will be on the road. (Sheets 12-15; pp 14-17).



Figure 5: Tasman River and riverside terrain Mt Cook Station section



Figure 6: Jocks Island

7. Jocks Island (PCL) – this section is on public conservation land and sidles off a high terrace above the Tasman River on Mt Cook Station to the drier part of Jocks Island where it connects with an existing 4WD track and then runs through the Jollie riverbed to the Jollie Bridge. (Sheet 16; pg 18).

Trail types

The trail has been categorised under seven 7 trail types for design and construction purposes.

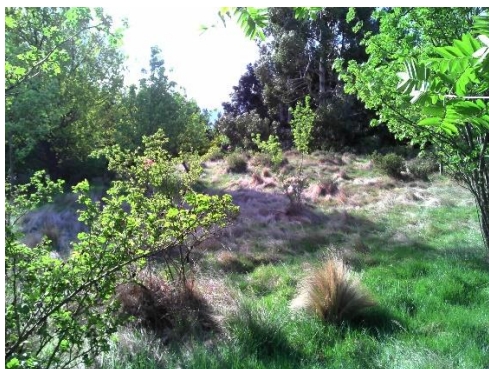


Figure 7: Typical flat even undulating ground

Flat even undulating ground - ground that is relatively easy to build the trail on and generally only requires removal of the surface vegetation and soil for construction and surfacing of the new trail. Little benching is required.
Trail length on this terrain = 14.7 km or 38%.



Figure 8: Typical easy side slope

Easy side slope - ground with a low angle side or downhill slope that is relatively easy to build the trail on and generally requires removal of the surface vegetation and some benching for construction and surfacing of the new trail.
Trail length on this terrain = 7.5 km or 19%.



Figure 9: Steep side slope

Steep side slope - ground with a steeper angle side or downhill slope that more difficult to build the trail on and generally requires removal of the surface vegetation and significant benching for construction and surfacing of the new trail.
Trail length on this terrain = 5.1 km or 13%.



Figure 10: Narrow roadside section

Roadside sections - the trail is built within 1-10m of the roadside and will be on gravels and surfaces without significant existing vegetation. Construction will be undertaken by rock crushing the surface with some clay and or gravel material mixed into the existing surface.

Trail length on this terrain = 5.4 km or 14%.

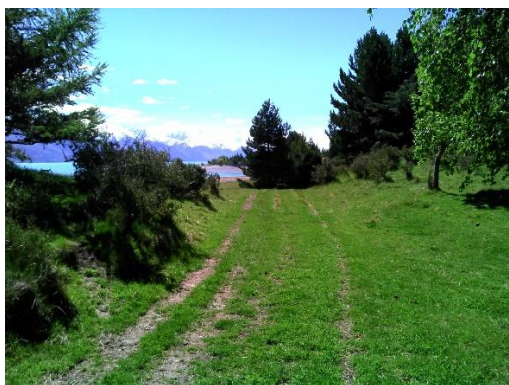


Figure 11: Typical 4WD track surface

4WD tracks - existing 4WD tracks that require little work to make the surface suitable for the trail. Parts of these tracks require some dressing and rolling with gravel/clay mix where the surface is rough which is generally along the existing wheel ruts. Spraying and mowing will make the rest of the track surface very rideable.

Trail length on this terrain = 3.6 km or 9%.

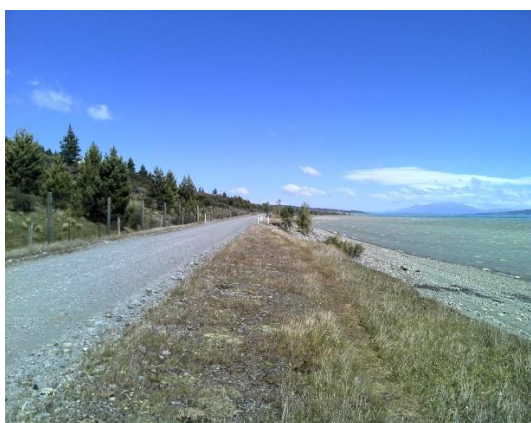


Figure 12: On road section Mt Cook Station

On road section - the only remaining on road section just north of Landslip Creek is 670m long. It is a narrow section of road between the Mt Cook station boundary deer fence and the cliff edge. There are no options for alternatives here. Treatment of the road surface to establish a better riding surface would be feasible but will quickly get cut up by vehicle traffic.

Trail length on this terrain = 0.7 km or 2%.



Figure 13: Riverbed surface

Riverbed - there is one section of riverbed terrain in the Jollie River between the Jollie River bridge and Jocks Island. Construction will be undertaken by grading or ripping the surface and then rock crushing the route with some clay material mixed into the surface if required.

Trail length on this terrain = 0.7 km or 2%.

Structures on the trail

Boardwalks - The most significant item within the structures is the 32 boardwalks totalling 754m across wetlands and swampy ground. All but five of these boardwalks are greater than 8m in length. The extensive swampy and wetland areas on the northern section of the Irishman Creek frontage and Guide Hill account for 80% of the total distance of the boardwalks. Alternative routes for the use of boardwalks have been explored on both properties and are discussed in the “Alternative options” section of this report.

Bridges – there are five bridges on the trail route most about 8 m in length. These bridges will be pole bridges and will be used mostly in incised gully situations where it is not possible to culvert the stream because of the amount of fill required or the environmental impact of using a culvert.

Culverts – there are 40 new culverts to be installed. Culverts have been utilised where there is a low or flood flow in the watercourse and it will be environmentally acceptable to culvert the water. There are a significant number of road culverts on Hayman – Mount Cook Road and as a result in several locations the trail will run across the top of the road culvert beside the road utilising the existing road culvert length or in some cases an extension to the road culvert will be required.

Design guidelines

The trail has been designed according to the Grade 2 Cycle Trail standards as a smooth trail with some gentle climbs and a width of 1.5m (single track). All structures (bridges, boardwalks and cattle grids) will be the same width. The route will have a gradient of 0 -3.5 degrees for at least 95% of the trail and between 3.5 - 5 degrees for no more than 200 metres at a time. There may be some short sections of the trail between 5 and 6 degrees. The finished surface will be 75-100mm of clay bound crushed gravel rolled to a smooth finish.

The full description of the Grade 2 criteria is attached as Appendix 1 (pg 36). The full design criteria for trail construction are contained within the New Zealand Cycle Trail Design Guide: Via Strada: 2011². Engineering and technical design will follow the same criteria used for other parts of the Alps 2 Ocean Cycle Trail. This detail will cover track alignment, formation and earthworks, width and grade, track drainage, track shaping, and pavement surfacing.

Toilets

Currently there are 2 toilets on this trail section. One at Landslip Creek and the other on the Irishman Creek section 2.5 km from the cattlestop at the Genesis / Irishman Creek boundary (Refer to Sheet 2; pg 4). These two toilets will be 26 km apart when the proposed trail is formed. It is proposed to move the current toilet on the Irishman Creek section closer to the Genesis – Irishman Creek boundary and erect another toilet at a midway point on the Guide Hill or Tasman Downs sections near Bolton’s Gully. This will mean that over the whole section from Tasman Point to Tekapo B there will be 3 toilets across 50km of trail and the distance to the next toilet at the Pukaki Visitor Centre will be 14-15 km.

² New Zealand Cycle Trail Design Guide: Via Strada: 2011

Natural features and attractions on and near the trail

The trail once constructed will be an outstanding experience both in terms of a ride and the varied environment as it closely follows the lake shore and has some sections with elevation which provide outstanding views. There are many wetlands with intact wetland vegetation, riparian turflands and some native shrublands. Wildlife is abundant including rifleman, fantails, grey warblers, black fronted terns, banded dotterels, kaki, pied stilts and paradise ducks. Early morning riders are likely to see fallow deer on the trail. There are many spots to just stop and take in the lakeshore and mountain scenery, check out old homestead sites or visit the film site for the Hobbit movies. It is undoubtedly the best section on the Alps 2 Ocean Cycle Trail for interpreting the glacial and geological story of this area with glacial terraces across the lake and the trail will pass by several large glacial erratic boulders.



Figure 14: Bolton's Gully and the terraced glacial landscape on the western side of the lake

Access and landholder issues

Consultation with landholders and agencies

All landholders and LINZ licensees were consulted at the start of this project to explain the project and obtain access permission. Following completion of the field work they have been briefed on the route and design and a discussion held on any issues. All have provided support and agreement in principle to the construction of the trail. They are all concerned about the safety of cyclists and can see the benefits of the trail going off road. There are some sections of the trail where alternative routes may have involved more private land but the landholders were not keen about these potential options and they have not been explored in detail or discussed in this report.

The route will largely be on LINZ lake shore and roadside lands most of which is licenced to the adjacent landholders for grazing and management. There has been extensive consultation with LINZ over this project. They have provided a letter of support (Appendix 2).

In total there will be about 3 km of trail on private land over three different properties:

- Tekapo B (Genesis Energy),
- Braemar Station
- Mt Cook Station

The land management organisations, landholders or licensees to LINZ (adjacent landholders) are:

Landholder/Agency	Land interest	Length of trail on private land (km)
Genesis Energy	Tekapo B	0.9
LINZ	Lakeshore Crown lands from Genesis Energy core land to Mount Cook Station boundary	
Irishman Creek	Licensee of lakeshore lands	
Guide Hill	Licensee of lakeshore lands	
Tasman Downs	Licensee of lakeshore lands	
Braemar	Licensee of lakeshore lands Braemar Station private land	0.3
Mt Cook	Mount Cook Station private land	1.8
DoC	Jocks Island and Jollie River: Future Guide Hill marginal strip	
Mackenzie District Council	Various road reserve parcels	

The routing of the trail across the private sections has all been agreed to in principle. Parts of the trail will also be within the road reserve managed by the Mackenzie District Council. The future marginal strip land at Guide Hill and the public conservation land at Jocks Island and the Jollie River are managed by DOC. They have agreed to the proposal to route the trail across these lands subject to a variation to the existing concession and the previous conditions of construction being applied.

Meridian Energy is a key party with an operating easement over Lake Pukaki and the surrounding lakeshore land.

Landholder and licensee issues

While all landholders and licensees are supportive of the proposal some raised concerns which need to be mitigated as part of the planning and implementation of this project or managed once the trail is constructed. Issues such as weeds and fire were noted by several landholders. The key issues noted during the consultation were:

- Adequate provision of toilets.
- Dogs on the trail.
- Weed and wilding tree issues when lakeshore margins are no longer grazed managed by licensees.
- Fire risk with rank grass growth.

- Easements causing limits on farm operations in future.
- Use of the trail by hunters to gain access to private lands for illegal hunting.
- Use of the trail by ATVs and motorbikes.
- Bikers camping on the trail.
- Rubbish.
- Potential number and growth of the number of cyclists using the trail.

Most of these issues can be mitigated by management actions and provision of good information to cyclists and other users. The weed and wilding tree issue is potentially significant in areas where there will be no grazing or licensee.

Easements

Surveyed easements will be required along most of the route including the LINZ lakeshore land and the three sections of the trail on private land. An easement agreement will also be required with Meridian Energy in relation to their operating easement. They are currently developing this for other sections of the trail.

Easement agreements have been presented to the three landholders with private land (Genesis Energy, Braemar and Mount Cook Stations) where the trail will be constructed for their information. There is a template for easement agreements which has been established for previous sections of the trail both with LINZ and private landholders. Until the route is defined and a decision is made to proceed with the trail construction undertaking any further work on the easement agreements is premature.

Discussions have been undertaken with LINZ with regard to their easement requirements. The process with LINZ involves a formal application to be submitted in accordance with their Standard for the Grant of Easements and will take 6 months to process. The LINZ licences that the adjacent landholders hold over the lakeshore lands have a five year term, are set back from the water 20m and include a clause in relation to compensation if the terms of the licence is changed to their detriment. Agreement of the licensees is also a requirement of granting of the easement from LINZ. Given the results of the consultation to date there should not be any significant barriers to obtaining their agreement to granting of the easement from LINZ. I have not been able to obtain a copy of a grazing licence from LINZ. LINZ have provided a letter of support for this proposed trail based on the information provided to date. There are other third parties whom LINZ has responsibilities to including Ngai Tahu, Meridian Energy and Genesis Energy. As outlined both Meridian and Genesis have been consulted with during this project and they are well aware of its detail.

Operating easement and flood levels

The Meridian Energy operating easement for Lake Pukaki basically follows the road reserve boundary from Tekapo B to the head of the lake. This effectively means that most of the trail will be within this easement boundary except for where it is on or close to the road. The trail has been sited so it is above the normal maximum control level of 532.5 masl and the current active shoreline of the lake. This is the mandatory level when the gates must be opened. The proposed trail route around the lake is between 533 masl and 550 masl so it should not be affected by normal operations. The Probable Maximum Flood Level is 534.7 masl, so in the

event of the lake reaching this level some of the trail close to the lakeshore would become flooded. This is an unlikely event and would only occur in a situation where the inflows became greater than the maximum outflow of the Pukaki spillway at high lake levels.

Grazing

The four adjacent landholders south of Landslip Creek have current licences with LINZ for use of the lakeshore lands principally for grazing. The licences also grant the landholders other management rights and responsibilities (i.e. weed control).

Braemar and Tasman Downs are not going to undertake grazing on these lands in the future if the cycle trail goes ahead. Guide Hill is in the process of freeholding part of the lakeshore land. An area of marginal strip will be laid off and fenced so that the cycle trail route for this section (3.3 km) will be protected from damage by stock. Irishman Creek Station utilise the 8 km lake frontage on their property for emergency cattle grazing when required (mainly during winter snow storms). In order to protect most of this section of the cycle trail from grazing it is proposed to construct four paddocks on the mid and northern sections of the Irishman Creek frontage. This will leave one open block of grazing for the southern 3.8 kms of trail on the Irishman section of which 1.2 km is 4WD track that is already withstanding cattle grazing with no real impact. The other 2.6 km on new trail in this block will have to be constructed in such a manner that it is hard enough to withstand cattle damage. The issue of stock water availability will need to be finalised and agreed prior to finalising the boundaries of the paddocks. The fencing and road cattlestop required for this are costed into the proposal. An aerial overview of this is provided in the “Satellite images of the proposed route for the Alps 2 Ocean Cycle Trail: Hayman Mount Cook Road, Eastern Lake Pukaki” (pg 19-20).

The safari park leaseholder at Mt Cook Station currently has a short term arrangement with LINZ to graze the narrow foreshore lands north of the Mount Cook – Braemar boundary with cattle. The long term future of this arrangement is unknown.

Ngai Tahu

Ngai Tahu as tangata whenua have mana and legal status over the Lake Pukaki area through the Statutory Acknowledgement and Deed of Recognition over Lake Pukaki. Statutory Acknowledgments significantly enhance Ngai Tahu’s ability to realise the full potential which the RMA offers as a tool for incorporating Maori values into the management of the environment. The Deed of Recognition is the tool for Ngai Tahu’s input into the decision making processes of the Crown management agencies such as DoC and LINZ. Discussions and consultation will need to take place early during the planning phases to understand their concerns and incorporate them into the planning phase once the project has been initiated.

Funding

The estimated total cost of this proposal is \$1,525,978 + GST. The trail structures are a significant part of this cost at \$470,000. A contingency of 5% of the total cost exclusive of GST

has been included in the costing. The financial summary ³ provides details of the costing under the categories of:

- Project Planning
- Trail construction
- Structures
- Other

Financial Summary: Whole of Project Cost				
Project Planning			\$ 169,720	
	Resource and other consents	\$ 31,220		All resource and building consents: fees and applications
	Easements/Legal	\$ 44,300		Surveying, easement negotiations, legal cost and travel
	Planning	\$ 19,900		Final design and marking of the route, preparation and completion of contract and tender process
	Project management	\$ 65,900		Project supervision and management
	Project reporting	\$ 8,400		Reporting on the project on a regular basis
Total Trail Construction, Surface and Structures			\$ 1,166,427	
Trail Construction and trail surface		\$ 696,677		
	Trail construction	\$ 367,481		Trail formation
	Trail gravelling and compaction	\$ 329,196		Gravelling and completion of the surfacing of the trail
Structures		\$ 469,750		
	Boardwalks	\$ 377,000		Construction of 32 boardwalks total of 754m
	Bridges	\$ 48,750		Construction of 5 bridges total of 39m
	Culverts	\$ 8,000		Installation of 40 culverts
	Cattlegrids	\$ 36,000		Construction and installation of 18 cattlegrids
Other			\$ 117,165	
	Signs	\$ 4,740		Signs and installation
	Toilets	\$ 9,000		Toilet and installation and moving 1 existing toilet to new site
	Fencing	\$ 103,425		Fencing of 6.1km of blocks and 1 road cattlestop on Irishman Creek section. Braemar fence modification.
Contingency @ 5%			\$ 72,666	
Total			\$ 1,525,978	

The fully costed trail would appear to be expensive. However, when you consider that to date 100kms of Alps 2 Ocean Cycle Trail has been built for \$3.970M, with an average price of \$39,700 per km then this proposal benchmarks fairly well at \$39,733 per km with its significant trail structures component.

Significant issues and risks

Tree removal by LINZ

LINZ are proposing to log and remove most of the trees along the lakeshore from Irishman Creek to Guide Hill. This is tentatively planned for March - April 2015 but it is dependent on log prices. If this happens then the remaining debris will make construction of the trail more difficult and costly. The costs associated with building the trail after this clearance has not been allowed for in this report as it difficult to determine at this stage. They include the cost of debris clearance for trail construction, additional work involved in marking sections of the trail for construction and possible additional costs with trail construction.

This proposal is clearly of concern as it will potentially alter the environment completely and take many years for it to have the same aesthetic appeal it has now. The removal of the key

³ For a full A4 page version of this table refer to "Table 4: Financial summary of whole project cost" – see page 26

spreading trees has merit. It would be positive for the surrounding environment and landholders provided it was done in a manner that leaves the area still relatively aesthetic, but this is clearly very difficult with large scale logging. At this stage they are proposing to leave some small pockets of trees in and around the current camping spots and amenity areas. They are intending to undertake further consultation on this proposal which the Council and the Alps 2 Ocean Cycle Trail project should engage with to ensure the interests of this proposal are represented.

Lake erosion

Lake shore erosion continues to remove vegetated ground around the lake and the beach forming processes are predicted to continue for decades. With potential changes in climate and increased likelihood of more extreme weather events it is difficult to predict with any certainty the nature or position of the lake margin into the future. The proposed route has been chosen with this risk in mind but it will still be possible that some of the trail may be lost to lake shore erosion processes in the future.

Meridian Energy also has an agreement with the Mackenzie District Council to manage the shoreline erosion defences to protect the roading asset alongside the lake. Along Hayman – Mount Cook Road there are several sites close to the road where erosion defence works are carried out on a regular basis. At these sites the trail will also be protected by the erosion works provided the road remains intact.

River erosion

The Tasman and Jollie Rivers pose a risk to parts of the trail on the Mount Cook Station and Jocks Island/Jollie River sections. The Tasman River appears to be eroding parts of the bank along the Mount Cook Station section. Some of this erosion appears to be very recent and the riverbed is sloping from west to east now so potentially the flow is going to be more directed at the eastern side of the river. The trail route has been sited to ensure that where the river is very active the distance to the active bank is maximised.

The section of trail in the Jollie River is the most at risk section of trail on the whole route. This is an active section of the riverbed which has recently been protected by some river protection works undertaken by the Mackenzie District Council. Construction of this section of trail will most likely be completed utilising the rockcrusher technique. It will need annual or bi annual maintenance given the active nature of the river at this site and potentially could be significantly damaged by a major flood event and need rebuilding.

Safety issues

The general safety issues for the Alps 2 Ocean Cycle Trail (e.g. weather, clothing, exhaustion etc) will be no different on this new section. No significant on site safety issues on the off road trail sections have been identified. The route has been designed to minimise risks which include the proximity to drop offs from the trail and structures.

The remaining on road section (670m) and the two on road bridge crossings at Bolton's Gully and Landslip Creek will still result in vehicle/cyclist interactions at each of these sites. These

will need to be managed with on site signage for both vehicle drivers and cyclists and via the brochure and web information for cyclists.

The roadside sections that will be immediately adjacent to the road edge will also pose some risk of vehicle cyclist interaction and will require a similar approach. There is one site on the Braemar section which may require a barrier or fence due to its proximity to a lakeside cliff. This requires further evaluation and the solution needs to be determined at the planning stage.

Planning

District Plan and consent

The proposed trail route is within the Rural Zone.⁴ The construction of the trail will be a discretionary activity under the District Plan Rural Zone Rules due to the volume of the earthworks and their closeness to the lake and other riparian areas. The proposed route runs adjacent to the Lake Pukaki and Tasman River Sites of Natural Significance for its entire length other than the section of trail running across the Jollie riverbed at the northern end where it cuts through the edge of the Tasman River Site of Natural Significance (see District Plan Maps pg 33)

Aside from earthworks, the key matters which will be of relevance to the District Plan are impact on landscape and effect on riparian areas and wetland vegetation values.

Most of the proposed route lies within the Lake Pukaki Lakeside Protection Zone but this will not affect the trail construction as this zone relates to subdivision and buildings.

Other consents

The following other consents are required for the construction of the trail:

- consents for the structures involving waterways from ECAN including the bridges, boardwalks and culverts under the Resource Management Act.
- building consents for bridges and any non-exempt boardwalks under the Building Act.
- Project Information Memorandum (PIM) for exempt boardwalks.

The cost of these consents and the PIM are included in the overall cost estimate for the project.

Construction

Timing

The construction of this trail needs to occur outside of the winter period May – September. Much of the ground will be wet during this period and this will make the trail construction difficult and cause significant impacts to the environment. This limits construction to a 6-7

⁴ Mackenzie District Plan

month period and given the length of trail to be constructed it will take at least that amount of time to complete the construction.

Building the trail in stages

The trail could be built in stages (as described in “Table 3: Costs of trail construction by section and trail type” pg 24) and each section would work as a stage in conjunction with the existing road route. These stages could easily be temporarily linked back to the current road route at each end. The staged approach could be based around dividing the project into several stages based on finance, risk or the sections. Table 3 shows the construction cost for each section. These costs which are approximately 75% of the total cost do not include the other overhead costs of planning, consents, project management and other extras such as fencing. Full costing is a relatively simple process once a decision was made to proceed with a particular stage.

Gravel sources

Supply of suitable gravel for surfacing the trail is one of the key success factors in ensuring a high quality product and a durable low maintenance finish. There are six gravel sources on and close to the proposed trail route. This area of the Mackenzie Basin does not have any sources of outstanding gravels. The gravels which are available range from pit run gravels to river run gravels. They all require the addition of 10-15% clay to make them bind together and set to form a hard durable surface. The potential gravel sources sites from north to south are:

- Tekapo B - Irishman Station (1.4 km south of Tekapo B)
- Hayman Road (6.5 km from Tekapo B)
- Braemar (on Braemar Rd 5.0 km from Hayman Road)
- Balmoral (on Braemar Rd 8.3 km from Hayman Road)
- Landslip Creek (on Mount Cook Road)
- Jollie River (at end of trail section - 33 km from Tekapo B)

Access to the gravel supplies at the two best station owned sites has been agreed in principle by each of the owners for extracting 3000-4000m³ which is the quantity needed for the trail. The river sources at Landslip and Jollie Rivers are on Crown Land or PCL and neither are limited in supply but are just river run material. The Hayman Road source belongs to Irishman Creek and is potentially more limited in supply but of reasonable quality. The Tekapo B quarry was used for the original road construction but is of inferior quality and has not been used in recent times.

The best quality clay supply is from the Whitestone source in the mid basin. Supply of sufficient clay for this project has been discussed with the landowner and agreed to in principle.

Access for construction

There are several sections of the proposed route which are not in immediate proximity of Hayman - Mount Cook Road where vehicle access for construction is required. The specific sections are associated with Irishman Creek, Guide Hill and Mount Cook Stations. On the

Irishman sections several 4WD tracks provide excellent access to the lake and trail route so that the longest stretch of trail cartage from an existing vehicle track will be 0.5 km. On Guide Hill the lake front lands are already fenced along the road boundary however there are four gates and associated farm tracks that will provide excellent access. There are some sections at Mount Cook Station where access is more difficult and it will be necessary to cart gravel up to 1 km along the trail.

Alternative options

Whole trail alternative options

The cheapest alternative for the whole trail would be to build it on the side of the road as much as possible. Assuming it is achievable for the whole trail and it was all done with the rock crushing technique then it is possible to build this type of trail within 1-5m of the road for \$5000-\$10,000 per km. This would be at an estimated total cost of \$165,000 – \$330,000 depending on how much gravel/clay mix and culvert extensions were required. However, this clearly only moves the cyclists to the side of the road which will reduce the hazard to them and other road users. It won't achieve this goal to the degree the proposed route does and neither does it have any of the other advantages of an entirely off road route. These other advantages include reducing the dust hazard and creating a scenic and interesting trail and ride. Given the fact that such a trail would not really achieve an outstanding product and ride, this option does not seem to have much merit.

Mount Cook to Glentanner alternative trail start

An alternative for the top part of the trail would be to establish a Grade 2 trail from the end of the trail at Mount Cook Airport to Glentanner Station on the western side of the Tasman River. This would replace the current established section from Tasman Point to the Jollie River and the proposed new sections at least as far as Landslip Creek and possibly further south towards Braemar Station or Bolton's Gully.

This has been suggested for several reasons including the rough and vulnerable nature of the section at Andrews Stream which is basically riverbed and prone to flooding and washout, the possibility of alternative transport across lake transport i.e. boat, and the fact that the section from Mount Cook as one section is very short.

The proposed route from the Jollie Bridge includes another section of unstable riverbed (approx. 700m) and this option would also avoid that section.

The Glentanner option would replace the proposal to build about 10-20 km of the proposed route on the eastern side of Lake Pukaki which is projected to cost between \$294,000-475,000 depending where the new landing / starting point is on the eastern side.

A very preliminary field examination and assessment has been undertaken for this alternative. It is entirely possible to construct an off highway Grade 2 trail from the Mount Cook Airport to Glentanner. The route would be about 18-20 kms long depending on the chosen route. The key issue with this proposal is the crossing of the 4 significant rivers Bush, Freds, Birch Hill and Hoophorn Streams. They all require clip-ons to make passage safe for cyclists on this

highway and achieve Grade 2 status. Bush Stream could be crossed via a route across the riverbed and a ford but would still need a viable option for when the river is in high flow or flood.

A basic comparison of the costs clearly demonstrates the difference in the cost of these two options. The cost of constructing this section at the base rate of \$23/metre is between \$400,000 – 460,000 plus the cost of the clip-on structures. Based on advice from NZCT⁵ it is unlikely that it would be funded or even part funded by NZTA. The base rate cost for clip-on structures is \$3000 per metre (dependent on the type of bridge) so if the four main road bridges were utilised for crossing the streams the cost of the structures would be a minimum of \$675,000. The total cost of developing this option is between \$1,075,000 and \$1,135,000. Using swing bridges as an option at the three shorter river crossings would only reduce this by \$100,000. If this is considered to be worthy of further consideration then further evaluation would be needed to fully understand the requirements and full costs of this option.

Alternative upgrade Upper Tasman section

An alternative to the Mount Cook Airport to Glentanner option is to upgrade the existing section north of the Jollie River by forming a new route from Micks Stream to above Andrews Stream which would avoid the flood and wash out prone zone completely. This requires the construction of 5.4 km of new trail and the upgrading of a further 1 km. Further work is required to evaluate this fully but a desk top costing for it is between \$30,000-60,000 dependent on whether imported clay/gravel is required or if it can be done solely with the rockcrushing technique. In addition to the construction of the new trail there maybe some additional bridge costs if the current Micks Stream bridge is not suitable at the new stream crossing.

Trail sections with alternative routes

Incised inlet Irishman Creek section

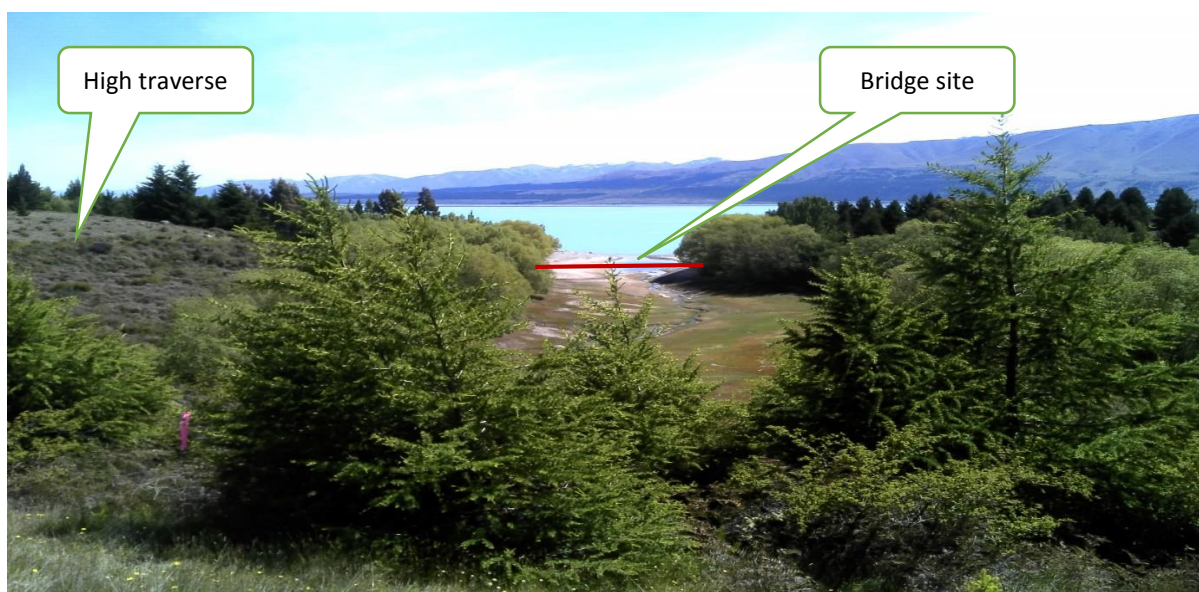
There is a section across some more difficult ground around the back of the incised inlet and swamp at 7.51 km which is proposed as the preferred route⁶. However there is another option at this site which is shorter but involves a 75m swing bridge. This option was not chosen as the preferred route because of the cost difference of \$139,000. The swing bridge would have been a significant feature of the cycleway and the chosen route involves an ascent and descent from lake level to 550m but on balance the less costly option has been chosen. The preferred higher route will have a higher landscape impact when viewed from the lake.

Swampy and wetland sections Irishman Creek and Guide Hill

The alternative for avoiding the extensive section of boardwalk on northern Irishman Creek section of the trail would involve a route which would be on or in the vicinity of the side of the road for most of its distance.

⁵ Pers. comms - J. Kennett, New Zealand Cycle Trails

⁶ Refer to the accompanying volume: "Satellite images of the proposed route for the Alps 2 Ocean Cycle Trail: Hayman Mount Cook Road, Eastern Lake Pukaki Sheet 4 pg. 6"



Incised gully with alternative route bridge site and preferred high traverse trail marked in foreground and running out to left

While quite achievable and at a significantly lesser cost (difference of \$120,000) it does not meet many of the principles chosen for siting the trail outlined earlier in this report and results in an ascent back to the road and descent to the lake. Another route which follows a similar line but cuts out part of the roadside trail is only marginally less expensive because it still involves a lengthy boardwalk. This proposed lakeshore section of the trail is quite outstanding with intact red tussock wetlands that cyclists would be riding through for a distance of nearly 300 metres.

Likewise, the boardwalk sections on Guide Hill are unable to be avoided unless it is routed along the road for the whole of the Guide Hill section (3.72 km). This is because Guide Hill is in the process of freeholding most of the land between the road and lake and leaving an expanded marginal strip on the lakeshore to be managed by DOC. They are very supportive of the proposed lake shore route as it leaves their grazing land intact as one paddock and will ensure minimal stock disturbance by cyclists.

Tekapo trail

The starting point for the trail in Tekapo poses some risk that this whole section of proposed trail may become a “white elephant” in the future. While there is clearly some logic in having a trail from Tekapo the official nature of it potentially creates a risk for this section of trail in the future. This is an issue which trail managers need to consider before embarking on this significant investment.

Conclusion

This proposed trail can be constructed on a largely off road route along the eastern lakeshore of Lake Pukaki and north alongside the Tasman River and through Mount Cook Station.

It will be an outstanding addition to the current off road sections of the Alps 2 Ocean Cycle Trail and should encourage more riders to undertake the full ride from Mount Cook because of both the trail ride and the outstanding natural features and scenery on this section.

Tables of trail detail and construction costs

Table 1: Trail detail by section and trail type:

Section Name	Total Distance Metres	Type of ground or structure												
		Flat Even Undulating Ground (FU) Metres	Easy Side slope (ESS) Metres	Steep side slope (SSS) Metres	4WD track (4WD) Metres	Roadside (RS) Metres	On road Metres	Riverbed Metres	Boardwalk Metres	Boardwalk No.	Bridges Metres	Bridges No.	Culverts Number	Cattlegrids Number
Genesis	911	851	60											
Irishman	11086	3894	2984	947	2834				419	11	8	1	8	2
Guide Hill	3722	2459	1062						185	5	16	2	3	1
Tasman Downs	4280	1468	600			2200			12	1				1
Braemar	8244	2918	1788	977		2511			50	5			21	2
Mt Cook	7826	2710	1010	2700		648	670		73	9	15	2	6	11
Jocks Island (PCL)	2484	440		565	775			689	15	1			2	1
TOTAL DISTANCE (M) UNITS	38553	14740	7504	5189	3609	5359	670	689	754	32	39	5	40	18
% TRAIL	100%	38%	19%	13%	9%	14%	2%	2%	2%		0%			

Table 2: Trail costs by trail type and construction component

Trail costs by trail type and construction component												
Construction component	Type of ground or structure											
	Flat Even Undulating Ground (FU)	Easy Side slope (ESS)	Steep side slope (SSS)	4WD track (4WD)	Roadside (RS)	On road	Riverbed	Boardwalk	Bridges	Culverts	Cattlegrids	
Total Distance	38553	14740	7504	5189	3609	5359	670	689	754	39	40	18
Trail Construction cost/ m		\$ 11.00	\$ 12.00	\$ 15.00	\$ 2.00	\$ 5.00	\$ -	\$ 5.00				
TRAIL CONSTRUCTION	\$ 367,481	\$ 162,140	\$ 90,048	\$ 77,835	\$ 7,218	\$ 26,795	\$ -	\$ 3,445				
Structure cost / m									\$ 500.00	\$ 1,250.00	\$ 200.00	\$ 2,000.00
STRUCTURES	\$ 469,750								\$ 377,000	\$ 48,750	\$ 8,000	\$ 36,000
Gravelling cost /m		\$ 12.00	\$ 12.00	\$ 12.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
GRAVELLING	\$ 329,196	\$ 176,880	\$ 90,048	\$ 62,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total costs / m		\$ 23.00	\$ 24.00	\$ 27.00	\$ 2.00	\$ 5.00	\$ -	\$ 500.00	\$ 500.00	\$ 1,250.00	\$ 2,000.00	\$ 2,000.00
TOTAL COSTS	\$ 1,166,427	\$ 339,020	\$ 180,096	\$ 140,103	\$ 7,218	\$ 26,795	\$ -	\$ 3,445	\$ 377,000	\$ 48,750	\$ 8,000	\$ 36,000

Table 3: Costs of trail construction by section and trail type

Costs of trail construction by section and trail type												
		Type of ground or structure										
Section Name	Total \$	Flat Even	Easy Side	Steep side	4WD track	Roadside	On road	Riverbed	Boardwalk	Bridges	Culverts	Cattlegrids
		Undulating Ground (FU)	slope (ESS)	slope (SSS)	(4WD)	(RS)						
Genesis	\$ 21,013.00	\$ 19,573	\$ 1,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irishman	\$ 417,515.00	\$ 89,562	\$ 71,616	\$ 25,569	\$ 5,668	\$ -	\$ -	\$ -	\$ 209,500	\$10,000	\$ 1,600	\$ 4,000
Guide Hill	\$ 197,145.00	\$ 56,557	\$ 25,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,500	\$20,000	\$ 600	\$ 2,000
Tasman Downs	\$ 67,164.00	\$ 33,764	\$ 14,400	\$ -	\$ -	\$ 11,000	\$ -	\$ -	\$ 6,000	\$ -	\$ -	\$ 2,000
Braemar	\$ 182,160.00	\$ 67,114	\$ 42,912	\$ 26,379	\$ -	\$ 12,555	\$ -	\$ -	\$ 25,000	\$ -	\$ 4,200	\$ 4,000
Mt Cook	\$ 241,160.00	\$ 62,330	\$ 24,240	\$ 72,900	\$ -	\$ 3,240	\$ -	\$ -	\$ 36,500	\$18,750	\$ 1,200	\$ 22,000
Jocks Island (PCL)	\$ 40,270.00	\$ 10,120	\$ -	\$ 15,255	\$ 1,550	\$ -	\$ -	\$ 3,445	\$ 7,500	\$ -	\$ 400	\$ 2,000
TOTAL COSTS	\$ 1,166,427	\$ 339,020	\$ 180,096	\$ 140,103	\$ 7,218	\$ 26,795	\$ -	\$ 3,445	\$ 377,000	\$48,750	\$ 8,000	\$ 36,000

Tables: Financial summary and detail

Table 4: Financial summary of whole project cost

Financial Summary: Whole of Project Cost					
Project Planning				\$ 169,720	
	Resource and other consents		\$ 31,220		All resource and building consents: fees and applications
	Easements/Legal		\$ 44,300		Surveying, easement negotiations, legal cost and travel
	Planning		\$ 19,900		Final design and marking of the route, preparation and completion of contract and tender process
	Project management		\$ 65,900		Project supervision and management
	Project reporting		\$ 8,400		Reporting on the project on a regular basis
Total Trail Construction, Surface and Structures				\$ 1,166,427	
Trail Construction and trail surface			\$ 696,677		
	Trail construction		\$ 367,481		Trail formation
	Trail gravelling and compaction		\$ 329,196		Gravelling and completion of the surfacing of the trail
Structures			\$ 469,750		
		Boardwalks	\$ 377,000		Construction of 32 boardwalks total of 754m
		Bridges	\$ 48,750		Construction of 5 bridges total of 39m
		Culverts	\$ 8,000		Installation of 40 culverts
		Cattlegrids	\$ 36,000		Construction and installation of 18 cattlegrids
Other				\$ 117,165	
	Signs		\$ 4,740		Signs and installation
	Toilets		\$ 9,000		Toilet and installation and moving 1 existing toilet to new site
	Fencing		\$ 103,425		Fencing of 6.1km of blocks and 1 road cattlestop on Irishman Creek section. Braemar fence modification.
Contingency @ 5%				\$ 72,666	
Total				\$ 1,525,978	

Table 4-1: Project Planning Cost Detail

Project Planning Cost Detail							
Task #	Tasks/sub tasks	TMC Hours	TMC Total	TMC Expenses	Other Costs	Total Costs	Task Description
Task 1	Resource consent					31220	Research, preparation and making application for consents for the project.
1.1	Resource consent application research, preparation	60	6300			6300	Based on a non-notified consent to MDC and any required ECAN consents re waterways and structures.
1.2	Landscape report prepared by specialist (estimate)	1	105		5000	5105	
1.3	Botanical report prepared by specialist (estimate)	1	105		4000	4105	
1.4	Resource consent fees (MDC and ECAN)				5000	5000	\$2000 MDC and \$1500 + \$1500 additional time for ECAN
1.5	Building consents and PIMS	12	1260		9250	10510	Consents for bridges and PIMS for boardwalks
1.6	Vehicle travel @ 0.77 /km (provisional sum)			200		200	
Task 2	Easement implementation					44300	Completion of easements in conjunction with both parties solicitors and landholders.
2.1	Meetings, negotiation, completion of easement documentation	60	6300			6300	
2.2	Legal and survey work undertaken by others				37500	37500	Provisional sum
2.3	Vehicle travel @ 0.77 /km (provisional sum)			500		500	
Task 3	Planning, detailed design, contract specification and management					19900	Final design and marking of the route, preparation and completion of contract and tender process by external contractor in conjunction with TMC.
3.1	Detailed design and route marking for tendering	96	10080			10080	Prepare a plan of works and schedule for tender/contract documentation.
3.2	Preparation and completion of contract and tender process by external contractor	24	2520		6500	9020	TMC time for liaison, involvement in tender process and handover to selected contractor.
3.3	Vehicle travel @ 0.77 /km (provisional sum)			800		800	

Table 4-1: Project Planning Cost Detail (cont)

Task #	Tasks/sub tasks	TMC Hours	TMC Total	TMC Expenses	Other Costs	Total Costs	Task Description
Task 4	Project Management					65900	Management of the project both on and off site and supervision of the contractor(s) including risk and health and safety oversight, liaison with landholders and managers.
4.1	Contractor supervision (32 weeks)	384	40320			40320	Based on two site visits per week for period of construction and completion of the other trail structures, signs etc.
4.2	Project management	192	20160			20160	General project management, queries, land holder liaison, project admin etc. over the duration of the project - estimated at 40 weeks.
4.3	Vehicle travel @ 0.77 /km (provisional sum)			5420		5420	
Task 5	Project reporting					8400	Reporting to the project team on a monthly basis in writing, attendance at one project team per month and interim email and verbal updates.
5.1	Reporting	80	8400			8400	Based on 10 monthly meetings including preparation and weekly updates by email/verbal. Assumed such meetings would be based in Twizel.
Total costs by category		910	\$ 95,550	\$ 6,920	\$ 67,250	\$ 169,720	
Project Planning Cost Total			\$ 169,720				

Table 4-1-1: Survey, easement and legal costs

Survey, easement and legal costs									
Property/Agency	Surveying	Legal and fees for easements and concessions	Total						
Genesis	2000	2000	4000						
Irishman	4000	1000	5000						
Guide Hill	0	1000	1000	Marginal strip to be established					
Tasman Downs	3000	1000	4000						
Braemar	4000	2000	6000						
Mt Cook	9500	2000	11500						
Jocks Island (PCL)	0	1500	1500	Variation to concession fee					
Meridian	0	2000	2000						
District Council ROW 348	500								
Registration fee LINZ	2000								
Totals	\$ 25,000	\$ 12,500	\$ 37,500						

Table 4-1-2: Building consent and PIM costs

Building consent and PIM costs											
Section Name	No bridges	Parcels	Consents	Cost	No Boardwalks	Parcels	PIM	Cost	Total Cost	Notes	
Genesis	0		0	0	0	0	0	0	0		
Irishman	1	LINZ	1	1170	11	LINZ	1	350	1520	Only 1 PIM needed for LINZ land all one parcel	
Guide Hill	2	DOC 1	1	1290	5	DOC 1	1	350	1640		
Tasman Downs	0		0	0	1	LINZ		0	0		
Braemar	0		0	0	5	LINZ +Braemar+MDC1	2	700	700		
Mt Cook	2	MCS + MDC	2	2340	9	LINZ +MCS+MDC2	2	700	3040		
Jocks Island (PCL)	0		0	0	1	DOC 2	1	350	350		
PS1 5 bridges				2000					2000		
TOTALS	5		4	\$ 6,800	32		7	\$ 2,450	\$ 9,250		

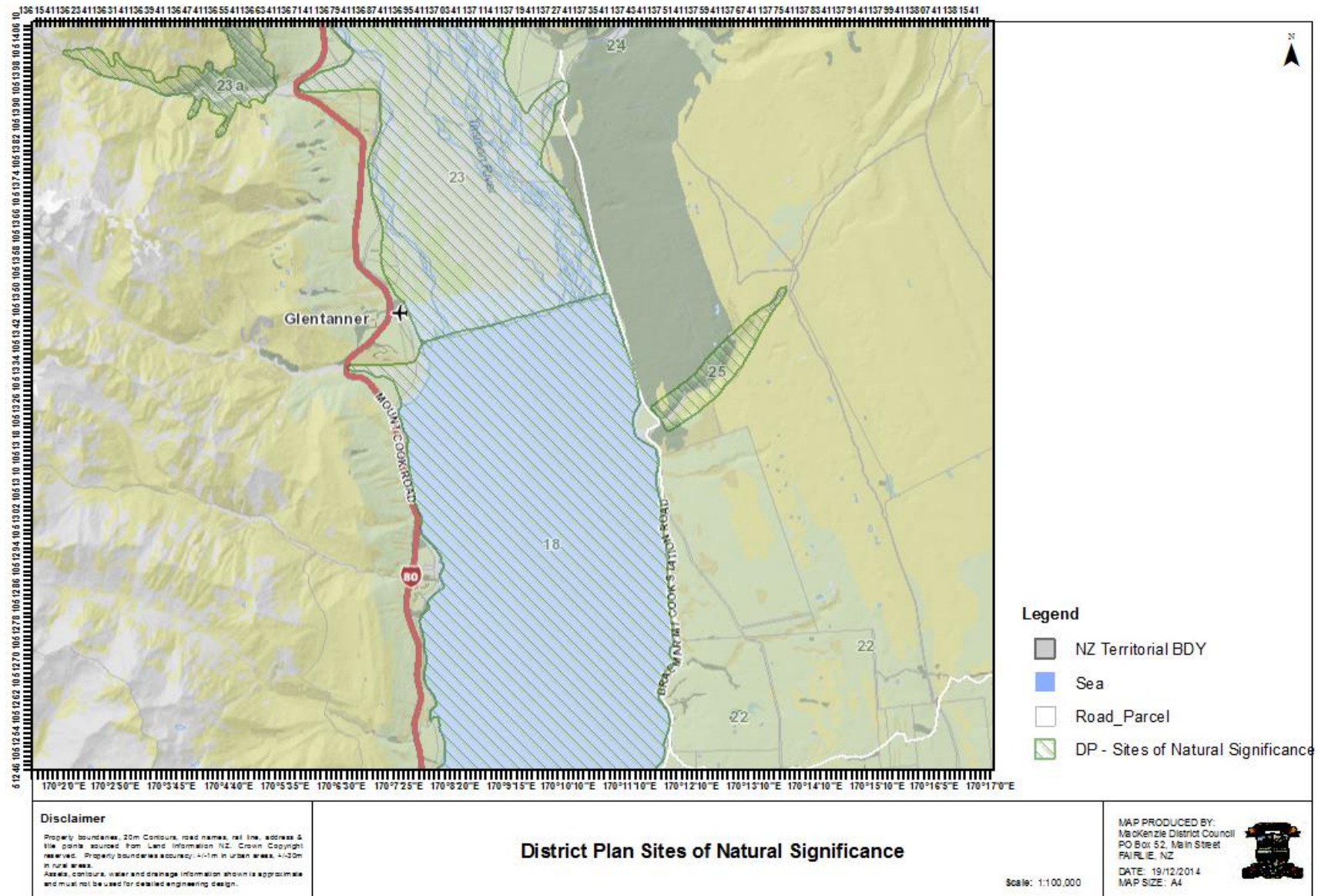
Table 4-2: Sign Costs

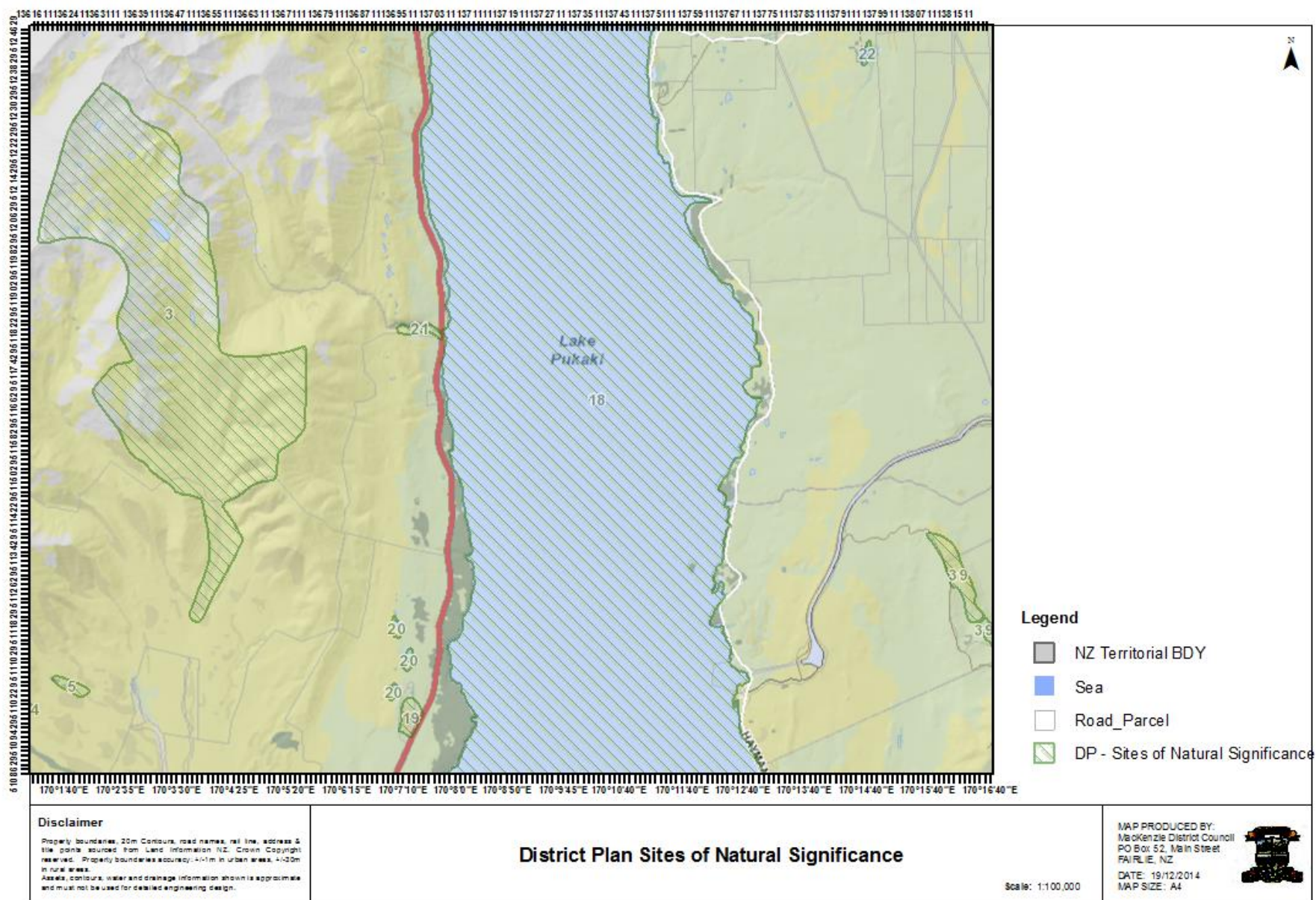
Signs									
	No	Cost/unit installed	Total cost						
Single sided signs (single post)	16	185	2960						
Double sided signs (single post)	0	210	0						
Information sign (double post)	2	390	780						
Removal and reinstall other existing signs (provisional sum)			1000						
Total			\$ 4,740						

Table 4-3: Fencing Costs

Fencing costs										
Per /km	\$	15,000								
Gates	\$	200								
Length (km)		Cost								
Irishman Creek										
Paddock 1	0.89	\$	13,350							
Paddock 2	1.96	\$	29,400							
Paddock 3	1.14	\$	17,100							
Paddock 4	1.85	\$	27,750							
Block 1	0.275	\$	4,125							
Gates (4)	7	\$	1,400							
Cattlestop Road		\$	5,800							
Braemar										
Fence modification	0.3	\$	4,500							
Total cost		\$	103,425							

District Plan Maps: Sites of Natural Significance





Appendices:

Appendix 1: NZCT Grade 2 Cycle Trail standards

Grade 2 NZCT standards:

Description: Some gentle climbs, smooth trail. Suitable for beginner riders, the trail is predictable with no surprises. Social component with riders able to ride side by side at times, but possibly large sections of single trail.

Gradient: 0-3.5 degrees for at least 95% of trail; between 3.5 and 5 degrees for no more than 200 metres at a time, and between 5 and 6 degrees for no more than 20 m at a time. If the track is designed and promoted to be ridden predominantly in one direction then the downhills can be steeper (up to 8 degrees).

Width: Between 0.9 m and 1.5 m for single trail and minimum 2.2 m for double trail sections with adequate clearances. Horizontal clearances as in Section 3.5.

Radius of turn: 3 m minimum with at least 4 m desirable.

Surface: Compacted/stabilised base course, with maximum top course aggregate of 30 mm.

Watercourses: Watercourses bridged, except for fords with less than 100 mm of water in normal flow which can be easily ridden. Surface should be as smooth as adjacent trail.

Bridge Width: Recommended bridge width at least 1.5 m, minimum width of 1.2 m.

Obstacles: Some rocks/roots/ruts that can either be avoided, or are less than 50 mm high. No stiles. Cattle stops should be minimum 1.2 m wide.

Length: 4-5 hours/day (30-50 km/day).

Barriers/Guard rails: Areas such as bluffs or bridges where a fall would result in death or significant harm require hand rails.

Appendix 2: LINZ letter



Our Ref: A1868047

5 December 2014

Rob Young
Te Manahuna Consulting

By Email: ryoung@temanahuna.co.nz

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E info@linz.govt.nz
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Dear Rob

Alps to Ocean Cycle Trail – Feasibility Study Hayman Road Section

I understand that you are working on a feasibility study for a proposed off-road section of the Alps to Ocean Cycle Trail in the vicinity of Hayman Road.

Some of the proposed route has been identified as crossing over Crown land under the Land Act 1948 administered by the Commissioner of Crown Lands.

This letter is to confirm that we are generally supportive of the cycle trail venture on the basis of the information provided to date.

Kindly note that the Crown land between Hayman Road and Lake Pukaki is subject to interests granted to third parties, for example, operating easements held by Meridian Energy Limited and Genesis Energy Limited. Any existing rights to use/occupy the Crown land will need to be fully considered in any LINZ decision making processes. These are matters that will need to be further detailed if the proposed cycle trail obtains funding and the project progresses.

Yours sincerely

Diane Cardwell
Senior Portfolio Manager
Crown Property

newzealand.govt.nz

References:

New Zealand Cycle Trail Design Guide: Via Strada: 2011

Crown Settlement Offer: Consultation Document: Ngai Tahu: 1977

Mackenzie District Plan: Mackenzie District Council:

Alps 2 Ocean Cycle Trail brochure: 2014

Alps 2 Ocean Visitor Risk Management Plan: Te Manahuna Consulting: 2013

Satellite images of the proposed route for the Alps 2 Ocean Cycle Trail: Hayman Mount Cook Road, Eastern Lake Pukaki



PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI

Legend

A20 trail route	
A20 alternate route	
Property boundary	
Road reserve	
4WD track	
Fence	
Paddock boundary	

Attributions:

LINZ data - Property boundary and road reserve data displayed in this report sourced from the LINZ Data Service <http://data.linz.govt.nz/> (N.Z. Property Titles and Primary Road Parcels) and licensed by LINZ for re-use under the Creative Commons Attribution 3.0 New Zealand licence.

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PROPOSED ROUTE A2O CYCLETRAIL LAKE PUKAKI



Overview of proposed route for Alps 2 Ocean Cycle Trail: Tekapo B – Jollie River

The following 16 images provide section images of the 38.6 km proposed trail from Tekapo B to the Jollie River. They are approximately all to the same scale. Actual scale is indicated on each image. Each image is notated with relevant location, property information and features of the trail.

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 1: Genesis – Irishman Creek (GE S1 & IR S1)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 2: Irishman Creek (IR S2-5)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 3: Irishman Creek (IR S5-9)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 4: Irishman Creek (IR S9-17)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 5: Irishman -Guide Hill (IR S17-18 & GH S1)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 6: Guide Hill (GH S1-4)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 7: Guide Hill & Tasman Downs (GH S3-4 & TD S1- 4)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 8: Tasman Downs (TD S4)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 9: Braemar (BR S1-2)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



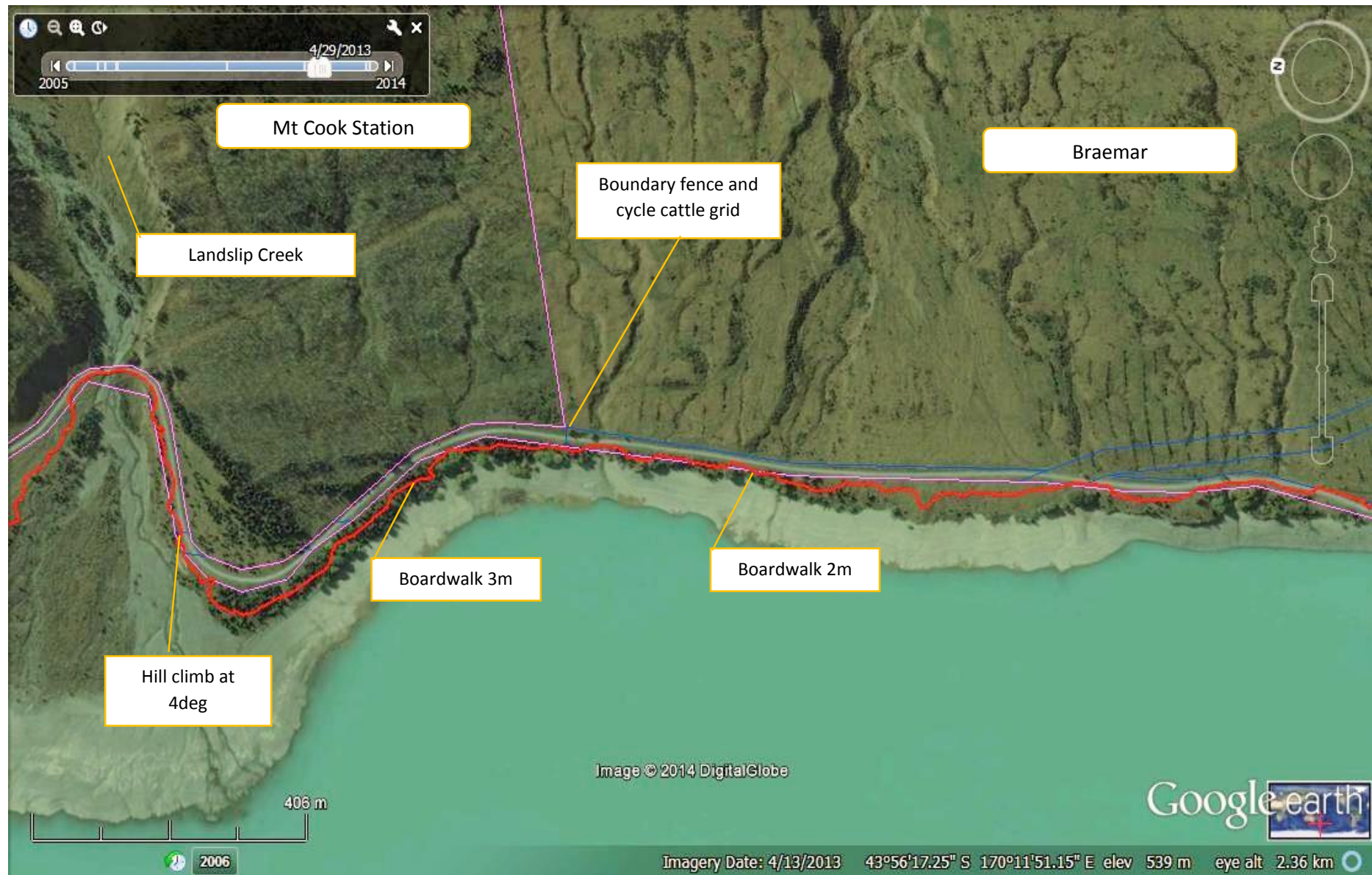
Sheet 10: Braemar (BR3-7)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 11: Braemar (BR S7-9)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



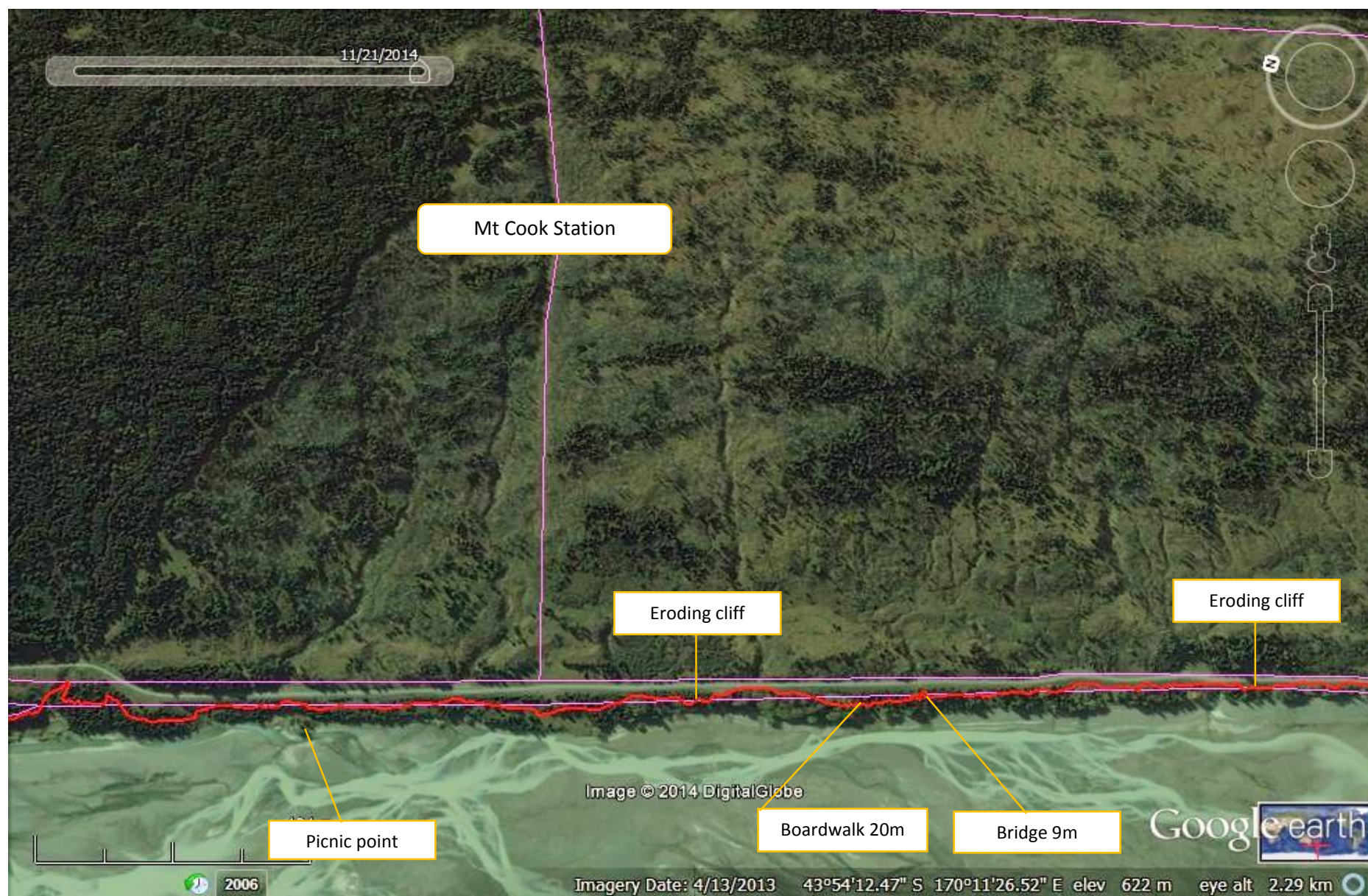
Sheet 12: Braemar - Mount Cook Station (BR S9-10 & MCS S1-2)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



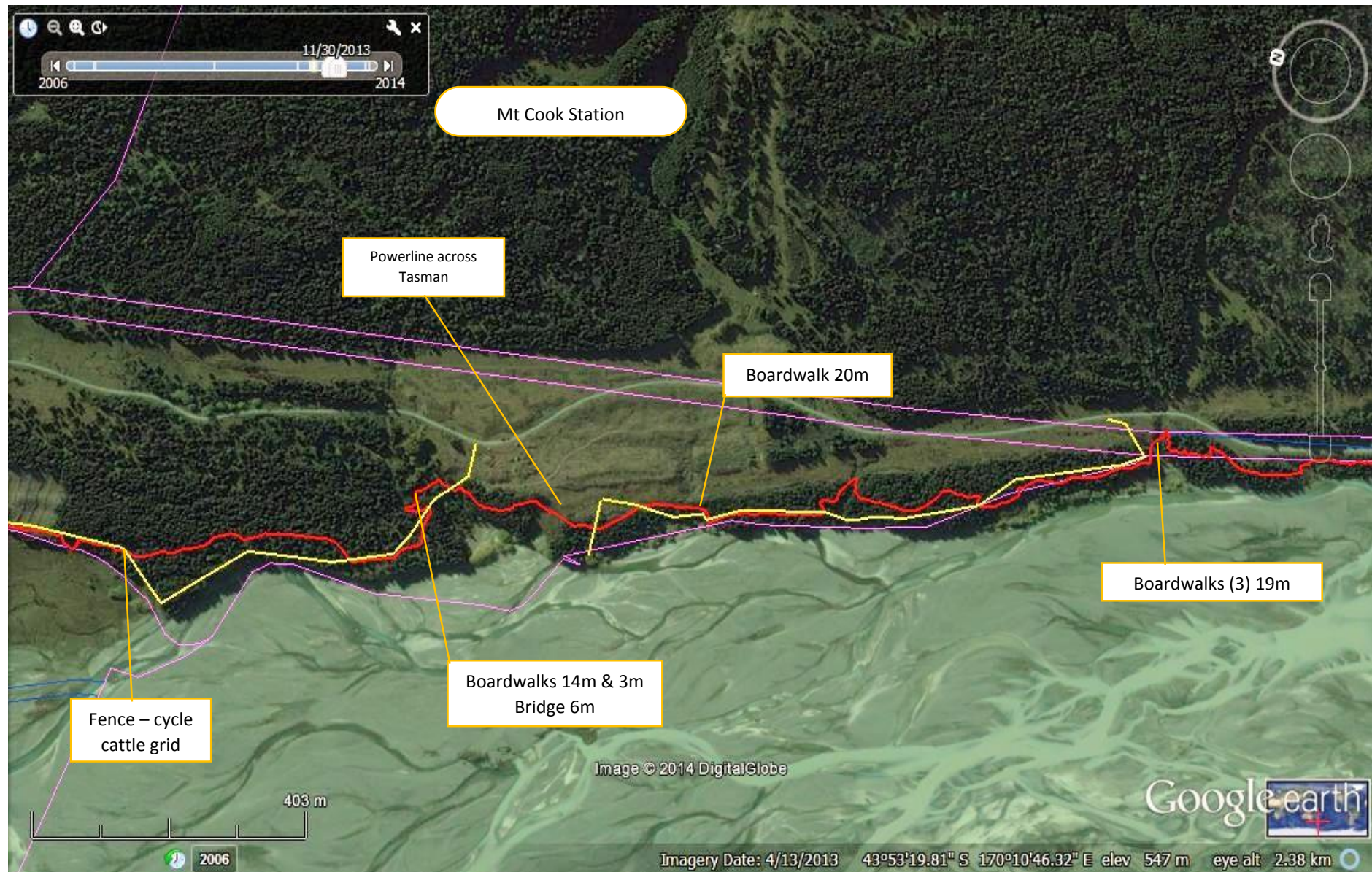
Sheet 13: Mount Cook Station (MCS S2-6)

PROPOSED ROUTE A2O CYCLETRAIL LAKE PUKAKI



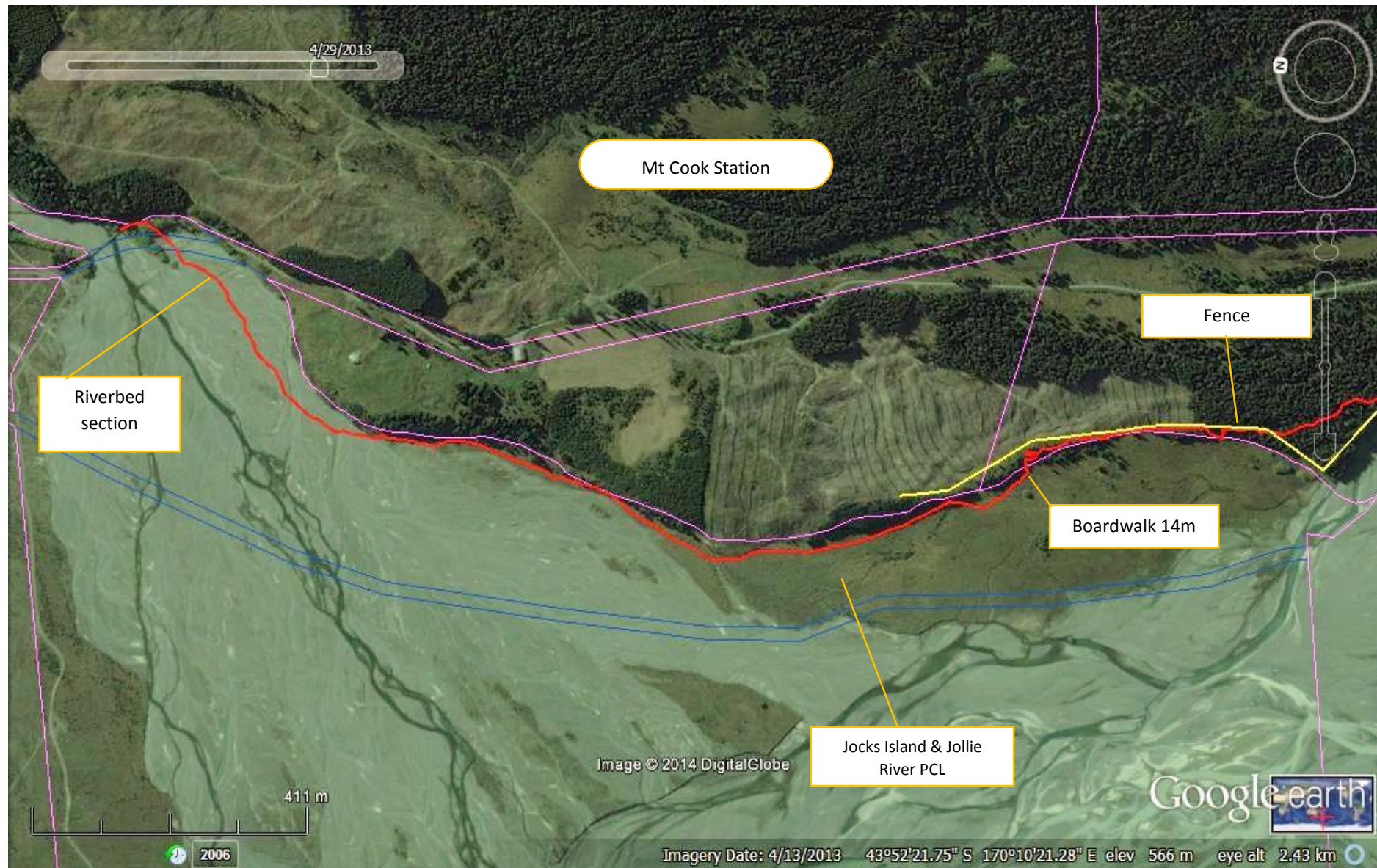
Sheet 14: Mount Cook Station (MCS S6-9)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 15: Mount Cook Station – Jocks Island (MC S9-11)

PROPOSED ROUTE A20 CYCLETRAIL LAKE PUKAKI



Sheet 16: Mount Cook Station – Jocks Island (MCS S11 & JI1-3)

PROPOSED FENCING IRISHMAN CREEK SECTION

Images of the proposed fencing on the Irishman Creek section of the trail consisting of 4 paddocks and 1 open block

PROPOSED FENCING IRISHMAN CREEK SECTION



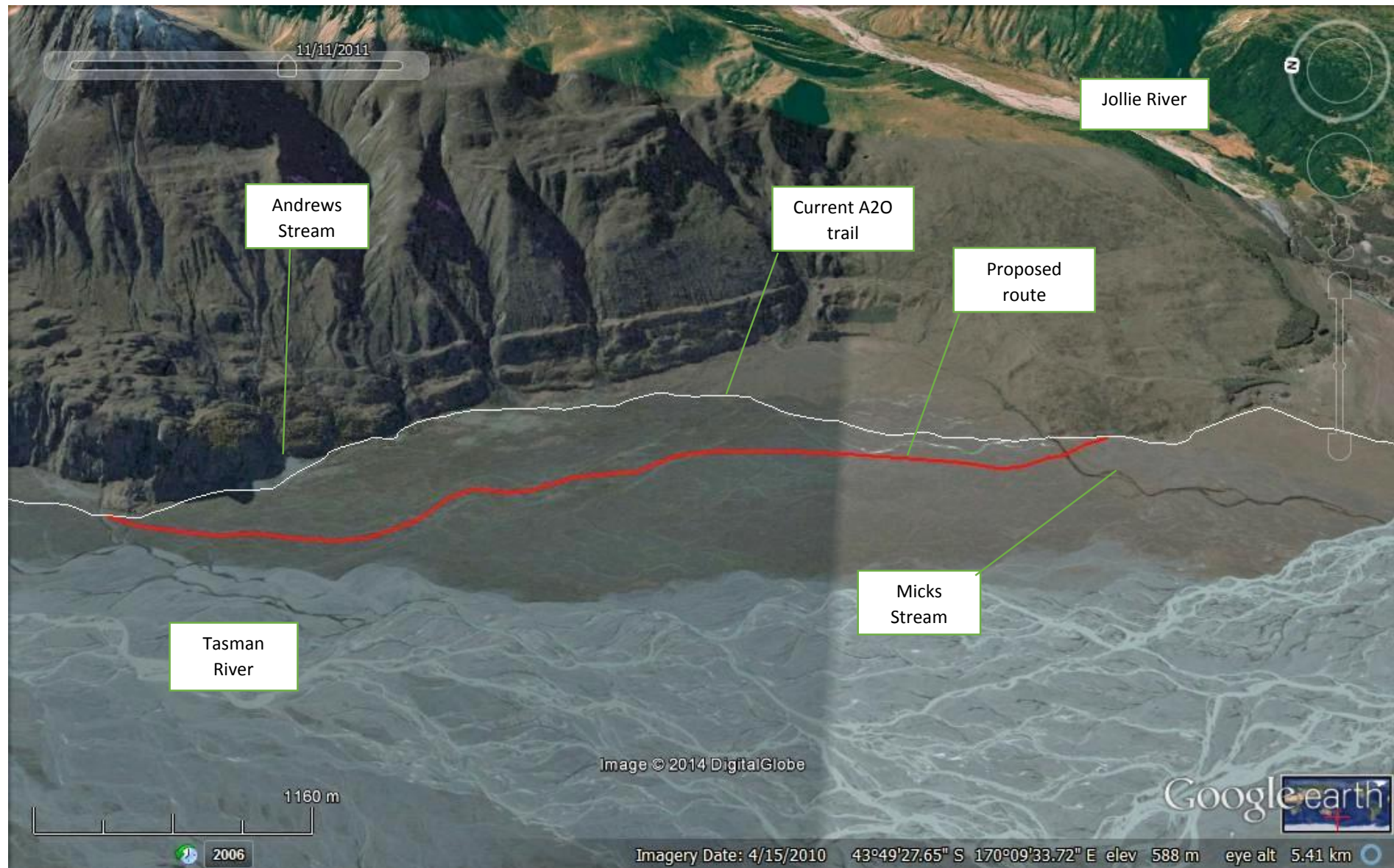
PROPOSED FENCING IRISHMAN CREEK SECTION



PROPOSED ROUTE UPPER TASMAN SECTION

Image of the proposed route in Upper Tasman section – Micks Stream to Andrews Stream

PROPOSED ROUTE UPPER TASMAN SECTION



MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: REPRESENTATIVE ON SOUTH CANTERBURY RURAL FIRE COMMITTEE

MEETING DATE: 4 AUGUST 2004

REF: LAN 14/4

FROM: NATHAN HOLE, PLANNING & REGULATIONS MANAGER

PURPOSE OF REPORT:

For Council to confirm its representative on South Canterbury Rural Fire Committee (SCRFC).

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council reconfirm Alistair Munro as its member representative to SCFRC; or
3. That Council appoints a Mackenzie District councillor as its representative to SCRFC.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

No attachments.

BACKGROUND:

Each year SCFRC seeks confirmation from each of the member territorial authorities who their representative is. The member representative is responsible for voting on behalf of Mackenzie District Council.

Alistair Munro has been Mackenzie's representative for many years, and currently is chairman of the committee, a role which he has also held for many years.

Mr Munro is the only territorial authority representative who is not an elected member.

POLICY STATUS:

Council has no policy in relation to this matter.

SIGNIFICANCE OF DECISION:

This does not trigger the Council's significance and engagement policy.

CONSIDERATIONS:

Significant changes are occurring in rural fire throughout New Zealand. The Government has commenced a review of the fire service which will impact on how rural fire services are provided to the community. At a local level, Ashburton District Council has resolved to become member of SCRFC, further enlarging the rural fire district.

The question for Council is, is it comfortable with its current representative arrangement, or given the changes ahead should it be involved more directly in decision making? This is a political decision, rather than a technical one, as SCRFC is guided professionally with advice from its principal rural fire officer, Mr Rob Hands.

The decisions that are made by SCRFC directly affect the Council, in particular the rural community, who entirely funds Mackenzie's contribution through the rural works and services rate.

CONCLUSION:

The current arrangement whereby Council is represented by on SCRFC by a non-councillor has been sufficient to date. However, by doing so Council is relying on a third party to represent it and make decisions on its behalf. Given the changes ahead both nationally and locally, it would be prudent for Council to reconsider how it is represented on SCRFC.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: TWIZEL COMMUNITY CARE TRUST

MEETING DATE: 4 AUGUST 2015

REF:

FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To consider a request from the Twizel Community Care Trust for increased funding

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Council agree to increase the Grant to the Twizel Community Care Trust from \$10,000 per annum to \$15,000 per annum shared with the Twizel Community Board. Subject to a new Service Level Agreement being signed.

GARTH NIXON
COMMUNITY FACILITIES MANAGER

ATTACHMENTS:

Request letter
 Budget
 Previous years financial information
 Copy of expired agreement

BACKGROUND:

The Twizel Community Care Trust was established in 1988 and is a registered Charity. Council has supported the Community Care trust over this time with varying amounts. The expired agreement ran for 5 years funding the TCCT \$ 10,000 per annum. This was funded 50/50 from the General rate and Twizel Community rate.

The agreement is pretty simple in that our contribution supports the engagement of a community worker. The level of funding we contributed was reduced in this last agreement based of advice from the TCCT that was all that was required.

The increase requested is an additional \$ 5000, this would increase the total contribution to \$15,000 per annum.

This existing agreement is expired and is due a review.
 The TCCT currently reports back on their activities to the Community Board through the Community Boards representative on the TCCT board.

POLICY STATUS:**SIGNIFICANCE OF DECISION:**

Not significant in term of our significance policy

ISSUES & OPTIONS:

Before any funding arrangement is put in place an agreement to the level of service provided needs to be confirmed.
 The Council or Community Board may not wish to determine how the TCCT operate but do need adequate reporting

CONSIDERATIONS:***Legal******Financial***

Under the current arrangement the TCCT funding is split 50/50 between the Twizel Community Board and the General rate. Both areas have sufficient budget allocated to cover an increase in this area.

Other

The TCCT report suggests that they may look to increase their operating hours which are currently 9.00am to 2.00pm. This is in response to suggestions made in their user survey. This will incur additional cost in staff time hence the additional cost.

The expired agreement need to be reviewed to reflect the actual service proposed. Staff at the TCCT suggest that there are some minor issues with the current agreement and would like to suggest some amendments

ASSESSMENT OF OPTIONS:

The Resource centres in our communities are an essential service. Not only supporting central government services, but also supporting local neighbourhood support networks and initiatives. It is appropriate to fund these but we need to understand what is provided .

CONCLUSION:

The Council should agree to a \$ 5000 increase in funding to the TCCT subject to a new Service Level Agreement extending not more than 5 years. That the funding continue to be split 50 / 50 between the Council and the Twizel Community Board

Twizel Community Care Charitable Trust
Financial Statements
For the Year Ended
31 March 2015

Prepared by:
Tania Murphy
TM Accounting Services
PO Box 27, Twizel 7944



TM ACCOUNTING SERVICES

Twizel Community Care Charitable Trust
Financial Statements for Year Ended 31 March 2015

Trust Directory

Nature of Trust:	Charitable Trust
Registered Office:	Twizel Community Care Centre Mt Cook Street Twizel
Date of Trust Deed:	9 November 1999
IRD Number:	49-788-398
Incorporation Number:	CC 32556
Trustees:	Neil Potter Eleanor Harris Janice Rayner Bruce White Michelle Pearce Les Andrew
Bankers:	ANZ

Note 1**Statement of Accounting Policies****Reporting Entity**

The financial statements presented here are for the reporting entity Twizel Community Care Charitable Trust. It is a Trust created pursuant to a Trust Deed dated 9th November 1999. The financial statements have been prepared in accordance with the trust deed and generally accepted accounting practices.

Note 2**Specific Accounting Policies**

Accounting policies which materially affect the financial statements have been applied as follows;

Measurement base

Unless otherwise stated the accounting principles recognised as appropriate for the measurements and reporting of earnings and financial position are on a historical cost basis.

Fixed Assets

Fixed Assets are stated at cost less depreciation. Depreciation is calculated on a diminishing value basis and stated in annual reports at book value

Income Tax

The Trust is exempt from New Zealand income tax as a registered charitable entity under s CW 41 of the Income Tax Act 2007.

Goods and Services Tax

The financial statements are prepared on a GST exclusive basis

Differential Reporting

The entity qualifies for differential reporting as it is not publicly accountable and does not qualify as a large entity. All applicable differential reporting exemptions have been taken advantage of.

Changes in Accounting Policies

There has been no change in accounting policies during the financial year. Policies applied are consistent with those applied in previous years.

Twizel Community Care Charitable Trust
Financial Statements for Year Ended 31 March 2015

Note 3**Expenditure**

Grant funds from NZ Lotteries enabled the Twizel Community Care Trust to engage a Community Development Worker. Expenses associated with this contract have been itemised separately for the benefit of the reader of these Financial Reports.

Note 4**Sundry Expenses**

Invoices Paid To:	Amount (GST Excl)
Refund for Scooter Hire	\$43.48
Charities Commission – Filing Annual Return	\$66.67
Subs and Memberships	\$25.00
Gift – Flowers	\$43.48
Gift – J Holland	\$43.48

Note 5**Contingent Liabilities**

There are no contingent liabilities at balance date. The Twizel Community Care Trust has not granted any securities or given any guarantees in respect of liabilities payable by it to any other party.

Last Year - Nil

Note 6**Capital Commitments**

This Year – Nil

Last Year - Nil

Annual Reports approved by OCRT Trustees

Neil Potter, Chairperson	_____	_____ (Date)
Neil Potter	_____	_____ (Date)
Eleanor Harris	_____	_____ (Date)
Janice Rayner	_____	_____ (Date)
Bruce White	_____	_____ (Date)
Michelle Pearce	_____	_____ (Date)
Les Andrew	_____	_____ (Date)

Twizel Community Care Charitable Trust
Income Statement For Year Ended 31 March 2015

	Notes	2015 \$	2014 \$
Income			
Grants and Annual Allocations			
Ministry of Social Development		22,399	22,399
Community Trust Mid Canterbury		-	4,348
Z Energy		-	363
NZ Lotteries		22,600	-
Department of Internal Affairs		10,000	11,320
MacKenzie District Council		10,000	10,000
		64,999	
Income from Services			
Community Vehicle Trust		4,784	4,579
Venue Hire		1,545	100
		6,329	
Other Income			
Donations		1,000	1,004
Tagged Donation		1,000	-
Interest		1,379	775
		3,379	
Total Income		74,707	54,888
Expenditure			
ACC Levies		300	-
Accounting Fee		-	600
Advertising		550	-
Bank Fees		5	30
Community Development Worker	(3)		
General Expenses		2,352	-
Travel		3,149	-
Wages		18,221	-
Depreciation		1,680	1,153
Insurance		395	395
Ipayroll Fees		686	-
Office Expenses		2,886	1,437
Power		1,885	1,993
Phone & Internet		1,800	1,526
Repairs and Maintenance		711	2,247
Sundry	(4)	222	1,347
Training		352	-
Travel		941	-
Wages		37,761	37,585
Waste Disposal		122	-
Total Expenditure		74,018	48,313
Net Surplus/(deficit)		\$689	\$6,575

Twizel Community Care Charitable Trust
Balance Sheet For Year Ended 31 March 2015

	Notes	2015 \$	2014 \$
Trust Funds			
Retained Earnings as 1 April		34,762	28,187
Net Surplus/(deficit) for year		689	6,575
Balance as at 31 March		<u>\$35,451</u>	<u>\$34,762</u>
Trust Funds are Represented by:			
Current Assets			
Cheque Account	3,463		2,616
ANZ On Call Account	30,727		33,456
GST Refund Due	<u>820</u>		-
Total Current Assets		35,010	36,073
Non Current Assets			
Fixed Assets	(2) 3,397		3,316
Building Access Ramp - Development to Date	<u>670</u>		-
Total Non Current Assets		<u>4,066</u>	<u>3,316</u>
Total Assets		39,076	39,389
Less Current Liabilities			
Accounts Payable	455		663
Unpresented Cheques	1,311		-
Holiday Pay Accrued	1,860		2,000
GST Payable	<u>-</u>		<u>1,964</u>
Total Liabilities		3,625	4,627
Net Assets/Liabilities		<u>\$35,451</u>	<u>\$34,762</u>

Twizel Community Care Charitable Trust
Schedule of Fixed Assets and Depreciation
For the Year Ended 31 March 2015

Asset	Cost Price	Book Value 1-Apr-14	Additions Disposals	Gain/Loss on Disposal	Capital Profit	Month	Rate	---Depreciation---	\$	Accum Deprec.	Book Value 31-Mar-15
Office Equipment Group	12,183	2,778				12	40%	DV	1111.2	10,516	1,667
Photocopier	850	588				12	40%	DV	215	312	323
Computer	1035		1035			9	30%	DV	233	233	802
Drapes	726		726			8	25%	DV	121	121	605
TOTAL	14,794	3,316	1,761						1,680	11,182	3,397

Twizel Community Care Charitable Trust - Budget for 2015 / 2016

Description	Dollars	Notes
Income:		
Grants and Annual Allocations		
Ministry of Social Development	23,399	Requires annual application
Department of Internal Affairs	10,000	Requires annual application
MacKenzie District Council	10,000	Agreement expired 30 June 2015
Other Income:		
Community Vehicle Trust	4,800	Donations and Interest income have been excluded given the unpredictable nature of that kind of income and in the past years the amount received has not been significant
Venue Hire	1,500	
Total Budgeted Income:	\$ 48,699	
Expenditure:		
Acc Levies	300	
Accounting Services	400	
Advertising	550	
Bank Fees	5	
Depreciation	1,680	
Insurance	395	
Ipayroll Fees	686	
Office Expenses	3,000	
Power	2,000	
Phone & Internet	1,800	
Repairs & Maintenance	2,500	
Sundry	250	
Staff Training	1,000	
Travel	1,945	Travel to attend meetings : Timaru – 6 trips per year - \$1,478 Fairlie – 3 trips per year - \$ 467
Waste Disposal	122	
Wages	41,600	A re structure has seen the appointment of an Office Manager and in the future there may be a an increase in office hours.
Total Planned Expenditure:	\$ 58,233	
2015 Deficit	(\$ 9,534)	Plan to decrease deficit: Apply to MDC for increased funding \$5,000 Grant Applications \$5,000

AD 7/2/15

Agreement for Twizel Community Care Centre

Parties

The parties to this agreement are the Mackenzie District Council, a local authority under the Local Government Act 2002, (the Council) and the Twizel Community Care Trust

Background

The Twizel Resource Centre was started by the Community Care Trust in 1988 to fill a gap in social support services, and to help create local employment. The Trust made use of available public funding to employ a community worker, and establish work programmes.

In 2003 The Ministry of Social Development under Heartland Services contracted The Community Care Trust to provide a range of support it currently provides access to government services and information in the community, and the opportunity to meet face to face with government agency representatives. The Resource Centre has recently undergone a name change and is now referred to as the Twizel Community Care Centre

The Twizel Community Care Centre is supported by Heartland Services, Twizel Area School (use of the building) and Mackenzie District Council.

Council's role then and now is to provide financial support to enable the employment of a community worker to assist in these tasks as well as other community based initiatives.

Term of the contract

This contract shall be for an initial term of three years from (1 July 2010) with two rights of renewal, each for a period of twelve months.

Contribution for Community Worker

During the first year of this contract, the Council shall pay the Community Care Trust the sum of \$10,000 plus GST

Adjustment of Annual Payments

After the payment of the initial contracted sum, subsequent annual payments will be adjusted by applying the Consumers Price Index for the twelve months to the previous 1 July to the contracted sum.

Payments to be made in instalments.

The contracted sum will be divided in two equal payments paid out during first quarter and third quarter upon receipt of a tax invoice.

Hours of Opening

The Twizel Community Care Centre shall be open Monday to Friday 9.00am to 2.00pm

Staffing

It shall be the responsibility of the Twizel Community Care Trust to ensure that the Twizel Community Care Centre is staffed by an appropriately qualified person and that the opening hours are maintained

Operational Matters

The running of the Twizel Community Care Centre shall be the sole responsibility of the Twizel Community Care Trust who will be responsible for all matters relating to the employment of staff.

Work Plan

In February of each year The Trust shall prepare a draft plan of its activities for the year beginning 1 July including any target or measures by which to gauge its performance. Such a plan will be presented for comment and or endorsement by the Twizel Community Board and the Council

Reporting

The Twizel Community Care Trust shall submit a quarterly report to Twizel Community Board outlining progress, programmes and needs in the Community. The report following the end of your financial year shall include the Trusts Financial accounts

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
FROM: CHIEF EXECUTIVE OFFICER
SUBJECT: COMMUNITY BOARD RECOMMENDATIONS
MEETING DATE: AUGUST 4, 2015
REF: PAD 5

PURPOSE OF REPORT:

To consider the recommendations made by community boards.

RECOMMENDATIONS:

1. That the report be received.

FAIRLIE COMMUNITY BOARD:

That council **notes** the following resolution regarding a review of fees and charges for the Fairlie community facilities:

That the Fairlie Community Board adopt the revised fees and charges as proposed.

Les Blacklock/Warren Barker

That council **notes** the following resolution regarding surplus funds from the projects budget:

That the Fairlie Community Board recommends to Council that the surplus funds of \$21,000 from the projects budget be carried through to the Township Reserve Account and the uncompleted work be undertaken in the next financial year, and funded from this reserve as an unbudgeted item.

Trish Willis/Noel Jackson

That council **notes** the following resolution regarding a parking study of Regent Street in Fairlie:

That the Fairlie Community Board employ Abley to undertake a layout and parking bylaw study on Regent Street, Fairlie for the fee of approximately \$4500 +GST and this be funded from the township projects reserve.

Les Blacklock/Noel Jackson

TEKAPO COMMUNITY BOARD

That council **notes** the following resolution regarding a review of fees and charges for the Tekapo community facilities:

That the Tekapo Community Board recommends to Council the revised fees and charges schedule be adopted.

Alan Hayman/Lyn Martin

That council **notes** the following resolutions regarding landscaping of the Tekapo Domain:

The Community Board confirm the minutes and recommendations made by the workshop as the basis for their way forward with the landscape of the Tekapo Domain.

Stella Sweney/Alan Hayman

That the Community Facilities Manager be tasked with progressing and reporting on these projects.

Stella Sweney/Lyn Martin

That council **notes** the following resolutions regarding the re-lining of the Tekapo reservoir:

That the budget of \$37,000 be carried over into 2015/16 year to undertake the reline project of the Tekapo Reservoir.

Murray Cox/Stella Sweney

TWIZEL COMMUNITY BOARD:

That council **notes** the following resolution regarding a review of fees and charges for the Twizel community facilities:

That the Twizel Community Board adopt the revised fees and charges as proposed.

Les Blacklock/Warren Barker

That council **notes** the following resolutions regarding work to reduce fire risk on council-owned land in Twizel:

That the Twizel Community Board recommends that a resource consent be sought and costings be obtained to undertake this work.

Pat Shuker/Russell Armstrong

ATTACHMENTS:

The minutes of the meetings of the community boards.
Schedules of fees and charges for all three community boards.

BACKGROUND:

The community boards have made a number of decisions for council to note and/or consider.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISIONS REQUESTED:

No significant decisions are required.

CONSIDERATIONS:

The Council delegated a range of authorities to staff and other organisations on 14 June 2005 when it also confirmed that it did not need to make any specific delegations to Community Boards to have them better perform their role.

This policy was amended on 29 January 2008 when the Council resolved to delegate to the Fairlie, Tekapo and Twizel Community Boards, the following responsibilities:

- The ability to consider requests from local organizations for financial assistance in the form of grants, where budget exists for such matters and subject to no one grant exceeding \$1,000.
- The ability to appoint local representatives to organizations within the community board area and other organizations where local representation is requested.
- The ability to authorize, within approved budgets, board members' attendance at relevant conferences and/or training courses.
- The ability to provide or withhold affected persons approval for planning applications on land adjoining Council owned land within the community board area.
- The ability to approve routine changes in policy affecting locally funded facilities within the community board area.

In the absence of delegated authority to the Community Boards on other matters, the Council has the opportunity to note and consider the issues raised and matters promoted on behalf of the Townships by their Boards and to endorse them where appropriate.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

**MACKENZIE DISTRICT COUNCIL
MINUTES OF A MEETING OF THE FAIRLIE COMMUNITY BOARD
HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON MONDAY JULY
20, 2015, AT 5:03PM**

PRESENT:

Owen Hunter (Chairman)
Les Blacklock
Trish Willis
Warren Barker
Noel Jackson

IN ATTENDANCE:

Wayne Barnett (Chief Executive)
Suzy Ratahi (Acting Asset Manager) – left at 6.39pm
Annabelle Bray (Christchurch and Canterbury Tourism) – left at 5.30pm
Paul Morris (Finance Manager) - left at 5.56pm
Arlene Goss (Committee Clerk)

APOLOGIES:

No apologies were received.

MINUTES:

Resolved that the minutes of the meeting of the Fairlie Community Board held on June 8, 2015, be confirmed and adopted as the correct record.

Warren Barker/Les Blacklock

FAIRLIE COMMUNITY BOARD MATTERS UNDER ACTION

The chairman said that at the last meeting Anne Thompson sought the support of the community board regarding the Village Green and this needed to be followed up. Discussion was held on her proposal. The board agreed it was a good idea. It would be good to have something for the older children on the Village Green. The Community Board has not been asked for funding, as it has been sought from external sources. Trish Willis asked if she could talk to Anne Thompson on behalf of the community board regarding what goes on the green. This was agreed.

The chairman noted that Annabelle Bray was present to speak regarding the public excluded item on the agenda and changed the order of business to consider this item next.

PUBLIC EXCLUDED:

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

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
Starlight Highway Tourist Drive	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: *Starlight Highway Tourist Drive, under section 7(2)(b)(ii).*

Trish Willis/Les Blacklock

The meeting re-opened to the public.

REPORTS:

FAIRLIE COMMUNITY BOARD FINANCIAL ACTIVITY REPORT TO MAY 2015:

The chief executive spoke on the financial report. Under 'Fairlie Domain' there are administration expenses that are incorrect. These will be corrected. The rest of the accounts are in order. Warren Barker asked why the maintenance bill was high. Would it be worth having a retired carpenter employed by the council to do operational maintenance? The chief executive said Council made a decision to out-source this work. He said employing staff requires ongoing commitment and you cannot re-tender the work. The chairman said employment had been tried in the past and was a minefield.

WARD MEMBERS REPORT:

Cr Noel Jackson updated the community board on the Long Term Plan. The decision was made not to sell forestry. Council will probably borrow money to cover the shortfall in the district. The roading service level has been cut but not hugely. The three waters have been amalgamated which will make it more affordable for the district as a whole. The chairman asked whether communities can still debate issues such as drinking water standards. The chief executive said the decision around drinking water standards will be made by Council. Community boards can still take an interest, but decision making will be at a council level, which it always has been.

REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

There were no reports from members.

PUBLIC EXCLUDED:

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

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
Verbal Update on Fairlie Campground	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: *Verbal update on Fairlie campground under section 7(2)(b)(ii).*

Trish Willis/Les Blacklock

The meeting re-opened to the public.

COMMUNITY FACILITIES FEES AND CHARGES:

This was a review of the fees and charges for Fairlie community facilities. The Community Board discussed various charges and agreed on the amounts suggested.

Resolved

1. That the report be received.

Les Blacklock/Warren Barker

2. That the Fairlie Community Board adopt the revised fees and charges as proposed.

Les Blacklock/Warren Barker

FAIRLIE PROJECTS AND ALLANDALE ENTRANCE TO TOWNSHIP:

The board were asked to make a decision on what to do with a surplus of \$21,000 from last year's budget. The chairman went through a list of town projects and said all were progressing well. He handed around some photos showing the Allandale Entrance to town. The chairman said there is permission from the landowner to put a garden against the brick wall and plant grasses to soften the area.

The chairman asked the roading manager to ensure that snow does not get dumped on the access to the river because this is the only access for fire engines to get water. Suzy Ratahi agreed. Suzy Ratahi said the council spent \$25,000 to \$35,000 on snow clearance and gritting in Fairlie, with a total amount of \$114,000 spent throughout the district. The chairman suggested the costs of snow clearing be published in the Fairlie Accessible.

Warren Barker said the town clock was not working the other day. The chairman will look at this.

Cr Jackson asked questions regarding town signs and Suzy Ratahi agreed to follow up.

Trish Willis asked about the area that used to be the paint ball ground and whether a decision had been made about what to do with the land. The chief executive said this has not gone to council yet. He will follow this up.

The chairman said he would like a monthly report to keep track of the projects money.

Resolved

1. That the report be received.

Trish Willis/Noel Jackson

2. That the Fairlie Community Board recommends to Council that the surplus funds of \$21,000 from the projects budget be carried through to the Township Reserve Account and the uncompleted work be undertaken in the next financial year, and funded from this reserve as an unbudgeted item.

Trish Willis/Noel Jackson

MINOR IMPROVEMENTS PROJECT LIST - REGENT STREET:

Suzy Ratahi outlined the proposal to look at parking and amenity issues and possibilities on Regent Street, Fairlie.

Warren Barker said he was uncertain about paying a consultant to do this work. The chief executive said staff have looked at this. Public consultation showed the public didn't want to change things. But the subject came up again. The idea was to have someone else give it a fresh look and come up with some options and possibly new ideas. The chairman asked if the consultants will talk to the commercial businesses on the street. This can be included in the scope. Part of the problem is a lack of business parking in the street.

Discussion was held on who should pay for the consultant's report. There was a suggestion that it be funded from the roading budget. The chief executive said it is fair for the community board to pay, as other towns are paying for similar work.

Les Blacklock suggested adding Grey Street to the study.

The chief executive said discussion with other councils might result in parking wardens being available to visit the towns in the district for occasional enforcement work. This might be a way to resolve the issues on Regent Street.

Resolved

1. That the report be received.

Les Blacklock/Noel Jackson

2. That the Fairlie Community Board employ Abley to undertake a layout and parking bylaw study on Regent Street, Fairlie for the fee of approximately \$4500 +GST and this be funded from the township projects reserve.

Les Blacklock/Noel Jackson

GENERAL BUSINESS:

Suzy Ratahi asked to update the community board on two issues before leaving the meeting. The first is the green sign on the power pole in front of the Old Library Café building. NZTA have agreed to supply a price to move this sign back down the road. The chairman asked for access to the motor camp to be taken into consideration when placing the sign.

The second issue was the Allandale bridge walkway. NZTA have looked at the information related to the clip-on bridge walkway. The community board needs to send a letter requesting NZTA to consider the issues we have with the bridge. This letter could come from the Mayor. This will prompt NZTA to look at it more closely but there is no guarantee of any action being taken. It was agreed that the Mayor would be asked to send this letter.

Suzy Ratahi left the meeting at 6.39pm.

Trish Willis updated the board on the Fairlie Community Centre survey. She said a good meeting was held and there seemed to be an underlying assumption that there was an intention to reduce the size of the stadium, so she corrected this and assured people this was not being considered. Discussion at the meeting was around the size of the stadium being a priority for some groups, but there was also a need to soften some areas so they could be used for weddings and other events. Discussion was also held on the maintenance needed in the building.

It was noted that the district promotions association is winding up and handing over its website to the community enhancement board.

The chairman said that with the Fairlie Western Catchment project now off the table, Council could sell the land at Nixon's Road. The chief executive offered to write a report on this subject and bring it to the next meeting.

**THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON
DECLARED THE MEETING CLOSED AT 6.50pm**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON MONDAY, JULY 13, 2015, AT 7.00PM

PRESENT:

Peter Munro (Chair)
Murray Cox
Stella Sweney
Lyn Martin
Alan Hayman

IN ATTENDANCE:

Wayne Barnett
Garth Nixon
Suzy Ratahi
Jo Bradley
Chris Green
Geoff Horler
Julie Jongen

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

No apologies received.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

VISITOR:

Jason Menard from Alps 2 Ocean.
Colin Maclaren.

Jason spoke on the Alps2ocean.

There are going to be changes to the NZ Regional cycle trail which connects at Tekapo. The same amount of cyclists are starting at Mt Cook and Tekapo. It is 56km from Tekapo and 77km from Mt Cook.

Signage - Looking at getting map signage at the start of each section and these will be in place this season.

Distance markers – Looking at getting these put in for safety and health reasons. There has been a request to place markers low to the ground, so they won't be obtrusive and interrupt the views for photos.

Guardians – For a set fee, it is hoped that there will be "guardians" where structures such as toilets would be placed with their sponsorship names. Once the first one is sorted, the project will be rolled out to try and get a guardian for each section.

All going well, by November/December from Sailors Cutting through to Otematata will be up to 33km off road instead of the 24kms it is at present.

The cycle trail from Kurow to Duntroon will be taken off the highway as well as two more sections between Duntroon and Oamaru.

Trail Supporter Packs - Concept working on sale supporter band, would purchase the band which would give entry to different activities, the price would be \$50-\$80.

The easiest solution would be using a smart phone application but he doesn't want to make the assumption that everyone has a smart phone.

By 2018 Alps 2 Ocean are hoping they will be self-sustaining by then, which in turn would mean the ratepayer doesn't have to support them.

Changes to the Web Site – Jason is compiling a “booking specialist” on the web site. Jason stated he will be the point of contact at this stage.

Colin Maclaren – Asked if that is the end of expenditure for Block A, Mr Nixon replied there will be replacement planting and moving of fences.

Mr Maclaren asked if it would be better and cheaper for planting to be done by enthusiastic locals, to which Mr Nixon replied the opportunities are still there for locals and nothing has changed. He stated the community board is looking at these options.

The chairman suggested that the Board look at the community and organisations who would be keen to participate with decisions and the work.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Community Board held on March 9, 2015, including those parts taken in public excluded, be confirmed and adopted as the correct record of the meeting.

Alan Hayman/Stella Sweney

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:

1. **Tekapo Plantation: Murray Place/Section A:**

A time line plan was requested from the board.

2. **Review of Freedom Camping Bylaw and its Alignment with the Freedom Camping Act:**

Hamilton Drive – Chris Green spoke of her concerns with freedom camping. There is new signage in place. The rubbish down there is very distressing. A lot of the hire company vehicles are now self-contained. The bylaw does state there will be a review in two years. If you are fully self-contained you can freedom camp anywhere in the district. Mr Nixon mentioned he has been in touch with Queenstown to see what they do, and Stella suggested someone contact Timaru Council and see how they are handling the situation. Discussion on how to enforce fines on campers. The big sign needs to be changed with penalties. A suggestion to bring the bylaw review forward was agreed. The CE asked Garth to speak with NZMCA about the rules and regulations of self-containment.

The board agreed to try the new enforcements and signage first, to see how it works out then review it after that.

3. **Future of Moturiki Island:**

No updates or advice has been received.

4. **Tekapo Squash Club:**

On the agenda for Property Groups next meeting 14/7/15.

5. Town Projects:

a. Landscaping the Community Centre Car park.

Was planted out prior to the snow and looks okay after the dumping.

b. Alps2Ocean Link between Tekapo and Canal Road.

Rooneys are removing Turleys stuff this week. The walkways will be tidied up and resurfaced but needs to have some shallow steps put in as it is a bit steep.

c. Rock wall extension along Main Road to Aorangi Crescent.

d. Upgrade of Hamilton Drive lookout.

The Chief Executive asked what are the main concerns with the area. The reply was drainage and the state of the area as far as tidiness goes.

e. Walkway on Lakeside Drive – pruning, landscaping.

Pruning has taken place. Garth Nixon is following up with contractors to finish the clean-up.

6. Playground Committee:

Murray Cox mentioned this would be tied up with the landscaping reports. Garth Nixon suggested a meeting be held on site with the committee. Peter, Murray and Garth will meet with the committee.

7. New Stormwater Line Near Mantra Development:

Geoff Horler spoke that there is still more planting to be done. Stella Sweeney commented that it is working brilliantly.

8. 60Km Extension.

Suzy Ratahi spoke on this. There is a meeting scheduled for Monday next week as the last meeting was cancelled due to snow.

9. Civil Defence.

Sandra McCarthy has resigned from Civil Defence and Catherine Johnson took over this role but has since resigned. David Rae is working on this.

FINANCIAL REPORT TO MAY, 2015:

This report is the financial report for the community board for the period to May, 2015, the purpose of which to update board members on the financial performance of the Tekapo Community as a whole for that period.

The Chief Executive spoke to this report.

Resolved that the report be received.

Lyn Martin/Alan Hayman

WARD MEMBER'S REPORT: (Verbal)

Murray Cox reported. Council have had meeting for LTP submissions, and a meeting for deliberations of submissions. Mr Cox reported on the three main topics, Roding, Forestry and amalgamation of the three waters. Council voted not to sell Forestry, and voted to amalgamate the three waters.

REPORTS FROM MEMBERS WHO REPRESENT THE COMMUNITY BOARD ON OTHER COMMITTEES: (Verbal)

Tekapo Promotions - Lyn Martin reported there are concerns of distribution of mail. There is an investigation being done for the possibility of a new logo. There is a need for more committee members.

More funds are needed to update the website, a figure of \$22,000 has been mentioned to do this. Discussion took place on how to fund an updated web site, this figure is not set in concrete and planning is in the very early stages.

Better communication in a severe weather emergency is required.

The Chief Executive replied that Council have been made aware of measures to trigger a response, part of this is to make sure all phones in the office have coverage and better communication with updates.

There are two nights arranged for "Community nights" they are August 12th and September 10th is the AGM.

Footbridge – Peter Munro spoke on this. This is progressing well, the arch is being painted. The engineer is now concerned about the bolting mechanism as to whether it will withstand freezing temperatures. Construction will be in about a month which will involve some road changes, it is planned to put this in place in September. AGM is August 18th. The official opening will be weekend 21st/22nd November.

Tekapo White Water Trust have had a couple of meetings with Genesis. They have a new chairman who is cracking the whip. Water equates to \$30,000 per year and it hasn't been done for a few years.

The Park – Power lines have been upgraded. A big clean-up is taking place at the moment Entered an agreement with Alpine to take out significant trees without making a mess, unfortunately there is a mess and a little bit of damage done in the caravan park. The park is buying a chipper so they can chip the trees as they fall. There are about four big branches that have fallen and will be taken out this week.

TEKAPO COMMUNITY HALL FEES:

Purpose of Report:

To consider revised fees and charges for the Tekapo Community Hall.

Lyn Martin commented about the web site and how it is very difficult to see what hall hire pricing is and to book a hall. The present system is meant to have been removed, Garth Nixon will deal with this.

Resolved

1. That the report be received.

Stella Sweny/Alan Hayman

2. That the Tekapo Community Board recommends to Council the revised fees and charges schedule be adopted.

Alan Hayman/Lyn Martin

TEKAPO DEVELOPMENT FUTURE LANDSCAPE WORKS:

Purpose of Report:

To confirm decisions made at Landscape Workshop.

Resolved

1. That the report be received.

Stella Sweney/Murray Cox

2. The Community Board confirm the minutes and recommendations made by the workshop as the basis for their way forward with the landscape of the Tekapo Domain.

Stella Sweney/Alan Hayman

3. That the Community Facilities Manager be tasked with progressing and reporting on these projects.

Stella Sweney/Lyn Martin

LAKE TEKAPO SOLAR SYSTEM CHALLENGE:

Progress Report to Tekapo Community Board – June 2015

The Chairman asked if there are any plans with the proposed ideas. The board is keen to see phase two completed. He asked about the poles which have all cracked and would like them cut off at ground level. Peter Munro asked Colin Maclaren if he can provide a plan showing his idea with the poles.

Resolved that the report be received.

Murray Cox/Lyn Martin

RESERVOIR – LEAKAGE REPAIRS:

Purpose of Report:

To advise the Community Board on the reasons for the delay in completing this project and rolling the funds over into 2015/16 so the project can be undertaken.

Geoff Horler spoke on this. Last year there was a budget for \$37,000 to do the repairs. Before work commenced on the repairs a review was done by Opus, this work really needs to be done as the reservoir is cracking.

Resolved

1. That the report be received.

Alan Hayman/Murray Cox

2. That the budget of \$37,000 be carried over into 2015/16 year to undertake the reline project of the Tekapo Reservoir.

Murray Cox/Stella Sweney

GENERAL BUSINESS:

1. Community Emergency Response Group (not Civil Defence).

Stella Sweeney spoke on this. Sandra McCarthy has resigned from Civil Defence. Amy Lamb from Twizel and representatives from Fairlie are meeting in Tekapo next week. It would be good if there was a central point of contact in the village. This group is about looking after the community in an emergency and having a network of communication within the community. Murray Cox mentioned that The Challenge Service station and the Fire and Police stations are the central hub for an emergency. A suggestion of a white board with updates be placed in a central location would be useful.

2. QLDC proposal for a tourist levy (ODT 25.6.15)

Lyn Martin spoke about this. Queenstown Lakes District Council are working with small towns that have huge influxes of tourists to work out a levy to assist with the expenses in maintaining our roads, rubbish, footpaths, toilets etc.

3. Snow Clearing Schedule/Tekapo Emergency Plan. (Verbal Murray Cox)

Suzy Ratahi spoke on this. She advised of a plan for clearing the snow within the town. Alan Hayman asked why they don't clear the snow as it is falling instead of afterwards. Suzy responded that it is mainly due to safety reasons. The snow clearing guidelines have been updated.

A lot of issues are the residents themselves, they need to be more responsible and take precautions. Murray Cox requested that a list gets distributed with priorities such as closures and snow clearing. It was suggested that the smaller jobs could be done by different contractors (hopefully a local) to Whitestones.

4. Lions Club Tekapo – Seat reinstatement.

Mr Nixon confirmed that Fulton Hogan have the seat in storage and it will be included in the plan.

PUBLIC EXCLUDED:

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

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
Starlight Highway Tourist Drive	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:
Starlight Highway Tourist Drive, under section 7(2)(b)(ii).

Alan Hayman/Murray Cox

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 9.36PM**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE COUNCILS SERVICE CENTRE, TWIZEL ON MONDAY, JULY 13, 2015 AT 3.36PM

PRESENT:

Phil Rive
Pat Shuker
Cr Russell Armstrong
Bruce White

IN ATTENDANCE:

Mayor Claire Barlow
Wayne Barnett
Suzy Ratahi
Angie Taylor
Garth Nixon
Julie Jongen
3 members of the public

OPENING:

The deputy chairman welcomed everyone to the meeting.

APOLOGIES:

Apology received from John Bishop, Paul Morris

DECLARATIONS OF INTEREST:

No declarations of interest.

VISITORS:

Jason Menard from Alps2Ocean.
Rebecca Greatrex from Starlight Discovery Highway

Jason spoke on the Alps2ocean.

There are going to be changes to the NZ Regional cycle trail which connects at Tekapo. The same amount of cyclists are starting at Mt Cook and Tekapo. It is 56km from Tekapo and 77km from Mt Cook.

Signage - Looking at getting map signage at the start of each section and these will be in place this season.

Distance markers – Looking at getting these put in for safety and health reasons. There has been a request to place markers low to the ground, so they won't be obtrusive and interrupt the views for photos.

Guardians – For a set fee, it is hoped that there will be "guardians" where structures such as toilets would be placed with their sponsorship names. Once the first one is sorted, the project will be rolled out to try and get a guardian for each section.

All going well, by November/December from Sailors Cutting through to Otematata will be up to 33km off road instead of the 24kms it is at present.

The cycle trail from Kurow to Duntroon will be taken off the highway as well as two more sections between Duntroon and Oamaru.

Trail Supporter Packs - Concept working on sale supporter band, would purchase the band which would give entry to different activities, the price would be \$50-\$80.

Russell Armstrong asked what would stop the bands being handed to one another. Jason responded that it has been discussed in the past and the decision was if it happens it happens. He believes it won't be an issue, but will see how the trial goes with it all.

The easiest solution would be using a smart phone application but he doesn't want to make the assumption that everyone over has a smart phone.

Bruce White questioned if transponders could be put on the bike as they do with bike racing. The response was it would require technology and buy in from supporters.

Another option would be when you hand in the band, that you get a voucher or gift. Another suggestion was putting a deposit on the bands.

Mr White questioned how the benefits will come back to the District. By 2018 Alps 2 Ocean are hoping they will be self-sustaining by then, which in turn would mean the ratepayer doesn't have to support them.

Changes to the Web Site – Jason is compiling a “booking specialist” on the web site. Jason stated he will be the point of contact at this stage.

MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on June 02, 2015, be confirmed and adopted as the correct record of the meeting.

Russell Armstrong/Pat Shuker

TWIZEL COMMUNITY BOARD MATTERS UNDER ACTION:

1. **Town Projects:**

Feedback very positive.

2. **Twizel Public Toilets:**

All has been done that can be done for now.

3. **Bike Lockup:**

Pat Shuker suggested the board ask the public what they think, perhaps get the top three suggestions and the Board could have a vote on this. This could be done through the Twizel Update. The land is commercially zoned and it would be difficult to subdivide. Mr Nixon suggested that a decision will need to be made as to whether it will be used commercially or recreational. The question was asked how many commercial sites would fit on this land if it was to be subdivided.

The Mayor asked that if this land was to be zoned recreational where would the town expand too it grows in the future. This area could be used to assist the Alps 2 Ocean.

Another opinion was to grass the area and use it as green space for now and perhaps look at other options for the immediate future.

The Chief Executive asked Jason Menard about what sort of bike lock up would be required? Mr Menard responded that a lock up that could accommodate bikes as well as a facility to lock up cyclists personal items.

There were 6,000 bikes the first year, 8,000-10,000 the last couple of years and Mr Menard predicts there will possibly 12,000 this year.

Phil Rive asked about the bylaw with “no bikes” this is meant to mean “no riding of bikes”.

Garth Nixon asked Mr Menard about bike lock up and do they need something more like a swimming pool locker as opposed to a rack with a chain. His answer was first priority will be storage for the bikes.

Mr Barnett commented that maybe this is an area that should go out to the public for their ideas and suggestions. The Board agreed this would be a good idea. Mr Rive responded they will look at putting something in the Update in the immediate future.

Mr Nixon said he will get a tidy up done, make the land safe and will get some galvanised piping to use for bike racks in the interim. He will also draft up an article for the Twizel update.

4. Traffic Issues at Maitland Place and Irishman Drive:

5. Twizel Water Supply Upgrade:

New pumps are running well. Although, when the power went out the generator never kicked in. It started okay when tested but never worked at the time of an emergency, it was out for about an hour. All is sorted now.

Will be completed as planned in October.

Booster pump will be installed before November for fire-fighting in the summer.

6. Future Direction for Twizel:

There is a lot of interest between the TPDA and Community Board. The board needs to go through the minutes of the meeting held with these two groups to see where the board can assist with options going forward.

A suggestion was made that the Community Board get together with TPDA in the next few weeks.

7. Early Learning Centre Location:

Garth Nixon mentioned that he hasn't heard back from anyone from the early learning centre. Angie Taylor commented that they are looking at other options around town and are still in the process of this.

8. Removal of Trees on Simons/Glenbrook Greenway:

Garth Nixon spoke to Frank Hocken the other day and he confirmed he is getting on to this.

REPORTS:

FINANCIAL REPORT TO MAY, 2015:

The purpose of this report was to update board members on the financial performance of the Twizel Community as a whole for the period to May, 2015.

The Chief Executive spoke on this report. \$15,000 from Meridian has been paid and allocated to the Community Board and will show up next month. Garth Nixon mentioned it is in the report.

Resolved that the report be received.

Russell Armstrong/Bruce White

WARD MEMBER'S REPORT: (Verbal)

Cr Russell Armstrong spoke on this report.

Cr Armstrong asked about the water amalgamation and how does that affect Twizel with their debt or funds amalgamated from July 1 2015. It is all amalgamated now.

Deliberations on the submissions were held last Tuesday.

Council agreed not to sell Forestry – There was a change in attitude to this.

Roading will be assisted with rate payer contribution – everyone supports each other's roads. There were four "for it" and one "against."

The Three waters amalgamation was agreed.

REPORTS FROM MEMBERS WHO REPRESENT THE COMMUNITY BOARD ON OTHER COMMITTEES: (Verbal)

Bruce White had nothing to report.

NORTH WEST ARCH FIRE RISK LAND:

Purpose of Report:

To identify options to remove fire risk on Council owned land in Twizel.

Stumps will be removed, the area will be opened up and could be planted out in Lucerne.

There are health and safety issues with letting anyone in to fell the trees and tidy up. Garth Nixon feels this area would be better to have a clean-up as opposed to clearing and felling. There are concerns about the public going in and tidying as they don't leave it as tidy.

Mr Nixon will get prices for lifting of the tall trees and the possibility of planting a Lucerne break before the trees. The first step is to get a resource consent.

Resolved

1. That the report be received.

Pat Shuker/Russell Armstrong

2. That the Twizel Community Board recommend that a resource consent be sought and costings be obtained to undertake this work.

Pat Shuker/Russell Armstrong

COMMUNITY FACILITIES FEES AND CHARGES:

Purpose of Report:

To review fees and charges for Twizel Community Facilities.

Report was not attached to the Agenda. Board spoke on this subject.

Resolved

1. That the report be received.

Phil Rive/Bruce White

2. That the Twizel Community Board adopt the revised Fees and Charges as proposed.

Pat Shuker/Bruce White

PUBLIC EXCLUDED:

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

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
Starlight Highway Tourist Drive	Enable commercial negotiations	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: *Starlight Highway Tourist Drive, and Application for Lease, under section 7(2)(b)(ii).*

Phil Rive/Russell Armstrong

GENERAL BUSINESS:

1. Freedom Camping – Phil Rive has spoken with Garth Nixon about ways to control this. The port a loo has been removed. Mr Rive wondered if the community need to tackle this issue as a whole and not just the Southern End of Lake Ruataniwha. Mr Rive commented that it appears the “wings” members are more of an issue than the “back packers”. The Mayor mentioned that the NZMCA Chairman, Bruce Lahore is happy to speak with any communities on ideas to try and control freedom camping. Bruce White

commented that DOC charge to stay a night at their sites and wondered how the Mackenzie District could achieve some form of revenue.

The Chief Executive suggested this be followed up in more detail and Mr Nixon and himself will get together to discuss this issue.

2. TWCB Submission – Phil Rive read a letter received from Pat Shuker. It was agreed that there was no vote and no resolution. The other point was there was never agreeance in selling the forestry, and she never put her name to the submission as printed in the paper.

MERIDIAN LAND SCAPING DESIGN:

There was a planting suggestion that Maples get planted.

There was a question re the wooden fence, the chief executive confirmed that the fence is decorative and not a structural fence.

The path will provide a link to the back of the building.

Russell Armstrong suggested that Wayne Barnett has a look at this area.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 5.37pm**

CHAIRMAN: _____

Community Board Fees and Charges 2015-16

Fairlie

Strathconan Pool	2014/15	Proposed 2015-16
Adult Session	\$3.70	\$3.80
Child Session	\$2.60	\$2.70
Preschool Session	\$1.00	\$1.00
Adult Concession Ticket	\$37.00	\$38.00
Child Concession Ticket	\$26.00	\$27.00
Adult Season Pass	\$144.00	\$147.00
Child Season Pass	\$95.00	\$97.00
Family Pass	\$190.00	\$195.00
School Use	\$15.00	\$15.30
Private use per hour, structured session including one lifeguard	\$60.00	\$62.00
Private use per hour, play session including two lifeguards	\$90.00	\$92.00

Mackenzie Community Centre		
	2014-15	Proposed 2015-16
Stadium:		
Local user (and any nonprofit organisation)	\$19.50	\$20.00
Set up charge	\$7.20	\$7.50
Regular user	\$15.50	\$16.00
Stadium heating (per unit)	\$18.00	\$20.00
Commercial function, hourly rate plus heating	\$46.00	\$50.00
Commercial set up fee	\$12.50	\$13.00
Hall hire bond	\$65.00	\$65.00
		\$0.00
Theatre: (seats 180 people)		\$0.00
Local users (and any nonprofit organisation)	\$16.00	\$16.50
Set up cost per hour	\$7.00	\$7.20
Regular user	\$13.50	\$13.80
Commercial function	\$36.00	\$37.00
Theatre heating (per unit)	\$18.00	\$20.00
		\$0.00
Kitchen:		\$0.00
Kitchen	\$15.50	\$16.00
Morning, afternoon teas, suppers etc where only zip and fridge is used	\$7.50	\$8.00
		\$0.00

Meeting Rooms:		\$0.00
Upstairs Meeting Room	\$8.70	\$9.00
Hire Lounge (includes tea making facilities and power consumption)	\$13.00	\$13.50
Lounge Hire – Regular user	\$10.25	\$10.50
Misc Hire Items:		
Crockery available without charge (not to be removed from the Comm Centre)		
Furniture		
Hire of chairs	\$1.50	\$1.50
Hire of forms	\$2.50	\$2.50
Hire of tables	\$11.50	\$12.00
Furniture bond per 10 items	\$50.00	\$50.00
Hire of piano (per performance)	\$26.00	\$26.50
Note: If furniture is required in the complex, it is not available for hire)		
Note: Regular User = user with 20 or more pre bookings		
Commercial business rates (ie rates for people getting profit from hiring the hall).		

Tekapo

Tekapo Community Hall	Current Local Per hour	Current Commercial Per hour	2015 /16 Proposed Local Per hour	2015/2016 Proposed Commercial Per hour
Community Board room – morning or afternoon or evening	\$ 15.50	\$31.00	\$ 16.00	\$ 32.00
Main Hall – morning or afternoon or evening	\$ 15.50	\$ 31.00	\$ 16.00	\$ 32.00
Kitchen for cup of tea/coffee – per use, zip and mugs	Included in Board room hire	Included in Board room hire		
Kitchen for catering use – includes ranges, crockery and cutlery	\$ 26.00	\$ 52.00	27.00	\$ 54.00
Use of whole complex (wedding/function, kitchen and board room included per day	\$ 350.00 Inclusive of set up and clean up fee	\$ 750.00 Inclusive of set up and clean up fee	\$ 357.00 Inclusive of set up and clean up time	\$ 800.00 Inclusive of set up and clean up time
Setting up/decorating/cleaning, day before and after				
Whole Complex per hour	\$ 42.00	\$ 85.00	\$ 43.00	\$ 87.00

Twizel

<u>Twizel Events Centre Fees</u>	Current 2014/15	Proposed 2015/16
Casual Hire		
Sports Hall		
Local	\$21.50	\$22.00
Commercial	\$31.00	\$32.00
Theatre		
Local	\$22.00	\$22.50
Commercial	\$40.00	\$41.00
Community Room with Kitchen		
Local	\$17.00	\$17.50
Commercial	\$52.00	\$53.00
Kitchen only		
Local		\$15.00
Commercial		\$30.00
10 % Discount for 4 hours or more in one block		
10 % Regular user (20 times or more) per season		

Twizel Swimming Pool	Current 2014/15	Proposed 2015/16
Adult Session	\$3.70	\$3.80
Child Session	\$2.70	\$2.80
Preschool Session	\$1.00	\$1.00
Adult Concession Ticket	\$37.00	\$38.00
Child Concession Ticket	\$27.00	\$28.00
Adult Season Pass	\$145.00	\$148.00
Child Season Pass	\$95.00	\$97.00
Family Pass	\$190.00	\$194.00
School Usage	\$15.00	\$15.50
Private use per hour, structured session including one lifeguard	\$58.50	\$60.00
Private use per hour, play session including two lifeguards	\$86.00	\$90.00

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE ASSET AND SERVICES COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON THURSDAY, JULY 23, 2015, AT 9.47AM

PRESENT:

Cr Evan Williams (Deputy Chairman)
Mayor Claire Barlow
Cr Graham Smith
Cr Murray Cox
Cr Noel Jackson

IN ATTENDANCE:

Wayne Barnett
Suzy Ratahi
Geoff Horler
Julie Jongen

APOLOGIES:

Apologies were received Cr James Leslie and Cr Russell Armstrong
Cr Smith/Mayor

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Asset and Services Committee held on April 28, 2015, including those parts taken in public excluded, be confirmed as an accurate record.

Mayor/Cr Cox

PUBLIC EXCLUDED:

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

1. Mid-South Canterbury Road Maintenance Contract Collaboration

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
Mid-South Canterbury Road Maintenance Contract Collaboration	Enable commercial negotiations	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: *Mid-South Canterbury Road Maintenance Contract Collaboration (7)(2)(i)*

Cr Jackson/Cr Smith

ASSET MANAGERS MONTHLY REPORT

The purpose of this report was to update the Asset and Services Committee on the progress on various projects and also the normal operation of the department for the past month. The following matters were included in the discussion of this report:

Resolved that the report be received.

Mayor/Cr Smith

Cr Smith mentioned that the expenses didn't seem too high in regards to power, but it seems the estimates were more on the higher side. Geoff Horler confirmed everything is on target with the expected dates. The generator has had a few issues which the supplier is continuing to look in to.

Cr Williams commented about the reduction of pipe sizes. Mr Horler said there are recommendations to increase pipe sizes but Council will need to await Bernie Haar's return from leave. He questioned why the usage of the sewage pond by the rowing club has seized. The reason is there was no resource consent to use the pond, it has always been an unconsented pond and E-Can have requested there be no further usage of the pond.

Twizel water consent had never been sent to Council, so therefore the expenses of the delayed account were negotiated to half. A public meeting will be arranged when Mr Haar returns. Twizel observation ponds will be more expensive than originally thought as they are going to be piped underground as opposed to above the ground.

Roading – Suzy Ratahi spoke on this report. There were considerable issues with ice and frosts on Braemar Rd, Lillybank Rd and Manuka Terrace.

Cr Smith mentioned that drain clearing and grading has certainly improved our roads.

Cr Cox questioned about the "one off" issue with the Tekapo ponds. Mackenzie District Council are one of the few councils that allow contractors to put septic into the ponds. It is an area that needs to be looked into as to where else the waste could be dumped.

Mr Horler mentioned E-Can will be looking at doing their review with the Orari-Opihi-Pareora water zone regional plan in 2018. The lakes are very low for this time of the year.

SOLID WASTE – Angie Taylor spoke on this. Looking forward to the new recycling centre opening up. The Mayor asked about the compost bins and if there will be more available. Ms Taylor replied that the uptake was great and all 50 bins have been issued with only one person on the waiting list for a bin.

Ms Taylor is doing an audit on kerbside waste to see what/where it is coming from and then will try and do an education on reducing that type of waste.

Letters have been sent to residents in Albury that the Saturday waste collection service will no longer be available.

Cr Cox and Cr Jackson wanted to thank Envirowaste for their collections during the snow and hazardous roads.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 10.53am**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON THURSDAY, JULY 23, 2015, AT 11.16AM

PRESENT:

Cr Murray Cox (Chairman)
Mayor Claire Barlow
Cr Graham Smith
Cr Evan Williams
Cr Noel Jackson

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Nathan Hole (Planning and Regulations Manager)
Julie Jongen (Committee Clerk)

APOLOGIES:

Apologies received from Cr James Leslie and Cr Russell Armstrong.

Cr Jackson/Cr Smith

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Planning and Regulation Committee meeting held on March 17, 2015, including those parts taken in public excluded be confirmed and adopted as the correct record of the meeting.

Mayor/Cr Jackson

REPORTS:

PROPOSED LOCAL ALCOHOL POLICY

Purpose of Report:

For the Committee to adopt the amended Provisional Local Alcohol Policy (PLAP), taking into account the recommendations of the Alcohol Regulatory and Licensing Authority (ARLA) following the resolution of appeals by consent order.

Resolved

1. That the report be received.

Cr Smith/Cr Jackson

Nathan Hole spoke to his report.

2. That the Committee adopts the amended Provisional Local Alcohol Policy.

Mayor/Cr Williams

FIRE SERVICE SUBMISSION REVIEW

Purpose of Report:

For the Committee to receive the Council's submission on the Government's review of the Fire Service in relation to rural fire.

Resolved

1. That the report be received.

Cr Smith/Cr Jackson

Nathan Hole spoke on this report.

The submission questioned why would we change what we do now?
It seemed that the smaller councils had more to lose than the bigger districts.

2. That the Committee notes the submission made to the Department of Internal Affairs on Council's behalf.

Mayor/Cr Smith

MANAGERS ACTIVITY REPORT (verbal)

Nathan Hole spoke on this report, he spoke about staff changes and resignations. He is currently short listing for the building administration role. He has advertised for three planning positions and has received a number of suitable applications.

LIMS - 96 processed so far this year, at the same time last year there were 77.

Resource Consents are similar to last year.

Building consents lodged are similar to last year 176 since Feb to mid-July, last year was 173. However, the value of this year's building work is \$26 million as opposed to \$13 million last year. (This includes the Aorangi Crescent hotel development worth \$9 million).

PUBLIC EXCLUDED:

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

1. Plan Change 13 – Verbal Report

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
Plan Change 13	Maintain legal Professional privilege	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 items under section 7(2)(g).*

Cr Smith/Mayor

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 11.56AM**

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE MACKENZIE COUNCIL CHAMBERS, IN FAIRLIE, ON TUESDAY JUNE 23, 2015, AT 9.48AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson arrived 11.13am
Cr Evan Williams

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Paul Morris (Finance & Administration Manager)
Julie Jongen (Committee Clerk)
Garth Nixon (Community Facilities Manager)
Toni Morrison arrived 10.12am
Nathan Hole arrived 10.43am

VISITORS:

Steve Thompson & Michael Boorer – Alpine Energy
Dan Batchelor – NetCon
Annabelle Bray, – Christchurch & Canterbury Tourism (arrived 1.00pm)

OPENING:

The Mayor welcomed everyone to the meeting.
She also gave her sympathy to the Wanganui District and will contact Mayor Main and offer her support.

APOLOGIES:

Resolved that apologies be received from Cr Graham Smith, Cr Noel Jackson (will be late).

James Leslie/Evan Williams

DECLARATIONS OF INTEREST:

No declarations declared.

BEREAVEMENTS:

The Mayor noted the following bereavements:

- Rex Adams, died 20 April 2015, husband of Grace, father of Rachael, Julie, Mark, Kent Adams, late of Fairlie.
- Murray Henry Edge, died 3 June 2015, husband of Marilyn, brother/in law of Bill & Francie Edge, Fairlie, Janet & Brian McCarthy Tekapo, late of Dunedin.
- Janet Purton, died 3 June 2015, wife of Darrel, late of Twizel.
- Shona Agnes McDougall, died 6 June 2015, mother of Bruce McDougall, late of Timaru.

CrI Armstrong noted Joy Burt of Twizel has passed away.

A moment of silence was observed.

REPORTS:

THE MAYOR'S GENERAL ACTIVITIES REPORT:

This was the report of the Mayor's activity from May 14 2015 to June 19, 2015.

Resolved that the report be received.

Russell Armstrong/Evan Williams

Meetings for 19 June never went ahead due to snow conditions.

CHIEF EXECUTIVE'S ACTIVITIES:

This was the report of the Chief Executive's activity from May 13, 2015 to June 23, 2015.

Resolved that the report be received.

Murray Cox/Evan Williams

Cr Williams asked what the meeting with NZ Rowing was about.

Cr Leslie asked about the new I.T. Policies.

Cr Cox asked what the meeting with Genesis was for. The Chief Executive replied that they are asking for an extension of their easement.

COMMON SEAL AND AUTHORISED SIGNATURES:

The purpose of this report was to advise of the documents signed under the Common Seal from March 24–June 15, 2015.

Resolved:

1. That the report be received.

James Leslie/Russell Armstrong

2. That the affixing of the common seal to documents 802 to 803 be endorsed.

Cr James Leslie questioned what sub division was been spoken about, the reply was it is the land near the Early Learning Centre.

Cr Russell Armstrong questioned why this contract has taken 8 years to complete due to one reason and another. The original purchaser has completed this sale now and has it on the market again.

The Mayor questioned how is Council going to avoid this happening again? The Chief Executive replied they have learnt a few lessons from this and will better manage these situations.

James Leslie/Russell Armstrong

AORAKI DEVELOPMENT BUSINESS AND TOURISM - FINANCIAL REPORT JANUARY - MARCH 2015:

PURPOSE OF REPORT:

Attached is the quarterly financial report received from Aoraki Development Business and Tourism for the period ended 31 March 2015

Resolved:

That the report be received.

Murray Cox/James Leslie

NEPAL FUNDRAISER REQUEST FOR FUNDING: - ST JOSEPHS SCHOOL:

PURPOSE OF REPORT:

For Council to consider this grant request

Resolved:

1. That the report be received.

Russell Armstrong/James Leslie

2. That Council grant \$123.66 for the cost of hall hire for this event.

Russell Armstrong/Murray Cox

REPRESENTATION REVIEW 2015:

Purpose of Report:

For Council to make decisions on its representation proposal for the next six years for the Mackenzie District.

Resolved

1. That the report be received.

James Leslie/Russell Armstrong

2. That the Council instruct staff to draw up a Proposal based on the decisions made at the meeting, to be approved and adopted for public consultation at the next meeting.

Claire Barlow/James Leslie

Paul Morris spoke on this report. The maximum time to have a review is every 6 years. This review will form the basis for 2016 election.

There are two parts to this review, first part is identifying the communities of interest and the second part is statutory compliance.

There are two wards with the boundaries being changed 6 years ago. Public documentation will be out for a month, then there is a hearing on all submissions, if significant objections it will go to Local Government and their decision is final.

Mr Morris confirmed this is nothing to do with rating boundaries, it is purely to do with who elects council and who elects community boards.

Cr Leslie asked what the timeframe would be. The reply was it goes to Council on the 8th July, then consultation for a month, final sign off in September, and all completed by October.

Question:1

Does Council consider the current ward system satisfies the above criteria and that there are no further communities of interest that it could identify that are not well served by the above ward structure?

Cr Cox commented that it would be a shame if Tekapo never had a representative.

Council do agree it does. The current system is fine for the Wards.

Question:2

Does the Council consider that its current size of 7 representatives gives best representation or whether increasing its size to 9 or 11 would allow for more diverse opinions to be presented?

Cr Cox mentioned that with strong community boards like we have, we would probably not need to increase the council representatives.

Cr Williams agreed and that it would probably not be advantageous in increasing the Council representation.

Conversation took place on the remuneration of members and that the workloads outweigh the remuneration.

Council agreed to leave its representative numbers as they are.

Question:3

Should Council retain Community Boards?

Council agreed yes.

Question:4

Should Council establish, abolish or unite any communities?

The Mayor questioned about representation for Mt Cook. Cr Leslie asked the question if Council decide to get new members and there are no candidates put forward would it involve a by election – the answer was yes which is considerable costs.

Cr Williams commented that Federated Farmers do cover this area for the rural community and they are a very active group, there are two branches within the district and feels they are serving the community the same as a community board.

Cr Cox asked if there could be a "rural member" on an existing community board?

The general view was there isn't a need for a new community board but The Mayor was still concerned about Mt Cook. Conversation followed that they haven't made any requests and have not expressed concerns so it was agreed to leave them as is.

The Mayor commented that for the next election there needs to be more advertising and notification on how important it is for non residents to vote for their board members.

Council agreed that they don't do any of the above options (establish, abolish or unite).

Question:5

Does Council see a gap in rural representation such that new Rural Community Board(s) should be created?

Council determined that there was not a gap in rural representation and that a Community Board was not necessary.

Question:6

Does Council believe the people of the Mt Cook area are sufficiently a 'community of interest' that would necessitate a separate Community Board being established?

Council determined that no separate Community Board was necessary for Mt Cook area, given it is the Department of Conservation rather than Council that provides services to that community.

Question:7

Does Council believe the people of the Burkes Pass Village and the Albury Village are sufficiently a 'community of interest' that would necessitate the establishment of separate community boards?

The Council determined that no Community Boards were necessary for these communities, given their small size.

Question:8

Does Council consider it appropriate to abolish one or more community boards?

The Council determined that the three current Community Boards should be retained as they work well.

Question:9

Does the Council consider the Twizel community board boundaries to be appropriate or should they increase/decrease in size?

Cr Leslie said the real way to get an opinion would be to put it up as a "public" consultation. He feels the community board should have a say in this.

Council agreed to leave the boundaries as they are.

Question:10

Does the Council consider the Tekapo community board boundaries to be appropriate or should they increase/decrease in size?

Cr Cox would prefer to see the Regional Park within the boundary and to leave the park in the boundary.

Council agreed to remove the pink area south of the town on Appendix B as there is no residential activity in that area and it includes forestry and sewage ponds.

Question:11

Does the Council consider the Fairlie community board boundaries to be appropriate or should they increase/decrease in size?

Council agreed they are comfortable with the proposal as per the map.

Question:12

Does Council consider the current size of the community boards, being 4 elected and 1 appointed, appropriate?

Council agreed they are comfortable with the suggestions.

Question:13

Does Council see a requirement to change the way it elects the members of its community board?

Council agreed they are happy to keep the status quo.

Question:14

Maori Wards – It is suggested that Council does not pursue the option the electoral legislation creates of establishing any Maori Wards within the District. Its thinking is influenced by the small size of the district and the comparatively low proportion of Maori population.

Council agreed no Maori wards are necessary or appropriate at this time.

ASSET MANAGEMENT & CORPORATE SERVICES FEES & CHARGES:**Purpose Of Report:**

The purpose of this report is to set fees and charges for Asset Management and Corporate Services for the period 1 July 2015 to 30 June 2016.

Resolved

1. That the report be received.

James Leslie/Noel Jackson

2. That the Mackenzie District Council resolves to accept the attached Fees & Charges Report for Asset Management and Corporate Services for the period 1 July 2015 to 30 June 2016. Attached is the Report from 2014-2015 for comparison.

Noel Jackson/Murray Cox

FEES AND CHARGES CEMETERIES AND PENSIONER HOUSING:**Purpose Of Report:**

To update fees and charges for Pensioner Housing and Cemeteries.

Resolved

1. That the report be received.

Noel Jackson/Claire Barlow

2. That the Council adopt the revised Fees and Charges as proposed for Pensioner Housing and Cemeteries.

Cr Cox asked if Tekapo cemetery is under Council control, Garth Nixon replied yes.

James Leslie/Evan Williams

Meeting was adjourned at 11.34 to commence workshop.

The Mayor welcomed visitors from Alpine Energy to speak at 11.34am.

Lunch Break at 12.40pm

The Mayor recommenced the meeting at 1.03pm

Visitor Annabelle Bray from Christchurch & Canterbury Tourism.
CHRISTCHURCH & CANTERBURY TOURISM:

Annabelle spoke on the regional performances.

Accommodation statistics are up 11.7%. There are just under 5000 beds available in the district.

Last page of report has a budget, Annabelle asked to note that it was up to April and there are still more costings to pay out.

Cr Cox asked about having an I-Site within the district, at present Mackenzie is semi connected to Christchurch I-site.

The Mayor asked what Annabelle thinks about how much apps on phones are going to have an effect on I-sites, she also questioned whether the web site should be re-named from Aoraki Mt Cook and maybe named as Mackenzie, Annabelle felt this could happen and she would like it to.

LETTER TO DEPARTMENT OF INTERNAL AFFAIRS. ANALYSIS OF FINANCIAL PRUDENCE BENCHMARKS:

Purpose of Report:

To inform Council of Department of Internal Affairs analysis relating to the financial prudence benchmarks.

Resolved that the report be received.

Murray Cox/Noel Jackson

Paul Morris spoke on this report.

Balanced Budget Benchmark – Council rates have enough income coming through to cover expenditure and not needing to use reserves. Council don't fund rural community halls and only fund 50% of swimming pools and town community halls. Council have only achieved this benchmark three times in the last ten years. This is only dealing with income and expenditure.

Cr Leslie commented he is not comfortable that this Council never reached its Benchmark and we are in the minority that never met them.

The Chief Executive commented that Council will go from "not meeting" to "meeting" the average. "Five local authorities met the balanced budget and essential services benchmarks every year of the last five. Another 19 local authorities met both benchmarks on average over the five years, even though in some individual years they did not meet one of the two benchmarks".

Essential Services Benchmark – Council need to take the trend.

REMISSION OF EXCESS WATER CHARGES POLICY:

Purpose of Report:

To provide to Council a new policy for Remission of Excess Water Charges for adoption.

Resolved

1. That the report be received.

Evan Williams/Noel Jackson

2. That Council adopt the Policy for Remission of Excess Water Charges.

James Leslie/Evan Williams

ZONE IMPLEMENTATION PROGRAMME (ZIP) FROM THE UPPER WAITAKI ZONE COMMITTEE:

Purpose of Report:

This report responds to the presentation of the Zone Implementation Programme (ZIP) Addendum from the Upper Waitaki Zone Committee. The report was presented to representatives from Environment Canterbury, Waitaki District Council, Waimate District Council and Mackenzie District Council on 5 May, 2015.

Resolved

1. That the report be received.

Noel Jackson/Evan Williams

2. That the Council receives the Zone Implementation Programme Addendum – Upper Waitaki from the Upper Waitaki Zone Committee.

Claire Barlow/Murray Cox

3. That the Council notes that:

- a. some of the recommendations in the ZIP Addendum that involve or require a response from the Council are being addressed through existing work programmes and will not require additional budgets;

Claire Barlow/Murray Cox

- b. Other recommendations in the ZIP Addendum requiring a response from the Council should form part of ongoing discussions with the Zone Committee, particularly where they may require additional investigation and/or resourcing;

Claire Barlow/Murray Cox

- c. the Upper Waitaki Zone Committee resolved to use the Mackenzie Agreement to inform Zone Committee work and give effect to the agreement where appropriate.

Claire Barlow/Murray Cox

COMMUNITY BOARD RECOMMENDATIONS AND MINUTES:

This report from the Chief Executive was accompanied by the minutes of the meetings of the Twizel Community Board on June 2, 2015, and the Fairlie Community Board on June 8, 2015.

Resolved that the report be received.

Claire Barlow/Noel Jackson

FAIRLIE COMMUNITY BOARD:

SALE OF LAND AT FOX VIEW ROAD, FAIRLIE:

Purpose of Report

To seek the Community Board's direction in relation to the establishment of an easement for landscaping purposes over sections at Fox View Road.

Council **noted** the following resolution related to the easement over sections at Fox View Road.

Resolved

1. That the Report be received.

Owen Hunter/Trish Willis

2. That the Community Board indicate its view on this matter:

Resolved

That the sections be marketed without provision being made for boundary adjustment or landscaping easement.

Owen Hunter/Warren Barker

WESTERN CATCHMENT FLOOD PROTECTION CONSULTATION:

Purpose of Report

To present to the Community Board the results of the consultation with the Fairlie community regarding the proposed flood protection scheme and the decision Council has taken with this project.

Council **noted** the following resolution related to the flood protection scheme.

Resolved

1. That the report be received.

Les Blacklock/Warren Barker

2. That the parcel of land acquired to build this system be sold.

Les Blacklock/Warren Barker

RECEIVE COMMITTEE MINUTES:

Resolved

That the minutes of the extraordinary meeting of the Finance Committee held on May 12, 2015, including such parts as were taken with the public excluded, be confirmed and adopted as the correct record of the meeting.

Cr Leslie asked The Chief Executive about the roll over of staff leave and that he was going to come back to Council with a report on this, he apologised for not having this information available.

Murray Cox/Russel Armstrong

COUNCIL MINUTES:

Resolved

That the minutes of the meeting of the Mackenzie District Council held on May 12, 2015, including such parts as were taken with the public excluded, be confirmed and adopted as the correct record of the meeting.

Note to the minutes: The Mayor wasn't at this meeting so "Deputy Mayor" read the beareavements.

Murray Cox /Russell Armstrong

EXTRAORDINARY COUNCIL MINUTES:

Resolved

That the minutes of the extraordinary meeting of the Mackenzie District Council held on May 20, 2015, including such parts as were taken with the public excluded, be confirmed and adopted as the correct record of the meeting.

Claire Barlow/Russell Armstrong

PUBLIC EXCLUDED:

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

- A) PREVIOUS MINUTES COUNCIL MAY 12
- B) CONTRACT 1223 PUBLIC TOILET CONTRACT
- C) TWIZEL SEWAGE TREATMENT PLANT
- D) TEKAPO USAGE WATER METER WRITE OFF
- E) WATER METER CHARGES WRITE OFF POLICY

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 Council May 12	Enable commercial negotiations	48(1)(a)(i)
Contract 1223 Public Toilet	Enable commercial negotiations	48(1)(a)(i)
Twizel Sewage Treatment Plant	Enable commercial negotiations	48(1)(a)(i)
Tekapo Water Meter Usage Write Off	Protect the privacy Of natural persons	48(1)(a)(i)
Fire Risk Land in Twizel	Commercial Sensitivity	48(1)(a)(i)
Canterbury Water Management Strategy	Protect the privacy Of natural persons	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 Council May 12 Contract 1223, Twizel Sewage Treatment Plant under Section 7(2)(i). Tekapo Water Meter Usage Write Off, Canterbury Water Management Strategy under Section 7(2)(a). Fire Risk Land in Twizel under Section 7(2)(b)(ii)*

Council moved into Public Excluded.

Noel Jackson/Russell Armstrong

THE MAYOR DECLARED THE MEETING CLOSED AT 2.42pm

MAYOR: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF THE LONG TERM PLAN SUBMISSION HEARING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE COUNCIL CHAMBERS, IN FAIRLIE, ON MONDAY JULY 06, 2015, AT 9.15AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson
Cr Evan Williams

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Paul Morris (Finance Manager)
Garth Nixon (Community Facilities Manager)
Nathan Hole (Planning and Regulation Manager)
David Rae (Administration Manager)
Suzy Ratahi (Roading Manager)
Geoff Horler (Utilities Manager)
Angie Taylor (Solid Waste and Twizel Town Manager)
Toni Morrison (Senior Planner)
Julie Jongen (Committee Clerk)
Arlene Goss (Committee Clerk)
Warren Barker (observer, Fairlie Community Board)
Submitters as listed in the timetable below

Time	Name	Submission number	Volume	Page	Attendance
9.15am	Opening and welcome				
9.20am – 9.30am	Rebecca Booth, Fairlie	97	3	28	Attended
9.30am – 9.40am	John Cassie, Fairlie	98	3	32	Attended
9.40am – 9.50am	Andrew Hocken, Auckland	104	3	54	Did not attend
9.50am – 10.00am	Frank Hocken, Twizel	125	3	143	Attended
10.00am – 10.10am	Kaye Paardekooper, Twizel	103	3	51	Attended
10.10am – 10.20am	Twizel CB and TPDA	92	3	10	Attended
10.20am – 10.30am	Luke Paardekooper, Twizel	91	3	6	Attended
	Morning tea				
10.40am – 10.50am	Steve Butler (phone in) 027 3511 562	67	2	75	Phoned in
10.50am – 11.00am	Stella Sweney, Tekapo	11	1	33	Did not attend
11.00am – 11.10am	Walter Speck, Tekapo	21	1	65	Attended
11.10am – 11.20am	Bronwen Murray, The Wolds	15	1	44	Attended
11.20am – 11.40am	Hamish and Jo Lane, Fairlie	17	1	54	Appointment changed to 2.30pm
11.40am – 11.50am	Allan Kerr, Fairlie	23	1	72	Attended
11.50am – 12.00pm	John Benson, Fairlie	24	1	76	Attended
	Lunch				

12.30pm – 12.40pm	Dave Power, Twizel (phone in) 03 435 3323	99	3	35	Phoned in
12.40pm – 12.50pm	Federated Farmers	78	2	104	Attended
12.50pm – 1.00 pm	Neil Anderson, Fairlie	25	1	80	Attended
1.00pm – 1.10pm	Graeme Page, Fairlie	107	3	71	Attended
1.10pm – 1.20pm	Stan and Angie Taylor, Fairlie	111	3	87	Attended
1.20pm – 1.30pm	John and Barbara Corcoran, Fairlie	109	3	81	Attended
1.30pm – 1.40pm	Hamish and Julie Mackenzie, Lake Pukaki	110	3	85	Did not attend
1.40pm – 1.50pm	David Williams, Opuha	191	5	32	Attended
1.50pm – 2.00pm	Meridian Energy Ltd	94	3	16	Did not attend, a letter was tabled
2.00pm – 2.10pm	South C District Health Board	187	5	8	Attended
2.10pm – 2.20pm	Sport Canterbury	189	5	22	Did not attend
2.20pm – 2.30pm	Cancer Society/Heart Foundation	108	3	75	Attended
2.30pm – 2.40pm	Hamish and Jo Lane, Fairlie	17	1	54	Attended

OPENING:

The Mayor welcomed everyone and went through the timetable for the hearing.

APOLOGIES:

Resolved that apologies be received from Cr Graham Smith, Cr James Leslie

Murray Cox/Evan Williams

DECLARATIONS OF INTEREST:

Cr Armstrong declared a conflict of interest as his name is on one of the submissions from the Twizel Community Board. The chief executive said Cr Armstrong is a member of the community board and was a signatory to the submission. The chief executive said Cr Armstrong felt that making his opinions known was important but he was also willing to have an open mind when hearing submissions. Cr Armstrong confirmed he was willing to listen to submitters with an open mind.

RECEIVE SUBMISSIONS:

Resolved:

1. That Council receives submissions to the Long Term Plan 2015-25.

Evan Williams/Murray Cox

2. That Council receives an additional 11 **late** submissions to the Long Term Plan 2015-25.

Evan Williams/Russell Armstrong

3. That Council receives submissions to the draft Financial Contributions Policy.

Evan Williams/Noel Jackson

4. That Council receives submissions to the draft Revenue and Financing Policy.

Murray Cox/Noel Jackson

5. That Council hears from those submitters who wished to speak to their submissions on the above.

Murray Cox/Russell Armstrong

HEARING OF SUBMISSIONS

Rebecca Booth

Forestry - She feels that the future is uncertain and she would like the benefits of the sale of the forestry now so her children can enjoy the benefits of the infrastructure it will provide.

Roading - She prefers option one; increase rates to maintain roads in their current state. She currently rents in Fairlie and believes the rates should reflect what landlords are charging.

Water – She prefers option one. She thinks we need to spread the costs so each town in the district will have the same level of service.

John Cassie

He wishes to draw attention to how the general rate is fixed for residential ratepayers. Some rates are nearly double that of others, as shown in his written submission. He has compared the rates paid by different properties and feels it would be fairer for all residents to pay the same amount. He feels now would be the time to change how this rate is charged.

Frank Hocken

He gave apologies on behalf of Andrew Hocken who is unable to be here. Tabled copies of a written statement and a newspaper clipping (attached to these minutes). He said the council should listen to people and not talk after the horse has bolted. He objects to the Meridian building in Twizel. The new public toilets are a disaster. They freeze up. He is worried about rates increases. He compared the rates he has paid over the years. He has had trouble with the council getting his sections developed. Does not want the water rates to amalgamate. He said this proposal is being considered because most council staff live in Fairlie. Fairlie ratepayers have had a free ride. He said Fairlie has treated Twizel as a cash cow. Snow grading has not been good.

(The Mayor asked Mr Hocken to watch his language).

Regarding roading, Mr Hocken says don't spend any more than the government gives you because if you prop up roads the government will not provide the money needed. He agrees with selling assets because if they are not sold now the council will be taken over by Timaru and the assets will be squandered there. He asked for more productivity from staff and contractors, and commented on other matters outlined in the Consultation Document. This included the tourism rate, and the need for a town manager in Twizel. He does not think Whitestone is giving good value for money. He also spoke on the matter of representation. He said Twizel is carrying this council. He said council has a forestry block near Twizel and he would like it kept for recreational use.

Kaye Paardekooper (TPDA) and Bruce White (Twizel Community Board)

Kaye Paardekooper said the TPDA recently held a workshop in Twizel that was very motivating. One idea that has grown in favour is a heritage centre and trail to give identity to the hydro history of the area. This has resulted in a submission to council and two meetings have taken place. The concept is to have a hydro heritage trail in conjunction with a heritage centre. She spoke about

how this could work. The benefit to the district would be to collect the history of the district, as people involved in the hydro schemes are getting older and their knowledge of the past could soon be lost. It would also create tourism opportunities and add to the Alps2Ocean attraction. She wants to put four requests to council – first is that the council works with the community in collaboration, second is to provide land for an interpretive centre, third is that this needs to be in Twizel, and fourth is funding support for this idea.

Bruce White asked the finance manager if funds had previously been set aside for a museum project. Not that the staff were aware of. Kaye Paardekooper believed money was pledged to a museum in Tekapo. Cr Cox said the costs of the project in Tekapo escalated and they didn't start small enough so nothing eventuated. Some people lost money as a result. The Mayor asked about how far back in history a heritage trail might go. Would it include the history of the tangata whenua. Bruce White gave an example of a similar project in Australia that showcases the history of the mines. He feels there is a group in Twizel that, with a lot of help from council, could do something great. Cr Williams asked if this would be a Mackenzie or South Canterbury initiative. Bruce White said there was a need to start small. Cr Jackson asked if information on the old towns would be included. Yes. Discussion was held on sites of historic interest in the Pukaki area.

Bruce White asked what happens next. The Mayor said deliberations would be held on Wednesday. How do they seek funding? The discussion needs to continue through the community boards. Suggest approaching the Twizel community board first.

Luke Paardekooper

He believes there are hidden agendas between the towns, and between the council and the community boards. The district needs to work together as one team. He said people are using the Events Centre at Twizel for showers or dumping their rubbish and leaving little benefit for the community. He would like to see tourists add value and pay for amenities, and for council to not rely on the rate take. He would like council to work with DOC to get more money from tourists to pay for resources in the district. He does not understand why campervans are camping for nothing. He would like council to work with Meridian on the use of Meridian land by campervans.

Regarding the amalgamation of water he would like council not to make a decision on Fairlie water immediately. This needs proper planning. He does not agree with selling the forestry at the moment but would like to keep it until it matures. Cr Cox asked if his reason to not amalgamate the rates was because Twizel would pay a bigger share. He said Twizel has already spent money on water so far and that doesn't go into the pot. He believes each community should pay for its own water. Cr Cox asked for clarification regarding the comments on tourism. Luke Paardekooper said tourists get a free ride in the district. The district is lagging behind, how do we add value to tourism? He believes in charging the tourists themselves to pay for this. He suggested putting a toll gate at the gateway to the district and charging tourists to enter.

The Mayor adjourned the hearing for morning tea at 10.06am and reconvened at 10.35am.

Steve Butler (phone in)

Steve Butler spoke regarding the Aoraki Mackenzie Dark Sky Reserve. He suggested the council shift from being a pioneer in this regard to becoming a leader in improving light technology. The Royal Astronomical society were keen to work with council in helping with education of the public. They would like to provide resources and information to help with education on the lighting rules. He has seen a few examples of issues around lighting bollards, and the alternatives that were put in were outside the lighting regulations. His submission would be that for the next 10 years there should be an aim from council to update the lighting so that all of it, particularly the colour of the light, is in the low sodium range. He would also like Council to provide information to the public about what is required to protect the dark sky, and how to install lighting and design buildings so there is no excessive lighting coming outwards.

Allan Kerr

Mr Kerr said the most important issue was the supply of water to the towns. In Twizel, in the old days, people were able to water their lawns, but now there has been a consent change and a

problem with supply. He thinks council should be fighting for the towns to be able to have the water they need. The 10 year plan is about improving water quality but he sees the problem as improving quantity. He does not see the quality of the water to be the important issue.

He strongly believes council should not be selling off some of its assets. They are there to provide a constant source of income. The land was rightly put into forestry. He would like council to consider leasing the land rather than selling it. Can only sell the land once.

He said if there are necessary projects council should borrow money to fund them. The advantage is that the people who pay the principal and interest are the people who benefit from the project.

Regarding roading, he believes people should have been stomping up and down with politicians and advocating for funding. He said it's not only the council's problem, it's everybody's problem and a committee or action group should be formed to have a go at politicians or NZTA to get the situation improved. There is a safety issue and this should be pushed.

Regarding rates – putting rates up 30% over three years cannot happen and council needs to prune its wish list. The expenses of running council are high and need to be careful. Sharing services with other councils is a good idea. Should be saving money in IT. He suggested a single IT specialist in South Canterbury with part time support at each council, rather than all council's employing their own IT department.

Need to look at zoning. He would like a special zoning area in Fairlie to allow the development of tourism businesses along the main road.

Walter Speck

He appreciates the work councillors do. It should be affordable to live in the Mackenzie. He believes the proposed rate increases, selling of assets and internal borrowing will lead the district down the wrong path. Need to be prudent with the money. A rate increase of 33% over three years is not justifiable. Rates should not rise higher than the inflation rate. No business can survive spending more than it earns. District has to do what is affordable. The LTP should not be a Christmas wish list. The district should lean more towards a user-pay attitude. The Tekapo Lakefront Development has sold some of the most valuable land. This must create a healthy reserve.

Regarding forestry, it is questionable to sell an asset to pay for maintenance.

Regarding roads, the district should find more affordable solutions. Option 2 is preferred.

Regarding water, each town should pay for its own water. Council should meter the water to reduce rates and wastage.

Regarding the Tekapo A power station, as this does not significantly change rating for rural users, rates should go to the township. The power generators in the district should pay their fair share.

Regarding rates for tourism, he is a tourism and accommodation provider. Every business and property involved in tourism should pay, including holiday homes, flats, camping grounds etc. Businesses should be rated according to their capacity. Do not put the main burden on accommodation providers.

The Mackenzie District should not pay towards the marketing of the Alps2Ocean cycleway, but just to maintain the tracks. The best form of advertising is good service. The Alps2Ocean is sending people away from our district. He would prefer to see walkways and trails across the district.

Bronwen Murray

In planning she does not see a separation of governance and management. She has spoken to people who think submitting to the Long Term Plan is an act of futility. The right to say yes or no is a democratic right and it's disappointing that people feel uncomfortable engaging with this council. She opposes that rural ratepayers are rated on capital value, with no indication of income. Tourism is vital but so is the agricultural sector. The restraint on farming is due to council's planning. She said she has more contact with government ministers than the Mayor does. She opposed the roading scenario because the way the money is being spent does not put us in a better position. She believes the roads in her area have not improved. Braemar Road is dangerous.

Regarding water, she thinks pipes in Fairlie have already been done. Can't sell forests to fix water in Fairlie because the money is for the whole district. She is concerned about the depreciation pot.

That was set up to cover what was coming up. When looking at depreciation money she cannot find out what goes with each cost centre. She wanted to know what was happening to the money for depreciation. If council has not depreciated correctly she said it should borrow the money to cover it, and not rate people out of existence. She thinks the council has a problem with too few councillors and a lack of robust debate. The council needs to punch above it's weight and has not been doing this.

John Benson

He wishes to speak about Eversley Reserve. Has lived there 60 years. He has paid for this own water system and toilet system and is rated with a water metre.

He wants to know how much it costs to run the council. There was confusion over whether he was asking for the total cost or administrative/corporate cost. The Mayor offered to provide those figures to him.

He said his council rates are over \$2000 and he wants to know where that money goes each year. He believes where rates are collected they should be spent. He wants to know where is the money that should have been put away to do the water upgrade in Fairlie?

He also questioned the use of computers by council, and said beauracracy had gone mad. He wants the people to stand up to the government to get something done.

He would like some tarseal on a road in the reserve to protect the houses from dust.

He said why sell the silver, why not cut the rates back instead of selling the silver? He remembers going to school many years ago and planted many trees. The current trees (considered for sale by council) are still maturing so why sell them now? He cannot see the point in selling them. Need to live within our means. He does not agree with water rates amalgamation.

The meeting adjourned for lunch at 11.31am and reconvened at 12.25pm.

Dave Power (phone in)

Mr Power spent nine years involved in council planning in Wanaka and three things were important to growth in Wanaka. The protection and maintenance of viewing corridors, the development of Mount Roy, which he compared to Twizel's man-made hill. The third is the skate park in Wanaka. This did not cost the council anything as funding was sourced. It is important for the safety of a skatepark that it stays in public view. He lives opposite the skate park in Twizel and would like to see this developed. He has spoken to the Early Childhood Centre about this.

Cr Cox asked if these points have been discussed with the Twizel Community Board. Mr Power said a letter from him has been tabled with the community board.

Federated Farmers

Greg Anderson said it was good last year to see a break down on how rates were spent in response to a request from Federated Farmers. Fed Farmers represents rural ratepayers. The most essential service they receive is roads. Talking to most of the members, the roads are in good order. They don't believe any of the options in the Consultation Document are acceptable. Rates increases and valuation increases are being considered while dairy farmers have a decrease in income. Huge rate increases with a decrease in income has a huge impact on the rural area. He said he was concerned that rates are going down in Fairlie, but one type of property in the rural area goes up 60%. He said council needs to level the rate increases out. Would like to see rates spread over 10 years of the plan. Would like council to prune costs. Nowhere in the consultation document is there some suggestions to save costs.

He said council needs to look at different options to fund roads. For example a toll gate on Lilybank Road. Need clear goals with contractors on how to save money. Some roads don't need to be mowed. Need to be clear on things that don't need to be done. He disagrees with rural paying towards tourism. He suggested getting rid of tourism promotion.

Neil Campbell would like to speak regarding the upgrade of town water, sewerage and stormwater systems. He said having low rates reflects poor budgeting. He said saving for these services at the last minute was not acceptable. These upgrades have been looming for a long time. Rate

increases should have occurred before. He suggests people could afford to pay more than 5% of gross household income. He said there have been no increase in the number of people seeking rates rebate assistance and that shows rates are affordable. He believes in user pays and the communities that benefit need to pay for the services. Upgrading assets like sewerage and water will increase the benefit the owner of the properties gets. If the value of the asset is improving the upgrade needs to be paid for by the people who benefit. Federated Farmers believes in a staggered increase in rates over a longer term, rather than sudden increases as proposed in the plan.

Ryan O'Sullivan from Cricklewood wished to speak regarding the sale of forestry. The value of the land would be restricted by the cost of removing the trees and the Ecan land and water plan, which will restrict land intensification in that area. There are no additional irrigation shares available above the dam. Selling to a professional forestry investor might bring in more money, but Council has already established the trees. He thinks in 15 years time this would be a significant investment for the council, plus it would still have the value of the land. He thinks the trees are potentially a very good investment. He would like council to persevere with the forestry investment as intended. Regarding rate increases, he would like to see these smoothed out over time.

Neil Anderson

He said he was disappointed to see only four councillors in front of him instead of six. Regarding forestry, he is opposed to the sale of this. He said now was not a good time in a depressed market. These two blocks are a jewel in our forestry crown. They are freehold. The potential value increase of the land and timber in the next few years was more than if they were sold. He would support the sale of that land after harvest.

Regarding roading, he supports a small increase in rates. Roading always has an increase in costs but the level of increase proposed he has trouble with. He has trouble understanding why a spike in roading costs has appeared. He believes roading standards under this council have improved greatly. He wonders why we can't survive on the level of funding we get now from NZTA. Regarding utilities he supports user pays. If communities cannot stand on their own feet and need to amalgamate what is the next step? Where do they amalgamate with next? Option 1 would take control of utilities away from the communities. Fairlie is portrayed as the poor relation of the district but he has trouble with this concept. He then compared the figures provided at the last Long Term Plan with those proposed in the Consultation Document. The last Long Term Plan showed larger rate increases in Fairlie than the current one. He questioned why this was so.

Regarding the overheads in administration, he believes the biggest increase in costs has been in the council building. He says the rural ratepayer pays 51% of that. He believes overheads should be allocated more fairly than they are in the general rate.

Graeme Page

He was baffled at why council was wanting to sell forestry on a depressed market when the benefit at maturity would be greater. There would also be the loss of a dividend on the land and a loss of carbon credits. The Tekapo land was gained as a forestry swap so the land has possibilities for future benefit.

Regarding roading, we are struggling to afford what we already have tarsealed. He thought it was strange to have a spike in the sealing budget. He said council is upgrading roads that are not necessary. There are savings to be found there. Regarding bridge inspections, why can't they be inspected once a year unless there is a problem. He questioned money put aside for Hayman Road.

Goodman's Bridge – we have a number of bridges leading to one ratepayer. He cannot understand why we said this one has alternative access. He said council needs to look at one ratepayer bridges in general.

Amalgamation of infrastructure - He thinks this is a bad option. Let communities look after themselves. They might not want a gold plated water scheme. The previous council got money for the upgrade of Fairlie sewerage from central government.

He is unhappy that the Peace Avenue trees have not been replanted. He would like to see the ones that didn't grow replaced.

Alps2Ocean cycleway funding should not be spread over the whole district because the major benefit is found in the Pukaki ward. Also does not want part of the tourism funding to come from the general rate.

He would like Council to continue with efforts to get alpine water into the Fairlie basin.

He would like the money from the Tekapo development fund to go into a real estate fund for the benefit of the whole district.

Stan Taylor

He was originally against planting trees on the sites that are now considered for sale. The soil is inadequate, there is a high wind and snow risk, with slow growth and it's planted on valuable farmland. But now the trees are there he says there is valuable land under the trees and he does not think it should be sold.

All council's are struggling with roads. He commented on the state of the roads.

Regarding infrastructure he supports the status quo. On tourism and economic development he believes less should be spent on promotion and more on developing infrastructure. Tekapo is full, so why are we promoting the area and bringing more people when it's full now? Need to develop more tourism businesses to meet demand.

Regarding capital value rating, he believes the valuation on his property was not correct. The valuation includes irrigation shares and he is paying rates on these. He wants valuations to be correct. He wants each farm valued on its productive value. His farm is looking at a 20-30% increase in rates this year. He would like to know what makes up the capital value of a farm.

He questioned the timeframes for the development at Tekapo and would like it brought further ahead.

John and Barbara Corcoran

Water is part of the common good and the cost should be spread throughout the community. He supports option 3 with the costs of water shared across the district. In Burkes Pass there are 15 connections and "silly money" has been spent on water there. They have a trickle feed and when a boil notice comes out they have a tank full of water that needs to be boiled. In December and January they run out of water. Not because the water isn't there. Paddys Market Creek has not run dry, but the system cannot deal with it. He complained about the age and condition of the water system at Bukes Pass.

He would like two new tanks installed that can be supplied from the current intake. He wants a UV filtration plant. He believes this would mean that Burkes Pass has fire hydrants that work and hoses that work. There is no water supply in summer to put fires out. Cr Cox asked if council staff know about his proposed design for a water system at Burkes Pass. Yes he has spoken to them.

David Williams

He stated that he has made his point in the written submission and he would like councillors to receive it and give it due consideration. The Mayor assured him this would occur.

South Canterbury District Health Board

Keith Turner and Rose Orr gave a power point presentation in support of their submission. This is attached to these minutes.

The meeting adjourned for afternoon tea at 1.50pm and reconvened at 2.20pm.

Cancer Society and Heart Foundation

Marthy Cloake from the Heart Foundation and Kate Johnson from the Cancer Society gave a power point presentation in support of their submission. This is attached to these minutes.

Cr Cox asked whether tourism is impacted by having Smokefree areas. Kaikoura is investigating this. Cr Jackson asked regarding busloads of tourists who are heavy smokers, and how they could be educated. The Mayor is interested in the outcome of the Kaikoura survey.

Hamish Lane

Hamish Lane spoke regarding the proposal to remove Goodman's Bridge. He asked where alternative access would be located during a flush in the river. The Mayor asked for staff clarification and the Roding Manager said there is no alternative other than the ford. Hamish Lane said he would not be able to get home and emergency services would not be able to get to him if the ford was flooded. Removing the bridge would have a huge impact on him during a flood event.

Cr Jackson asked if the bridge was able to cope with emergency vehicles. It is not suitable for trucks or large vehicles. Hamish Lane suggested that the road should be maintained to the house, including the bridge. Cr Armstrong asked how often the ford floods. Four or more times a year.

Meridian Energy

Meridian Energy sent their apologies as a representative was unable to attend the hearing. A letter to the councillors was circulated and this is attached to these minutes.

CONCLUSION

The Mayor requested information about council's smokefree policy. Garth Nixon said we currently have a smokefree policy on playgrounds and sports fields.

Cr Cox asked regarding figures in the last copy of the LTP and why these differ to the current figures. Paul Morris said the reason for the difference in figures is that there was an election and the council changes and goes in another direction.

Cr Williams asked if it was possible to give or sell Goodman's Bridge to Hamish Lane. Suzy said it is on legal road reserve, so if it remains in place council would be responsible for it.

THE MAYOR DECLARED THE HEARING CLOSED AT 2.49pm

MAYOR: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE COUNCIL CHAMBERS IN FAIRLIE ON WEDNESDAY, JULY 8, 2015, AT 9.32AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson
Cr Evan Williams

IN ATTENDANCE:

Paul Morris (Finance Manager)
Arlene Goss (LTP Project Administrator)
Toni Morrison (Senior Policy Planner)
Garth Nixon (Community Facilities manager)
Geoff Horler (Utilities manager)
David Rae (Projects & Administration Manager)
Nathan Hole (Planning & Regulation Manager)
Suzy Ratahi (Acting Roading Manager)
Pauline Jackson (Senior Rates Administrator)
Angie Taylor (Solid Waste Manager)
Julie Jongen (Committee Clerk)

OPENING:

The Mayor welcomed everyone to the meeting.

APOLOGIES:

Apologies were received from Cr Graham Smith, Cr James Leslie.

Russell Armstrong/Murray Cox

DECLARATIONS OF INTEREST:

There were no declarations of interest.

REPORTS:

LONG TERM PLAN 2015-25

To consider and make decisions on submissions to the Long Term Plan 2015-25.

Resolved

1. That the report be received.

Russell Armstrong/Evan Williams

2. That the Council deliberates on submissions received and makes decisions on the Long Term Plan 2015-2025.

Russell Armstrong/Evan Williams

3. That the Council instruct staff to prepare the Long Term Plan incorporating those decisions, and provide the plan for auditing.

Murray Cox/Noel Jackson

Forestry

Council considered a report on the health of the trees which said the forest block has gone past the stage of negative liability and should produce better than average returns in future years until harvest. (This report is an attachment to these minutes). The value of the asset has increased markedly and is expected to continue to increase. Forestry is currently in a depressed market and Council compared the benefits of selling the forestry land with borrowing money at current low interest rates. They also considered borrowing against the forestry. Council is not currently planning to move away from forestry as a long-term investment.

Council resolved not to sell the forestry land and instead look at other avenues for funding essential infrastructure. The options to consider are using cash reserves, external borrowing, or other land sales. The management team was asked to investigate this further and come back to Council with an alternative option. Council expressed a desire to keep rates at between six and seven percent in the first five years of the plan.

Resolved:

That Council does not sell any of its forestry land and continues with the status quo.

Evan Williams/Russell Armstrong

Roading

Council expressed disappointment in the funding level provided by NZTA. The Mayor has sent a letter to NZTA on behalf of Council asking them to justify the level of funding provided and is awaiting a reply. She will continue to lobby the government on this issue.

Council agreed that the roads need to be maintained or they will cost more further down the track. They would like to smooth out the impact on rates so ratepayers are not faced with sudden large increases in the next three years. Discussion was held on whether agreeing to pay for unfunded work would send a message to NZTA that council did not need additional government funding. However the Mayor's view was that if we want NZTA to take us

seriously and we want to show that we value the road network, we need to put more into it.

Council asked the roading manager how feasible it would be to spread the work out over a longer period, therefore spreading rate rises over a longer period. She responded that there was a risk to Council of road failure. Some sealed roads may fail to the point of needing reconstruction or may need to be returned to unsealed roads.

Discussion was held on how high speed traffic damages roads and public education is needed.

Council considered borrowing money so the work could be carried out immediately, but the impact on ratepayers could be spread over a longer period of time.

Council resolved to both tighten the roading budget and meet some of the funding shortfall (about \$300,000 per year over three years). Council will also continue to lobby NZTA and the government on this issue. Tightening the roading budget will have an impact. This may include taking longer to respond to customer complaints, a reduction in snow clearing and ice gritting, reducing the frequency of road grading on low-use roads, reducing the reconstruction of sealed roads, and reducing vegetation mowing on roadsides. Keeping roads safe will remain a priority. Council decided to accept a lower level of service over the next three years to smooth out rate increases and keep rates affordable. This would be followed by a period of improvement to raise the quality of the roads in the years that follow.

Resolved

That Council accepts a smaller rates increase and a reduction in the quality of the roads.

Claire Barlow/Evan Williams

Cr Jackson voted against the motion as he preferred to "fund roading at the same level as NZTA contribution".

Water, sewerage and stormwater rates

Councillors considered and rejected options 3, 4 and 5 in the Consultation Document. They then compared options 1 and 2, which are to either stay with the status quo or amalgamate the rates across the townships. Discussion was held on the benefits of amalgamation. Decisions could be made across the district, it smooths out the rates and people would know what they are going to pay. We cannot afford to let one town degrade or it will affect the whole district.

One councillor argued that Twizel will be paying for Fairlie's water, however others argued that Tekapo will be paying more towards the other towns due to the level of growth and development it was facing and the fact it's services are still fairly new. It was not possible for community boards in each town to make decisions on essential services because council was now required to meet

certain standards under national policy statements. The issue was not about money to help Fairlie but about helping all the towns in the district. Some of the submissions on this issue have been emotive and contained misinformation.

Council resolved to go with option one as outlined in the Consultation Document, which is that the costs of water, sewerage and stormwater infrastructure be met by all towns in the district. Discussion followed on how this would affect Twizel, which currently has a deficit in its water account and a surplus in its sewerage account. It was agreed that the surplus would be spend on Twizel sewerage and the costs of water would be met by the district.

Resolved

That Council spreads the costs of the 3 waters across the towns.

Murray Cox/Evan Williams

Cr Russell Armstrong voted against the motion and asked that his vote be recorded.

The meeting adjourned for lunch at 12pm and reconvened at 12.35pm.

Community Outcomes

The Mayor stated she is comfortable with the way things are. It was agreed to stay with status quo.

Pensioner Housing

It was agreed that it is not a core responsibility of Council to provide pensioner housing and they feel that at present the community is well catered for.

Disposal of Goodmans and Grampians Bridges

Goodmans-The submitter had applied for a PIM but not a LIM when purchasing the property, so disposal of the bridge never came up. Agree to not too replace the bridge and to offer it to the land owner.

Grampians Bridge has been offered to the land owner and they are happy to take this over.

Council are comfortable to leave the bridges for disposal in the Long Term Plan with further consultation to take place with affected landowners.

Manuka Terrace Water Supply

A public meeting is still to be held. Consultation is expected to be in August/September. The submissions weren't in favour of a water supply but the survey stated the opposite.

If you put in a rural water supply and others who have already put in their own, what happens if they want to join it later. The Chief Executive stated that Council could draw up a charging scheme and it can include a differential for those who use it and those who don't.

Cr Jackson questioned why was Council looking at putting in an urban supply when the properties would have been purchased not having a water supply. Council agreed that this still needs looking into and further investigations need to be done with this.

Changing How Tekapo A Power Station Is Rated

Council agreed to continue with the proposal as outlined in the Consultation Document and rate the power station in the rural area.

Changing How Rates are collected for Tourism, Economic Development, and Alps2Ocean Cycleway

Growth in tourism provides for the cafes, restaurants shops etc. Council agreed to go with the proposal as outlined in the Consultation Document, as Council have brought in a differential rates for business and private use. The tourism community need to bring a strategy and recommendations back to Council.

A suggestion that the Ski Fields pay a "tourism" rate, which could assist with the maintenance of the roads. Submitters stated tourists should be contributing in some way but there are no rating tools that allow for this.

The Mayor enquired if staff can seek further information and have discussions to see how revenue can be collected from tourists.

Alps2Ocean – It was noted that there is no mention of Fairlie on their web site and if Fairlie are contributing they should be.

Roading – General

Eversley Reserve – is in the 30 year plan to have the road sealed, but this cannot be done until the water has been upgraded.

Within 10 years it is hoped that LED lighting within the Dark Sky Reserve will be achieved. In regards to LTP Council want to signal their agreeance for improved lighting.

Stock Effluent Disposal Scheme

Council are in agreeance that if they are contributing to this scheme they would request a disposal station within the district. Consideration needs to be given on costs and maintenance to empty these stations. Ecan need to come back to Council as to where the current disposal stations are placed and what is required to maintain these. Council want more information on this scheme.

Water, Sewer, Stormwater – General

Cr Cox agrees with comments from the submitter that proposed time frames for upgrades and improvements are too far ahead. Council agreed and will bring this subject forward where it will be dealt with as the subdivision occurs.

Restricted water supplies and supply on demand – the difference is generally the size of the land. Pumps on "The Drive", these sections were sold as supply and demand. There is a booster pump going into "The Drive" which is mainly for fire fighting. Costings are in discussion with developers.

Sth Canterbury DHB

The DHB requested that information be provided to the consumers on fluoridation for water. Council will annually provide this information to the rate payers.

Rating and Financial Matters – Rates Rises and Council Costs

Council need to provide more information re rates rebates. Council have agreed to look at other ways they can rate for various situations. Submissions stated that staffing and administration expenses are too high. Council agreed they are not wasting money in administration and that there could be a need for more administration staff. Central government requirements have increased work loads with more demands. Cr Armstrong congratulated the Chief Executive and his staff for the extra work they do and for the fabulous job they have done with the LTP process.

Rating System

Quotable Valuations do independent valuations of properties and they look at what properties have sold for and what prices were achieved in the area. There is an opportunity to appeal valuations.

Land Sales

Significance and Engagement policy covers this. Council is comfortable that the public walkways in Twizel are adequately addressed in the Green space plans.

Rating for Meridian's Hydro Generation Properties

Council have agreed to have consultation with Meridian.

District Planning Rezoning

Council have addressed this and there will be further discussion on this.

Contaminated Land

Council have not considered this as they do not have a site. This is for any land within the district not just council land. A certain degree of testing is done when applications are made to build. Council would give consideration to the shared services.

Dog Control

This is a requirement from government and there are two different rates, one for rural and one for urban dogs.

Health and Liquor Regulation – Licensing of fast foods.

Council do not feel this is relevant due to the fact we are such a small town. This is not a realistic expectation for this council. Council do not have a Local Approved Products Policy, Mr Hole stated that Council will investigate this further.

Parks, Reserves & Walkways

Mr Nixon stated that points 1, 2, and 3 could go to the Community Boards.

Viewing corridors

This is an issue and Council needs to refer this matter back to the Community Board. Some of these trees could be on Ecan and DOC Land.

Twizel Skate park

Council supports this in principle and will discuss this further, but also feel it is a Community Board item for discussion.

Providing shade

Council supports this idea but will refer this back to the community board.

Peace Avenue trees

This is been followed up with the land owner.

Smokefree NZ

Council agreed this can be achieved with signage, advertising and local events. Council will work alongside Smokefree NZ.

Twizel Swimming Pool Upgrade

Council agree this should go back to the Community Board. There are no funds budgeted but will be looking at costs and options with the community board.

Pensioner Housing

Council made an earlier decision they would look at pensioner housing when the government provides 50% subsidy. Discussion took place on looking into this and exploring other options in Twizel. Council needs to find out what the needs and demands are for pensioner housing. Could look at other ways of subsidising future pensioner housing. Fairlie is adequately accommodated in this area.

Solid Waste

This has been dealt with by council staff and can be addressed with the compost bins system.

Public Toilets

Council have made provision in the LTP for toilets.

Twizel toilets could do with a urinal to avoid large queues when the coaches stop. A suggestion was made that the family room could be done away with and have a urinal installed. Council will explore this option.

General

There was a request for more representatives for Twizel. Council agreed that the representation is very fair and evenly spread over this district.

Council has supported the alpine water and so are the community boards.

Emergency Events – This is being looked into and Council are addressing these issues.

Heritage Trail and Centre

Council would support this in principle but request this be discussed with Meridian as they had ideas of putting a museum/heritage centre within their new building. Similar projects around the district have not been funded by Council.

Biodiversity

This is not in Councils LTP but Council supports the work of the zone committees.

Matters raised at the hearing: (separate sheet attached to minutes)

1. Eversley Reserve – This has been addressed.
2. IT Expenses to high - Refers to IT changes within Council.
3. Fairlie should establish a tourist area for business's - A discussion can be had with the District Plan Review.
4. Reserve 4038 – This land is owned by the Crown and administered by MDC. Does council want to continue to administer this or hand it back to the Crown? Council have the right to use this land as forestry land only.

REVENUE AND FINANCING POLICY:

To consider and make decisions on a submission on the draft Revenue and Financing Policy.

Resolved:

1. That the Council receives the report.

Russell Armstrong/Murray Cox

2. That the Council deliberates on the submission received and makes decisions on the Revenue and Financing Policy.

Russell Armstrong/Murray Cox

3. That the Council reject the submission on the Revenue and Financing Policy.

Russell Armstrong/Murray Cox

And

4. That the Council note that the final Revenue and Financing Policy will be presented to Council for adoption at its next meeting.

Claire Barlow/Noel Jackson

FINANCIAL CONTRIBUTIONS POLICY

The purpose of this report is to consider and make decisions on a submission on the draft Policy on Development Contributions and Financial Contributions.

Resolved:

1. That the Council receives the report.
Murray Cox/Evan Williams
2. That the Council deliberates on the submission received and makes decisions on the Policy on Development Contributions and Financial Contributions.
Murray Cox/Noel Jackson
3. That the Council reject the submission on the Policy on Development Contributions and Financial Contributions.
Murray Cox/Noel Jackson
4. That the Council note that the final Policy on Development Contributions and Financial Contributions will be presented to Council for adoption at its next meeting.
Murray Cox/Noel Jackson

THE MAYOR DECLARED THE MEETING CLOSED AT 3.29pm

MAYOR: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF AN EXTRAORDINARY MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE COUNCIL CHAMBERS IN FAIRLIE ON THURSDAY, JULY 23, 2015, AT 9.39AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Noel Jackson
Cr Evan Williams
Cr Graham Smith

IN ATTENDANCE:

Wayne Barnett
Paul Morris
Toni Morrison
Arlene Goss
Julie Jongen
Suzy Ratahi
Geoff Horler

OPENING:

The Mayor welcomed everyone to the meeting.

APOLOGIES:

Apologies were received from Cr James Leslie and Cr Russell Armstrong.

Cr Smith/Cr Williams

DECLARATIONS OF INTEREST:

There were no Declarations of interest.

REPORTS:

REPRESENTATION REVIEW 2015

Purpose Of Report:

For Council to adopt the initial proposal for representation arrangements for the 2016 elections, for public notification and submissions.

Resolved

1. That the report be received.

Cr Cox/Cr Smith

Toni Morrison noted an amendment to the draft public notice - a change of date from 8 July to 23 July 2015. She advised the Council that September 3rd was the date proposed for the hearing of any submissions.

Paul Morris advised that Wayne Barnett had undertaken consultation with each of the Community Boards and that they had no comments on the proposal.

2. That the Council approves the following as its initial proposal for the 2015 review of representation arrangements:
 - i. The membership of the Mackenzie District Council shall be six Councillors plus the Mayor (being the status quo);
 - ii. Mackenzie District shall be divided into two wards, being the Opuha Ward and the Pukaki Ward (being the status quo);
 - iii. Three members shall be elected for each of the Opuha and Pukaki Wards (being the status quo);
 - iv. The ward boundaries are depicted in Appendix A to this Report;
 - v. There shall be three community boards, being Fairlie Community Board, Tekapo Community Board, and Twizel Community Board;
 - vi. Four members shall be elected from each Community Board area for each of the Fairlie, Tekapo and Twizel Community Boards, and one member shall be appointed to each Community Board by Council (being the status quo);
 - vii. The community board boundaries are depicted in Appendix B to this Report, being:
 - Twizel Community Board (unchanged);
 - Tekapo Community Board (amended to remove an area of Council-owned forestry land and land containing the sewerage ponds, as there is not nor is there likely to be any residential occupation of that land);
 - Fairlie Community Board (amended to correct a previous boundary issue which had the effect of splitting a single property, to include the entire property; to remove an area of

riverbed in the Opihi river; and to remove a small area of farmland to the west, which is part of a larger rural property).

3. That the full Initial Proposal is formally adopted for public consultation under the Local Electoral Act 2012.

Cr Smith/Cr Jackson

THE MAYOR DECLARED THE MEETING CLOSED AT 9.46am

MAYOR: _____

DATE: _____