

# MACKENZIE DISTRICT COUNCIL

## MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY AUGUST 2, 2016, AT 9:33AM

### PRESENT:

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

### IN ATTENDANCE:

Wayne Barnett, Chief Executive  
Paul Morris, Chief Financial Officer  
Garth Nixon, Community Facilities Manager 9:34am -  
Bernie Haar, Asset Manager from  
Nathan Hole, Manager Planning and Regulations from  
Toni Morrison, Policy and Administration Manager from  
Pauline Jackson, Revenue Officer 9:34am -  
Keri-Ann Little, Committee Secretary  
Daisy Hudson, Timaru Herald Reporter left the meeting at  
Anne Munro, Member of the Public left at 10:37am

### 1. OPENING:

The Mayor welcomed everyone to the meeting.

### 1. APOLOGIES:

Resolved: that an apology be received from Councillor Evan Williams.

**Mayor/ Cr Jackson**

### 2. VISITORS:

**11:30am** Kevin Collier and Shaun Campbell, South Canterbury Spaces and Places Plan, Sport Canterbury.

### 3. DECLARATIONS OF INTEREST:

There were no declarations of interest.

### 4. BEREAVEMENTS:

The Mayor noted the following bereavements:

- Florence May Morrison
- Russell Braddock
- Carolyn O'Connor
- Ralph Lane
- May Holden

A moment of silence was observed.

## 5. MAYOR'S ACTIVITIES REPORT:

This was the report of the Mayor's activity from 23 June 2016 to 28 July 2016.

The Mayor reported she attended the Wilding Tree Charitable Trust meeting as a settler of the trust and to assist in legal documentation sign off. She said the Mackenzie District Council undertake a convener role within the Trust but invited all Councillors to attend meetings if they wish.

Resolved that the report be received.

**Cr Cox/ Cr Smith**

## CHIEF EXECUTIVE'S ACTIVITIES REPORT:

This was the report of the Chief Executive's activities from 22 June 2016 to 29 July 2016.

Cr Leslie referred to the meeting on 8 July where the Mr Barnett meet with a Pukaki Resident regarding potential Council surplus land.

Mr Barnett said the land is Council owned and situated on the Western side of Lake Tekapo at the turn off to Lake McGregor.

Resolved that the report be received.

**Cr Jackson/ Cr Leslie**

## 6. REPORTS:

*The meeting adjourned for a workshop regarding report number 9, Review of Financial Assistance for Community Organisations*

*The meeting adjourned at 9:43am and reconvened at 10:30am.*

## 8. REVIEW OF FINANCIAL ASSISTANCE FOR COMMUNITY ORGANISATIONS:

The purpose of this report from the Chief Financial Officer was for Council to decide, after discussing at a workshop, whether it wishes to formally review its financial assistance for community organisations.

The Mayor welcomed Bruce Anderson to the meeting.

The Mayor stated the item had been workshop and asked Mr Morris to speak to the powerpoint presentation for the benefit of the public.

Mr Morris spoke to the powerpoint presentation covering the following:

- Why do we provide Financial assistance
- Current Policy, grants policy, rates remission and revenue and financing policy. We have a requirement to fund works and the main source of funds come from rates – someone has to pay.
- Current Policy implemented
- Mr Morris highlighted questions council should ask itself:
  - Should rates remission apply to organisations that have ability to earn other sources of income
  - Is Council seen as supporting Clubs over businesses that provide the same service

- What is the rates impact on all other ratepayers and is the rate paying base subsidizing some Clubs
  - Should the review just cover rates or should the review look at all the charges Council levies to Clubs or non-profit organisations
- What the legislative framework – Local Government Act and Policy may be amended after taking into account sec 82 principles of consultation
  - What does each policy tell us
  - What about other clubs – is our level of charging too high for some users need to be considered. Important to note are we encouraging community participation.

The Mayor clarified Council discussion.

Cr Smith said he had been approached by two clubs in Fairlie regarding their rates demands and recognises the public good these clubs had in the Community, he said they raise all funds and everything is voluntary resulting in assets used by the whole community. He said the clubs hold liquor licences but do not benefit financially. He added that because of what these two clubs contribute to the Community the Council should support them. He noted that the users of the Fairlie Bowls club are members on a fixed income and cannot afford for subscriptions and bar prices to be raised to fund rates accounts. He said Council should fund the rates from another rating source to support the funding of the clubs.

Cr Cox asked if the policy is flawed or is it a matter of providing the community boards with more grant money to aid in making the decisions locally. He said the Community Boards could then assess the value of the application to the community and decide how much the community should contribute financially.

The Mayor agreed and said it would not require a policy change.

Mr Morris said the rates remission policy excluded liquor licencing premises. He said the Mackenzie Rugby Football Club is a District wide organisation not just a Fairlie Club.

Cr Leslie said as soon as Council start exempting clubs you create complexity. He said he would rather address this through the grants policy and provide Community boards more power and autonomy.

Cr Smith noted a District wide rate or general rate increase would be required to fund the grants.

The Mayor expressed concern regarding the Rural sector's displeasure with a general rate.

Mr Barnett asked if this was administratively sufficient. He said he is concerned Council does not know the scope of the problem and is only reacting to two cases resulting in a lot of extra work for Community boards.

Cr Cox said leaving the decision to Community boards regarding the grants process is creating an administrative nightmare, a transparent process is required.

Cr Leslie suggested the process could be streamlined to once a year.

Cr Jackson noted difficulty could be experienced regarding liquor licencing and clubs who had more favourable finances being declined.

Mr Nixon said there had been a recommendation from the Fairlie Community board to review the grants policy.

Resolved:

1. That the report be received.

**Cr Armstrong/ Cr Jackson**

2. That Council instruct staff to review Council's policy and provision of financial assistance for community organisations which will include a review of Revenue and Financing Policy, Rates Remission Policy and Grants Policy.

**Cr Smith/ Cr Jackson**

*Cr Leslie and Cr Armstrong voted against the motion.*

*The meeting adjourned for morning tea at 10:20am and reconvened at 10:44am.*

**6. REPORTS:**

1. COLD WATER PROPERTIES LTD CONCEPT PLANS FOR TEKAPO DEVELOPMENT:

The purpose of this report from the Chief Executive was for Council to approve the Coldwater Properties Ltd proposed development concept plans on Lot 6 of the Lakefront Development.

Cr Cox asked if the Council need to discuss the plans with Mr Burtscher regarding his view of what the impact the new development will have highlighting car parking and public toilets and where Mr Burtscher's plans sit in relation to those services.

The Council asked Mr Barnett why Mr Burtscher was not invited to attend today's meeting, Mr Barnett said that he believed he had been but that there has been a breakdown of communication.

Cr Jackson highlighted the cash in lieu of carparks policy and Mr Barnett relied that this is a District Plan requirement not a sale and purchase requirement

Cr Jackson noted that Developers are required to supply a certain number of carparks but instead pay the cash in lieu so Developers then aren't required to provide car parking the over flow will then be felt in Council's parking areas

Cr Smith noted the parking study being initiated will answer those questions.

Cr Leslie said this will allow flexibility by Council further down the Development process.

The Council agreed to approve the plans in principle but that Coldwater Properties Ltd Concept Plans be tabled at the Tekapo Property Group meeting on 16 of August 2016, Mr Burtscher would be invited to attend and present his plans and to discuss any concerns he or Council have regarding the Development.

The Mayor extend invitation to all Councillors to attend the Tekapo Property Group meeting to be held on 16 August 2016 at 1pm at the Tekapo Community Hall Lounge, Lake Tekapo.

Resolved:

1. That the report be received.

**Cr Armstrong/ Cr Jackson**

2. That Council grant approval of the concept plans for Coldwater Properties Ltd proposed development, as per clause 57 of the Sale and Purchase Agreement.

**Cr Cox/ Cr Smith**

### 3. SOUTH CANTERBURY SPACES AND PLACES PLAN:

This report from the Community Facilities Manager was to seek Council funding and support for the Spaces and Places Strategy for South Canterbury. Mr Nixon said Sport Canterbury presented to the South Canterbury Mayors and Council Community Services and Parks Managers on 16 June 2016. The purpose of the presentation was to seek a contribution of \$5,000 from both the Mackenzie District Council and Waimate District Council in addition to the \$15,000 that Timaru District Council had already committed.

Attached to the report was the South Canterbury Spaces and Places Plan of 9 June 2016 made to the South Canterbury Mayors.

The Mayor welcomed Kevin Hellier and Shaun Campbell to the meeting.

Mr Hellier spoke to the powerpoint presentation assisted by a presentation handout.

Cr Cox asked if the plan will identify opportunities for sporting activities. He continued to note that having a study conducted like this can restrict smaller areas from trying to supply facilities.

Mr Campbell said the study will identify what is currently available and what is required in the background. The study provides local needs assessment and what level is appropriate for community interest. He added he had a feel for the size and scope of costings from experience and assessed what was financially realistic.

Cr Leslie said he supports the plan being a plan and not a commitment and an area of interest to our community, he said it is important to find activities for our population to keep them healthy. He said collaboration is important to show that the Mackenzie District Council is part of the wider community and contributes.

Cr Jackson noted Mackenzie District residents are required to travel to the main centres for sports and cannot see how it will benefit the Mackenzie District.

The Mayor said the investment will provide information when changing use or upgrading facilities while also determining with this information what the need is and the best purpose for a particular building.

Mr Morris said the contribution could be sourced by Land Subdivisions.

The Mayor confirmed the \$5,000 is a one off contribution.

#### Resolved:

1. That the report be received.

**Cr Armstrong/ Cr Leslie**

2. That the Council contribute \$5,000.00 as their share of the cost associated with the South Canterbury Spaces and Places Plan.

**Cr Leslie/ Cr Armstrong**

#### 4. SPORT SOUTH CANTERBURY ANNUAL REPORT:

The purpose of this report from the Community Facilities Manager was to provide Council with a copy of the Sport South Canterbury Annual Report.

Resolved:

1. That the report be received.

**Cr Armstrong/ Cr Jackson**

The Mayor said she was pleased to see how much is being offered in the Mackenzie District.

#### 6. TWIZEL COMMUNITY CARE TRUST ANNUAL REPORT:

The purpose of this report from the Community Facilities Manager was to provide Council with a copy of the Twizel Community Care Trust's Annual Report.

The Mayor congratulated Debbie Strathern, Office Manager on her report, adding the report is very comprehensive.

Cr Leslie noted Ms Strathern is leaving Twizel. He said he had spoken to Ms Strathern regarding the video conference facility and believed this was a security issue, regarding confidentiality.

The Mayor noted the hardship effecting the elderly and the great service provided to the Twizel Community and asked how Council can help regarding video conferencing.

Cr Smith said the huge increase in client contact over the last two years indicates there is a real need.

The Mayor would like to write a letter of thanks to Debbie Strathern and volunteers congratulating all on their excellent work they had completed in Twizel.

Cr Leslie noted the District is not considered as a high deprived area.

Cr Smith said there is a need in Twizel and Fairlie.

Resolved:

1. That the report be received.

**Cr Smith/ Cr Cox**

*Council adjourned at 12:08pm and reconvened at 12:45pm*

#### 5. PUKAKI AIRPORT COMMITTEE:

The purpose of this report from the Chief Executive was to allow Council to consider the remuneration levels for Pukaki Airport members and to allow Council to consider extending delegation levels to allow the Pukaki Airport Committee to authorise land transfer documentation.

The Mayor took the report as read and asked for any questions.

Mr Barnett noted the figure of \$20,000 was not precisely correct, it should be amended to read \$20,000 for the Chair and \$18,500.00 for the remaining members.

Cr Smith said the previous remuneration was set on the revenue. He said he notes the Committee had allowed for \$40,000.00 and there is speculation of another director. He said he believes the increase is justifiable but a cap on payment would be reasonable.

Mr Barnett the figures of 20,000 not precisely correct the Chair was 20,500 and other members 18,500.00 different to what reflected in the report.

Cr Smith said the original remuneration was set on what the board was making. I see by their accounts he has allowed for 40,000 when there is talk of another director. He said he feels capping the payment and then the board distributing the funds between themselves.

Cr Leslie said another member had been discussed. He noted the members are not directors but Committee members.

Mr Barnett said that clarification is required relating to the structure of the Committee regarding governance. He said he will review and widen his recommendation and report back to the Council.

Cr Jackson asked for legal advice to be obtained. Mr Barnett said he will seek advice and include this in his report.

Resolved:

1. That the report be received.

**Cr Armstrong/ Cr Smith**

2. That the Council instruct the Chief Executive to report to Council in relation to suitable mechanisms which enable Committee members to assume the fullest possible authority in relation to the execution of land sales at the Pukaki Airport, governance structure and remuneration recommendations.

**Mayor/ Cr Cox**

6. ALPS 2 OCEAN CYCLE TRAIL JOINT COMMITTEE:

The purpose of this report from the Manager of Projects and Administration and Community Facilities Manager was to obtain the Council's approval to enter into an arrangement to form the Alps 2 Ocean Cycle Trail joint committee and approve its Terms of Reference.

Mr Barnett spoke to the report.

The Mayor said she is comfortable with what is proposed. Cr Smith agreed, stating that this is a good agreement and successful in bringing both Districts together.

Resolved:

1. That the report be received.

**Cr Smith/ Cr Jackson**

2. That the Alps 2 Ocean Cycle Trail Joint Committee be constituted to monitor the joint venture construction project and to look after the two Council's (Mackenzie District Council (MDC) and Waitaki District Council (WDC)) interests in the Trail management on an ongoing basis.

3. That the attached Agreement and Terms of Reference for the Alps 2 Ocean Cycle Trail Joint Committee be approved.
4. That the Mayor signs the Alps 2 Ocean Cycle Trail Joint Committee agreement on behalf of Mackenzie District Council.
5. That the Alps 2 Ocean Cycle Trail Joint Committee is not discharged following the triennial general election and continues to operate in accordance with the Agreement and Terms of Reference for that Committee.

**Cr Leslie/ Cr Armstrong**

## 11. RATES RESOLUTION:

The purpose of this report from the Chief Financial Officer is to meet the requirements of Section 23 (1) and Section 24 of the Local Government (Rating) Act 2002 which requires that rates must be set by resolution.

Mr Morris said Council Lawyers had not looked at this as this reflects year one of the Long Term Plan.

Mr Morris noted the Manuka Terrace water rate is set at 0 to act as a place holder and that the Twizel improvement rate contributes to the cost of the Town square.

Mr Morris noted the roading rate is the same for everybody in terms of a fixed charge and capital value charge. He added there is a capital value component but everyone pays a fixed charge.

### Resolved:

1. That the report be received.

**Cr Smith/ Cr Armstrong**

2. That the Mackenzie District Council resolves to set the following rates under the Local Government (Rating) Act 2002, on rating units in the Mackenzie District for the financial year commencing on 1 July 2016 and ending on 30 June 2017 and sets the due dates for the payment of the rates.

**Cr Smith/ Cr Armstrong**

## **GENERAL RATES**

A General rate set on the capital value of the land under Section 13 of the Local Government (Rating) Act 2002 on all rateable land. The general rate will be set differentially using the following categories based on the use and location of the land:

- Tekapo A A rate of \$0.0098232 per dollar (GST inclusive) of Capital Value
- Ohau A A rate of \$0.0011385 per dollar (GST inclusive) of Capital Value
- Tekapo B A rate of \$0.0017234 per dollar (GST inclusive) of Capital Value
- All other properties A rate of \$0.0008470 per dollar (GST inclusive) of Capital Value

## **UNIFORM ANNUAL GENERAL CHARGE**

A Uniform Annual General Charge set on all rateable land under Section 15 of the Local Government (Rating) Act 2002.



- A fixed amount of \$25.21 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit.

## **WORKS & SERVICES RATES**

Targeted rates for works and services, set under Section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as described below:

### **TWIZEL WORKS & SERVICES RATE**

- A fixed amount of \$35.77 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Twizel Community (excluding Improvement work).
- A rate of \$0.0011773 per dollar (GST inclusive) based on the capital value on every rating unit in the Twizel Community (excluding improvement work).  
(as defined on a map held by Council).

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 10.00% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 90.00% of the targeted rate requirement

### **FAIRLIE WORKS & SERVICES RATE**

- A fixed amount of \$51.11 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit, on every rating unit situated in the Fairlie Community.
- A rate of \$0.0021195 per dollar of capital value (GST inclusive) based on the capital value on every rating unit in the Fairlie Community.  
(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 10% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 90% of the targeted rate requirement

### **TEKAPO WORKS & SERVICES RATE**

- A fixed amount of \$192.13 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Lake Tekapo Community.
- A rate of \$0.0007859 per dollar of capital value (GST inclusive) based on the capital value on every rating unit situated in the Lake Tekapo Community.  
(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount in the separately used or inhabited part (SUIP) of a rating unit to fund 35% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 65% of the targeted rate requirement

### **RURAL WORKS AND SERVICES RATE**

- A fixed amount of \$135.18 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the rural community.
- Ohau A  
A rate of \$0.0000073 per dollar of capital value (GST inclusive) on every rating unit in the rural community.
- Tekapo A  
A rate of \$0.0000634 per dollar of capital value (GST inclusive) on every rating unit in the rural Community.

- Tekapo B  
A rate of \$0.0000111 per dollar of capital value (GST inclusive) on every rating unit in the rural community.
- All other rural properties  
A rate of \$0.0000024 per dollar of capital value (GST inclusive) based on the capital value on every rating unit in the rural community.  
(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 95% of the targeted rate requirement, and
- b) Ohau A  
20% of the 5% balance of the targeted rate requirement
- c) Tekapo A  
20% of the 5% balance of the targeted rate requirement
- c) Tekapo B  
20% of the 5% balance of the targeted rate requirement
- d) All other rural properties  
40% of the 5% balance of the targeted rate requirement

### **URBAN SEWAGE TREATMENT RATES**

Targeted rates for sewage treatment, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$32.86 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected to a community sewerage scheme.
- A fixed amount of \$8.21 (GST inclusive) per water closet or urinal (after the first) for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected to a community sewerage scheme.  
(as defined on a map held by Council)

Notes for the purposes of these rates:

The sewage treatment service is treated as being provided if the rating unit is connected to a public sewerage drain. A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal.

### **EVERSLEY RESERVE SEWERAGE RATE**

A targeted rate for sewerage, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$938.28 (GST inclusive) per rating unit for ratepayers in the Eversley Reserve sewerage scheme who have not previously paid the capital contribution.  
(as defined on a map held by Council)

### **URBAN SEWERAGE INFRASTRUCTURE RATES**

Targeted rates for sewerage infrastructure, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$167.60 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected or capable of being connected to a community sewerage scheme.
- A fixed amount of \$41.90 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected to a community sewerage scheme.  
(as defined on a map held by Council)

Notes for the purposes of these rates:

The sewerage infrastructure service is treated as being provided if the rating unit is connected to or able to be connected to a public service drain and is within 30 metres of such a drain.

A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal

### **URBAN WATER TREATMENT RATE**

A targeted rate for urban water treatment, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$91.19 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel and which are connected to a community water supply (except those rating units receiving a metered water supply).  
(as defined on a map held by Council)

Notes for the purposes of this rate:

The water supply treatment service is treated as being provided if any part of the rating unit is connected to a Council operated waterworks and where water is not supplied and measured by meter.

### **URBAN WATER INFRASTRUCTURE RATE**

A targeted rate for water supply infrastructure, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$214.61 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit which is connected or capable of connection to a community water supply in the communities of Fairlie, Burkes Pass, Lake Tekapo and Twizel (except those rating units receiving a metered water supply).  
(as defined on a map held by Council)

Notes for the purposes of this rate

The water supply infrastructure service is treated as being provided, if any part of the rating unit is connected to a Council operated community water supply or if the rating unit is situated within 100 metres of an urban community water supply waterworks and is capable of connection and where water is not supplied and measured by meter.

### **METERED WATER RATE**

A targeted rate under section 16 of the Local Government (Rating) Act 2002 will be assessed on every rating unit connected to a community water supply in Fairlie, Burkes Pass, Lake Tekapo and Twizel and where water is supplied and measured by meter.

- A fixed amount of \$305.81 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit which is serviced by a council water meter.

### **RURAL WATER SUPPLIES**

Targeted rates for rural water supplies set under Section 19 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$235.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Allandale Rural water supply.
- A fixed amount of \$77.90 (GST inclusive) per unit of water supplied to every rating unit serviced by the Spur Road Rural water supply.
- A fixed amount of \$148.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Downlands Rural water supply area in the Mackenzie District.

Targeted rates for rural water supplies set under Section 16 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$225.00 (GST inclusive) per rating unit serviced by the Ashwick Opuha Rural water supply

- A rate of \$3.76 (GST inclusive) per hectare on every rating unit serviced by the Fairlie Water Race of a fixed amount per hectare.
- A fixed amount of \$30.00 (GST Inclusive) per rating unit serviced by the Fairlie Water Race.
- A fixed amount of \$370.00. (GST inclusive) per rating unit serviced by the Downlands water supply area in the Mackenzie District.
- A fixed amount of \$0.00 (GST Inclusive) per rating unit in the Manuka Terrace water supply area.

### **URBAN STORMWATER RATE**

A targeted rate for urban stormwater set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$37.28 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit which is situated in the communities of Fairlie, Lake Tekapo and Twizel.  
(as defined on a map held by Council)

### **DISTRICT ROADING RATE**

Targeted rates for district roading, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$119.45 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit (excluding Mount Cook Village) situated in the Mackenzie District.
- Tekapo A  
A rate of \$0.0023809 per dollar (GST inclusive) of Capital Value.
- Ohau A  
A rate of \$0.0002759 per dollar (GST inclusive) of Capital Value.
- Tekapo B.  
A rate of \$0.0004177 per dollar (GST inclusive) of Capital Value.
- All other district properties  
A rate of \$0.0002089 per dollar (GST inclusive) of Capital Value.  
(as defined on a map held by Council)

### **URBAN SOLID WASTE RATE**

A targeted rate for solid waste, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$278.68 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units to which Council provides the service.

### **TWIZEL IMPROVEMENT RATE**

A targeted rate for Twizel improvement work, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$59.23 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit situated in the Twizel Community.  
(as defined on a map held by Council)

### **TOURISM AND PROMOTION RATE**

Targeted rates for tourism and promotion, set under Section 16 of the Local Government (Rating) Act 2002, of.

- A fixed amount of \$5.77 (GST inclusive) per separately used and inhabited part (SUIP) of a rating unit on every rating situated in the Mackenzie District.
- A rate of \$0.0006008 per dollar of capital value (GST inclusive) based on the land use of all commercial businesses (excluding commercial accommodation businesses and secondary accommodation properties).
- A fixed amount of \$100.00 (GST inclusive) per rating unit on Industrial land properties.
- A rate of \$0.0011889 per dollar of capital value (GST inclusive) based on the land use on the rateable capital value of the land of all commercial accommodation businesses (excluding commercial businesses, secondary accommodation properties and industrial land properties).

- A rate of \$0.0005944 per dollar of capital value (GST inclusive) based on the land use on the rateable capital value of the land of all secondary accommodation properties (excluding commercial business, commercial accommodation businesses and industrial land properties).

### **ECONOMIC DEVELOPMENT RATE**

Targeted rates for economic development, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$10.00 (GST inclusive) per separately used and inhabited part (SUIP) of a rating unit on every rating situated in the Mackenzie District.
- A rate of \$0.0001230 per dollar of capital value (GST inclusive) based on the land use on the rateable capital value of the land of commercial businesses, and industrial land properties, (excluding commercial accommodation businesses and secondary accommodation properties).

### **ALPS TO OCEAN RATE**

A targeted rate for alps to ocean activities, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$24.82 (GST inclusive) per separately used and inhabited part (SUIP) of a rating unit on every rating situated in the Mackenzie District.

### **RURAL CATTLESTOP MAINTENANCE RATE**

A targeted rate for rural cattlestop maintenance, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$81.00 per cattlestop or part thereof, on those rating units or parts of rating units benefitting.

### **FIXED CHARGES**

Under section 21 of the Local Government (Rating) Act 2002, the Council is limited to setting fixed charges, excluding charges for water and sewer, at 30% of the total revenue from all rates sought by the Council.

The Mackenzie District Council has complied with section 21 of the Local Government (Rating) Act 2002 as excluding water and sewer charges, fixed charges as a percentage of the total rates amount to 23.55%.

### **DIFFERENTIAL CATEGORIES**

#### **GENERAL RATE**

The Council adopts the following differential categories based on the use and location of the land for the purposes of the general rate:

Group (A)

- Tekapo A
- Ohau A
- Tekapo B

Group (B)

All other properties

The relationship between the rates set per differential categories is as follows:

Group (A)

- |             |                                   |
|-------------|-----------------------------------|
| a) Tekapo A | 10% of the total rate requirement |
| b) Ohau A   | 10% of the total rate requirement |
| c) Tekapo B | 10% of the total rate requirement |

Group (B)

All other properties	70% of the total rate requirement
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## RURAL WORKS & SERVICES RATE

The Council adopts the following differential categories for the purposes of the Rural Works & Services Rate:

Category

- a) Ohau A
- b) Tekapo A
- c) Tekapo B
- d) All other rural properties

The relationship between the rates set per differential categories is as follows:

Ohau A	20% of the balance of the targeted rate requirement
Tekapo A	20% of the balance of the targeted rate requirement
Tekapo B	20% of the balance of the targeted rate requirement
All other rural properties	40% of the balance of the targeted rate requirement

## DISTRICT ROADING RATE

The Council adopts the following differential categories based on the use and location of the land for the purposes of the district roading rate:

Group (A)

- a) Tekapo A
- b) Ohau A
- c) Tekapo B

Group (B)

All other district properties

The relationship between the rates set per differential categories is as follows:

Group (A)

- a) Tekapo A 10% of the total rate requirement
- b) Ohau A 10% of the total rate requirement
- c) Tekapo B 10% of the total rate requirement

Group (B)

All other district properties 70% of the total rate requirement

## TOURISM AND PROMOTION RATE

The Council adopts the following differential categories based on the use and location of the land for the purposes of the district tourism and promotion.

Commercial Businesses

All rateable properties within the Mackenzie District identified as the principal use of the land being commercial business (excluding accommodation providers).

Industrial Land properties

All rateable properties within the Mackenzie District on land with a property category code beginning with I in the Council's Rating Information Database.

Primary Accommodation Businesses

All rateable properties within the Mackenzie District identified as accommodation providers and where the principal use of the land is commercial accommodation businesses.

Secondary Accommodation Properties

All rateable properties within the Mackenzie District identified as accommodation providers but where the principal use of the land is not commercial accommodation business.

Notes for the purposes of these rates

Secondary accommodation providers can be exempt if they provide a declaration stating that they provide accommodation for less than 20 bed nights per annum.

Definitions:

Group (A)

- "Tekapo A" means all separately rateable properties in the former Tekapo Ward, used for hydro electric power generation (as more particularly defined on valuation roll number 2530015901).

- “Ohau A” means all separately rateable properties in the former Twizel Ward used for hydro electric power generation (as more particularly defined on valuation roll number 2532000701A).
- “Tekapo B” means all separately rateable properties in the former Tekapo Ward, used for hydro electric power generation (as more particularly defined on valuation roll number 2530018400).

#### Group (B)

- “All other properties” means all other ratepayers in the district other than Tekapo A, Ohau A and Tekapo B.

#### Other Categories

- “All other rural properties” means every other property in the rural community other than Ohau A, Tekapo A, Tekapo B and Mount Cook Village.
- Rural community is defined as the area of the Mackenzie District excluding the community areas of benefit of Twizel, Lake Tekapo, Fairlie and Mount Cook Village.
- “All other district properties” means all separately rateable properties in the Mackenzie District other than Tekapo A, Ohau A, Tekapo B and Mount Cook village.

### **DUE DATE FOR PAYMENT OF RATES**

All rates will be payable in four instalments on due dates as follows:

Instalment number	Due Date
One	20 September 2016
Two	20 December 2016
Three	20 March 2017
Four	20 June 2017

### **PENALTIES**

That pursuant to sections 57 and 58 of the local Government (Rating) Act 2002, the Council prescribes the following penalties to be added to unpaid rates:

- A charge of 10 per cent of the amount of any instalment that has been assessed after 1 July 2016 and which is unpaid after the due dates being
  - 22 September 2016
  - 22 December 2016
  - 22 March 2017
  - 22 June 2017
- A charge of 10 per cent on so much of any rates levied before 1 July 2016 which remain unpaid on 2 August 2016.
- A charge of 10 per cent on any rates to which a penalty has been added under (b) if the rates remain unpaid on 2 February 2017

### **PAYMENT OF RATES**

That rates shall be payable at any of the following places:

Council offices, 53 Main Street, Fairlie (between the hours of 8.30 am to 5.00 pm, Monday to Friday, excluding public holidays) and Market Place, Twizel (between the hours of 8.30 am to 5.00 pm Monday to Friday) or pre advertised winter hours.

### **PUBLIC EXCLUDED RESOLUTION:**

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

1. Sale of Various Pieces of Land in Tekapo and Twizel
2. Sale of Lots 1 & 2 Geraldine Fairlie Highway
3. Public Excluded Twizel Community Board Minutes 11 July 2016
4. Public Excluded Finance Committee Minutes 19 July 2016
5. Public Excluded Asset and Services Committee Minutes 19 July 20136
6. Public Excluded Council Minutes 21 June 2016

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
Sale of Various Pieces of Land in Tekapo and Twizel	Commercial Sensitivity	48(1)(a)(i)
Sale of Lots 1 & 2 Geraldine Fairlie Highway	Maintain Legal Privilege	48(1)(a)(i)
Public Excluded Finance Committee Minutes 19 July 2016	Commercial Sensitivity	48(1)(a)(i)
Public Excluded Minutes Council Minutes 21 June 2016	Maintain Legal Privilege	48(1)(a)(i)
Public Excluded Minutes Asset and Services Committee 19 July 2016	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: *Public Excluded Asset and Services Committee Minutes 19 July 2016 and Public Excluded Finance Committee Minutes 19 July 2016, 7(2)(i); Public Excluded Council minutes 21 June 2016 and Sale of Lots 1 and 2 Geraldine Fairlie Highway 7(2)(g).*

**Cr Cox/ Cr Armstrong**

*The Council continued in open meeting.*

## **8. COMMUNITY BOARD RECOMMENDATIONS:**

To consider the recommendations made by Community Boards.

Resolved:

1. That the report be received.

**Cr Leslie/ Cr Cox**

### **TWIZEL COMMUNITY BOARD:**

2. That Council notes the following resolution regarding the Twizel Cancer Support Group:

Resolved: That the Twizel Community Board grant the Twizel Cancer Support Group \$1,000.00 for tree plantings along the Market Place Boundary and that Mr Nixon be involved with the project.

**Russell Armstrong/ Pat Shuker**

3. That Council notes the following resolution regarding the Twizel Football Club Grant request:

Resolved: That the Twizel Community Board grant the Twizel Football Club \$364.50.

**Pat Shuker/ Cr Armstrong**



4. That Council notes the following resolution regarding winter safety in Market Place:

Resolved: That the Twizel Community Board maintain the status quo and continue with matting, salt distribution and monitoring for the remainder of winter.

**Chair/ Russell Armstrong**

5. That Council notes the following resolution regarding placement of a sculpture in Market Place:

Resolved: That the Twizel Community Board support the placement of the plaque in the court yard opposite the Information Centre in Market Place and for Mr Ramsay to write a plaque to attach to the sculpture explaining its creation.

**Cr Armstrong/ Chair**

6. That Council notes the following resolution taken in Public Excluded regarding a request received to purchase Council land:

Resolved: That the Twizel Community Board refer this matter to its next meeting.

**Chair/ Pat Shuker**

#### **FAIRLIE COMMUNITY BOARD:**

1. That Council **notes** the following resolution regarding the Fairlie Community Centre Kitchen:

Resolved: that the Fairlie Community Board ask Mr Nixon to approach Chris Haugh regarding purchase of a fridge on wheels and investigate the purchase of a catering trolley for the Fairlie Community Centre Kitchen.

**Les Blacklock/ Noel Jackson**

#### **9. RECEIVE COMMITTEE MINUTES:**

Resolved that Council receive the minutes of the Planning and Regulation Committee meeting held on Tuesday 19 July 2016.

Resolved that Council receive the minutes of the Finance Committee meeting held Tuesday 19 July 2016, including such parts as were taken in public excluded.

Resolved that Council receive the minutes of the Asset and Services Committee meeting held Tuesday 19 July 2016, including such parts as were taken public excluded.

**Cr Armstrong/ Cr Cox**

#### **10. CONFIRM COUNCIL MINUTES:**

Resolved that Council confirms and adopts the minutes of the Mackenzie District Council meeting held on Tuesday 21 June 2016 as the correct record of the meeting, including those parts taken in public excluded.

**Mayor/ Cr Armstrong**

#### **PUBLIC EXCLUDED RESOLUTION:**

That Council resolve recommendations 3-5 in open meeting:

1. SALE OF VARIOUS PIECES OF LAND TEKPAO AND TWIZEL:

Resolved:

3. That the land described as Lot 5 DP 23244 Tekapo detailed in Appendix B attached to the agenda be deemed surplus to requirements and sold.
4. That the land as Lot 4 DP41692 detailed in Appendix C attached to the agenda be deemed surplus to requirements and sold.
5. That Council express its intention to include for rezoning land covered by Title Number CB31F/177 to Residential 1 zoning as part of the District Plan review process.

**Cr Smith/ Cr Armstrong**

**THE MAYOR DECLARED THE MEETING CLOSED AT 1:45PM**

**MAYOR:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

Unconfirmed