

Mackenzie District Council's 2018-28 Long Term Plan Summary of Submissions & Decisions



Credit: Tim Preston-Marshall

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Long Term Plan 2018-2028

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MACKENZIE
DISTRICT COUNCIL



Summary of submissions and decisions on the Long Term Plan 2018-28 resulting from the consultation process

Purpose

This report provides a summary overview of submissions to Council's Draft Long Term Plan (LTP) and the decisions made by Council following the consultation process.

Background

Council's Draft Long Term Plan 2018-28 consultation process commenced on 21 March and closed at 12pm Monday 23 April. The consultation process included public notification of the consultation process, a 20-page Consultation Document which was made available on the Council website and at various locations throughout the district, public forums in Tekapo, Twizel and Fairlie, adverts in local community newsletters, and Facebook posts.

Submissions could be made to the LTP by completing the submission form included with the Consultation Document, or by completing the online submission form via Council's website.

In total, 49 submissions were made to the Draft Plan. Of these 49 submissions, 16 (36%) were received via the website.

Submission topics

Submissions were received on several topics, ranging from roads through to freedom camping.

The following summary of decisions is grouped by topic, beginning with the key consultation issue (Roading), and followed by those topics which received the most submissions through to those with the least:

Submission topic		
1	Key issue - Roading	4
2	Rates, funding and user pays (16)	14
3	Community facilities and upgrades (14)	22
4	Tourism infrastructure (12)	28
5	Borrowing and the LGFA (11)	32
6	Tourism and economic development promotion or funding (10)	36
7	Pensioner housing and worker accommodation (9)	41
8	District planning (9)	45
9	Alps2Ocean Cycleway (8)	48
10	Pukaki Airport Water Supply (6)	53
11	Strategic study (5)	56
12	Drinking water (4)	58
13	Community Outcomes (4)	60
14	Solid waste (4)	61
15	Freedom camping (3)	62
16	Wastewater (2)	64
17	Stormwater (1)	66
18	Other topics and general comments	67
19	Staff submission	75

Submissions

List of Submissions by submission number

1	J Underwood
2	G Tadielo
3	M and D Bayliss
4	B C Martin
5	L F Martin
6	P Albertyn
7	M Hurst
8	S J Howes
9	C Scrase -AN & CL Scase Family Trust
10	A Scrase
11	South Canterbury Chamber of Commerce -W.Smith
12	C Murray
13	M Bacchus
14	M Hobbs
15	S J Kerr
16	W and Z Speck
17	Physicians and Scientists for Global Responsibility
18	New Zealand Motor Caravan Association Inc
19	G Rzesniowiecki
20	A and E Honeybone
21	P Rive
22	J L Phillips - Mackenzie Community Library
23	A J Bacchus
24	C J Jones
25	A R Rodger
26	Toimata Foundation
27	South Canterbury District Health Board & Community Public Health
28	S Sweney
29	D M Compton
30	Federated Farmers - Fairlie Branch
31	G Jenkins - Twizel Business Network Group
32	P R Shuker
33	Aoraki Environmental Consultancy Limited
34	Environmental Protection Authority
35	E Curin
36	G Brosnahan
37	C L Dann
38	S Cassie
39	S McGarth
40	A Y Thomson
41	H B Anderson
42	MDC Staff
43	Environment Canterbury (Late)
44	Tourism Industry Aotearoa (Late)
45	R Ramsay (Late)
46	F Hocken (Late)
47	C Rudge (Late)
48	T Shadbolt (Late)
49	S Golding (Late)

Decisions

Council acknowledges and appreciates the effort submitters went to in providing feedback on the proposals included in the Long Term Plan Consultation Document, and was impressed with the quality of submissions received.

Careful consideration was given to each individual submission during the decision-making process.

While Council confirmed the majority of proposals in the Consultation Document will be included in the Long Term Plan, some changes were agreed where submissions provided a clear indication of community preferences - for example, Council has reduced the budget for Twizel's Market Place upgrade from \$513,500 to \$100,000 and will consult with the community in the scope of this project further.

Council has also taken on board feedback from submitters in developing its strategic work programme for the coming years. Of particular note, was a desire expressed by several submitters for more user pays to support funding facilities and infrastructure wherever possible, along with concerns from several others about the lack of availability of affordable worker accommodation within the district.

Council has listened to these concerns, and as a result, we will be stepping up our efforts to look at ways of facilitating worker accommodation. We will also be giving more consideration to user pays when we undertake a review of our approach to rating and funding in the near future. The purpose of this review is to better ensure everyone is paying their fair share for the services, infrastructure and facilities Council provides within our district.

When we look more closely at these issues over the next couple of years, we will be engaging closely with affected parties and consulting the community to ensure everyone's views and needs are taken into account.

We will also continue to actively lobby Central Government, whenever possible, to ensure we are receiving the support we need from them to cater for rapidly increasing visitor numbers.

In summary, key decisions for the Long Term Plan include:

- Confirming the proposed headline rates increase of 8% per annum for the first five years of the plan, and 7% per annum for the remaining five years
- Agreeing to set aside a maximum budget of \$300,000 for each year of the plan for roading improvement projects and borrowing to fund Council's 49% share of this amount (with NZTA funding the remainder)
- Agreeing to borrow to fund capital projects included in the plan, and becoming a guaranteeing member of the Local Government Funding Agency
- Confirming the budget of \$250,000 to connect the Pukaki Airport water supply to the Twizel water supply
- Confirming a budget of \$130,000 to undertake strategic studies in Twizel, Tekapo and Fairlie that will inform decisions for meeting demands into the future

A more detailed outline of these and other decisions (and reasons for these) is included in the following document.

Overall, in making decisions for the Long Term Plan, Council has sought to put the long term needs of the community first and has taken a proactive approach to addressing the opportunities and challenges facing our district now and in the future.

While Council has budgeted prudently in the Plan, our proactive approach means that the headline rate increase for the next ten years will be higher than rate increases have been in previous years. We are confident, however, that this will put the district in a stronger position to meet the needs of our current and future community.

1. ROADING

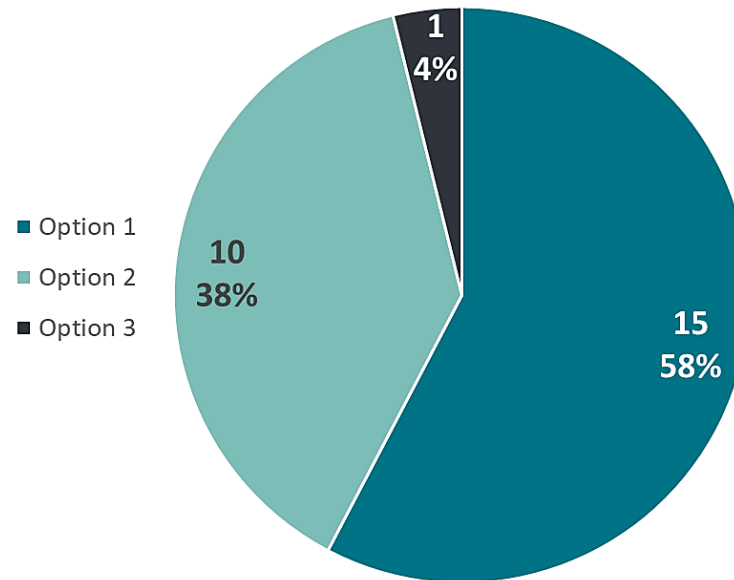
In the Consultation Document, we asked the community to tell us how much they want Council to spend, over and above roading maintenance and renewal budgets, on projects specifically designed to improve our roads over the next ten years.

We presented three options for submitters to provide feedback on:

- Option 1: (Council's indicated preference):** Set aside a maximum budget of \$300,000 for each year of the plan for roading improvement projects and borrow to fund Council's 49% share of this amount.
- Option 2:** Include budgets in each year of the plan for all roading improvement projects that attract NZTA co-funding and borrow to fund Council's 49% share.
- Option 3:** Borrow for all roading improvements projects whether they are co-funded or not.

Twenty-six submitters indicated a preferred option regarding co-funding for roading improvements. Twenty-four submitters made a submission or comment regarding roads.

Submitter preferences for co-funding roading improvements:



Council's decision on ROADING

In general, submitters indicated they preferred Option 1 because it provides some certainty and is the lowest cost option presented.

As a result of carefully considering all submissions, Council decided to:

Proceed with Option 1, which is to set aside a maximum budget of \$300,000 for each year of the plan for roading improvement projects and borrow to fund Council's 49% share of this amount.

Reasons for decision

In making this decision, Council has considered the preferences of submitters and has taken what it considers to be a prudent, responsible approach.

Although limited, a budget of \$300,000 over and above what we plan to spend on maintenance, will allow us to improve areas of the roading network experiencing the most pressure from growth, making them safer and more usable for the community and visitors.

While we would like to budget more for roading improvements, we feel there is still too much uncertainty around how much NZTA are prepared to contribute. We are also concerned about managing rates increases over the next ten years. Option 1 provides our community with more certainty and keeps the rates increases lower.

In addition to continuing to lobby Government over the issue of funding for infrastructure which supports tourism, in the near future we will be undertaking a comprehensive review of our funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers and growth, and the infrastructure that supports these, are paying their fair share.

In response to submissions, we will also look at more opportunities for 'user pays' where it is cost-effective to do so.

Any changes will require an amendment to the Long Term Plan, which includes a public consultation process.

Roading improvement projects

For the \$300,000 budget set aside in the Long Term Plan (over and above maintenance budgets) Council has identified the following high priority roading improvement projects that are most likely to attract NZTA funding. These are projects that will address safety and usability concerns in high-use areas, and create longer-term benefits to community – both directly (improved safety and usability) and indirectly (economic benefits from better catering for visitor vehicles).

Improvement projects over the next ten years, in no particular order, include:

- Pioneer Carpark, Tekapo – rationalise the layout
- Eastern Carpark, Tekapo – design form and seal carpark
- Domain Road, Tekapo - bus shelter
- Lakeside Drive, Tekapo – safety footpath on edge of road to Alpine Springs
- Domain Road, Tekapo – long vehicle carpark and access
- Domain Road, Tekapo – balance of access to boat ramp, including the carpark
- Godley Peaks, Tekapo – seal widening and curve realignments
- Tekapo West Carpark (existing) – design, form and seal carpark
- SH8 – safety footpath, Peppers to town centre
- Lilybank Road, Tekapo – seal extension to ski field
- Ostler Road, Twizel – seal shared footpath
- Hamilton/Clayton Road, Tekapo – intersection improvements
- Rapuwai Lane, Tekapo – rationalise entrances, final layout etc
- Rapuwai Lane, Tekapo – possible town link from carpark – Simpson Lane formation
- District-wide – way-finding signage
- Rapuwai Lane, Tekapo – footpath widening
- Lakeside/Simpson Lane – intersection improvements
- Simpson Lane carpark, Tekapo – design, form and seal carpark
- Ruataniwha/Mackenzie Drive, Twizel – intersection improvements
- Twizel – parking improvements
- Fairlie – parking improvements
- Lake Alexandrina Outlet – seal extension

Council decisions on specific comments on ROADING

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
B C Martin	04	Option 1	Option 1 gives more certainty and requires prioritisation.	Comment noted. Refer Decision and Reasons for Decision section above.
M Hurst	07	Option 1	Money is being wasted as it is through poor planning and management – why waste more?	Comment noted. Refer Decision and Reasons for Decision section above. The submission refers to work undertaken on the State Highways. These are not under Council control and are not funded by Council.
C Scrase – AN & CL Scrase Family Trust	09	Option 1	Option 1 provides a known budget and the lowest rating impact.	Comment noted. Refer Decision and Reasons for Decision section above.
M Bacchus	13	Option 1	Limit debt, but would be great to apply for extra funding from NZTA as \$300,000 is nowhere near enough to cope with future-proofing our roads and bridges.	Comment noted. Council has been raising these issues with NZTA, and will continue to do so. Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
W and Z Speck	16	Option 1	<p>The submitters agree that Council take a prudent approach but expressed difficulty in selecting an option because they are unclear as to:</p> <ol style="list-style-type: none"> 1. What roading projects are currently on the agenda and their priority; 2. What capital expenditure projects are proposed for the next ten years totaling \$40,453,000. <p>The submitters ask – will the ratepayers have a say in what projects and the setting of their priority?</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>A list of proposed projects is included with the decisions document. Council is proceeding with roading improvement projects based on where there is evidence of high need, and where projects are most likely to attract NZTA subsidy. Depending on the proposed project, additional community consultation may be required.</p>
A R Rodger	25	Option 1	<p>Option 1 gives more control on spending and ratepayer money on roading that the average ratepayer would rarely use. The submitter seeks that elected members lobby central government for visitor or tourist tax to be collected at the border.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p> <p>Council will continue to lobby Central Government.</p>
S Sweney	28	Option 1	<p>Agree that roading projects need to continue but rates increase is already significant - stay with option 1 proposal.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p>
Federated Farmers (Fairlie Branch)	30	Option 1	<p>Borrowing should only be spent on capital projects not maintenance. It is imperative that elected members continue to lobby central government and NZTA for better funding.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p> <p>The proposed funding is for improvement projects only (not maintenance). Council will continue to lobby NZTA for additional funding.</p>

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
P R Shuker	32	Option 1	Submitter doesn't like borrowing and doesn't see roading as an investment as it will always cost, with comparatively little return.	Comment noted. Refer Decision and Reasons for Decision section above.
G Brosnahan	36	Option 1	It will cost the ratepayer the least amount of money.	Comment noted. Refer Decision and Reasons for Decision section above.
C L Dann	37	Option 1	Submitter doesn't support even further rates increase as suggested in options 2 and 3, although acknowledges some basic road maintenance is needed for safety, but would like to see less money spent on roads. Would like to see alternative transport options considered.	While Council will always consider alternative transport options, our roading network is currently, and most likely to be for the coming ten years, a key contributor to community connectedness and economic wellbeing within the district, and so it is prudent for Council to invest in this key asset. Refer Decision and Reasons for Decision section above.
H B Anderson	41	Option 1	It is essential roads are well maintained and improved. This option gives flexibility and a reasonable amount of discretionary capital with the discipline of a \$300,000 cap. Council must continue to gather roading data to support the case for increased NZTA subsidy.	Comment noted. Council will continue to gather data on our roading network and to lobby Central Government. Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
M & D Bayliss	03	Option 2	The submitter notes that capping roading expenditure at an arbitrary sum of \$300,000 ignores the reality of unprecedented tourism growth. The spend is proportionally inadequate in context of A2O, Twizel Pool and Market Place spends. The submitter seeks that priority be given to projects addressing traffic flow and car park congestion in Twizel and Tekapo.	Comment noted. The matters raised are addressed in the general comment and the projects priority list above, which highlight that projects to address traffic flow and parking in Twizel and Tekapo are included. Refer Decision and Reasons for Decision section above.
L F Martin	05	Option 2	The submitter feels that maintenance of standards is key, but ongoing improvements are needed to avoid decline in roading standard. Need action now on Transportation Strategy and speed limits, not more consultation.	Comment noted. Refer Decision and Reasons for Decision section above. NZTA are currently undertaking a speed limit review for Canterbury as a whole. Council will continue to lobby NZTA on the speed restrictions in Tekapo through this process.
P Albertyn	06	Option 2	The submitter feels that it is important to get the roading issues sorted. Whilst this plan is slightly less conservative and risky, it will allow the opportunity to 'get ahead' of the roading problem	Comment noted. Refer Decision and Reasons for Decision section above.
W Smith – SC Chamber of Commerce	11	Option 2	With the significant increase in tourism and related traffic, Council is encouraged to use NZTA co-funding to maximum advantage while it is available. There is concern NZTA funding may be reduced in future.	Comment noted. Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
P Rive	21	Option 2	<p>Central government should pay through tourist tax. Ratepayers should not be expected to pay for tourism growth relating to roading.</p> <p>The submitter also seeks that Council have a traffic management plan.</p>	<p>Comment noted with thanks. Refer Decision and Reasons for Decision section above.</p> <p>Council will continue to lobby Central Government. At present Council has no further ability to collect revenue centrally.</p> <p>The Council has developed a Transportation Strategy and is currently working through the implementation plan.</p>
D M Compton	29	Option 2	<p>Cost of repairs or upgrades will never be cheaper if they are held over for lack of funding. Further deterioration equals more cost.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p>
R Ramsay	45	Option 2	<p>Provides some flexibility that Option 1 does not.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p>
J L Phillips – Mackenzie Community Library	22	Option 3	<p>Borrow for all necessary road improvements.</p>	<p>Comment noted. Refer Decision and Reasons for Decision section above.</p>
J Underwood	01	NA	<p>The submitter requests that Old Glen Lyon Road be sealed all the way down to the canal.</p>	<p>Comment noted.</p> <p>Council continues to gather traffic information on this to prioritise any improvement works. Sealing of this road is not currently programmed as it does not meet the threshold in Council's policy. As this area develops, Council expects developers will make a contribution to seal extensions on this road. This will be considered in Council's Development Contributions Policy review in the near future.</p>

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
C Murray	12	NA	<p>The submitter seeks the following:</p> <ol style="list-style-type: none"> 1. Council consider 50km speed restrictions through the Tekapo town centre, roundabout and pedestrian crossing because of increasing traffic and numbers of people. 2. Close Pioneer Drive to tourist traffic, and restrict it to pedestrian traffic and residents' cars only. 	<ol style="list-style-type: none"> 1. NZTA are currently undertaking a speed limit review for Canterbury as a whole. Council will continue to lobby NZTA on the speed restrictions in Tekapo through this process. 2. This is part of the Transportation Strategy and Council is currently working through the implementation plan.
M Bacchus	13	NA	<p>The submitter would like to see at least one passing lane built each year on SH8.</p>	<p>Although State Highways are not under Council's control, Council takes this issue seriously and supports the provision of additional passing lanes on State Highways within the district. We will continue to raise this matter with NZTA.</p>
M Hobbs	14	NA	<p>All roading should be calculated on some user-pays basis.</p>	<p>Road users currently contribute through a fuel tax and road user charges imposed through Central Government. Council does intend to explore ways of funding local infrastructure when it undertakes a review of its approach to rating and funding in the near future.</p>
SC District Health Board & Community Public Health	27	NA	<ol style="list-style-type: none"> 1. Commends Council on identifying dust as a potential risk to health and wellbeing. 	<p>The submitter's support is noted.</p>

Submitter	Submission #	Preferred option (if indicated)	Summary of comment	Council decision (beyond Option 1)
			2. Supports Council's investigation of other materials which will perform best for reduction of dust nuisance.	

2. RATES, FUNDING & USER PAYS

Council decisions relating to RATES, FUNDING & USER PAYS

Council included in the Consultation Document a summary of financial information from its Financial Strategy, including the headline rates increase of 8% for the first five years of the plan, and 7% for the remaining five years.

Sixteen submissions were received relating to rates, funding and user pays:

- 5 submitters considered the proposed rates increase was too high or may be unaffordable for some residents
- 8 submitters supported user pays and felt residents should not be paying for tourism infrastructure
- 3 submitters favoured increasing the rating for short term accommodation

As a result of considering all submissions, Council decided to:

- **Retain the proposed headline rate increases as proposed in the consultation document (8% for the first five years of the plan, and 7% for the remaining five years)**
- **Plan for a review of funding and rating in the near future - this will include looking at our approach to user pays and accommodation rating. If as a result of the review, Council changes its approach, Council may amend the Long Term Plan in consultation with the community**

Reasons for decisions

Every effort was made throughout the Long Term Plan process to keep the proposed rate increases as low as possible. Council has taken a responsible and prudent approach to the budgets, with much of the planned expenditure over the next 10 years is directed towards meeting current and forecast demand on services and assets, meeting new standards, and maintaining existing assets and infrastructure. Small budgets have been included to make improvements to services and facilities which Council believes will benefit the community most over the long term.

Reducing the proposed rates increase would offer some short-term relief to ratepayers but would reduce levels of service over the longer term, increase the risk of asset or service failure and non-compliance with legislative requirements, and place additional burden on future ratepayers. We have taken the opportunity through this Long Term Plan to make some tough decisions now so we can deliver better long term outcomes for the community.

Like some of our submitters, we are still concerned about the additional demands being placed on our facilities and infrastructure as a result of increasing visitor numbers, and we would like to be able to do more to deal with this without overburdening our community. While we welcome the benefits tourism brings, we want to make sure the needs of the community come first.

In addition to continuing to lobby Government over this issue, in the near future we will be undertaking a comprehensive review of our funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers, such as short-term accommodation providers, are paying a fair share.

In undertaking this review, we will work closely with affected groups such as accommodation providers to ensure their views are taken into account in developing any proposals for amending the Long Term Plan funding and rating policies.

In response to submissions and as part of the review, we will also look at more opportunities for ‘user pays’ where it is cost-effective to do so. Our review will include looking at ways to charge (or charge more) for services and facilities such as public toilets, water use, parking and Council property leases.

While we are keen to pursue opportunities to implement or increase user pays, we are also aware that the costs of implementing user pays can often outweigh the benefits. We will look at introducing, or increasing, user pays where it makes economic sense and can reduce the burden on our community.

It should be noted that current rating policies do include an element of user pays in the sense that borrowing and repayment (and therefore a proportion of rate increases) are targeted at the town/user of those assets – for example, borrowing for water infrastructure impacts the water users rather than the whole district. Likewise, borrowing for the swimming pools impacts the township.

It is also worth noting that our current approach is generally consistent with other councils, indicating that there may not be as many opportunities to successfully implement user pays as we would like.

Submitter	Submission #	Summary of comment	Council decision
B C Martin	04	<p>The submitter feels that more “user pays” strategies are needed (eg public toilets, water meters).</p> <p>The submitter also seeks increased rating on houses operated as commercial enterprise.</p>	<p>Refer Decisions and Reasons for Decisions outlined above. Council will undertake a review of its funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers contribute their share. It will also look for cost-effective opportunities for increasing user pays as part of the review.</p>

Submitter	Submission #	Summary of comment	Council decision
L F Martin	05	<p>The submitter notes that permanent residents are outnumbered by absentee home owners of rental homes, many almost exclusively rental holiday homes. This leaves community projects the work of a small number. A contribution by way of rates is not sufficient to support a communities needs above 3 waters and the like. The submitter seeks that rental home owners pay their due by way of correct rating and that this be enforced.</p>	<p>Refer Decisions and Reasons for Decisions outlined above – Council will undertake a review of its funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers contribute their share. It will also look for cost-effective opportunities for increasing user pays as part of the review.</p> <p>The current tourism rate for visitor accommodation properties is only used for the promotion of the district.</p>
S J Howes	08	<p>The submitter seeks the Council normalise rates increases by increasing levy/taxes on properties used as holiday homes for commercial gain/purposes. A sustainable mechanism of additional rating needs to be considered that will see owners of properties used for commercial gain taxed accordingly.</p>	<p>Refer Decisions and Reasons for Decisions outlined above – Council will undertake a review of its funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers contribute their share. It will also look for cost-effective opportunities for increasing user pays as part of the review.</p>
C Scrase – AN & CL Scrase Family Trust	09	<p>The submitter believes that the level of rates increase proposed (page 14 LTP – CD) is unaffordable for ratepayers in the Mackenzie.</p> <p>The submitter calculates this represents an aggregate increase of 106% on their Tekapo property's rates over the term of the plan. In fact, it may be substantially more than that once the September 2017 valuations are factored in.</p> <p>The submitter considers that the rates increase proposed over the 10 years of LTP are not affordable for most households.</p>	<p>Comments noted. Refer Decision and Reasons for Decisions outlined above.</p> <p>Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, meeting new required standards, and maintaining our existing assets and infrastructure. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service failure, and place additional burden on future ratepayers.</p> <p>Council is not responsible for valuation changes. This is an independent process.</p>

Submitter	Submission #	Summary of comment	Council decision
A Scrase	10	<p>The submitter believes that the level of rates increase proposed (page 14 LTP – CD) is unaffordable for ratepayers in the Mackenzie.</p> <p>The submitter calculates this represents an aggregate increase of 106% on their Tekapo property's rates over the term of the plan. In fact, it may be substantially more than that once the September 2017 valuations are factored in.</p> <p>The submitter considers that the rates increase proposed over the 10 years of LTP are not affordable for most households.</p>	<p>Comments noted. Refer Decision and Reasons for Decisions outlined above.</p> <p>Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, meeting required standards, and maintaining our existing assets and infrastructure. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service failure, and place additional burden on future ratepayers.</p> <p>Council is not responsible for valuation changes. This is an independent process.</p>
M Hobbs	14	<p>The submitter feels that residential ratepayers are subsidising others, who are getting the benefits.</p>	<p>Refer 'Reasons for Decision' section above.</p>
W and Z Speck	16	<p>The submitters do not agree that Council cannot control the impact of increased QV on rateable values but recognise that Council is restricted by legislation. The submitters suggest an innovative approach to fairer rating (eg applying rates rebate or capping the QV based general rates).</p>	<p>Council is not responsible for valuation changes. This is an independent process.</p> <p>Council plans to undertake a review of its funding and rating approach to identify more ways of ensuring those who benefit most from increasing visitor numbers contribute their share. It will also look for cost-effective opportunities for increasing user pays as part of the review. Refer 'Reasons for Decisions' section above.</p>

Submitter	Submission #	Summary of comment	Council decision
C J Jones	24	Further discussion is needed around tourism charge on Farmstay accommodation which is different in nature from AirBnB accommodation.	Council intends to undertake a review of its approach to rating and funding in the near future – refer 'Reasons for Decisions' section above.
D M Compton	29	If further changes are made to the rating of secondary accommodation providers, Council needs to take a more informed approach.	Council intends to undertake a review of its approach to rating and funding in the near future – refer 'Reasons for Decisions' section above. Council will work with affected groups in undertaking the review.
Federated Farmers (Fairlie Branch)	30	<p>The submitters feel that, given pressures, it is no longer appropriate not to charge for use of some assets (toilets, parking and roading)</p> <p>The submitters strongly support continued lobbying for central government funding, and like the idea of a GST percentage take or an arrival tax at airports. The submitters consider there is a need to encourage other Councils/Mayors to come on board, and to target campervan and bus companies to help fund some of the facilities and forge a closer relationship with DOC.</p>	Council intends to undertake a review of its approach to rating and funding in the near future – refer 'Reasons for Decisions' section above. Council will also continue to lobby Central Government over this issue.
P R Shuker	32	Ratepayers should not have to subsidise tourists. The submitter believes in user pays.	Under the present system of rating, Councils are unable to collect revenue from tourists. Council intends to undertake a review of its approach to funding in the near future and will continue to lobby Central Government. It will also look for cost-effective opportunities to increase user-pays as part of this review – refer 'Reasons for Decisions' above.

Submitter	Submission #	Summary of comment	Council decision
Aoraki Environmental Consultancy Ltd	33	The submitter supports Council initiatives to secure more central government assistance to fund infrastructure which is primarily to protect our environment from or for the benefit of tourists rather than local residents.	The submitter's support is noted. Council will continue to lobby Central Government.
G Brosnahan	36	The submitter feels that the 8 and 7% annual rates rises will be too hard for those on fixed and low incomes.	<p>Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, maintaining existing assets and infrastructure, and meeting required standards. Council is aware of those on fixed incomes and has considered this in its decisionmaking. Council has a Rates Postponement Policy which provides Council with discretion to postpone the payment of rates as a method of providing relief to ratepayers who are experiencing financial hardship.</p> <p>There is also a Rates Rebates Scheme provides assistance in the form of a rebate (ie a deduction to a rates bill) to those on limited incomes (including superannuitants) to assist them in meeting the cost of their rates. The Council can give out rates rebates on behalf of the Department of Internal Affairs (DIA).</p>
C L Dann	37	The high yearly rates increase is of great concern. The increases are over and above what should be reasonably expected and budgeted for. The submitter strongly advocates for an overhaul of the current budget and new, fresh thinking as to spending priorities and rates increase limitations.	Council has carefully considered its approach in setting the rates in the Plan. Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, maintaining existing assets and infrastructure, and meeting required standards. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service

Submitter	Submission #	Summary of comment	Council decision
			<p>failure, and place additional burden on future ratepayers.</p> <p>Council plans to undertake a review of its approach to funding in the near future, including looking at cost-effective opportunities to increase user-pays—refer 'Reasons for Decisions' above.</p>
S Cassie	38	<p>The submitter acknowledges that there is an ongoing need for improvements funded through rates, but is aghast that rates will have doubled in a few short years to \$4900 or thereabouts. The submitter cannot see how this is justified or that ratepayers are benefitting in receiving extra service. The submitter seeks Council rethink the unreasonable demand for money from people that don't and won't benefit from the vision outlined in the document.</p>	<p>Council has carefully considered its approach in setting the rates in the Plan. Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, meeting required standards, and maintaining our existing assets and infrastructure. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service failure, and place additional burden on future ratepayers.</p> <p>Council plans to undertake a review of its approach to funding in the near future, including looking at cost-effective opportunities to increase user-pays—refer 'Reasons for Decisions' above.</p>
S McGrath	39	<p>The submitter asks - how do Mackenzie rates stack up against the rest – average rates vs average income? The submitter also asks – why can tourist facilities not be paid for by tourists (ie parking, toilets)?</p>	<p>Submission noted with thanks. Mackenzie District's rates have been among the lowest nationally but we do not have information on average rates v average income nationally. As different Councils provide different levels of service, and each Council varies in the numbers of ratepayers paying for those services and the types of rates charged, it is very difficult to get a meaningful comparison across all Councils.</p>

Submitter	Submission #	Summary of comment	Council decision
			Council agrees with submitters that it is timely to review whether there are other opportunities for user pays – refer 'Reasons for Decisions' section above.

3. COMMUNITY FACILITY PROJECTS & UPGRADES

Council included In the Consultation Document several proposals relating to community facilities. Fifteen submissions were received relating to these, with the following themes noted:

- 5 submitters wanted essential services to be prioritised over funding of facilities and amenities
- 2 submitters felt that the budget for the Market Place (Twizel) upgrade was too high
- 4 submitters wanted additional improvements included in the Twizel pool upgrade proposal (covering and/or heating)

As a result of considering all submissions, Council decided to:

- **Reduce the proposed budget for the Market Place (Twizel) upgrade from \$513,500 to \$100,000, to consult further with the community regarding the scope of this project, and to amend the budget if required to meet the needs of the community identified through the consultation process**
- **Proceed with all other projects in accordance with proposed budgets (noting that the budget for the Mackenzie Community Centre upgrade is \$144,000, not \$228,000 as noted in error in the Consultation Document)**

Reasons for decisions

Market Place (Twizel) upgrade:

Council concluded following submissions that the scope of the project was not currently clear enough to support the proposed budget of \$513,500. The budget has therefore reduced to \$100,000 for inclusion in year 2 of the LTP and Council will consult with the community before confirming the final project scope in the 2019/20 financial year.

Mackenzie Community Centre upgrade:

The decision to proceed with the Mackenzie Community Centre upgrade is based on the correct, and significantly lower, budget of \$144,000. Council considers the work proposed for the building, including upgrading the toilets and recladding the gym, is essential for maintaining the Centre so it remains an asset to the community, rather than becoming a liability. As this will be funded through depreciation budgets (money set aside for maintaining assets), Council believes it is prudent to proceed with this upgrade.

Twizel Pool upgrade:

Upgrading the pool to be an indoor, heated facility would require a significant increase to the upgrade budget of \$500,000. In addition, maintenance costs for that type of facility would be approximately \$1m per annum. Council considers this would be unaffordable for the local community (which has a permanent population of only around 1,500) and would not be recoverable through user pays. The option to heat the pool better during different temperatures is possible

within the agreed budget of \$500,000, and the final proposal will look at supplementary heating as an option in addition to other improvements such as lining the pools with synthetic liner. Providing a roof covering over the pool is not being considered at this stage, as solar gain would be lost for heating the pool. If needed, Council will consider increasing the budget to make the proposed improvements using reserves or through local fundraising.

Submitter	Submission #	Summary of comment	Council decision
M & D Bayliss	03	<p>A2O, Twizel Market Place & Pool should be spread over longer period to reduce the rates increase.</p> <p>The submitters state that the Twizel pool is in need of improvement but seeks that a 10yr plan be developed in consultation with the community.</p> <p>The submitters consider the \$500,000 Marketplace upgrade excessive for the size of the area. The submitters seek that lower cost options are found and that the savings be redirected to addressing traffic flow and parking in the Twizel town centre.</p> <p>The submitters acknowledge the value of Twizel walk and cycle paths and their linkage, and seek that a Twizel walking/cycling plan be developed to ensure that new developments add to the network. The submitters also seek that cyclists be taken off Glen Lyon road, a path connect North West Arch to the greenway running east behind the reservoir, and within Tussock Bend, The Drive, Mackenzie Park and Merino Downs.</p>	<p>Borrowing for these projects is spread over 25 years, which is considered to be the most prudent approach.</p> <p>Council has reduced the budget for the proposed Marketplace upgrade to \$100,000 in response to submissions.</p> <p>Twizel has an existing walking and cycle network, which has been developed in accordance with the Greenway Strategy. Linkages are included as developments occur.</p> <p>Council will consider funding the addition of new footpaths, walkways and cycleways through a new Development Contributions Policy and as part of District Plan review. Council also plans to develop a walking and cycling strategy which will include Twizel.</p>

Submitter	Submission #	Summary of comment	Council decision
L F Martin	05	The submitter identifies the need to plan for growth including for community facilities. Submitter wants to see the LTP allow for the growing needs of the community. The submitter asks – will a local initiative for Tekapo Trails be funded?	Council has confirmed funding for strategic studies for Twizel, Tekapo and Fairlie in 2018/19, which will include planning for growth in each town. The Tekapo township budget has \$4,500 allocated for walkway maintenance. There is potential for the Community Board to fund it if a proposal was put forward.
P Albertyn	06	The submitter would like to see more being done to upgrade Lake Tekapo lakefront.	This work is funded as part of the \$916,000 budget to undertake landscaping and upgrade of the Tekapo Domain over four years commencing in 2018/19.
M Hurst	07	The submitter considers that the theatre seats at Twizel Events Centre are fine for now. In response to the proposed \$513,000 for landscaping in Twizel Marketplace, the submitter asks – why borrow for such non-essential initiatives?	Council supports the Community Board's position on upgrading the theatre seats at the Twizel Community Centre. Council has reduced the budget for the Market Place upgrade to \$1consult the community further on the scope of this project.
M Bacchus	13	Twizel Pool – It would be great to have a heated swimming pool in Twizel. This could be very expensive and the Council appears not to have the money to fund this but it would be great to set up a committee and have the support of the MDC to make this happen.	Comment noted. The Twizel Swimming Pool upgrade is addressed in the 'Reasons for Decisions' section above.
P Rive	21	Yes to all proposed projects. Groups who want the Twizel Pool to be a covered, heated pool, open 12 months should find a private funder. This is not a good use of rates.	Comment noted. The Twizel Swimming Pool upgrade is addressed in the 'Reasons for Decisions' section above.

Submitter	Submission #	Summary of comment	Council decision
J L Phillips - Mackenzie Community Library	22	The submitter seeks that library funding is increased annually by CPI and minimum funding increases for: <ol style="list-style-type: none"> 1. funding necessary additional staff hours to meet legislative requirements (\$22,000pa); 2. one-off funding for upgrade of library management software (\$6,500); and 3. one-off funding for refurbishment of library foyer and bathroom (\$20,000). 	Council has a contract with Mackenzie College for the provision of library services which has worked very well to date in providing valuable services to the community. Council will proceed to review this contract with the school. The school is welcome to submit a grant application for the requested items.
A J Bacchus	23	Twizel Pool - Upgrade should include roof and heating system to allow year-round use. Needs to be modernised or new facility built.	The Twizel Swimming Pool upgrade is addressed in the 'Reasons for Decisions' section above.
A R Rodger	25	The submitter supports the upgrade of the Twizel swimming pool. The submitter also requests that the Council and Community Board give careful consideration to the Marketplace upgrade to ensure its historical value is maintained. The submitter is concerned about whether money is being spent on a building which has not been signed off as fit for purpose and asks for confirmation as to whether the Twizel Community Centre has been signed off.	The Twizel Swimming Pool upgrade is addressed in the 'Reasons for Decisions' section above. Council intends to consult the community further on the scope of the Marketplace upgrade project. The Twizel Events Centre was signed off and received a Certificate of Acceptance at the time of construction. Council staff are undertaking improvements towards Code of Compliance certification which relates to the new building code.
S Sweney	28	There is no acknowledgement of needing to meet the needs of growth in Tekapo for facilities.	Council agrees that planning for growth is a high priority. A review of the future needs for community facilities in Tekapo, Twizel and Fairlie will be undertaken as part of the planned strategic studies for each township in Year 1 (2018/19) of the LTP.

Submitter	Submission #	Summary of comment	Council decision
Federated Farmers (Fairlie Branch)	30	The submitters state that it is imperative that assets like water supplies are prioritised over beautification projects.	Council agrees, but seeks to balance wherever possible and affordable the provision of core infrastructure such as roads with the provision of community facilities that make the district a more attractive, enjoyable place to live and visit.
Aoraki Environmental Consultancy Ltd	33	Te Rūnanga o Arowhenua should have had/need to have a role in the planning and design of these projects.	Council recognises the role of ngā papatipu rūnanga in the district and the importance of our relationship with ngā papatipu rūnanga. Council acknowledges that early engagement and opportunity for rūnanga to participate in the planning and decision making around core Council projects further fosters these partnerships. The Council supports the principle and has provided for this in the LTP. We are also mindful of costs. Council has an existing arrangement in place to involve Te Rūnanga o Arowhenua in decision making processes, with funding of \$15,000 per annum to support this.
E Curin	35	The submitter has concerns about how the Twizel upgrades have been undertaken in the past and the quality of design and materials – eg brick walkways and public toilets in Twizel. The submitter asks why they can't have designers or just practical people who are aware of what will work in terms of energy sources, design factors and long term usage, and have some say in the upgrades. The submitter thinks that adding to the Twizel Events Centre will just make the eyesore worse. Also, misleading and out of date information is provided when deciding these upgrades – eg information used to support decision for red bricks used in Market Place.	It is important to Council that all projects are undertaken in the most cost-effective way to deliver the best outcomes for the community. Council is continuously looking at ways it can improve the way projects are planned and implemented and will engage with the Community Board and community to support this.

Submitter	Submission #	Summary of comment	Council decision
S McGrath	39	In regard to the Mackenzie Community Centre upgrade, the submitter asks - can these not be self-funded? What does Fairlie Community Centre get used for? What will it get used for after improvements?	<p>Comments noted with thanks.</p> <p>The Community Centre is used for activities such as rifle shooting, marching, netball, Theatre Group, and other community groups and Council meetings. A proportion of use is paid for by user charges, which are set each year in consultation with the Community Board. There is a contribution from rates (between 60-80%) as one of the Council's aims is to support its communities through provision of facilities which enable healthy, cohesive communities through providing places to support community, sports and cultural groups' activities.</p> <p>Refer 'Reasons for Decisions' section above re the decision to upgrade the Community Centre.</p>
A Y Thomson	40	The submitter objects to Fairlie Community Board's proposal to spend \$228,000 on improving the Mackenzie Community Centre. Does the anticipated future use justify improvements? Suggests to alleviate costs in operating the Centre that Council may consider working with a not-for-profit (NFP) group would could administer it for a much reduced fee and provide an income for the NFP.	<p>Comments noted with thanks.</p> <p>The decision to upgrade as planned, and the corrected budget figure, is outlined in the 'Reasons for Decisions' section above.</p> <p>Council will consider ratepayer contribution to facilities and user charges as part of an upcoming review. Currently Council only derives 20% of income from external sources such as fees and charges. If there was no or reduced ratepayer input, user charges would increase which may result in reduced usage and this may then become a downward cycle. Costs associated with running the Centre would not necessarily reduce.</p>

4. TOURISM INFRASTRUCTURE

In the Consultation Document, Council proposed not to include any budgets for tourism infrastructure projects that could attract Central Government co-funding and will instead continue to lobby Government for support in order to avoid overburdening the local community.

Twelve submissions were received relating to co-funding for tourism infrastructure:

- 4 submitters supported seeking co-funding for tourism infrastructure
- 8 submitters supported a user pays approach and felt that residents should not be paying for tourism infrastructure

As a result of considering all submissions, Council decided to:

- **Confirm its proposal not to include budgets for co-funded tourism infrastructure projects**
- **Plan for a review of funding and rating in the near future - this will include looking at our approach to user pays and accommodation rating. If as a result of the review, Council changes its approach, Council may amend the Long Term Plan in consultation with the community**

Reasons for decision

Council had several concerns about co-funded projects to consider when making this decision. This included the fact there was no guarantee suitable projects would be identified that could attract the Government subsidy, and that any project that did so would incur ongoing costs for ratepayers - that is, in addition to capital costs, we would also have to budget for ongoing maintenance costs and depreciation. The decision not to include a budget for co-funded tourism infrastructure projects also keeps the estimated annual rates rises within our policy limit over the 10-year period.

With no budget included in the plan, we can only consider co-funded tourism infrastructure projects over the next 10 years if we amend our LTP through public consultation and increase our rates limits policy.

Our view is that Mackenzie's tourism industry is benefitting not just our district, but the whole country. We don't think the current co-funding available is helping our community deal with the impacts of tourism as well as it could be and we will continue to lobby Central Government to consider additional ways they can offer us more sustainable financial support for tourism infrastructure.

In addition to the planned strategic studies for the townships, Council will also look at ways of working closely with other agencies such as the Department of Conservation who are developing a Tourism Strategy, to look at ways of addressing both the challenges and opportunities presented by growing tourism numbers to the district.

Submitter	Submission #	Summary of comment	Council decision
M & D Bayliss	03	The submitters support the cofounding of tourism infrastructure as proposed.	Refer Decision and Reasons section above.
C Scrase – AN & CL Scrase Family Trust	09	The submitter acknowledges the importance of tourism to the area but does not support additional spending that is not directed to core activities. The submitter suggests that in directing spending to core activities, both residents and tourists alike are supported.	Refer Decision and Reasons section above.
A Scrase	10	The submitter acknowledges the importance of tourism to the area but does not support additional spending that is not directed to core activities. The submitter suggests that in directing spending to core activities, both residents and tourists alike are supported.	Refer Decision and Reasons section above.
W Smith – SC Chamber of Commerce	11	The submitter encourages Council to commit to a schedule of infrastructure developments to maximise co-funding opportunities.	Refer Decision and Reasons section above.
S J Kerr	15	The submitter seeks that the tourist industry be levied to help fund demand on services and supports Council's lobbying of Government for extra funds.	Refer Decision and Reasons section above.
W and Z Speck	16	The submitters agree that central government should provide more funding towards tourism infrastructure. The submitters support tourism border contribution but feel that this needs to be combined with a new, fairer distribution of funds.	Refer Decision and Reasons section above.
New Zealand Motor Caravan Association Inc.	18	The submitter seeks that the LTP include resourcing and prioritisation for public dump station facilities, along with free/low cost refuse & recycling facilities for visitors. The submitter notes that they are able to provide practical and technical advice as well as financial assistance, provided the new stations meet certain criteria), and notes that Council can apply to MBIE for additional financial support.	Refer Decision and Reasons section above. Council has small amounts budgeted in years 1-3 for minor upgrades and improvements, but these are not envisaged to attract MBIE funding. The offer of advice and support is noted.

Submitter	Submission #	Summary of comment	Council decision
P Rive	21	The submitter considers that central government should pay for tourism infrastructure, through a tax at the airports, rather than residents paying through rates.	Refer Decision and Reasons section above. Council will continue to lobby for Central Government funding.
Aoraki Environmental Consultancy Ltd	33	Tourism needs to be managed to ensure it is a pleasant experience for residents, businesses and visitors alike. The submitter requests that Council continue to work with them when developing and upgrading infrastructure and policy initiatives to manage tourism, and that Council is proactive in managing areas that are particularly susceptible to tourism pressures. The submitter supports initiatives by Council to secure more Central Government assistance to fund infrastructure which is primarily to protect our environment from or for the benefit of visitors rather than local residents.	Comments noted with thanks. Council recognises the role of ngā papatipu rūnanga in the district and the importance of our relationship with ngā papatipu rūnanga. Council acknowledges that early engagement and opportunity for rūnanga to participate in the planning and decision making around core Council infrastructure and policy further fosters these partnerships.
C L Dann	37	The submitter does not support some of the tourist development costs, such as the A20. Tourists should fund tourism.	Refer Decision and Reasons section above. Council will continue to lobby for Central Government funding. Council will also undertake a review of cost-effective and practicable opportunities for user pays (refer 'funding and rating' section above). Refer also Council decisions on A20 in the section below.
H B Anderson	41	The submitter notes that tourism has large benefits, but considers the ongoing cost to the ratepayer is an unreasonable burden. Council must take initiative to look to where they can levy the tourist and raise revenue. Co-funding is helpful but ratepayers are wary about ongoing projects like the cycleway.	Refer Decision and Reasons section above. Council will continue to lobby for Central Government funding.

Submitter	Submission #	Summary of comment	Council decision
Tourism Industry Aotearoa	44	<p>The submitter is unclear whether the lack of budget for co-funding for further tourism infrastructure is due to no tourism infrastructure gaps or a reluctance to allocate funds due to other priorities and debt management, and suspect the latter. They believe this could be a risky strategy, however they note the intention to complete a strategic study which will inform future infrastructure needs and which could be built in to the 2021 LTP.</p> <p>TIA support the call for Central Government assistance and also encourage greater user pays and where appropriate greater use of council balance sheets. They are working on funding and investment models in 2018/19 and would welcome the opportunity to discuss the options in more detail with the Council. The submitter wishes to have the opportunity to participate further in any follow-up process, including any formal meetings, to ensure that the potential impacts on tourism are adequately represented.</p>	Refer Decision and Reasons section above. The offer of further discussion with Council is noted.

5. BORROWING & LGFA MEMBERSHIP

The Consultation Document included a proposal for Council to fund capital projects for water supplies, stormwater, wastewater, roading, and community facilities from external borrowing, and to become a guaranteeing member of the Local Government Funding Agency (LGFA). Eleven submitters made a submission or comment on borrowing and the LGFA.

As a result of considering all submissions, Council decided to:

- **Confirm its proposal to borrow for capital projects and to become a guaranteeing member of the Local Government Funding Agency.**

Reasons for decision

Without borrowing, these projects would require rate increases that would be unaffordable for many ratepayers. Borrowing for these projects also acknowledges that the community benefits from these projects over several years and that it is fairer to spread the costs across both current and future ratepayers.

Securing this external borrowing via the Local Government Funding Agency, which is a Council Controlled Organisation established by a number of councils and the Crown, will enable us to borrow at lower margins than would otherwise be available (for example, from banks).

Submitter	Submission #	Summary of comment	Council decision
M & D Bayliss	03	The submitters agree with MDC joining the LGFA.	Support noted.
B C Martin	04	The submitter feels that there should be more borrowing so future generations can contribute to the current problems.	Council plans to borrow for a range of capital projects and considers that what is included in the Long Term Plan strikes a good balance for the community.
L F Martin	05	The submitter considers that borrowing for roading is an equitable way of spreading funding across generations.	Support noted.

Submitter	Submission #	Summary of comment	Council decision
M Hurst	07	The submitter states that rather than borrowing to fund some initiatives it would be more sustainable to live and spend within our means instead of burdening future ratepayers with additional financial burden.	Council plans to borrow for a range of capital projects and considers that what is included in the Long Term Plan strikes a good balance for the community – refer 'Reasons for Decisions' above.
C Scrase – AN & CL Scrase Family Trust	09	<p>The submitter:</p> <ol style="list-style-type: none"> 1. Is confused by the conflicting statements in the Consultation Document and the various underlying policies regarding debt. 2. Thinks it is appropriate for Council to factor in a reasonable level of debt funding for major long-term infrastructure works and also, for what appears to be a significant level of deferred maintenance. 3. Would like to see the projections amended to reduce the level of rates increases, particularly in the second 5 years of the plan. 4. Before approving LTP urges Councillors to consider scenarios that reduce the proposed rates increases. 	The support for borrowing is noted. Regarding the level of rates increases, Council has carefully considered its approach in setting the rates in the Plan. Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, meeting required standards, and maintaining our existing assets and infrastructure. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service failure, and place additional burden on future ratepayers.
A Scrase	10	<p>The submitter:</p> <ol style="list-style-type: none"> 1. Is confused by the conflicting statements in the Consultation Document and the various underlying policies regarding debt. 2. Thinks it is appropriate for Council to factor in a reasonable level of debt funding for major long-term infrastructure works and also, for what appears to be a significant level of deferred maintenance. 3. Would like to see the projections amended to reduce the level of rates increases, particularly in the second 5 years of the plan. 4. Before approving LTP urges Councillors to consider scenarios that reduce the proposed rates increases. 	The support for borrowing is noted. Regarding the level of rates increases, Council has carefully considered its approach in setting the rates in the Plan. Much of the planned expenditure over the next 10 years is directed at meeting current and forecast demand on services and assets, meeting required standards, and maintaining our existing assets and infrastructure. Council considered reducing the proposed rates increase, which would offer some short-term relief to ratepayers, but decided against this because it would reduce levels of service over the longer term. It would also increase the risk of asset or service failure, and place additional burden on future ratepayers.

Submitter	Submission #	Summary of comment	Council decision
S J Kerr	15	The submitter has concerns with borrowing for roading when there appears to be unnecessary spending for A2O and tourism promotion, and Tekapo/Twizel upgrades.	Council plans to borrow for a range of capital projects and considers that what is included in the Long Term Plan strikes a good balance for the community – refer ‘Reasons for Decisions’ above. Upgrades in Tekapo and Twizel are considered necessary to ensure infrastructure is maintained. Tourism promotion is paid for by commercial accommodation ratepayers and earlier consultation with those ratepayers confirmed their support of this rate. .
A R Rodger	25	The submitter expects Council to explore the best options if borrowing for projects.	Comment noted. Refer Decision and Reasons for Decision section above regarding the LGFA.
Federated Farmers (Fairlie Branch)	30	<p>Borrowing for a large amount of these projects is going to place a burden on the rate bill and make it harder for Council to stay within its rates affordability cap.</p> <p>Council must identify in its LTP how loans are going to be repaid and what section of the community will be paying the financial cost. Where borrowing has been used for projects, costs must be scrutinised.</p>	<p>Comments noted with thanks. Borrowing and repayment are targeted at the towns/users of those assets – for example, borrowing for water infrastructure impacts the water users rather than the whole district. Likewise, borrowing for the swimming pools impacts the township. Borrowing is considered to be good practice for funding capital works as it spreads the costs over current and future ratepayers who will use the facilities or assets.</p> <p>Council has ensured that, where borrowing is proposed, this is carefully scrutinised. Loans are targeted at the users of the activity of the towns in which they are situated.</p>

Submitter	Submission #	Summary of comment	Council decision
H B Anderson	41	The submitter seeks that each project for which it is intended to borrow, Council scrutinise the justification and cost. The submitter notes that while interest rates are low at present, this may not be the case for the 10 year period of the LTP.	Comment noted with thanks. Council has carefully scrutinised all projects proposed for the Long Term Plan. Only those which we consider to be the most cost-effective for the community have been included. We will continue to carefully scrutinise all proposals.
F Hocken	46	Don't borrow – it makes it dearer in the long run.	Refer Decision and Reasons for Decision section above.

6. TOURISM & ECONOMIC DEVELOPMENT PROMOTION

The Consultation Document highlighted that Council had consulted with tourism providers regarding ongoing promotion, and planned to continue its current level of support for tourism promotion and economic development support.

Ten submitters made a submission or comment on tourism promotion or economic development support:

- 4 submitters considered that tourism promotion funding should be less than proposed or have other focuses.

As a result of considering all submissions, Council decided to:

- **Confirm its current funding of \$233,000 to provide tourist destination marketing and promotion services (with a focus on promoting shoulder season and off-peak tourism, and high end visitors), to the Mackenzie District.**
- **Confirm its current funding of \$60,000 to support economic development.**

Reasons for decision

Council currently funds tourism promotion, via ChristchurchNZ, through a mix of 90% targeted rate on commercial, industrial and accommodation providers and 10% charged to the balance of the district. Council consulted with the targeted ratepayers prior to the development of the draft Long Term Plan, and there was general support for continuation of this funding (with some concerns expressed around how this funding is spent). The funding and how it is spent will be reviewed when the current contract comes up for renewal in 2019.

Council will also be undertaking a review of its rating and funding approach in the near future, which will include looking at how it funds tourism promotion and infrastructure which benefits tourism providers.

Although tourism is a major contributor to the District's economy, we also recognise there are other businesses making a valuable contribution and we want to continue supporting these where possible, which is why we have decided to continue making a \$60,000 annual contribution to economic development promotion. We will, however, review the form in which economic development support is given when the contract is due for renewal.

Submitter	Submission #	Summary of comment	Council decision
C Scrase – AN & CL Scrase Family Trust	09	The submitter has a range of questions and major concerns about the Tourism and Promotion Charge, which is being levied as a Capital Charge, seeing this as completely inappropriate. With escalating Capital Values this Charge is unaffordable for small providers of accommodation.	Council intends to undertake a review of its approach to rating and funding in the near future. The review will involve providing information to, and consulting with, relevant parties. Refer Section 2 of this document above - 'Reasons for Decisions'.
A Scrase	10	The submitter has a range of questions and major concerns about the Tourism and Promotion Charge, which is being levied as a Capital Charge, seeing this as completely inappropriate. With escalating Capital Values this Charge is unaffordable for small providers of accommodation.	Council intends to undertake a review of its approach to rating and funding in the near future. The review will involve providing information to, and consulting with, relevant parties. Refer Section 2 of this document above - 'Reasons for Decisions'.
S J Kerr	15	The submitter questions Council's role in providing funding for marketing tourism, and whether Council supports other large businesses in the same way.	Tourism promotion and economic development support are addressed in the Decision and Reasons section above.
W and Z Speck	16	The submitters agree that some form of marketing is required but believe that most of the marketing budget should be spent on infrastructure and marketing should be targeted on our values, cultures and educating visitors rather than just attracting more people.	Council undertook consultation with those ratepayers that pay the tourism promotion rate, prior to drafting its LTP. Those ratepayers generally supported the amount budgeted. Council agrees that a review of funding in relation to ensuring that those that benefit from tourism pay a fair share of other costs is timely, and intends to undertake a review of its approach to rating and funding in the near future. Refer also 'Reasons for Decision' section above.
S Sweney	28	The submitter suggests that less is spent on CCT and more on planning to manage the number of tourists to ensure a quality experience.	Council undertook consultation with those ratepayers that pay the tourism promotion rate, prior to drafting its LTP. Those ratepayers generally supported the amount budgeted and

Submitter	Submission #	Summary of comment	Council decision
			the promotion activity. Council has confirmed funding of \$130,000 in year 1 of the LTP to undertake strategic planning in each of the townships, which will include planning for tourism and growth. Council will also collaborate with other agencies that are planning for tourism growth, such as Department of Conservation and LINZ. Refer also 'Reasons for Decision' section above.
D M Compton	29	<p>Tourism – The submitter generally supports the approach to tourism promotion for two more years but recommends the brief is broadened as follows:</p> <ol style="list-style-type: none"> 1. Aim to grow length of stay - will support the establishment of small companies and activities; 2. incorporate fishing into the mix of activities - fits the lifting of numbers in off-peak seasons and longer stays; and 3. incorporate product from agricultural and aquaculture industries. <p>Economic Development – The submitter considers money would be better spent subsidising training for small businesses. If the organisation is to be retained, it needs to be briefed on the needs of the district. Is it possible to channel the money towards the salary of someone who can identify the scale of need in some areas of the district like worker housing? Quantify the need and potential returns and advertise for investors. Similar approach could be used on tourism ventures.</p>	Refer Decision and Reasons for Decision section above.
Federated Farmers (Fairlie Branch)	30	The submitters considers that tourism promotion is no longer necessary given the number of people coming to the district. The tourism industry should be doing this independently if needed.	Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Summary of comment	Council decision
G Jenkins - Twizel Business Network Group	31	<p>The submission makes a number of requests/points:</p> <ol style="list-style-type: none"> 1. Maximise points of difference with marketing opportunities/better marketing 2. Fast forward the museum interactive centre 3. Urgent infrastructure development – manage crowded parking, traffic flow, toilet facilities in Twizel Market Place 4. Employ wardens (or volunteers) to monitor and direct as short term solution 5. Need collaborative management of tourist sites – LINZ, MDC, DOC 6. Review ways to increase revenue at Twizel Information Centre – eg sell tourism activities, services 7. Tourism a large economic provider in region which must be embraced. 8. Would like a feasibility study that includes a rethink towards the site and services of the Information Centre and the possibility of a small container mall for busy season. 9. Wants a Project Enhancement Manager for Twizel – standalone role that liaises with the community and resides there – oversees all remedial (short term) work, managing extra community projects, and could also include camping sites and a ranger role in this. 	<p>Comments noted with thanks. Plans to manage parking and traffic flow are being developed or are underway (refer Rooding section above). Project ideas will be referred to the Twizel Community Board to follow up and discuss with the community. Council is working with organisations such as DoC and LINZ on a collaborative study and strategy for the management of tourist sites, as well as working with those agencies on a case by case basis as needed. Council will review opportunities for more user pays in the upcoming period – refer 'Rates, Funding and User Pays' section above. Council also recognises the strategic need for more compliance over time and the value that could be gained through a ranger type role in the future. Creation of new positions such as a specific Twizel Project Manager role is an operational matter.</p>
Aoraki Environmental Consultancy Ltd	33	<p>More holistic assessment of the costs and benefits of tourism to the District may be valuable in guiding Council policy.</p>	<p>Council agrees and will work with organisations such as DoC and LINZ on a collaborative study and strategy for the management of tourist sites. This would include getting a more accurate picture of the costs and benefits of tourism to the area.</p>

Submitter	Submission #	Summary of comment	Council decision
E Curin	35	<p>The submission seeks the following:</p> <ol style="list-style-type: none"> 1. Attracting people to Twizel – wants to know why Council isn't spending money on some form of outward notifications, advertising, overseas links to major travel publicity organisations, inflight magazines etc to get people to come to Twizel and the Mackenzie 2. Twizel and Mackenzie are seen as gateway to Mt Cook, and could be a major selling point. 3. Would like to see an on-site manager in Twizel – nobody policing things like no buses or campervans in certain carparks etc. 4. Star gazing – is a special promotion opportunity which could be advertised all over the world. Is MDC promoting to countries like, China, India, Malaysia, or is it all just up to chance? 5. There are many opportunities for improvements to how tourism is managed in Mackenzie. 	<p>The submitter's comments are noted with thanks. Regarding Council's tourism promotion activity, refer Decision and Reasons for Decision section above. Council recognises the strategic need for more compliance over time and the value that could be gained through a ranger type role in the future. Creation of new positions such as a specific Twizel Project Manager role is an operational matter.</p>

7. PENSIONER HOUSING & WORKER ACCOMMODATION

The Consultation Document identified that Council had considered demand for worker accommodation and pensioner housing within the district and proposed not to include a budget for any direct involvement in the construction or operation of worker accommodation or additional pensioner housing units. We did however indicate that we would look at ways of facilitating worker accommodation through mechanisms including the District Plan, in the consideration of sale, lease or development of land in the district and by closely engaging with other local authorities, organisations and private sector groups on the issue

Ten submitters made a submission or comment on pensioner housing or worker accommodation, with all favouring Council either facilitating or providing worker accommodation, and one favouring Council providing additional pensioner housing. Three other submitters requested that Council support an ageing population through managing rates and/or facilitating service industries (medical facilities, pharmacies etc).

As a result of considering all submissions, Council decided to:

- **Confirm that it will more actively look at ways of facilitating worker accommodation through mechanisms including the District Plan, in the consideration of sale, lease or development of land in the district and by closely engaging with other local authorities, organisations and private sector groups on the issue**
- **Confirm that it will retain the current pensioner housing stock but remain open to opportunities for potential partnering or other agreements with private or community providers where subsidies become available, or as part of other Council processes or activities.**

Reasons for decision

Council has listened to the concerns expressed by submitters regarding worker accommodation and agrees this is an issue worth ongoing consideration. We will be stepping up our efforts and more actively engaging in investigating options to address the issue in collaboration with other interested and affected parties.

Council will also look more closely at the issue through its planned strategic studies of future growth and trends, and differing needs of the district's townships.

Submitter	Submission #	Summary of comment	Council decision
B C Martin	04	The submitter seeks that there be better zoning for worker accommodation	This is a matter that Council will consider and address as part of the upcoming District Plan review outlined in the LTP. Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Summary of comment	Council decision
C Scrase –AN & CL Scrase Family Trust	09	<p>The submitter agrees Council should not be direct providers of worker accommodation as this is not a core area in the Act. However, the submitter feels that Council can and should be more proactive and creative in respect of this key issue for the Tekapo community. Council could do this through regulation and/or by offering incentives to developers of accommodation. The submitter asks –</p> <ol style="list-style-type: none"> 1. How can the Tekapo community grow and prosper if families cannot afford to live in the area? 2. Who will use the proposed facilities (eg the D’Archiac sports field) if young people cannot find a place to live? 3. How can small business and tourism flourish as expected by the LTP if there if no accommodation for hospitality/service workers? 	Refer Decision and Reasons for Decision section above.
A Scrase	10	<p>The submitter agrees Council should not be direct providers of worker accommodation as this is not a core area in the Act. However, the submitter feels that Council can and should be more proactive and creative in respect of this key issue for the Tekapo community. Council could do this through regulation and/or by offering incentives to developers of accommodation. The submitter asks –</p> <ol style="list-style-type: none"> 1. How can the Tekapo community grow and prosper if families cannot afford to live in the area? 2. Who will use the proposed facilities (eg the D’Archiac sports field) if young people cannot find a place to live? <p>How can small business and tourism flourish as expected by the LTP if there if no accommodation for hospitality/service workers?</p>	Refer Decision and Reasons for Decision section above.
W Smith – SC Chamber of Commerce	11	The submitter supports re-zoning to enable the provision of worker accommodation.	This is a matter that Council will consider and address as part of the upcoming District Plan review outlined in the LTP. Refer Decision and Reasons for Decision section above.

Submitter	Submission #	Summary of comment	Council decision
W and Z Speck	16	<p>Workers accommodation - The submitters agree in part with Council's position on workers accommodation, whilst asking that Council take care in developing zoning to avoid "worker ghettos". Council could use incentives for developers or business owners which are prepared to provide affordable workers housing/accommodation or through setting conditions to achieve this before granting consent.</p> <p>Pensioner Housing – The submitters don't agree with Council's logic regarding the 13% of residents aged over 65 years and the need for additional pensioner accommodation. The submitters seek that Council consider how to make Tekapo more attractive to seniors (eg medical provision, affordable housing, lower rates).</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>Council will consider ways to provide for the needs of its ageing population through the strategic studies for the townships that will be undertaken in year 1 of the LTP.</p>
P Rive	21	<p>The submitter identifies the critical need for workers accommodation.</p>	<p>Refer Decision and Reasons for Decision section above.</p>
S Sweney	28	<p>The submitter considers the population growth statistics in the LTP do not reflect what is happening. Visitor growth is occurring at unprecedented rates, which requires workers. Our towns need to provide workers accommodation.</p> <p>Pensioner housing – People who would love to stay, leave because there is no medical facility, no pharmacy, and no plan to provide these.</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>Council will also consider ways to provide for the needs of its ageing population through the strategic studies for the townships that will be undertaken in year 1 of the LTP.</p>

Submitter	Submission #	Summary of comment	Council decision
G Jenkins - Twizel Business Network Group	31	<p>The submitter seeks -</p> <ol style="list-style-type: none"> 1. Council should open up parcels of land for specific development of low cost long-term housing. 2. Council should kick-start a trust to manage the development and building of these low cost dwellings (for example, like the Queenstown Housing Trust) 3. Council should work with local community to look into social responsibility around this area. 4. There is no close township where it is affordable for families to buy and live and commute in order to support the overall Twizel economy. 	Refer Decision and Reasons for Decision section above.
R Ramsay	45	<p>Rental/accommodation for workers is becoming very difficult due to rising rental prices, and demand for tourist accommodation. Mackenzie requires a wide range of workers to service tourism and local commerce. To help solve this increasing problem, Council needs to work with other agencies and look at other models which have worked in Queenstown and Wanaka.</p>	Refer Decision and Reasons for Decision section above.
F Hocken	46	<p>Pensioner Housing: The time has come for Twizel to have an area made available for people to retire in Twizel without having to move away to other areas. The submitter suggests Council should look at the land the Golf Club has next the Bowling Club which is underutilised. Development could be set up as a trust, with Council owning the houses.</p> <p>Worker Accommodation: The submitter would like to see the area that Whitestone has in Ohau Road be sold, or joint venture with Council, for worker accommodation. Rents in Twizel have got out of hand.</p>	Refer Decision and Reasons for Decision section above. Council will also consider ways to provide for the needs of its ageing population through the strategic studies for the townships that will be undertaken in year 1 of the LTP.

8. DISTRICT PLANNING

The Consultation Document did not mention any specific proposals on district planning. Seven submitters made a submission or comment on district planning related issues.

Submitter	Submission #	Summary of comment	Council decision
G Tadielo	02	The submitter seeks that Council establish preservation areas in town and rural areas to protect amenity.	These matters will be addressed through the planned Strategic Studies and District Plan review. The submitter is encouraged to provide these comments at the time of public consultation on the review of the District Plan.
L F Martin	05	The submitter considers that the application of rules in Res 1 needs attention and seeks strong enforcement on zone rules.	These matters will be addressed through the planned strategic studies and District Plan review. Provision has also been made in the LTP for the strengthening of our enforcement capability.
S J Howes	08	The submitter seeks that, until the District Plan review is completed, we need to find a way to introduce an element of protection, preservation and enforcement where visitor numbers in a Res 1 Zone are not being respected and the result and impact of the increased volumes needs to be managed.	The District Plan rules must be applied in their present form, and can only be amended through a public consultation and submissions process. This will be done at the time of District Plan review. Council agrees there is a strategic need for more compliance, and has made provision in the LTP for the strengthening of our enforcement capability.

Submitter	Submission #	Summary of comment	Council decision
P Rive	21	<p>The submitter seeks that resource consent applications for small, low impact commercial activities should not have to go through notified consent process.</p> <p>The submitter seeks that housing density within original Twizel township is increased to allow 2-3 houses/section without need for resource consent, allow 2-level, and infill housing.</p>	<p>These matters will be addressed through the planned strategic studies and District Plan review. The submitter is encouraged to provide these comments at the time of public consultation on the review of the District Plan.</p>
A R Rodger	25	<p>The submitter asks that Council give serious thought to putting a total stop to the intensification of farming and tourist numbers.</p>	<p>These matters will be addressed through the planned strategic studies and District Plan review. The submitter is encouraged to provide these comments at the time of public consultation on the review of the District Plan.</p>
S Sweney	28	<p>The submitter states that the impact of Res 1 properties used for visitor accommodation is out of control. Provisions in DP allowing 12 or more visitors is no longer fit for purpose. With the District Plan review taking another 2 years, the submitter asks – what can be done now in the LTP to try and set a direction for the future?</p> <p>The submitter states that Council must take responsibility to provide sufficient development capacity to meet the needs of the communities and that this include land for businesses and managing housing and residential developments.</p>	<p>The District Plan rules must be applied in their present form, and can only be amended through a public consultation and submissions process. As identified by the submitter, this will be done at the time of District Plan review. The LTP cannot predetermine the outcome of this consultation on the review of planning rules. However Council has acknowledged that there is a need to plan for and manage the impacts of growth. These matters will be addressed through the planned strategic studies and District Plan review.</p>

Submitter	Submission #	Summary of comment	Council decision
Aoraki Environmental Consultancy Ltd	33	<p>While the discussion document references a commitment of funds to monitoring consents, that is not supported by a level of service in the activity map. A commitment to monitoring consents needs to be backed by a target that supports that work.</p> <p>There is limited discussion within the LTP on District Plan review. While Council has committed \$400,000 to this work over the next three years, ongoing pressure on the Council plan means that this may not be sufficient as parts of the plan reach their 20th anniversary. The submitter is anxious to avoid expenditure being compressed into the next LTP if it results in significant workload pressures on mana whenua, Council and the community.</p> <p>The submitter seeks that Council strengthen its commitment to the district plan review in this LTP and ensure that mana whenua have the opportunity to partner in this process in a meaningful way. This also applies to ongoing plan changes.</p>	<p>Council has made provision in the LTP for the strengthening of our enforcement capability. The programme for this work and the specific priorities of the role/s is yet to be determined but is likely to include district plan, state of the environment, and resource consent monitoring. It is not yet practicable at this stage to set specific targets in the LTP.</p> <p>The Council is committed to undertaking District Plan review and has provided budget for this work in the LTP. The review will be underpinned by Council's further commitment to initiate strategic growth studies for each of its townships.</p>
Environment Canterbury	43	<p>ECAN welcomes the opportunity to work with Mackenzie District Council and others to explore the integration opportunities coming from the Mackenzie Basin report recommendations. These include continuing to seek improvements in integration of compliance monitoring activities to support the work of both councils, offering assistance with the development of MDC's District Plan and Plan Changes, and continuing to investigate and develop a one-stop-shop for consenting and compliance activities.</p>	<p>Comment noted with thanks. Council looks forward to continuing to work with ECAN on planning matters for the benefit of our communities.</p>

9. ALPS 2 OCEAN CYCLEWAY

In the Consultation Document, Council proposed an estimated budget of \$1.1m to take more of the A2O trail off the road and make it safer for users. Around two-thirds of this is to be funded through grants, donations and Government funding, with the remaining third to be funded through rates (approximately \$391,000). Whilst the project is scheduled over 2 years, the funding is longer term.

Eight submitters commented on the A2O proposal, with many expressing concern regarding the level of funding for the project, and the fact that ratepayers were making a contribution to something they see as a tourist facility.

As a result of considering all submissions, Council decided to:

- **Confirm the total budget for the project at \$1.1m, as proposed in the Consultation Document – noting that the majority of this will come from external sources and the remainder has no impact on headline rate increases for the next ten years**

Reasons for decision

The cycleway is a popular facility available for use by local residents and visitors, and attracts a significant amount of Government and other external funding. The asset is part of a wider package of visitor attractions that contribute significantly to the local economy.

While the project is spread over three years, the rates funding is spread over a longer period. The rates funding component has no impact on the annual rate increases in the Long Term Plan, as the cycleway is currently rated for.

Council is unable to charge users directly for use of the cycleway, as the provision of free access was one of the criteria for obtaining Government funding.

Submitter	Submission #	Summary of comment	Council decision
M and D Bayliss	03	<p>The submitters consider that, if the Alps2Ocean Council contribution is \$1.1m over 2 years, this is excessive and seek that it be spread over a longer period to make funds available for infrastructure. The submitters seek that, those businesses benefiting from the cycleway pay the larger share of its upkeep and development.</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>The contribution of \$1.1m is the gross contribution to the A2O. Less grants and other sources of external funding this work is expected to attract, Council's contribution will not exceed \$400,000. This will be paid for from the continuation of an existing rate. No increase is proposed to provide for this work.</p> <p>There is no ability for the Council to directly charge individuals or businesses who use the cycleway.</p>
P Albertyn	06	<p>The submitter asks - What are the proven benefits of the Alps2Ocean (usage numbers, night stays, dollars spent etc)? The submitters consider that the budget for the improvements seems disproportionate in relation to other projects shown on pages 11-13 of the CD (water supply, improving community facilities and strategic study).</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>Usage numbers for the trail based on new trail counters for the last few months and last season's figures are approximately 3450 per year. (Note this is estimate only, as not all data from all trail counters were able to be collected).</p> <p>MBIE have estimated cyclists to spend approx. 3.7 room nights during their trips and spend on average \$280 per person per day. This is broken down to approximately \$120 per night for accommodation, \$60 per day for food and beverages</p>

Submitter	Submission #	Summary of comment	Council decision
			<p>and \$100 per day for bike hire/shuttles etc.</p> <p>The budget of \$1.1m is the gross contribution to the A2O. Less grants and other sources of external funding this work is expected to attract, Council's contribution will not exceed \$400,000. This will be paid for from the continuation of an existing rate. No increase is proposed to provide for this work.</p>
W and Z Speck	16	<p>The submitters support paying towards the improvement and maintenance cost for the tracks on Council land but feel that Council should not be paying for marketing of Alps2Ocean. The submitters ask –</p> <ol style="list-style-type: none"> 1. Does MDC have to help this cause? 2. Why are we sending valued guests to the Ocean when we could have them staying longer in the District? <p>The submitters seek that effort and budget should be concentrated on more connected cycle ways rather than a one-way option.</p>	Refer Decision and Reasons for Decision section above.
S Sweney	28	<p>The submitter considers this a lot of money to spend on a select group of tourists and asks why are the cyclists not contributing? The submitter suggests that it would be great to give some money to Tekapo Trails to get new trails underway rather than off-roading the Hayman Road section. The submitter asks – how many A2O cyclists use Hayman Road when 60% start from Tekapo?</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>Council does not have data regarding the % usage of Hayman Road.</p>

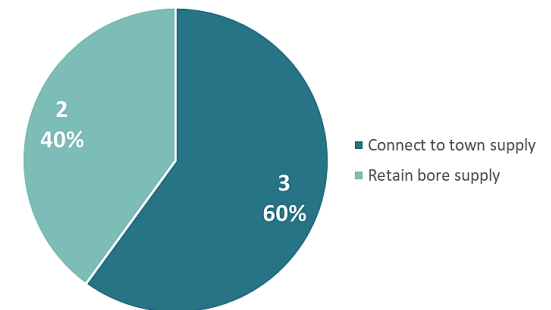
Submitter	Submission #	Summary of comment	Council decision
Federated Farmers (Fairlie Branch)	30	<p>The submitters feel that the budgeted \$1.1m is a considerable amount of money and whilst they have been assured that alternative, out of district funding sources will be available, they are concerned that this is not guaranteed.</p> <p>The submitters ask: if this funding is received, where will the surplus budgeted money be spent?</p> <p>The submitters seek that a long term financial plan on how to manage the Alps2Ocean Cycleway is developed.</p>	<p>Refer Decision and Reasons for Decision section above.</p> <p>The contribution of \$1.1m is the gross contribution to the A2O. Less grants and other sources of external funding this work is expected to attract, Council's contribution will be not in excess of \$400,000. It is this amount which has been included in the budgets and will be paid for from the continuation of an existing rate. No increase is proposed to provide for this work.</p> <p>The Council and Waitaki District Council jointly engage Tourism Waitaki to provide services in relation to the A2O. They are currently reviewing their business plan which includes financial planning, and which will be provided to the Council for approval. Council will continue to provide contributions for maintenance of the trail over the term of the LTP.</p>
S Cassie	38	<p>The submitter asks - Why are we paying for A20 projects? – this is not a ratepayers' responsibility.</p>	<p>Refer Decision and Reasons for Decision section above.</p>

Submitter	Submission #	Summary of comment	Council decision
S McGrath	39	<p>The submitter asks:</p> <ol style="list-style-type: none"> 1. How many people on average ride this trail and how many more will ride it after improvements are made? 2. Do tour operators get charged – if not, why not? 3. Do riders get charged – if not, why not? 	<p>Comments noted with thanks. Refer Decision and Reasons for Decision section above.</p> <p>Usage numbers for the trail based on new trail counters for the last few months and last season's figures are approximately 3450 per year. (Note this is estimate only, as not all data from all trail counters were able to be collected).</p> <p>There is information on the A20 website regarding usage of the trail, at www.alps2ocean.com/trail-counters.</p> <p>There is no ability for the Council to directly charge individuals or businesses who use the cycleway. The cycleway was initially funded by Government on the basis that its use would be free of charge.</p>
Environment Canterbury	43	ECAN look forward to working with the Upper Waitaki Zone Committee to find opportunities to align work programmes with this project.	Comments noted with thanks.

10. PUKAKI AIRPORT WATER SUPPLY

The Consultation Document included a proposed budget of \$250,000 to upgrade the Pukaki Airport water supply, with Council indicating a preference to connect it to the Twizel supply.

Six submissions were received regarding the Pukaki Airport water supply, as summarised below.



As a result of considering all submissions, Council decided to:

- **Confirm the budget of \$250,000 to connect the Pukaki Airport to the Twizel water Supply.**

Reasons for decision

Council considers this to be the most cost-effective way to upgrade the supply to meet the New Zealand Drinking Water Standards.

Although there have been some concerns expressed that the Twizel supply does not have capacity for new connections, provided usage is carefully managed at peak times there is more than sufficient capacity within Twizel's water take resource consent limits to cater for supply from the system to Pukaki Airport users.

Water will be supplied from Twizel to the Pukaki Airport Water Supply users on a restricted basis, and Council will continue to work with all water users to look at ways water use can be better managed during peak demand periods.

Council will also seek to retain the consent for the existing bore for Pukaki Water Supply to enable the water to be used for other purposes.

Submitter	Submission #	Summary of comment	Council decision
M & D Bayliss	03	The submitters consider that Pukaki airport water supply should be connected to Twizel township supply but seeks that each connection be metered and water used above the standard residential allocation be charged to the consumer.	Refer Decision and Reasons for Decision above. Council plans to review the benefits, costs and practicalities of water metering for its water supplies in the first three years of the LTP.
A R Rodger	25	The submitter is in favour of the existing bore for the present development and future growth of the Airport but notes that this is dependent on the amount of water available from the bore. The submitter considers that, continuing to extend the Twizel supply will deny current home owners constant supply as is already being seen with restrictions.	Refer Decision and Reasons for Decision above.
SC District Health Board and Community Public Health	27	Registration of the supply needs to be completed whilst the future supply is being considered.	Refer Decision and Reasons for Decision above. The connection of the supply is programmed for 2018/19.
P R Shuker	32	The submitter is against Twizel supply feeding Pukaki airport unless Twizel has extra bores put down to compensate for what Pukaki airport uses.	Refer Decision and Reasons for Decision above.

Submitter	Submission #	Summary of comment	Council decision
C Rudge	47	<p>The submitter considers that the full cost of the on-site water treatment plant should be known before consultation is undertaken, stating that: "This will cost considerably more than the \$360,000.00 estimated as the costs of long-term monitoring, testing and maintenance have not been included. Long-term, these will be considerable."</p> <p>The submitter favours the connecting of Pukaki Airport to the town water supply.</p> <p>The submitter notes that the three holding tanks installed at the north end to keep the current pump cycles to a minimum will be required regardless of which option is chosen and need to be installed as soon as possible, and that, in the long term, Council will need to install a pump at the north end of the airfield (with holding tanks) or be part of a larger irrigation scheme (water taken from the canal) for irrigation. This would be a separate system so treated water is not used for irrigation.</p>	<p>Refer Decision and Reasons for Decision above.</p> <p>All connected sections at Pukaki Airport will require their own tanks for supply and firefighting.</p> <p>Additional infrastructure for irrigation would be considered in future if required as part of operational planning.</p>
T Shadbolt	48	<p>The submitter notes that the Pukaki Airport water supply is currently unsecure and seeks that work is done as soon as possible to remedy this. The submitter also notes that the current pump is not functioning suitably for the development and suggests that if the bore is to be maintained, Council fit storage tanks and allow for long pump run.</p> <p>The submitter supports the connecting of the supply to the Twizel township to avoid ongoing maintenance costs and to allow for centralising the water cost centre.</p>	<p>Refer Decision and Reasons for Decision above. The connection of the supply is programmed for 2018/19.</p>

11. STRATEGIC STUDY

In the Consultation Document, Council proposed a budget of \$130,000 for a strategic study of the Tekapo, Twizel and Fairlie townships to look at ways of maximizing the benefits of growth, and minimising any negative impacts.

Four submitters made a submission or comment on the proposed strategic study.

As a result of considering all submissions, Council decided to:

- **Confirm the budget of \$130,000 to proceed with the Strategic Studies**

Reasons for decision

Council considers that the strategic studies will be critical in providing a robust basis to future planning for our townships.

Submitter	Submission #	Summary of comment	Council decision
W Smith – SC Chamber of Commerce	11	The Chamber of Commerce supports and encourages Council to commit to this critical work. The funding required for this will exceed the amount budgeted, so encourages Council to seek external funding to help support the study – eg Provincial Growth Fund. The submitter offers to assist with this work.	Comment and support noted. Council looks forward to working with the Chamber in the development of this study.
P Rive	21	The submitter suggests that the strategic study is done in-house, working with the community, as was done 2-3 years ago in Twizel because \$130,000 is a lot of rates.	Staff will be involved in managing the study but there are no in-house resources available to undertake the required programmes of work.

Submitter	Submission #	Summary of comment	Council decision
A R Rodger	25	The submitter suggests that the strategic study encompass the whole district, not just the townships.	The comment is noted. At this stage the Council needs to focus on the diverse needs of the townships at this stage, as all are under significant and increasing pressure in relation to growth.
Aoraki Environmental Consultancy Ltd	33	The submitter sees the strategic study as a way to ensure growth pressures are managed in a way that is appropriate, with involvement of Te Rūnanga o Arowhenua early and at a high level.	Council recognises the role of ngā papatipu rūnanga in the district and the importance of our relationship with ngā papatipu rūnanga. Council acknowledges that early engagement and opportunity for rūnanga to participate in the planning and decision making further fosters these partnerships and welcomes the opportunity to engage with ngā papatipu rūnanga in undertaking the strategic studies in each of the three townships.
Tourism Industry Aotearoa	44	The submitter hopes the strategic study provides an in-depth view into the future of the towns, including tourism infrastructure needs. This insight would hopefully then inform future infrastructure needs which could be built into the 2021 LTP Review. TIA undertook a National Tourism Infrastructure Assessment in 2016/17. The resulting report identified the main infrastructure deficits in both the private and public sectors and the submitter encourages the Council to draw on this resource to assist in informing the strategic study.	Comments noted with thanks. Council will consider all available information in the studies.

12. DRINKING WATER

The Consultation Document included a summary of Council's Infrastructure Strategy, which included proposals for the district's drinking water supplies for the next ten years.

Four submitters made a submission or comment regarding drinking water. None related directly to the proposals included in the Consultation Document, so decisions or comment have been addressed directly to the submissions.

Submitter	Submission #	Summary of comment	Council decision
M Bacchus	13	<p>The submitter considers that there needs to be a better water source solution for Twizel.</p> <p>The submitter also seeks that water meters be installed to keep it fair, and push for high water users to install their own bores and use rainwater storage.</p>	Council spent considerable effort in confirming that the current source is the right one for Twizel. The submission regarding water metering is noted, and Council plans to review the benefits, costs and practicalities of water metering in the first three years of the LTP.
Physicians and Scientists for Global Responsibility	17	The submitters recommend that Council does not fluoridate drinking water on the grounds that it is not lawful.	The Council has no plans to fluoridate water supplies. Fluoridation is not considered to be unlawful.
P Rive	21	<p>The submitter seeks:</p> <ol style="list-style-type: none"> 1. an increase in the consented water take amount for Twizel. 2. Irrigation be from bore or rain water, not town supply. 3. The submitter does not support chlorination of water - affects taste of water. The submitter wants to be supplied high quality, not degraded, water. 	<ol style="list-style-type: none"> 1. The Council has no plans to apply for an increase in the consented water take amount from Environment Canterbury. There is adequate capacity at present to cater for demand provided the use of water is prudently managed in peak periods. The Council will however continue to monitor increases in demand and usage and adapt its planning for the supply as necessary. 2. Noted. The Council recognises the correlation between the collection of rainwater and the demand on reticulated water supplies, and the potential for benefits in reducing wastage of treated water. Council will remain open to considering means of encouraging the uptake of rainwater collection systems throughout the district.

Submitter	Submission #	Summary of comment	Council decision
			<p>3. The Havelock North water contamination enquiry report suggests that all water supplies have residual treatment. All supplies in the district are chlorinated at a low level to reduce contamination risk and protect public health.</p>
<p>SC District Health Board and Community Public Health</p>	<p>27</p>	<p>The submitter –</p> <ol style="list-style-type: none"> 1. Recommends that Council review population numbers for water supplies and how the supplies are characterised. 2. Supports Fairlie water supply upgrade. 3. Urges Council to consider whether the Albury and Allandale supplies meet the definition of Rural Agricultural Drinking Water Supplies as this will clarify the options. 4. Notes that the Twizel and Tekapo upgrades have not resulted in production of data to demonstrate compliance with the New Zealand Drinking Water Standards. These supplies remain non-compliant for protozoal compliance in the annual reporting. MDC should ensure that for these and future upgrades, demonstration of compliance is facilitated. 	<p>Council is continuing to gather information on water use in particularly Tekapo and Twizel. These townships show greater than the industry design standard for water demand. Tourism consumption, high home occupancy and irrigation affect this. We will continue to review demand management.</p> <p>Council has installed modern treatment facilities in Tekapo and Twizel that will meet the MoH requirements but are working closely with the Drinking Water Assessor to provide accurate data to become fully compliant.</p> <p>Council will seek clarity in relation to the definition of Rural Agricultural Water supplies for Albury and Allandale. Both supplies are chlorinated. Allandale supply has an approved Water Safety Plan and the Albury Water Safety Plan is presently being prepared.</p> <p>The support for Fairlie water supply upgrade is noted.</p>

13. COMMUNITY OUTCOMES

The Consultation Document listed Council's Community Outcomes and asked the community to consider if these were still relevant.

Four submitters made comment on the outcomes, as below. Council decisions are noted directly to each submitter.

Submitter	Submission #	Summary of comment	Council decision
C Scrase – AN & CL Scrase Family Trust	09	The submitter supports the aspirational goals as articulated. However, when prioritising spending decisions, the submitter seeks that Council focus on the provision of core services as stated in the Local Government Act 2002 (the Act).	The support is noted. Council will continue to focus on core services, while ensuring community facilities are provided which make the district an enjoyable attractive place to live and visit.
A Scrase	10	The submitter supports the aspirational goals as articulated. However, when prioritising spending decisions, the submitter seeks that Council focus on the provision of core services as stated in the Local Government Act 2002 (the Act).	The support is noted. Council will continue to focus on core services, while ensuring community facilities are provided which make the district an enjoyable attractive place to live and visit.
Aoraki Environmental Consultancy Ltd	33	The submitter suggests there needs to be some explicit recognition of the relationship between MDC and mana whenua.	The submission is noted. Council looks forward to working with the submitter on wording for such an amendment.
H B Anderson	41	The submitter strongly supports the six aspirational outcomes of the township and community. Essential services such as water, wastewater and stormwater must be maintained and improved where appropriate. Must be clear need and confidence that expenditure will benefit the residents.	The support is noted.

14. SOLID WASTE

The Consultation Document made general comment regarding solid waste, about the need to meet increasing demand resulting from growth and increasing visitor numbers. It proposed an annual budget increase in this area of around \$9,500. It also referenced the upcoming review on Council's Waste Management and Minimisation Plan and the consultation scheduled to be completed in October 2018.

Four submitters made comment or requests relating to solid waste. As no specific proposals were include in the Consultation Document, comments and decisions are made directly to the submissions.

Submitter	Submission #	Summary of comment	Council decision
J Underwood	01	That submitter seeks that collection of refuse be extended to The Terrace subdivision.	Currently Council provides a collection service for the urban areas in the District. This area is outside that collection and any extension would require a contract renegotiation. Council will have a wider strategic review of service scope and funding closer to the time the contract expires in October 2021.
P Albertyn	06	The submitter asks - when can we expect extension of kerbside collection to areas around Fairlie?	Currently Council provides a collection service for the urban areas in the District. This area is outside that collection and any extension would require a contract renegotiation. Council will have a wider strategic review of service scope and funding closer to the time the contract expires in October 2021.
P Rive	21	The submitter notes that recycling costs more than it can possibly generate. The Council should segregate waste in to current groups and store it in landfills for future removal at a time when demand/value increases, rather than paying expensive cartage out of the district and making it someone else's problem.	Council does not have a consented A grade disposal facility in the region to store waste, due to the significant capital cost and operating cost of owning one.
S Golding	49	The submitter seeks that Council introduce green waste bins.	Council's contractor, Envirowaste, are currently investigating options for this.

15. FREEDOM CAMPING

The Consultation Document did not make any specific references to freedom camping, although it did generally discuss the impacts of increased visitor numbers and increasing budgets to increase efforts in monitoring and enforcement (not mentioned specifically in regard to freedom camping).

Three submitters made comment or requests relating to freedom camping, and these are addressed directly:

Submitter	Submission #	Summary of comment	Council decision
New Zealand Motor Caravan Association Inc.	18	The submitter seeks that the LTP: <ol style="list-style-type: none"> 1. includes sufficient resourcing to initiate an integrated freedom camping management regime and, if required, review relevant rules, policies and bylaws 2. explicitly recognises the value of the NZMCA Motorhome Friendly Scheme. 	At this stage the Council has no plans to review its freedom camping bylaw and strategy, which were completed in 2016. The Mayor will continue to engage in discussions on this issue through the Canterbury Mayoral Forum and will be a part of any initiatives in that forum. We have allowed budget in the Long Term Plan for some increased monitoring.
A J Bacchus	23	The submitter seeks better control on designated areas for self-contained vehicles only and better signage to these areas. A warden issuing on the spot fines of \$20 or pay to Council within 7 days \$40 would pay for itself.	At this stage the Council has no plans to review its freedom camping bylaw and strategy, which were completed in 2016. The Mayor will continue to engage in discussions on this issue through the Canterbury Mayoral Forum and will be a part of any initiatives in that forum. We have allowed budget in the Long Term Plan for some increased monitoring and enforcement of existing rules and bylaws.

Submitter	Submission #	Summary of comment	Council decision
G Brosnahan	36	The submitter feels that freedom campers are a big concern and seeks that they be charged for camping and toilet facilities. The submitter does not support the funding of these facilities by ratepayers.	<p>The Council has a freedom camping bylaw and strategy, which were completed in 2016. These provide some controls on freedom camping on Council-owned land. Council is also working with the Department of Conservation and LINZ in relation to freedom camping in specific areas.</p> <p>The Mayor will continue to engage in discussions on this issue through the Canterbury Mayoral Forum and will be a part of any initiatives in that forum. We have allowed budget in the Long Term Plan for some increased monitoring.</p> <p>The Council also actively lobbies Central Government on this issue.</p> <p>Council will be reviewing its rating and funding approaches in the near future. Part of this work will look at cost-effective opportunities for ensuring costs for providing infrastructure lie more with those who benefit.</p>

16. WASTEWATER

The Consultation Document included a summary of Council’s Infrastructure Strategy, which included plans for wastewater asset management over the coming ten years.

Submitter	Submission #	Summary of comment	Council decision
A & E Honeybone	20	Protect source water contamination by making provision in the LTP for a sewerage line from the Lyford/Hocken Lane area connecting to the Glen Lyon reticulated sewerage system.	<p>The principle of protecting water at source from contaminants is sound and Council thanks the submitter for the information provided. Council undertakes testing in this area and has found no traces of contamination. However further investigation will be undertaken in to the scope of any potential for issues.</p> <p>Council notes that all current discharges to ground in Hocken Lane have resource consents from Environment Canterbury who are responsible for monitoring.</p> <p>In respect of the potential for future development in the zone which may result in additional discharges, any proposed development would need an approved resource consent from Environment Canterbury for discharges in to the water protection area.</p> <p>Additionally, we note that the District Plan restricts further development as a non-complying activity. New development would face a number of significant hurdles including servicing (access and sewage disposal) and flood and canal breach hazard. Provision of a sewerage line in to the zone, while it may address one potential area of risk, would not address the other risks and Council remains of the view that further development in this area should not be encouraged.</p>

Submitter	Submission #	Summary of comment	Council decision
SC District Health Board and Community Public Health	27	<ol style="list-style-type: none"> 1. Supports plans to identify and assess a new permanent disposal site for the Tekapo WWTP. Support strategic planning to accommodate predicted growth in this area. 2. Supports funding allocated to the replacement of the ageing sewerage networks in Fairlie and Tekapo. 	Comments and support are noted.

17. STORMWATER

The Consultation Document included a summary of Council's Infrastructure Strategy, which included plans for stormwater asset management over the coming ten years.

Only one submission pertaining to stormwater was received.

Submitter	Submission #	Summary of comment	Council decision
SC District Health Board and Community Public Health	27	<ol style="list-style-type: none"> 1. Supports plans to improve stormwater management. 2. Support preparation of Stormwater Management Plans. 3. Supports the planned installation of treatment facilities for stormwater discharges. 4. Supports the continuation of planned upgrades and only implementing a "run to failure" strategy to low priority assets where the consequence of failure is not major. 	Comments and support are noted.

18. OTHER TOPICS AND GENERAL COMMENTS

These are topics that were either not included in the consultation document, or received comment from only one submitter.

Submitter	Submission #	Summary of comment	Council decision
B C Martin	04	The submitter seeks that budget for enforcement of areas such as freedom camping and Residential 1 commercial rental operators, etc. be included	Council agrees there is a strategic need for more compliance, and has made provision in the LTP for the strengthening of our enforcement capability.
M Hurst	07	The submitter considers that the importance of protecting and enhancing our water catchment and waterways is grossly under emphasised.	The submission is noted. In terms of the LTP, Council will be involved in a joint initiative by the Canterbury Chief Executives Forum to ensure that the Canterbury Water Management Strategy is fit for the future needs of the region.
C Scrase – AN & CL Scrase Family Trust	09	The submitter is disappointed with the consultation programme – eg a single drop in session [Tekapo] was inadequate to engage the community, not sure how absentee ratepayers were communicated with, hard copies of CD should have been available at the Post Shop, Supermarket or other central location in Tekapo.	The submission is noted. Drop in sessions were held in each of the district townships - Tekapo, Twizel and Fairlie. Because there is a cost involved in organising and hosting these, and because it can be challenging to coordinate elected members and staff to attend these during a compressed time period, it was considered that one drop-in session in each township was the most cost-effective and practical option. In addition, Council offered to attend any community meetings held by any groups or organisations at a time suitable to those groups. This was advertised via Facebook and the local community newsletters. This offer was also made to schools. Absentee landowners were notified of the LTP consultation process via Council's rates newsletter - the Mackenzie Messenger - which was included with the rates notice sent out in February. Council distributed hard copies of the Consultation Document to multiple locations around the district, including cafes and the post shop in Tekapo.
A Scrase	10	The submitter is disappointed with the consultation programme – eg a single drop in session [Tekapo] was inadequate to engage the community, not sure	The submission is noted. Drop in sessions were held in each of the district townships - Tekapo, Twizel and Fairlie. Because there is a cost involved in organising and hosting these, and because it

Submitter	Submission #	Summary of comment	Council decision
		<p>how absentee ratepayers were communicated with, hard copies of CD should have been available at the Post Shop, Supermarket or other central location in Tekapo.</p>	<p>can be challenging to coordinate elected members and staff to attend these during a compressed time period, it was considered that one drop-in session in each township was the most cost-effective and practical option. In addition, Council offered to attend any community meetings held by any groups or organisations at a time suitable to those groups. This was advertised via Facebook and the local community newsletters. This offer was also made to schools.</p> <p>Absentee landowners were notified of the LTP consultation process via Council's rates newsletter - the Mackenzie Messenger - which was included with the rates notice sent out in February. Council distributed hard copies of the Consultation Document to multiple locations around the district, including cafes and the post shop in Tekapo.</p>
W Smith – SC Chamber of Commerce	11	<p>The Chamber recognises that the Council must also retain a focus on agriculture and associated production and transport, so their comments on other issues above (eg roading) are not solely limited to tourism.</p>	<p>Submission is noted.</p>
C Murray	12	<p>The submitter seeks the following:</p> <ol style="list-style-type: none"> 1. Improve connection for visitors around lake edge in front of CBD and landscaped parking, lawns and picnic tables, to recognize the immense potential of the lake edge. 2. Need to shift flying fox. 3. Watering systems required to be incorporated in to the current development for around CBD green areas. 	<p>Comments noted with thanks. These submission points will be referred to the Tekapo Community Board for further consideration, noting that the works referred to in the first point are underway.</p>

Submitter	Submission #	Summary of comment	Council decision
Physicians and Scientists for Global Responsibility	17	<p>The submitters seek that:</p> <ol style="list-style-type: none"> 1. Council gives weight to the findings of the Union of Concerned Scientists on Food and Agriculture with respect to genetic engineering, and that Council concludes that responsible legislation is required to reflect the precautionary principle on proposals releases of genetically engineered organisms; 2. Council refrain from using glyphosate as a herbicide in all places accessible to animals and humans. 	Submission noted with thanks. This is not a Long Term Plan matter.
G Rzesiniowiecki	19	<p>The submitter makes the following recommendations</p> <ol style="list-style-type: none"> 1. Consider formally supporting the 23 principles of Alfred de Zayas; 2. Endorse the model trade and investment treaty process offered in the www.dontdoit.nz petition; 3. Support the Local Government (Four Well-beings) Amendment Bill to reinstate references to social, economic, environmental, and cultural well-being; 4. Read and consider Kate Raworth's Doughnut Economics as a framework for thinking about economics. 	Suggestions noted with thanks. The Council is part of a regional submission from the Canterbury Mayoral Forum which has submitted in support of the proposed amendment to the LGA restoring references to the four 'wellbeings'.
P Rive	21	<p>Council needs to exert pressure on Ben Ohau Golf Club to develop a plan to look after Man Made Hill and surrounds or relinquish it to Council for industrial land development or sale.</p> <p>All land sales should be made public for sale - no private deals (eg North West Arch).</p>	<p>The comments are noted. The Community Board are currently in discussion with the Golf Club.</p> <p>Land for sale has always been listed as available for sale, including the North West Arch block. Council was not approached by anyone other the Paynes in regard to the North West Arch parcel. The value for which this land was sold was market value for the size of the land.</p>
Toimata Foundation	26	The submitter requests that MDC maintain its supporting role in Enviroschools.	The support is noted. Council has been supporting Enviroschools for a number of years and see this a valuable education tool to get the 'three Rs' message out.

Submitter	Submission #	Summary of comment	Council decision
SC District Health Board and Community Public Health	27	The submitter recommends that funding is allocated in the LTP to investigate the development and implementation of an updated Smokefree policy and strategy for the district.	The Council is generally supportive of the Smokefree policy proposal. The Council will review its Smokefree policy and develop a strategy by Year 2 of the Long Term Plan, with subsequent 3-yearly reviews of the Policy. It is not necessary to include a separate budget for this work.
G Jenkins - Twizel Business Network Group	31	<p>Land and property sales – the submitter seeks the following:</p> <ol style="list-style-type: none"> 1. a transparent land sale process 2. that a Twizel Community Property Group to be set up to receive generated funds from the sale of land to benefit the town 3. Council to lease land on a peppercorn rent to individuals/developers – retaining ownership with the option to purchase back any improvements. 	<p>A moratorium has been placed on land sales at present while the Council develops a comprehensive process to manage future land sales.</p> <p>Council policy is that the proceeds of all land sales, regardless of location within the district, should benefit all ratepayers on a district-wide basis.</p> <p>Council is currently reviewing its involvement in land sales and part of this review includes leasing of land.</p>
P R Shuker	32	The submitter submits that infrastructure should be a priority for ratepayers and the future increase in population. All new buildings should have to have a water tank in their plans to conserve water for gardens, lawns, and emergencies eg fire.	<p>The comments are noted. Council is concerned with providing suitable infrastructure to meet future demand, and it has committed \$130,000 in the LTP to undertake strategic studies of the townships to ensure we can make more informed decisions on infrastructure requirements in the future.</p> <p>Council also recognises the potential benefits from rainwater harvesting and will remain open to considering means of encouraging the uptake of rainwater collection systems throughout the district. This might include for example through specific District Plan provisions.</p>

Submitter	Submission #	Summary of comment	Council decision
Aoraki Environmental Consultancy Ltd	33	<p>The submitter seeks that the LTP acknowledge the mana whenua of the Mackenzie District including explicit recognition of Council's statutory responsibilities to Ngai Tahu as mana whenua and the Crown's Treaty Partner under the Local Government Act 2002 and the Resource Management Act 1991. The submitter also seeks that this include the vision and strategy for how those duties can be discharged in the spirit of partnership across Council's governance, regulatory, and asset management functions.</p> <p>The submitter also seeks that, in the spirit of this relationship, Council offers a commitment to early engagement and meaningful opportunities to participate in the planning and decision making on core policy, projects, plans and processes and that this be incorporated into the strategic objectives of Council. It is suggested that Council budget for projects to include resourcing (including staff time) and allow adequate time to provide the opportunity for early and meaningful engagement with Te Rūnanga o Arowhenua on core projects.</p> <p>The submitter seeks that, where cost estimates and comparisons are provided to the community, these assessments be full and include analysis of the environmental costs and costs of delay if the works were to be deferred.</p>	<p>Comments noted with thanks. Council has committed resources to this process and is currently in a building phase. We look forward to engaging further with the submitter on this.</p>

Submitter	Submission #	Summary of comment	Council decision
Environmental Protection Authority	34	The submitter reminds Council of its obligations under the Hazardous Substances and New Organisms Act 1996 (HSNO) including regulatory responsibilities for hazardous substances enforcement in areas not covered by other agencies. There are significant environmental and safety risks if not adequately resourcing these responsibilities.	The submission is noted. Council has a Memorandum of Understanding with Ashburton District Council for the provision of services with respect to incidents involving hazardous substances within the district. The agreement enables Council to fulfill its responsibilities under the HSNO Act.
E Curin	35	The submitter would like to see proper auditing of Council staff re performance.	This is an operational matter that is not addressed in the Long Term Plan.
S McGrath	39	The submitter asks - 1. In past 2 years, how many properties have been sold for residential living compared to investment? 2. Are locals getting priced out?	Council does not collect or hold this information, but the submitter's concerns are noted for further consideration as part of our strategic review of development in the three townships.
A Y Thomson	40	Seeks the inclusion of a strategic plan for the growing ageing community of the Mackenzie District (positive ageing strategy). Could be 'whole of community' focused, recognizing the need to take account of the priorities of today's older people, and also to consider the views of those mid-life people who will be the older population in the near future.	Council recognises that the district has a growing ageing community, and that it has a role in ensuring the needs and values of this community are considered in the provision of its services. There is currently no budget for a separate strategy, but Council will consider methods in its work programmes such as enabling planning applications for elderly support services through the District Plan, or consideration of needs at the time recreational facilities (parks and reserves) or infrastructure such as footpaths are designed.
H B Anderson	41	The submitter recognises the demands and restrictions of legislation but believes there is a danger of interpreting it in the most conservative way, which can be restrictive. The submitter considers there must be balance, but perhaps at times take some risks.	Comment noted with thanks.

Submitter	Submission #	Summary of comment	Council decision
Environment Canterbury	43	<p>ECAN encourages Council to maintain its commitment to regional collaboration, as we work together in the best interests of our region and its communities.</p> <p>ECAN commends and supports the Council's recognition and ongoing engagement with the three papatipu rūnanga with an interest in the Mackenzie District.</p> <p>Canterbury Water Management Strategy – ECAN recognise the partnership between Mackenzie District Council and Environment Canterbury to support the Upper Waitaki and Orari-Temuka-Opihi-Pareora Zone Committees by providing secretariat and facilitation resources and look forward to continuing this partnership.</p> <p>Biodiversity - ECAN acknowledges the key role that Mackenzie District Council plays for terrestrial biodiversity protection and enhancement and looks forward to further supporting joint action in this area.</p>	Comments noted and Council thanks ECAN for its continued support.
Tourism Industry Aotearoa	44	<p>Are encouraged to see within the LTP the positive view of tourism as an economic enabler for the district and supports the investments being made such as the \$233,000 p.a. for tourism promotion, the \$1.1m allocation for improvements on the Alps2Ocean Cycle Trail, and the \$916,000 for the Tekapo Domain landscaping & upgrade which will benefit both locals and visitors.</p>	The support is noted. The Council has confirmed it will retain these programmes in the LTP.

Submitter	Submission #	Summary of comment	Council decision
F Hocken	46	<p>The submitter considers that if Council wish to retain the Dark Sky status, the brightness of lights within Twizel need to be reduced.</p> <p>The submitter also considers that there is too much waste on employment at Council.</p>	<p>Council is committed to supporting the Aoraki Mackenzie International Dark Sky Reserve. Council's District Plan restricts outdoor lighting within Twizel and the surrounding area, to limit light pollution. In terms of Council assets, the Council is presently working on reviewing suitable options for the replacement of all of its LPS light fittings, to take advantage of an NZTA subsidy being offered at present.</p> <p>The comment regarding employment is noted but this is an operational matter and is not covered by the LTP.</p>
S Golding	49	<p>The submitter seeks that there be a Twizel Town Manager who lives in Twizel.</p>	<p>This may be considered at a later stage but is an operational matter and is not covered by the LTP.</p>

19. STAFF SUBMISSION

A staff submission has been made to the plan, addressing the following issues and decisions:

Issue	Submission	Council decision
1. Water Supply – Correction of Ostler Road and Hooker Crescent Misstatements	Staff request that the LTP budget is corrected to \$230,000 for the Ostler Road and Hooker Crescent AC pipe replacement programme to be undertaken in Year 1. This is required to reflect the capital cost (rather than the included budget of \$82,000).	Agreed.
2. Commercial Activities – Forestry Wilding Control	Further to discussion at the Forestry Committee meeting of 27 February 2018, staff seek that budget is introduced to control wilding trees and other pests associated with Council's commercial forestry activity. A budget of \$50,000 is requested for Years 1 and 2, and a budget of \$30,000 annually thereafter.	Agreed.
3. Commercial Activities – Pukaki Airport Taxiway Reseal	Staff seek that the Pukaki Airport Taxiway seal at a cost of \$384,500 be provided in Year 1 of the LTP, recognising this work was not completed in 2017/18 as planned.	Agreed –Airport fund budget moved forward.
4. Commercial Activities – Pukaki Airport Financials	Due to recent updating of information regarding the financial status and projections of the Pukaki Airport Board, staff seek that LTP financial information be amended.	Agreed.
5. Transportation – Removal of Budget for Lighting Subsidy	Staff ask Council to consider amending the LTP budgets for street lighting due to an opportunity to take up a subsidy from NZTA.	Council will not amend the LTP budget provisions at this stage as there is considerable uncertainty regarding allowable lighting types, cost and funding. While these matters are being worked through with NZTA, Council has put all lighting upgrades on hold and will review the budgets when confirmation has been received.

Issue	Submission	Council decision
6. Corporate Services: Administration – IT costs	Due to operational requirements, improvements to existing IT systems are necessary. Staff propose for the budget to be amended to reduce depreciation costs of \$16,000 per annum and increase operating costs by \$16,000 per annum for a proposed move to cloud services.	Agreed.