



455TH MEETING OF THE
MACKENZIE DISTRICT COUNCIL

TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

Membership of the Council:

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

*Notice is given of a meeting of the Mackenzie District Council to
be held on Tuesday October 27, 2015, at 9.30am.*

VENUE: Fairlie Council Chambers.

BUSINESS: As per the attached agenda.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



MACKENZIE DISTRICT COUNCIL

Agenda for Tuesday October 27, 2015, at 9.30am

VISITORS

At 9.30am Michael Burtscher will present to councillors on his plans for development at Tekapo. This will be public excluded.

At 11am Jan McPherson from the Fairlie in Focus Photography Group will attend the meeting to speak about their grant application (attached to the agenda).

OPENING AND APOLOGIES

DECLARATIONS OF INTEREST

BEREAVEMENTS

MAYORS REPORT 5

REPORTS:

A) CHIEF EXECUTIVE'S ACTIVITIES	6
B) QUARTERLY REPORT FROM ADBT	8
C) REPORT FROM RULES REDUCTION TASK FORCE	13
D) ADDITIONAL FEE REQUEST, AUDIT NZ	25
E) SALE OF SURPLUS LAND AT ARGYLL ST, FAIRLIE	29
F) TWIZEL RESERVOIR LINER REFURBISHMENT	59
G) FREEDOM CAMPING AT HAMILTON DRIVE, TEKAPO	68
H) TWIZEL TEKAPO COMMUNITY VEHICLE TRUST GARAGE	71
I) GRANT APPLICATION MACKENZIE NETBALL SUPPORTERS CLUB	87
J) GRANT APPLICATION FAIRLIE IN FOCUS	91
K) COMMON SEAL	113
L) MEETING SCHEDULE FOR 2016	114

PUBLIC EXCLUDED REPORTS:

A) TEKAPO LAKEFRONT STAGE 2 CONSTRUCTION	116
B) SALE OF LAND AT STAGE 2, TEKAPO LAKEFRONT DEVELOPMENT (TO BE CIRCULATED)	
C) SALE OF LAND AT GLEN LYON RD, TWIZEL	121
D) SALE OF LAND AT FOX VIEW RD, FAIRLIE	149
E) ROAD MAINTENANCE TENDER (TO BE CIRCULATED)	

COMMUNITY BOARD RECOMMENDATIONS: 169

A) MINUTES OF THE TWIZEL COMMUNITY BOARD, OCTOBER 5.	172
B) MINUTES OF THE TEKAPO COMMUNITY BOARD, OCTOBER 13.	177
C) MINUTES OF THE FAIRLIE COMMUNITY BOARD, OCTOBER 12.	183

RECEIVE COMMITTEE MINUTES:

Resolve that Council receive the minutes of the following committees:

A) PLANNING AND REGULATION COMMITTEE, OCTOBER 13.	187
B) ASSET AND SERVICES COMMITTEE, OCTOBER 13.	194
C) FINANCE COMMITTEE, OCTOBER 13.	197

CONFIRM COUNCIL MINUTES: 202

Resolve that Council confirms and adopts the minutes of the Mackenzie District Council meeting held on September 15, 2015, as the correct record of the meeting, including those parts taken in public excluded.

ADJOURNMENTS:

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

PUBLIC EXCLUDED RESOLUTION:

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

- Presentation from Michael Burtscher.
- Tekapo Lakefront Stage 2 Construction.
- Sale of Land at Stage 2, Tekapo Lakefront Development.
- Sale of Land at Glen Lyon Rd, Twizel
- Sale of Land at Fox View Rd, Fairlie
- Road Maintenance Tender
- Public excluded minutes Planning and Regulation Committee October 13.
- Public excluded minutes Asset and Services Committee October 13.
- Public excluded minutes Finance Committee October 13.
- Public excluded minutes Council September 15.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Presentation from Michael Burtscher	Commercial sensitivity	48(1)(a)(i)
Tekapo Lakefront Stage 2 Construction	Enable commercial negotiations	48(1)(a)(i)

Sale of Land at Stage 2, Tekapo Lakefront Development	Enable commercial negotiations	48(1)(a)(i)
Sale of Land at Glen Lyon Rd, Twizel	Enable commercial negotiations	48(1)(a)(i)
Sale of Land at Fox View Rd, Fairlie	Enable commercial negotiations	48(1)(a)(i)
Road Maintenance Tender	Enable commercial negotiations	48(1)(a)(i)
Public excluded minutes Planning and Regulation Oct 13	Protect the privacy of persons	48(1)(a)(i)
Public excluded minutes Asset and Services Oct 13	Enable commercial negotiations	48(1)(a)(i)
Public excluded minutes Finance Oct 13	Commercial sensitivity	48(1)(a)(i)
Public excluded minutes Council Sept 15	Enable commercial negotiations Protect the privacy of persons Maintain legal professional privilege	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Presentation from Michael Burtscher, Public excluded minutes Finance Committee and Public excluded minutes Council under section 7(2)(b)(ii), Tekapo Lakefront Stage 2 Construction and Sale of Land at Stage 2 Tekapo Lakefront Development, Sale of Land at Glen Lyon Rd Twizel, Sale of Land at Fox View Rd Fairlie, Road Maintenance Tender, Public excluded minutes Asset and Services Committee, Public excluded minutes Council all under section 7(2)(i), Public excluded minutes Planning and Regulation, Public excluded minutes Council under section 7(2)(a), Public excluded minutes Council under section 7(2)(g).*

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: MAYORAL GENERAL ACTIVITIES REPORT
MEETING DATE: 27 OCTOBER 2015
REF: PAD 2/3
FROM: MAYOR

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

29 September	Tekapo Property Group meeting.
5 October	Twizel Community Board.
27 October	Council meeting.

OTHER MEETINGS AND ACTIVITIES

30 September	Met with Randall Froude. In afternoon attended Mid South Canterbury Community Trust AGM in Timaru. In evening met with concerned residents of Regent Street regarding relocated house of Peter Bell's.
1 October	Attended Waitaki Lakes Shoreline Committee meeting in Waimate. In evening attended Prime Port Timaru function and presentation with the CEO.
2 October	Met with Sam Lees of Canterbury Woodchip Supplies in Geraldine. Met with Projects and Administration Manager.
5 October	Met with Priscilla Cameron and was shown around partially completed new Twizel Medical Centre. Attended "Twizel Our Town Our Future" Workshop in Twizel with the CEO and Senior Policy Planner. Met with Sean Colenso while in Twizel.
7 October	Had meeting with Deputy Mayor. In afternoon met with Andrew Doughty of Department of Internal Affairs.
8 October-19 October	Leave.
21 October	Spoke on Port FM Mayoral Radio Show in morning. Had lunch with Ian Brown of Civic Assurance. Attended Christchurch International Airport Briefing at Peppers Bluewater in the evening with the CEO and Councillors. Stayed for dinner and stargazing.
26 October	Met with Jerry Shearman in Tekapo.

1. That the report be received.

CLAIRE BARLOW
MAYOR

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: CHIEF EXECUTIVE OFFICER'S GENERAL ACTIVITIES REPORT
MEETING DATE: 27 OCTOBER 2015
REF: PAD 2/3
FROM: CHIEF EXECUTIVE OFFICER

ACTIVITY REPORT

CORPORATE WORK ITEMS

In September I met with a party seeking to obtain commercial land within our District. Information was provided on Council surplus landholdings at Fairlie and Twizel.

A discussion was held with a local sporting club regarding the drivers of rating requirements and the equity of their rates.

I met with two local residents regarding water allocation on a rural water supply network.

I met with a solicitor and a planning consultant at Fairlie regarding an application by an overseas buyer to purchase a parcel of rural land in the Mackenzie District.

A draft report was received from Waugh Consultants Ltd on options for Canterbury Asset Management and Systems Collaboration and Development. The report was commissioned as part of a work area that I am leading on behalf of the Canterbury Chief Executives Forum. The report considers the extent to which information systems could restrict or assist collaboration between various councils.

Work has begun on planning for the next Long-Term Plan cycle. An overall program is being constructed to ensure that the next LTP is planned, resourced and implemented effectively. Key points being considered at this stage are the Project Team, systems, resources, engagement and Inductions.

Work has begun on reviewing the staffing arrangements within our Finance & Administration Departments. The main objectives of the proposed reorganization are to improve the management of workflow, to provide coverage for leave and work peaks, to reduce pressure on individuals and to improve our co-ordination of activities. A proposed structure has been provided to staff and their feedback is being considered.

Several Executive Managers, our Policy Planner and I have attended training on the requirements under Section 17a of the Local Government Act. These are new requirements under which a Local Authority must review the cost-effectiveness of current arrangements for meeting the needs of communities within its district or region for good quality local infrastructure, local public services and performance of regulatory functions.

COUNCIL, COMMITTEE AND BOARD MEETINGS

29 September	Tekapo Property Group meeting.
5 October	Twizel Community Board.
12 October	Fairlie Community Board.
13 October	Committee meetings.
27 October	Council meeting.

OTHER MEETINGS AND ACTIVITIES

16 September	Met with Councillor Murray Cox.
17 September	Met with Asset Manager for fortnightly catch-up.
18 September	Met with Senior Policy Planner regarding LTP processes
21 September	Met with Management Team for weekly meeting.
23 September	Participated in Webinar about LTP Consultation Documents.
24 September	Travelled to Dunedin with Finance Manager and met with Deloitte.
29 September	Met with Planning Manager and Senior Policy Planner. In afternoon held Management Meeting.
30 September	Councillor Cox and I met with President and Vice President of Tekapo Squash Club. Upon return met with Asset Manager for fortnightly catch-up. In evening met with concerned residents of Regent Street regarding relocated house.
1 October	Staff meetings held in the morning in Fairlie and then Twizel.
2 October	Met with Councillor Cox.
5 October	Attended “Twizel Our Town Our Future” Workshop in Twizel with the Mayor and Senior Policy Planner.
7 October	Participated in Webinar “Making Sense of Service Delivery Reviews”.
8 October	Met with Planning Manager and Senior Policy Planner. Travelled to Christchurch and met with Aurecon Consultants, Robin Hughes Development, and Council’s Solicitor.
9 October	Attended LGNZ Zone 5 and 6 meeting in Christchurch.
12 October	Held Management Meeting in the morning. Attended South Canterbury Rural Fire Authority meeting.
14 October	Met with John Mackey from Audit New Zealand. Met with Senior Policy Planner. In afternoon met with Asset Manager for fortnightly catch-up.
15 October	Met with Asset Manager and Roading Manager.
16 October	Travelled to Rolleston and attended s.17 Review Group.
19 October	Held Management Meeting in morning and then travelled to Timaru for Mid South Canterbury Roading Collaboration Meeting.
21 October	Attended Christchurch International Airport Briefing at Peppers Bluewater in the evening with the Mayor and Councillors.
22 October	Had Planning catch-up with Planning Manager and Senior Policy Planner. Travelled to Twizel and met with Grant Hocken.

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: QUARTERLY REPORT FROM AORAKI BUSINESS
DEVELOPMENT AND TOURISM

MEETING DATE: OCTOBER 27, 2015

FROM: COMMITTEE CLERK

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To update Council on economic development activity carried out by ABDT on behalf of Mackenzie District Council.

STAFF RECOMMENDATIONS:

1. That the report be received.

ARLENE GOSS
COMMITTEE CLERK

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

Aoraki Development Business and Tourism (ADBT)
Economic Development Services to the Mackenzie District
Quarterly Report - Confidential
3rd Quarter: 1st July – 30th September 2015

Introduction

The quarterly report presented to Mackenzie District Council is based on the Activity Output Schedule for Economic Development as per the Memorandum of Understanding between ADBT and the Mackenzie District Council.

Monthly Visits - Business Services

Meeting face to face with businesses is the best way to connect with and support them. The following table shows the industries and type of business support provided to individual businesses in this period. All business support meetings were at no charge due to the Mackenzie District Council funding.

Mackenzie Business Support by sector: July - Sept 2015				
Sector	Informed	Supported	Managed	
Primary	5	3	2	Informed: Supported by providing business information & referrals as requested
Manufacturing	6	1	0	
Construction	2	0	1	
Wholesale & Distribution	3	0	0	Supported: Met with business and provided ongoing support as requested
Retail Trade & Services	28	0	1	
Business Services	10	0	0	Managed: Proactively provided ongoing support and business growth opportunities
Art & Recreation	11	1	1	
Social Services	0	0	0	
Tourism	55	4	3	
Total Businesses Supported	121	9	8	

NB: 17 of the above Supported and Managed businesses were one-on-one meetings at the businesses own premises, areas as follows: Fairlie x 5, Burkes Pass x 1, Tekapo x 7, Twizel/Pukaki x 2, Aoraki/Mt Cook x 2. The Informed category includes advice to individual businesses and invitations to training workshops.

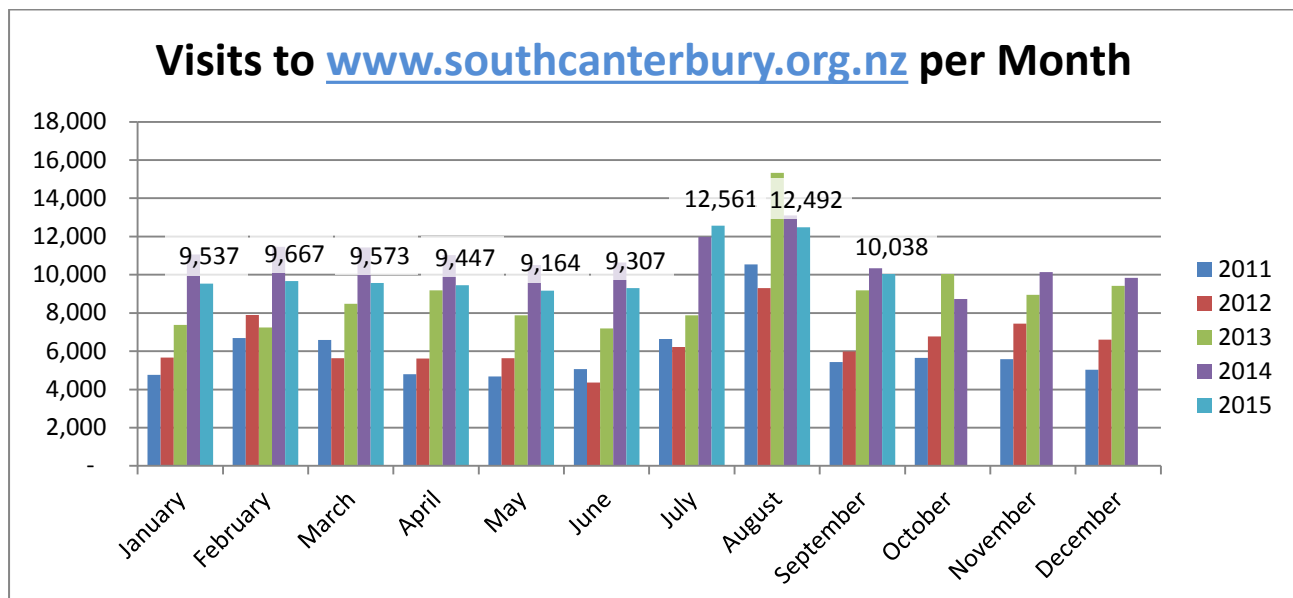
Funding provided: During this period ADBT assessed the needs of and distributed \$6,012 vouchers to 7 Mackenzie businesses through [NZTE Regional Business Partner](#) programme 'Capability Vouchers' to assist a wide range of business growth services including training, strategic business and financial planning, succession planning, international market research and infrastructure resources.

Business Support Examples:

- Met with Aoraki/Mt Cook agri business seeking guidance with expansion plans, explore national and international markets. Ready to expand, ADBT introduced to specific partner business resulting in a proposal to provide Brand/market assessments, develop networks and pathways to new customers/markets. Customer is delighted moving forward quickly, and some funding available.
- Tekapo astro tourism business introduced to MBIE [Tourism Growth Programme](#) (TGP) TGP is investing in a wide range of innovative tourism projects which will help the New Zealand tourism industry as a whole – and create jobs in New Zealand) ADBT assisting with processes to meet criteria for significant co-investment funding. If achieved will result in benefiting the business and Mackenzie region as a whole. One-on-one meetings organised, ADBT in facilitation role.

Website Marketing Partner of South Canterbury

www.southcanterbury.org.nz website features increased Mackenzie District content including specific pages about Mackenzie District, and main townships of Aoraki/Mount Cook, Twizel, Tekapo and Fairlie.



The Jul-Sep quarter has seen a 25% traffic increase against the Apr-Jun Quarter, some of which is contributed to Business Excellence Awards and 'Peoples Choice' voting period attracting additional visitors to the site.

32 Mackenzie Business Partners feature on the website, representing businesses across the region and most sectors including accommodation, tourism activities, café/restaurants, retail and business services, construction. In this period 5 businesses have chosen to renew their listings for another year – 4 at GOLD level (\$550 per annum), 1 at SILVER level (\$250 per annum).

Cluster Support and Inclusion

Export & Import Cluster

ADBT and South Canterbury Chamber of Commerce combine to run this cluster.

- Export Experience Visit to Mt Cook Alpine Salmon, Washdyke plant – 2 July. Well attended by a mixed group of exporters.
- Global Connections '15 – Cluster members were invited to attend 6 August event, through the Chamber's partnership with Canterbury Employers' Chamber of Commerce.
- IP Protection in Asia seminar – Held in Timaru on 19 August, by James & Wells in collaboration with RSM Law, the seminar discussed IP strategy before heading into the Asian market, particularly China. Attended by 17 exporters.

Primary Produce Innovation Cluster

ADBT and South Canterbury Chamber of Commerce combine to run this cluster.

17th Sept - 2015 Careers Day Field Trip. Visits and presentations this year included:

- KPMG Brent Love careers in the agricultural industries
- International student recruitment consultant Rex Capill
- Gordon Handy Machinery
- 100% Pure NZ Honey
- Farmer's Mill
- Aoraki Polytechnic's training farm

The day was very well received with 12 principals and careers advisers attending, including the Gateway Co-ordinator for Mackenzie College.

The significance of the day and the closer relationship between schools and industry should not be underestimated. Principals and careers advisers left with a far clearer understanding of the opportunities and potential salaries and careers that are available right here in this district. They have a better understanding for subject offerings and selection with further initiatives to be discussed.

"A huge thank you for the fantastic day you arranged for us. It was such a privilege to be shown those innovative and successful businesses.

There were a number of key themes that ran through the day and an understanding of these is invaluable for us in our interactions with students, parents and staff."

Janette Packman, Chair of Aoraki Secondary Schools Principals Association.



Figure 1, GM of 100% Pure NZ Honey Sean Goodwin takes the principals and career advisers through business and employment opportunities in the food production sector

Education South Canterbury

- Work continues with Education New Zealand and the option of working under the newly created Canterbury International Education Destination 2025 is being supported by ADBT

Sponsor of Annual Business Excellence Awards

MDC sponsorship of \$2k was for the pre BEA workshops and Winners workshop post event. [2015 South Canterbury Business Excellence Awards](#) received a very high number of entries, following a new format of categories based on business (FTE) size rather than industry sector as has been the past format. This proved highly successful.

Mackenzie business excellence was well represented, with five reaching the finals announced in July. Finalists were: High Country Salmon x 2, Tekapo Wedding & Events, High Country Contracting and Fairlie Bakehouse. The Gala Awards evening was held 28th August. Retail Award was awarded to High Country Salmon, Twizel. People's Choice Award won by Fairlie Bakehouse. 2015 Supreme Award winner was Heartland Digital Print.

Training and Events

Although there were no specific training events held in Mackenzie in this period, 9 Mackenzie businesses attended training courses in Timaru covering Health & Safety, Disciplinary Process and financial workshops.

Coming up next quarter: 15th October - 'Customer Service Skills - Tekapo' in response to feedback from businesses. A number of Mackenzie businesses are already registered for various training courses in Timaru through to years end.

Feedback / Matters of Interest

- ADBT has been actively involved in assisting a major Tekapo investor/developer regarding improved directional signage to the township and Mackenzie 'Dark Sky Reserve', which is continuing. In conjunction with this, ADBT and SC Chamber of Commerce have provided letters of support and been involved in discussions regarding 'Starlight Highway' proposal
- An ADBT Business Services Evaluation survey was distributed late September to all businesses provided with support services across all sectors. Already, two Mackenzie businesses have responded estimating the added value of ADBT's support services to their business at \$75k+ each. Full results will be available next quarter.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: REPORT FROM RULES REDUCTION TASK FORCE
MEETING DATE: OCTOBER 27, 2015
FROM: COMMITTEE CLERK
ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To inform Council of the outcome of work conducted by the government's Rules Reduction Task Force. The Mayor requested that this report be included on the agenda.

STAFF RECOMMENDATIONS:

1. That the report be received.

ARLENE GOSS
COMMITTEE CLERK

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

The loopy rules report: New Zealanders tell their stories - executive summary

- [Message from the Taskforce](#)
 - [In a nutshell](#)
 - [Our top ten fixes](#)
-

Message from the Taskforce

New Zealanders are fed up wasting time and money trying to work with loopy rules. We were tasked with identifying rules and regulations which are not fit-for-purpose and which impose unnecessary bureaucratic burdens on property owners and businesses.

Everyone we heard from has had tales to tell of loopy rules - requirements that are out of date, inconsistent, petty, inefficient, pointless or onerous. These are the things that really annoy people, whether they run a business or own their own home.

In the last few months we have travelled around New Zealand listening to people in their communities. We have also met with councils, sector interest groups and government agencies. We thank all those who have candidly shared their frustrations and given us their views on how rules could be changed to make more sense. We did hear of rules that protect people, the environment, infrastructure and our heritage but which still enable individuals, businesses and our economy to prosper and grow. But we are struck by the number of instances where the good intentions of the rule-makers are somehow lost in the translation to the real world.

Examples abound of inappropriate interpretation, over-zealous enforcement and lack of focus on the customer. New Zealanders have told us they are confused and frustrated by frequent changes in the rules. They are exasperated by inconsistency, time-consuming processes and unreasonable costs.

It was a surprise to us to find out that a number of the loopy rules are in fact just myths. They are misinterpretations and misunderstandings that have been repeated so often that they have taken on the status of facts. We heard many examples where people are not clear about what they need to do and why. Myths fill the gap when clear information is hard to find. We highlight these myths in this report along with the loopy rules that need to be changed or removed. We discovered that loopy rules are difficult to get rid of because they're part of a wider system, because a focus on the customer is absent, or because of the interests of experts or the fears of their administrators. What's clear is they thrive when rule makers fail to take responsibility for them. Most importantly, we identify opportunities to fix many loopy rules and bust the myths. Our top ten fixes are listed on page 7. We call on both central and local government to stop making more loopy rules.

Jacqui Dean MP

Michael Barnett ONZM

Co-ChairsRules
Reduction Taskforce

In a nutshell

What makes property owners unhappy

The Rules Reduction Taskforce received submissions on more than 2,000 topics covering what submitters call loopy rules. Around two-thirds are in the context of the Resource Management Act 1991 (RMA) and the Building Act 2004. Three quarters of the issues raised are about the responsibilities and actions of councils.

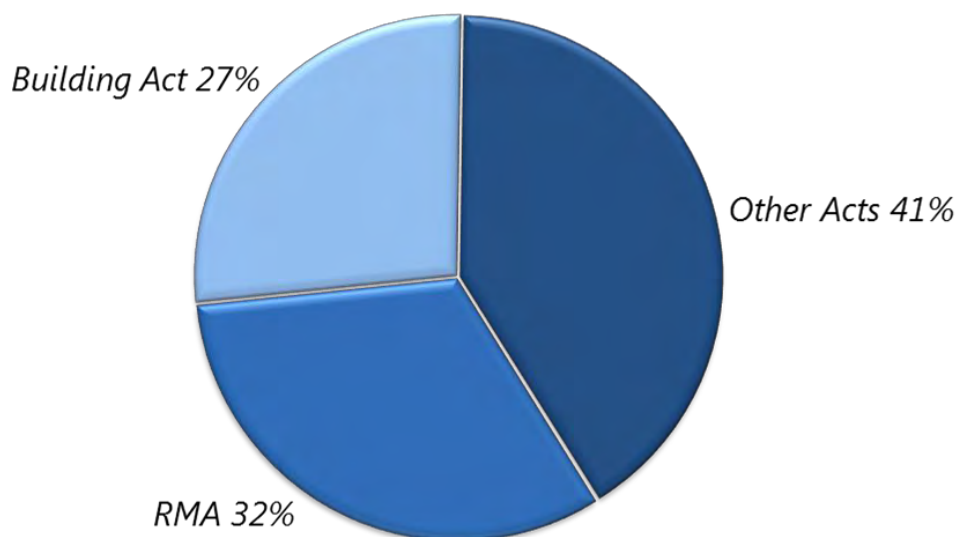


Figure 1: Percentage of Resource Management Act (RMA) and Building Act submissions

These rules are usually the unintended results of a well-meaning act, regulation, or a practice instituted by a local council.

We find that some loopy rules are based on people's mistaken beliefs or on incorrect advice from an agency. Other times, a rule is simply bad practice that has become a rule only because someone says it is.

Such rules make people angry because they are simultaneously insulted by them and bound by them. The very real financial loss they can cause adds to the frustration.

What is a loopy rule

Submitters find many kinds of rule annoying. Some of these are shown below:

Table 1: Examples of loopy factors

<i>The loopy factor</i>	<i>Example of what people said</i>
The rule is not practical	The owners of a bus depot structure that has no walls are forced to install four exit signs, just in case people can't find their way out if there is a fire.
The rule makes no sense	The Health and Safety mining regulations define a tunnel as 'what it is not' rather than 'what it is'.
Compliance with the rule defeats its very purpose	An owner of a rural property had to spend \$30,000 putting in a driveway and watertank to meet the fire requirements. The tank was at the back of the house. When the house caught fire, the fire chief would not drive his truck past the house to the tank in case it caught fire too.
A small change is treated the same as a big change	As part of the refurbishment of an earthquake-damaged building, a pharmacy is being added to the front of a 1950s building. The pharmacy is to be 3.5% of the building. The rest is residential. The pharmacy has triggered the need to upgrade the fire rating of the entire building at a cost of \$50,000.
The rule sets a standard that can never be achieved	Converting a shop into a two-bedroom residential unit required a reduction in noise levels from 70db to 35db. We tested the required noise levels in our brand new home; the only place that complied was the wardrobe.
The rule is inflexible and imposes costs far in excess of any benefits	Under direction from Wellington, our council enforces clean air standards. For 12 days of the year our town does not meet the standard for PM10 particles. For the other 353 days of the year the air is great. The council has subsidised the replacement of hundreds of fires – often very efficient ones – and replaced them with inferior models for little or no change.

<i>The loopy factor</i>	<i>Example of what people said</i>
The rule requires permission to fix something the property owner doesn't want	An owner had two protected trees on his property, listed by the council. One was dying, the other was unsafe and needed trimming. The owner is expected to get resource consent to maintain the trees on behalf of the council.
The rule means I cannot assume to benefit from value I have created from my own efforts	A farmer planted 5,000 kauri trees and asked the council if he could eventually harvest them. The council said it could not guarantee he could harvest them because they were kauri.
A rule can be interpreted in many ways	Having a level entry to showers: Some councils say yes, some say no, and then charge for an opinion or ruling.
There is no mechanism to update legislation as circumstances change	Long ago, hairdressers were once a source of infection – but no more. Even so, councils must register and inspect them yearly.
A rule has a compliance regime that does not allow for the fact nothing may change	Rigging loops have to be put in to a specified standard but then must be re-certified each year. If a year is missed, they must be abandoned and new ones inserted into the concrete, which would weaken the concrete.
The rule arises from officials' zealotry and has no material effect	A council advised a farmer it was going to classify his land as a significant natural area under the Resource Management Act. Such a classification would limit his ability to use the land in certain ways, including turning his car lights on at night in case it disrupted the flight of Westland Petrels. The council acknowledged the birds never landed, swam, nested or mated there. It was simply on their flight path.

Where we found the loopy rules

Loopy rules are everywhere: Acts of Parliament, regulations, codes of practice, district plans and guidance material.

Five acts in particular are a source of trouble for property owners:

- Building Act 2004
- Resource Management Act 1991
- Health and Safety in Employment Act 1992
- Local Government Act 1974
- Local Government Act 2002.

Around 400 (22%) topics are related to other acts.

The relative level of topics received on each of those acts is shown below.

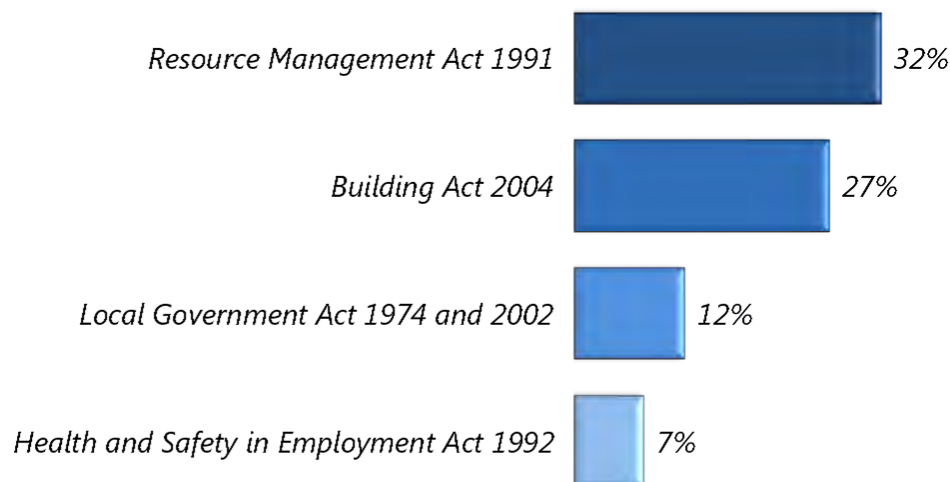


Figure 2: Percentage of topics raised for each main act

Who is annoyed by loopy rules?

Property owners from various backgrounds were keen to tell us about their issues with red tape.

Homeowners are often also DIY builders, and they and tradespeople have many issues in common.

Other submitters have a very broad understanding of the loopy rules because they run businesses, are landlords, and/or carry out property development.

Around half of all councils took the opportunity to directly write to us or attend community meetings. Substantive written submissions were made on behalf of all councils by Local Government New Zealand, and by the Society of Local Government Managers. Sector groups were happy to tell us about the experiences of their members and make suggestions about fixing loopy rules.

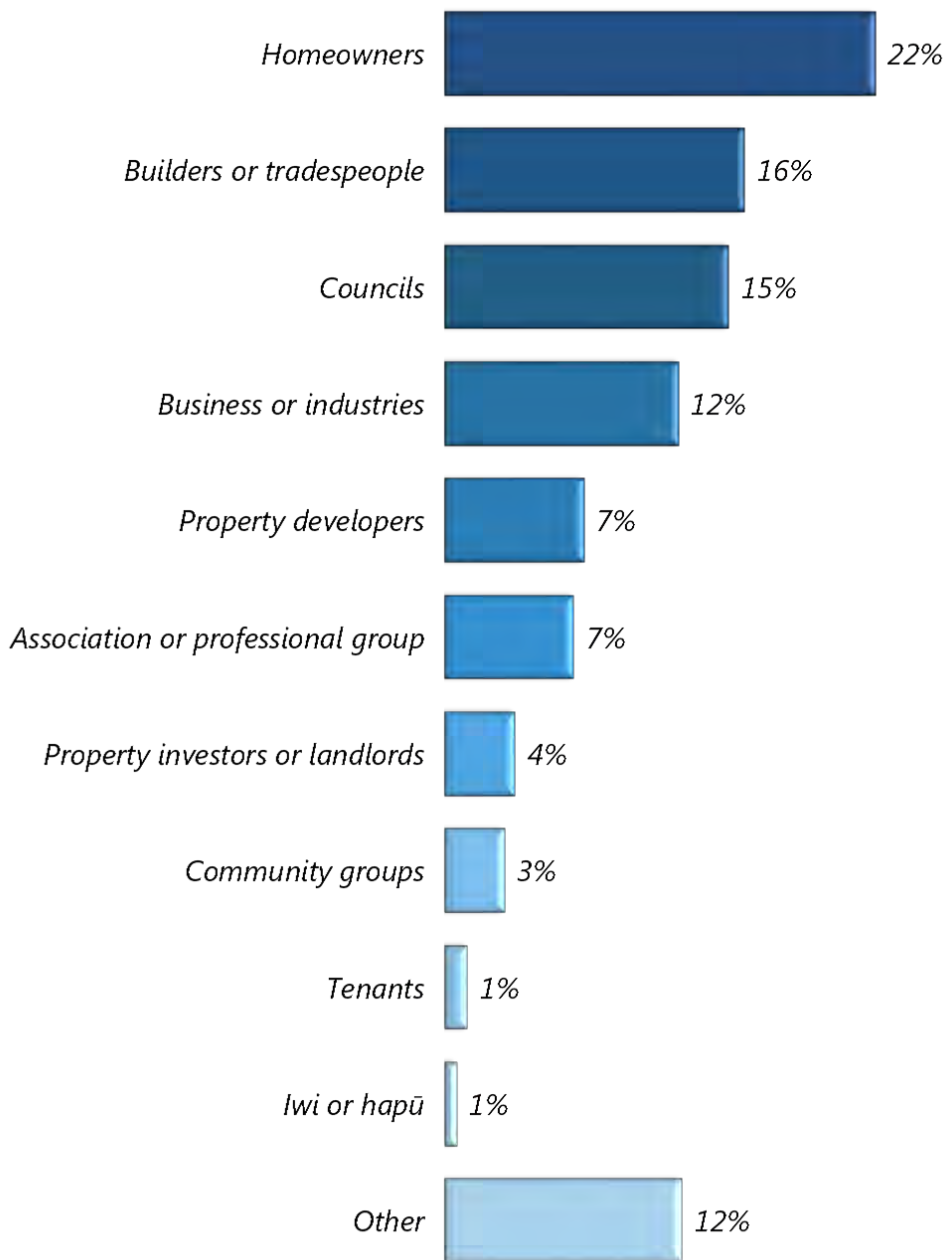


Figure 3: Percentage of submitters by category

The impact of loopy rules

Loopy rules not only annoy property owners, workers and tenants, they also frustrate agencies with the job of enforcing them, such as councils. They add needless complexity, clog up decision-making processes and add unnecessary cost. Submitters rate their adverse effects in the following order:

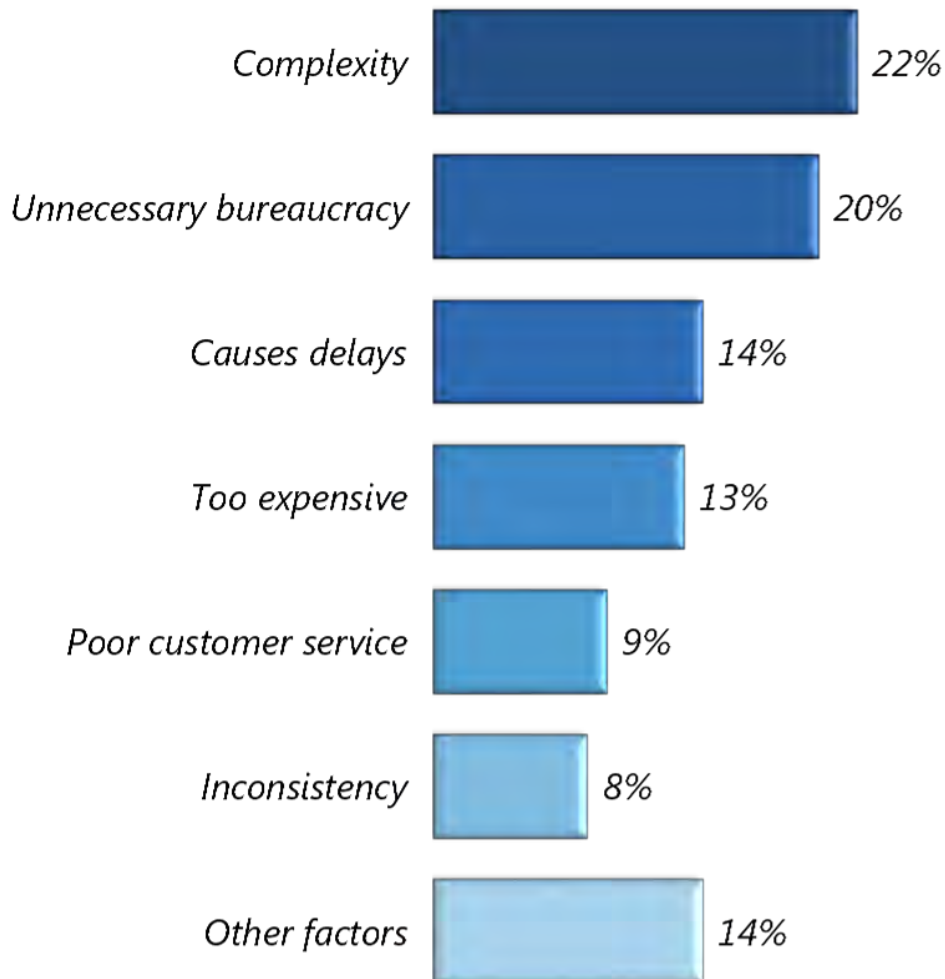


Figure 4: Impact of loopy rules

It is not always the written rule that causes these problems. A lack of customer focus can turn good rules bad. And often a rule is flawed in more than one way, multiplying the problems they cause.

Complexity

Councils are responsible for administering 37 Acts of Parliament (according to Local Government New Zealand), many of them very complex. Their complexity is a frequent cause of inconsistent decisions - and also of complaints from submitters trying to plan their affairs and transact business dealings. The proliferation of policies and criteria add up to a potent brew:

A section 42a report done for a subdivision had to be assessed against 59 objectives and policies.

Many problems of non-compliance arise from unintentional breaking of a rule. People simply can't understand what is required of them, in spite of numerous guidance documents. The sheer number of such documents, along with the number of agencies issuing them, compounds the confusion.

And finally, the heavy reliance on technical terms by those drafting the rules increases the complexity still further, putting them beyond the reach of ordinary people.

Unnecessary bureaucracy

Some rules are there “just in case” a problem might arise in future, with little evidence that it will.

Other rules are decades old and have lost their reason for existing, either because of technological advances or from changes in practices or community expectations:

The Council was not up-to-date with modern deer farming – deer are no longer seen as a “noxious pest”. The district plan rule uses a revoked law (Noxious Animals in Captivity Regulations 1969) and an out-of-date industry standard. Resource consent is required if we didn't meet this standard. But the regulation was revoked in 2008 and replaced by a DoC gazette that does not label farmed deer as a noxious animal. Very remiss of the Council to not research this, and unfair to regulate us on an outdated law.

Causes delays

The time taken for consent applications to be processed by councils is a big concern for many. The ability of councils to “stop the clock” on applications was a frequent complaint. Submitters question the value of a legislative timeframe that can be overridden at will, with the result that the 20 days for consent can turn into several months.

To try to keep their figures good, the council will send out a letter (before issuing the consent) on the 18th or 19th day, asking for more information and in many cases, that information is totally irrelevant.

Too expensive

The costs of compliance are a frustration for submitters, whether incurred directly as a fee or indirectly through holding costs for property investors who are held up by repeated questions from officials.

Average building consent fee is 1% (including BRANZ fees). This is \$5,000 on a \$500,000 house. How can it cost so much?

Vague, open-ended rules need interpreting about how they apply to a specific business or situation, creating a market for consultants and lawyers.

Poor customer service

Councils like to avoid making mistakes. But the fallout from the leaky homes saga, together with an affinity for sticking to the rules and a desire to minimise liability, results in councils failing to treat their ratepayers first and foremost as customers.

It is less risky for an official at a front desk to follow a standard procedure than to recommend a deviation. As a result, many submitters say they seldom feel valued in their dealings with councils, let alone treated as customers:

He has made about 15 phone calls every week for six months trying to resolve the drainage issues for a building project when it is a non-active drain. He has dealt with three different people in council... and no one will sign off or make a decision.

Inconsistency

Councils' inconsistent interpretation of rules is a cause of frustration. Inconsistency can occur even among staff in the same council, something most evident when councils are either exercising discretion or trying to make sense of an unclear meaning.

Misalignment of interpretations within one council and between district councils creates situations where the building industry gets stuck in the middle of interpretations.

Our top ten fixes

Fixing individual rules that don't make sense is the main priority, and we have identified many opportunities for central and local government to consider. Most of our report looks at these. But collectively our future objective must be to stop the creation of more loopy rules.

Regulators don't set out to make silly rules. Making laws and regulations takes place within a wider system with its own culture and practices.

1. Make it easier to get building consents

- Speed up the development of risk-based consenting and investigate other ways to simplify the consenting of minor structures.

- Promote the use of building consent exemptions under Schedule 1 of the Building Act 2004.
- Complete the fix-up of the building fire upgrade regulations this year. Ensure additional requirements imposed reflect the extra costs imposed and the benefits to be gained.
- Use progressive building consents so work can begin sooner, with non-structural details confirmed later.
- Streamline the determinations process for applicants.

2. Get serious about lifting the skills of building sector

- Develop an industry-wide strategy to lift the professional practices of builders.
- Work towards builders certifying their own work so as to deal with joint and several liability pressures on councils.

3. Make it easier to get resource consents

- Establish an end-to-end relationship management approach for all resource (and building) consenting within councils.
- Require councils to report publicly on their actual performance in meeting the statutory 20-day deadline (for building and resource consents), as well as the total time (including all delays resulting from information requests and so on).
- As part of the planned Resource Management Act 1991 reforms, eliminate the need for resource consents for minor and technical breaches.
- Introduce a faster, more flexible process for changing plans under the Resource Management Act 1991 reforms.

4. Reduce the cost of consenting fees

- Cap government building levies.

5. Sort out what “work safety” means and how to do it

- Define what is meant by “all practicable steps” in the Health and Safety in Employment Act 1991 and any replacement term in the Health and Safety Reform Bill.
- WorkSafe should do more about myth-busting, correcting misunderstandings and providing consistent information.
- Develop clear and accessible guidelines and codes of practice once the Health and Safety Reform Bill becomes law, working with all other agencies involved.

6. Make it clear what the rules are

- Define what is meant by “as nearly as is reasonably practicable” in the Building Act 2004.
- Require the Ministry for the Environment to work more closely with the other agencies to provide more timely and comprehensive guidance when developing and issuing national directives.
- Make government agencies accept their responsibility to correct misunderstandings about their policies and regulations, particularly in the building and resource management areas, and as noted in health and safety.

7. Establish a new customer focus the public sector

- The State Sector Act 1988 and the Local Government Act 2002 should include customer service responsibilities for chief executives.
- All Local Government Chief Executives should have a customer focus component in their Key Performance Indicators. They should consider utilising the Customer Champion and Fast Fix approaches.
- To maintain a permanent focus on loopy rules, establish a website for people to report loopy rules, which are then referred to the responsible agency to put right.

8. Departments should introduce a stakeholder engagement approach to developing local government policies and regulations

- Require all government departments to adopt a stakeholder approach, such as that used by the Ministry of Transport. The Ministry signals policy changes in advance, involves stakeholders early on and is open to critical feedback.
 - Require central government to develop a project-specific engagement approach when developing policies and regulations that local government must implement. This approach could be useful for example, in the development of proposed changes to amended shop trading hours (Easter Sunday trading) and the implementation of the Building (Earthquake-prone Buildings) Act.
- Amend the guidelines for Cabinet papers so they include “consultation with the Minister of Local Government” when a proposal will affect local government.

9. Reform the Local Government Act 1974 and the Reserves Act 1977

- Update the remaining provisions of the Local Government Act 1974 Act.
- Review and update the Reserves Act 1977.

And, most importantly:

10. Stop making loopy rules

- Develop a coordinated pipeline approach to regulation.
- Include a cost-benefit analysis prior to development.
- Create a mechanism to actively review central and local government regulations.
- Extend Treasury’s annual review of departmental regulations, and incorporate an assessment of local government regulations.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: ADDITIONAL FREE RECOVERY PROPOSAL BY AUDIT NZ IN
RELATION TO LONG TERM PLAN 2015-2025

MEETING DATE: OCTOBER 27, 2016

REF: LTP 2015-2025

FROM: MANAGER - FINANCE

PURPOSE OF REPORT:

To inform Council as to the proposed additional fee recovery in relation to the audit of Council's 2015-2025 Long Term Plan.

STAFF RECOMMENDATIONS:

1. That the report be received and the information noted.

PAUL MORRIS
MANAGER FINANCE AND ADMINISTRATION

ATTACHMENT

Draft letter proposing fee recovery for the audit of the 2015-2025 Long Term Plan (LTP).

BACKGROUND

The attached letter is self-explanatory and highlights the issues faced by Audit New Zealand in the audit of Council's Long Term Plan.

Council allowed the following budget:

2012/13	\$25,000
2013/14	\$26,000
<u>2014/15</u>	<u>\$27,000</u>
Total	\$78,000

The original fee proposed was \$67,500. Audit are proposing a recovery of \$12,500, which will bring the total fee to \$80,000.

SIGNIFICANCE OF THE DECISION REQUIRED

The decision is not significant as the report is information only.

CONCLUSION

Council to note the information provided.

1 October 2015

PO Box 2, Christchurch 8140

www.auditnz.govt.nz

Fax: 03 961 3059

Mr Wayne Barnett
Chief Executive Officer
Mackenzie District Council
PO Box 52
Fairlie 7949

cc Paul Morris, Finance and Administration Manager

Dear Wayne

Proposed fee recovery for the audit of Mackenzie District Council's 2015-25 Long Term Plan (LTP)

In the 'management report', for the LTP stage of the audit, we reported that the audit had not proceeded as smoothly as was planned with the Council being responsible for part of the overrun as it did not meet the agreed level of performance.

The delivery issues were originally discussed with you and the Mayor at meetings on 15 April 2015. I informed you, and the Mayor, that Audit New Zealand proposed to seek the Office of the Auditor-General's approval for a fee recovery, for this portion, based on the expectations set at the start of the audit.

I emphasised to you and the Mayor, at the meetings on 15 April 2015, that the LTP fee, of \$67,500, was discounted as it was essentially set at the same level as the 2012-22 LTP audit fee which was substantially lower than the cost of that audit. I clarified that the discount was Audit New Zealand's issue but this meant we needed to recover any overrun costs which resulted from the Council not meeting fully the expectations set out in the arrangements letter.

Our analysis shows that at least \$16,000, of the over \$28,000 overrun, is due to factors for which the Council is responsible. We propose to recover \$12,500 of this as write-offs of this level are not sustainable. Also, if we do not seek at least a partial recovery then the Council does not have as strong an incentive to make the required improvements.

Key factors identified included:

- The Council was inadequately prepared for the preparation of the Consultation Document. It was prepared late. The first attempt, provided late into the first week of the audit, was only partial and, even if 'complete' would have needed to receive a modified opinion. During the Consultation Document audit, the Finance Manager made himself unavailable to assist with audit queries while he attempted to address deficiencies in the draft Consultation Document. The Assets team were also not available for most of this week.

- Due to the Council's lack of readiness for the audit, we had to divert the tea to perform the 2014/15 interim attest audit early so the interim audit scheduled week visit could be used to provide some of the time needed to complete the Consultation Document audit. It needs to be noted that Council adopted its the Consultation Document on 20 May 2015, four weeks later than the date it would have needed to if it was to have met the statutory deadline for the adoption of its LTP. It adopted its LTP five weeks after the statutory deadline on 4 August 2015.
- The asset management plans had not been updated to reflect the financial and non-financial forecasts in the Consultation Document.
- The Council did not have quality assurance processes so there were additional versions of the Consultation Document required due to the level of errors.

The fee recovery being sought is consistent with the approach being taken nationally.

Can you please confirm your acceptance of this proposal.

I apologise for the delay in sending this request through but time was taken to ensure the consistency nationally.

Yours sincerely

John Mackey
Director

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: SALE OF SURPLUS LAND AT ARGYLL STREET, FAIRLIE
MEETING DATE: 27 OCTOBER 2015
REF:
FROM: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To seek Council direction in relation to the sale of Lots 43-44 DP193 Argyll Street, Fairlie.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council instruct staff to accept Mr Hunter's conditional offer to purchase the Argyll Street section and adjacent portions of road, for \$65,000 (incl GST if any).

OR

3. That Council instruct staff to reject Mr Hunters conditional offer to purchase the Argyll Street section and the adjacent portion of road for \$65,000 (incl GST if any) and to offer the section for sale by private treaty through a local real estate agent.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

- Letter from Mr Owen Hunter dated 8 September 2015.
- Section of report on surplus property from 31/3/15 Council meeting.
- Valuation from Morton & Co for Argyll Street dated 12 May 2015.
- Valuation from Morton & Co for Argyll Street dated 24 June 2015 including a portion of Buchanan Street.
- Valuation from Carter Valuations Ltd (CVL) for Argyll Street and a portion of Buchanan Street as a single parcel.

BACKGROUND:

This matter was considered by Council on 31st March 2015 and the following resolutions were made:

1. That a market valuation be obtained for the Argyle Street Section (Morgue section).

Russell Armstrong/Noel Jackson

2. That the site be offered to Mr Hunter in the first instance.

Russell Armstrong/Noel Jackson

3. That Council support in principal, the closure of the adjacent portion of Buchanan Street provided that the purchaser pays all costs and provision is made for pedestrian access to the Domain.

Russell Armstrong/Noel Jackson

4. If Mr Hunter decides not to purchase the section it will be offered for sale by private treaty through a local real estate agent.

Russell Armstrong/Noel Jackson

A valuation was commissioned from Morton & Co. The valuation indicated a value of \$55,000 for the Argyll St section, it did not assign a value to the adjacent portion of Buchanan St.

Morton & Co were then instructed to reassess the value of the sites as a combined holding. Their 24th of June report assessed the land value at \$75,000-\$85,000 incl GST (if any). The valuation was provided to Mr Hunter. Mr Hunter was concerned that the value indicated by Morton & Co, was not appropriate and commissioned an independent valuation from Carter Valuations Ltd (CVL).

The CVL valuation concluded that the combined block has a value of \$65,000 (inclusive of GST).

Mr Hunter has offered to buy the combined block for \$65,000 (incl GST). Mr Hunter notes the following points which limit the value from his perspective;

- The lack of services to the site and the cost to get them there.
- The requirement for a walking track easement at the largest boundary.
- The cost for removal of the Road Reserve status.
- That stay wires protrude into the property by 3.3metres.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISION:

This decision is not significant in terms of Council's Significance and Engagement Policy as it relates to a matter that is included in Council's current Long-Term Plan.

ISSUES & OPTIONS:

A primary issue to be considered is the relative values of the Argyll St section as a separate parcel and the combined block. On the strength and the available information, it would seem likely that Council would be able to sell the Argyll St section for between \$45,000-\$55,000, without losing any of the road reserve.

The Morton valuations indicate that the combined block has a value of \$75,000-\$85,000 which is 36-55% higher than the Argyll St section on its own (\$55,000).

The CVL Valuation indicates that the value gained by adding the adjacent road reserve to the Argyle Street section is approximately \$10,000, 18% of the section only value.

The relative margins are supported by an assessment of rating valuations in the area. The rating valuation for the Argyll St section is \$53,000. The rating valuation for an adjacent section in Argyle St with an area of 1,341m² (similar to the proposed combined block, is \$64,000 giving a 20% margin).

Another key issue in this matter is the discrepancy in the valuations received for the land. In particular, Councils comfort in selling land through an off-market negotiation at a level below Morton & Co's registered valuation.

The approach adopted by each valuer is set out in the attached reports. It is not possible to determine merits of the evaluations beyond individual judgement.

The decisions available to Council are to accept Mr Hunter's offer or to reject it. If the offer is rejected Council can then choose to sell the section by another means or to retain the land. Councils previous instruction was to offer the land for sale by private treaty through a local real estate agent if a sale could not be concluded with Mr Hunter.

Owen Hunter
7 Argyle Street
Fairlie

8 September 2015

Mackenzie District Council
Main Street
Fairlie

Attn Wayne Barnett

Dear Wayne

Re: Buchanan Street Road Reserve at intersection of Argyle Street that stops at Domain Boundary and Lot 43/4 adjacent to this (old morgue site).

The price I would like to officially offer for these two part sections is \$65,000.00 including GST. My Valuer came back with this figure listing the following:

The lack of services to the site and cost to get them there.

The easement required down the boundary, (the longest) for a walking track.

The cost of the removal of the Road Reserve.

The stay wires that protrude into the property by 3.3 metres that hold up the power poles cannot be moved.

Looking forward to hearing from you.

Yours faithfully



Owen Hunter

PUBLIC EXCLUDED

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: SALE OF SURPLUS LAND
MEETING DATE: 31 MARCH 2015
REF:
FROM: CHIEF EXECUTIVE OFFICER

REPORT SECTION

Argyle Street Section and Closed Roadway:

The closure of an unformed portion of Buchanan Street and the sale of the land and adjacent section was considered and endorsed by the Fairlie Community Board on 2nd February 2015. Council noted and considered the Community Boards resolutions at its meeting on 17th February 2015.

The background to this proposal is set out in the attached Community Board Agenda report. The price offered by Mr Hunter is \$60,000. The rateable value of the section (old morgue site) is \$53,000.

The cost of closing the road plus the value of the ex-road site is expected to be more than \$7000.00

It is suggested that the section sale of the road closure processes should be decoupled to clarify the situation. A market valuation would be obtained for the section and it would then be offered to Mr Hunter at that price. Mr Hunter could buy the section subject to obtaining the road portion of land if he wished.

The road closure process could then be initiated at Mr Hunters cost and risk.

If Mr Hunter did not wish to proceed with the purchase the section would be offered for sale by private treaty through a real estate agent.

12th May 2015

MacKenzie District Council
P O Box 52
FAIRLIE 7949

Mr Wayne Barnett
Chief Executive Officer

Dear Wayne

Market Valuation

Property: Vacant Site, Argyll Street, Fairlie

Client: MacKenzie District Council

Acting from your recent instructions I have now had an opportunity to inspect the abovementioned property for the purpose of assessing a current market valuation. I understand that an adjoining neighbour is looking at the opportunity of purchasing the property and the purpose of this report is to ascertain a current market value for sale purposes. I have pleasure in submitting the following report.

Where it is stated in the report that information has been supplied to us by another party this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate department.

EFFECTIVE DATE OF VALUATION:

12th May 2015

MARKET VALUATION DEFINITION:

"Market value is the estimated amount for which an asset should exchange at the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

MARKET VALUATION:

I assess the current market value of the abovementioned property at

\$55,000 (Fifty five thousand dollars) including GST (if any)

This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

2. Market Valuation
Property: Vacant Site, Argyll Street, Fairlie
Client: MacKenzie District Council

Market Valuation contd ...

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without our written approval of the form and context in which it may appear.

This report is prepared on the basis that where the service is required for a business purpose the Consumers Guarantees Act shall not apply.

LEGAL DESCRIPTION:

The property is legally described in Certificate of Title CB46/232 being Lots 43/4 on DP 193 containing 632m² (more or less), Local Body Assessment Number 25310/5100

A recent copy of the Title is appended and our valuation is subject to there being no restrictive covenant or caveat or any other charge on the Title which will affect value.

Please note there are no interests on the Title.

Any sketch, plan or map in this report is included to assist the reader in visualising the property. We have made no structural survey of the property and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements will lie within the Title boundaries.

THE LAND:

The property is located on the northern side of Argyll Street being a triangular shaped section. I have appended an aerial photograph of the site.

The property is predominantly level site with a good frontage to Argyll Street, to the north and east is located a Reserve/Camping Ground owned by the MacKenzie District Council, there are established trees along this boundary, it then drops off steeply on the adjoining property.

The land has a gentle slope down towards the western boundary, this currently appears to be an alternative accessway into the MacKenzie District Council Reserve. The site is a grass covering and is a tidy attractive site.

We understand all town services are located on the opposite side of Argyll Street, there is a residence to the west and on the opposite side of Argyll Street.

3. Market Valuation
 Property: Vacant Site, Argyll Street, Fairlie
 Client: MacKenzie District Council

The Land contd ...

There are two substantial concrete lamp posts at the frontage which may preclude some access. The boundary is fenced apart from the frontage, there is a landscaped area in the north west corner of the site with some mature trees and shrubs.

There are no other improvements on the site.

I am not aware of any difficulties or requirements that the property has under the Resource Management Act.

QUOTABLE VALUE as at 1/9/2014:

Land Value	\$53,000
Value of Improvements	-
Capital Value	\$53,000

RATES: This property is not separately rated

ZONING: "*Residential 1*" under the operative MacKenzie District plan.

COMPARABLE SALES:

CANTERBURY EARTHQUAKES:

Christchurch and Canterbury suffered a 7.1 magnitude earthquake on 4 September 2010 and a series of aftershocks. On 22 February 2011 Christchurch was hit by a second major earthquake of 6.3 magnitude with catastrophic loss of life and unprecedented property destruction. On 13 June 2011 and 23 December 2011 Christchurch was hit by further earthquakes of 6.3 and 6.0 magnitude which caused additional property damage.

At the date of issuing this valuation report the full economic and property market impact of the earthquakes is unable to be quantified for this property, and the wide market including South Canterbury. It is our view that certain property types and submarkets will be affected to differing degrees. Accordingly we draw the following to the attention of the report addressee and authorised users of the report:-

- The valuation figure(s) concluded can only reasonably be considered as relevant at the date of inspection. The valuation figure provided in this report is based on the assumption that the improvements and land forming the property are sound and not detrimentally affected by the earthquakes and, if relevant, that insurances will meet any capital expenditure requirements and/or loss of rental income. Third party confirmation of these assumptions has not been provided by the property owner.

4. Market Valuation
 Property: Vacant Site, Argyll Street, Fairlie
 Client: MacKenzie District Council

Canterbury Earthquakes contd ...

- Impacts on value which remain impossible to fully understand at this point include potential loss of rentals if leases are able to be cancelled, potential tenant failures and shifting tenant preferences for alternative locations or building configuration. In addition investor sentiment towards significant assets in the Canterbury region will undoubtedly be weaker, negatively influencing liquidity and saleability. In addition debt funding and insurance issues remain unclear.
- The value of the property has regard to market evidence prior to the initial event on 4 September 2010 when the first major quake occurred and limited evidence post that event. It has limited basis following the most recent, and more significant, events and indeed we expect it to be some time before true market sentiment emerges that will allow us to definitely advise investment value.
- In preparing this report we have used all reasonable skills as a Valuer but we are not qualified to assess the structural integrity of the improvements on the property, or impact on building services. We give no warranty as to these issues in respect of the buildings.

Any damage or other obvious physical issues observed during our inspection are duly noted if considered to be a result of the recent earthquakes. There is a risk that there may be other damage that was not visible to us. We have assumed that all such damage will be covered by insurance to the extent that all damage resulting directly from the earthquakes will be reinstated in a tradesman like manner that will not significantly alter the value of the property relative to its value, had hypothetically the earthquakes not occurred.

- In preparing this report we have used all reasonable skills as a Valuer but we are not qualified to assess the stability, load bearing capacity or integrity of the land. We have not seen anything during our inspection of the property that would as a Valuer acting reasonably, alert us to any issue in respect of the land stability, load bearing capacity or integrity. There is a risk that there may be other damage that was not visible from our inspection. We give no warranty as to these issues in respect of the land.
- We recommend that a check be undertaken of the structural integrity of the improvements on the property and/or the stability, load bearing capacity and integrity of the land by requesting a report from a suitably qualified person. Our valuation is contingent upon such check not reporting any issues which are not covered above.

5. Market Valuation
 Property: Vacant Site, Argyll Street, Fairlie
 Client: MacKenzie District Council

SUMMARY:

This valuation and all valuation services are provided by Morton and Co Ltd solely for the use of the client. Morton and Co Ltd does not and shall not assume any responsibility to any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or willful act or default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the client, who uses or relies on this valuation, does so at their own risk.

This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.

Substances such as asbestos, other chemicals, toxic wastes or other potentially hazardous materials could, if present, adversely affect the value of the property. The stated value estimate is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the Valuer is not qualified to detect such substances, quantify the impact on values or estimate the remedial cost.

This report complies with the New Zealand Institute of Valuers Practice Valuation Standard No. 1 and Standard No. 2 and the New Zealand Institute of Valuers Code of Ethics.

Whilst we comment upon any building deficiencies advised to us or which have become apparent to us during our inspection PLEASE NOTE:

- A. We have not tested hot and cold water system, drainage or electrical systems which we have assumed to be in fair working order;
- B. We have not undertaken, nor obtained, a detailed survey to verify compliance with the requirements of the Building Act 1991. In this regard we have assumed, for the purpose of our valuation, that any aspect requiring upgrading to comply with the Building Act will be met by the owner.
- C. We have not sighted a Land Information Memorandum for this property. This valuation has been completed on the basis that the property is clear of any outstanding requisitions which would detrimentally affect the property's value and that A. and B. above apply. We therefore reserve the right to reconsider and/or confirm this valuation should the LIM report disclose any matters which may affect the value of the property.

The boundary pegs were not located at the time of inspection and we advise that we have not carried out a survey of this site. We assume all improvements lie within the Title boundaries and our valuation is completed on this basis.

Any comments made by us in respect of any structures or service components on this property are made from a valuation viewpoint and must not be construed to represent a structural geotechnical or environmental survey.

6. Market Valuation
Property: Vacant Site, Argyll Street, Fairlie
Client: MacKenzie District Council

Summary contd ...

Gerald Austin Morton ANZIV SNZPI FREINZ has an annual practicing Certificate and has been practicing as a Registered Valuer in South Canterbury continuously since 1980. Professional Negligence Insurance is held by the Company.

This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation, sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taken involving acquisition, disposal or borrowing, restructuring or any other transaction that you consult us.

Thank you for your instructions to undertake this valuation, should there be any aspect relating to it which you should wish to discuss please do not hesitate to contact me.

Yours faithfully
Morton and Co Ltd

G A MORTON ANZIV SNZPI FREINZ
REGISTERED PUBLIC VALUER
GAM:rsn/2012mdc3

24th June 2015

Mackenzie District Council
P O Box 52
FAIRLIE 7949



MORTON & CO. LIMITED
REGISTERED PUBLIC VALUERS
PROPERTY MANAGERS
REAL ESTATE AGENTS (Licensed under REAA 2008)
AUCTIONEERS

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Mr Wayne Barnett
Chief Executive Officer

COPY

Dear Wayne

Market Valuation Update

Property: Vacant Site's:
Argyll Street, Fairlie
Fox View Road, Fairlie
Glen Lyon Road, Twizel
Client: Mackenzie District Council

Further to our recent discussions we have now been requested to value the above mentioned properties on a different basis and to take into account the new sub-division plan for the Glen Lyn Road sub-division.

We have now been requested to value the Argyle Street sections in Fairlie as a combined lot (the road designated site and vacant designated site as one) and the Fox View Road sections to also be valued as one lot, these sites would require re-surveying to obtain access to Fox View Road.

The Glen Lyon Road sub-division scheme plan has now become available and we have revised this value taking into account the new scheme plan as provided and the fact that the trees will all be removed from the site prior to them being offered to the market.

I have pleasure in submitting the following report.

Where it is stated in the report that information has been supplied to us by another party this information is believed to be reliable but we can accept no responsibility if this should prove not to be so. Where information is given without being attributed directly to another party, this information has been obtained by our search of records and examination of documents or by enquiry from government or other appropriate department.

EFFECTIVE DATE OF VALUATION: 23rd June 2015

MARKET VALUATION DEFINITION:

"Market value is the estimated amount for which an asset should exchange at the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

2. Market Valuation Update
 Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie
 and Glen Lyon Road, Twizel
 Client: Mackenzie District Council

RESIDENTIAL SECTION - ARGYLL STREET, FAIRLIE:

MARKET VALUATION:

I assess the current market value of the abovementioned property including both Lots being sold as one block at

\$75,000 (Seventy five thousand dollars) to \$85,000 (Eighty five thousand dollars) including GST (if any)

LEGAL DESCRIPTION:

The property is legally described in Certificate of Title CB46/232 being Lots 43/4 on DP 193 containing 632m² (more or less), Local Body Assessment Number 25310/5100

A recent copy of the Title is appended and our valuation is subject to there being no restrictive covenant or caveat or any other charge on the Title which will affect value.

Please note there are no interests on the Title.

There does not appear to be a separate title for the area designated for roadway (Argyll Street).

THE LAND:

The property is located on the northern side of Argyll Street being a triangular shaped section. I have appended an aerial photograph of the site.

The property is predominantly level site with a good frontage to Argyll Street, to the north and east is located a Reserve/Camping Ground owned by the Mackenzie District Council, there are established trees along this boundary, it then drops off steeply on the adjoining property.

The land has a gentle slope down towards the western boundary, this currently appears to be an alternative accessway into the Mackenzie District Council Reserve. The site is a grass covering and is a tidy attractive site.

We understand all town services are located on the opposite side of Argyll Street, there is a residence to the west and on the opposite side of Argyll Street.

There are two substantial concrete lamp posts at the frontage which may preclude some access. The boundary is fenced apart from the frontage, there is a landscaped area in the north west corner of the site with some mature trees and shrubs.

3. Market Valuation Update
 Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie and Glen Lyon Road, Twizel
 Client: Mackenzie District Council

The Land contd ...

The area of land designated for roadway (Argyll Street) is slightly lower and not as attractive as the adjoining triangular vacant site. The road designated site forms an access way to the reserve on the north boundary.

There are no other improvements on the site.

QUOTABLE VALUE as at 1/9/2014:



Land Value	\$53,000	This does not include the "Road" designated area
Value of Improvements	-	
Capital Value	\$53,000	

RATES: This property is not separately rated

ZONING: "Residential 1" under the operative Mackenzie District plan.

COMPARABLE SALES:

There have only been 2 residential open market vacant section sales in Fairlie in the last 2 years.

	<p><u>46 Alloway Street:</u></p> <table> <thead> <tr> <th><i>Sale Date:</i></th> <th><i>Sale Price:</i></th> <th><i>Capital Value:</i></th> <th><i>Floor m2:</i></th> <th><i>Land Area:</i></th> </tr> </thead> <tbody> <tr> <td>15/8/14</td> <td>\$57,000</td> <td>\$60,000</td> <td></td> <td>1012m²</td> </tr> </tbody> </table> <p>Category residential, vacant site</p>	<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>	15/8/14	\$57,000	\$60,000		1012m ²
<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>							
15/8/14	\$57,000	\$60,000		1012m ²							
	<p><u>28 Regent Street:</u></p> <table> <thead> <tr> <th><i>Sale Date:</i></th> <th><i>Sale Price:</i></th> <th><i>Capital Value:</i></th> <th><i>Floor m2:</i></th> <th><i>Land Area:</i></th> </tr> </thead> <tbody> <tr> <td>27/1/14</td> <td>\$80,000</td> <td>\$81,000</td> <td></td> <td>868m²</td> </tr> </tbody> </table> <p>Category residential, vacant site</p>	<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>	27/1/14	\$80,000	\$81,000		868m ²
<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>							
27/1/14	\$80,000	\$81,000		868m ²							

FOX VIEW ROAD SECTIONS, FAIRLIE:

My instructions are to value two sections as one.

4. Market Valuation Update
 Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie
 and Glen Lyon Road, Twizel
 Client: Mackenzie District Council

Fox View Road Sections, Fairlie contd ...

We understand that the sections will be sold together and in our opinion it is unlikely that Transit New Zealand will allow separate access from the western section onto State Highway Seventy Nine. We presume that access is more likely to be given from Fox View Road so either a right of way would be required over the corner site giving access to the western site or alternatively be sold together. We have not investigated the access with Transit New Zealand and have based our opinion on previous workings with them however it may be in the interest of the Mackenzie District Council to approach them directly and ascertain whether access is available. This will have an effect on the overall value of the sites.

MARKET VALUATION:

I assess the current market value of the abovementioned property to be sold as one Lot at

\$90,000 (Ninety thousand dollars) to \$110,000 (One hundred and ten thousand dollars) plus GST (if any)

This valuation would be conditional upon the zoning being changed to "*Industrial*" as it is on the opposite side of Fox View Road. If this zoning was to continue to be "*Rural*" our valuation may need to be altered.

LEGAL DESCRIPTION:

The legal description of the properties are as follows;

Corner Site:

The property is legally described in Certificate of Title CB29A/1078 being Lot 2 on DP 48617 containing 788m² (more or less), Local Body Assessment Number 25310/58000

West Site:

The property is legally described in Certificate of Title CB29A/1077 being Lot 1 on DP 48617 containing 793m² (more or less), Local Body Assessment Number 25310/57900

Recent copies of the Title's are appended and our valuation is subject to there being no restrictive covenant or caveat or any other charge on the Title's which will affect value.

Please note there are no interests on the Title's.

We understand these Title's will be amalgamated into one Title.

5. Market Valuation Update
 Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie
 and Glen Lyon Road, Twizel
 Client: Mackenzie District Council

THE LAND:

Both of the sites are slightly below the State Highway Seventy Nine road level, Fox View Road is currently a shingle carriageway whereas the State Highway is a fully formed and sealed arterial highway between Geraldine and Fairlie. Both sites enjoy a high profile to State Highway Seventy Nine and would be ideal for light industrial/commercial uses.

We note that there is power and water available at the road frontage however there is no sewage facility in this location. We understand from discussions with the Mackenzie District Council representative that a holding tank or septic tank will be required for this site to be fully utilized.

The property is fenced with post and wire to the southern, eastern and northern boundaries with wood posting to the western boundary. The current fence line appears to go through the middle of the site with the front of the site (State Highway Seventy Nine frontage) is currently unfenced.

Dobson Contracting Ltd are located on the western, there is a rural contractor based on the southern boundary occupying part of the subject land. The current fences do not appear to on the correct legal boundary.

There is also a substantial steel portal frame and what appears to be an old cattle stop located on the site which we presume is owned by the current tenant.

Access is not formed off Fox View Road but will be available, we have noted that the opposite side of Fox View Road has been developed further to the east with Dobson Peak Road. We presume that in time Fox View Road will give additional access to further land at the rear which can be developed along with the land on the south end of Dobson View Road.

QUOTABLE VALUE as at 1/9/2014:

	25310/580.00	25310/579.00	TOTAL
Land Value	\$5,000	\$5,000	\$10,000
Value of Improvements	-	-	-
Capital Value	\$5,000	\$5,000	\$10,000
RATES:	25310/580.00	25310/579.00	TOTAL
	\$19.59	\$19.59	\$39.18

ZONING:

"Rural" under the operative Mackenzie District plan.

We recommend this be changed to "*Industrial*" to suit the current use of this and surrounding properties.

6. Market Valuation Update
 Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie and Glen Lyon Road, Twizel
 Client: Mackenzie District Council

COMPARABLE SALES:

The lack of full services to the site will have an effect on the overall value of the property as a holding tank is likely to be required and the sites are not big enough for a septic tank or on site reticulation system.

There have only been 2 commercial sales in the Fairlie township in the last 2 years, one being a shop/café located at 4 Allandale Road in Fairlie and the second being the Aorangi Motels located at 26 Denmark Street, Fairlie, details of the sales are as follows;

	<p><u>4 Allandale Road:</u></p> <table border="1"> <thead> <tr> <th><i>Sale Date:</i></th> <th><i>Sale Price:</i></th> <th><i>Capital Value:</i></th> <th><i>Floor m2:</i></th> <th><i>Land Area:</i></th> </tr> </thead> <tbody> <tr> <td>14/2/14</td> <td>\$148,000</td> <td>\$150,000</td> <td>120m²</td> <td>305m²</td> </tr> </tbody> </table> <p>Category commercial, multi/other, provincial, concrete with iron roof, land use offices <i>LAND VALUE ANALYSIS \$72/m².</i></p>	<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>	14/2/14	\$148,000	\$150,000	120m ²	305m ²
<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>							
14/2/14	\$148,000	\$150,000	120m ²	305m ²							
	<p><u>26 Demark Street:</u></p> <table border="1"> <thead> <tr> <th><i>Sale Date:</i></th> <th><i>Sale Price:</i></th> <th><i>Capital Value:</i></th> <th><i>Floor m2:</i></th> <th><i>Land Area:</i></th> </tr> </thead> <tbody> <tr> <td>27/6/14</td> <td>\$780,000</td> <td>\$740,000</td> <td>510m²</td> <td>3074m²</td> </tr> </tbody> </table> <p>Category commercial, accommodation, provincial, average, mixed material exterior with iron roof, land use public communal-unlicensed <i>LAND VALUE ANALYSIS \$50/m².</i></p>	<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>	27/6/14	\$780,000	\$740,000	510m ²	3074m ²
<i>Sale Date:</i>	<i>Sale Price:</i>	<i>Capital Value:</i>	<i>Floor m2:</i>	<i>Land Area:</i>							
27/6/14	\$780,000	\$740,000	510m ²	3074m ²							

There does not appear to be any industrial sales in the past 2 years in the Fairlie township.

VACANT SITES - GLEN LYON ROAD, TWIZEL:

These sites run along the south side of Glen Lyon Road on the northern side of the main Twizel township.

The sites are currently vacant with mature pine trees occupying the majority of the site. We have estimated these trees are between 15 and 20 years old and would need to be removed for any future development of the sites.

The land appears level, stable and well drained, we understand that all the township services run along the Glen Lyon Road frontage being sewage, power and water. Stormwater is apparently drained to ground essentially in this location.

There is a pump station located to the west of the subject property with the sewage treatment system in the Twizel township. On the opposite side of Glen Lyon Road are lifestyle blocks with good views to the north over the Mackenzie Basin.

13. Market Valuation Update
Property: Vacant Site's, Argyll Street, Fairlie. Fox View Road, Fairlie
and Glen Lyon Road, Twizel
Client: Mackenzie District Council

Summary contd ...

This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation, sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taken involving acquisition, disposal or borrowing, restructuring or any other transaction that you consult us.

Thank you for your instructions to undertake this valuation, should there be any aspect relating to it which you should wish to discuss please do not hesitate to contact me.

Yours faithfully
Morton and Co Ltd

G A MORTON FNZIV FNZPI FREINZ
REGISTERED PUBLIC VALUER
GAM:rsn/2015mdclandsaleupdate

VALUATION
ARGYLE STREET
FAIRLIE



Registered Valuers

Real Estate Agents

6 Elizabeth Place, PO Box 287, Timaru 7940, NZ

P: (03) 684 6503 F: (03) 684 9757 W: www.carterco.co.nz

Licensed Agent REAA 2008



**ARGYLE STREET
FAIRLIE**

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Member New Zealand Property Institute
Member Real Estate Institute Of New Zealand

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7 August 2015

Owen Hunter
7 Argyle Street
FAIRLIE

Dear Owen,

RE: CURRENT MARKET VALUATION

VACANT SITE, ARGYLE STREET, FAIRLIE

Further to recent instructions received, we advise we inspected the above property on 6 August 2015 and now submit the following valuation report providing a current market valuation of the subject property. We consider this property provides suitable security for mortgage lending purposes to normal lending margins.

NATURE OF PROPERTY

This property comprises a vacant section which is currently owned by the Mackenzie District Council along with an additional area of land currently designated as roading. This site when amalgamated will have an area of land of approximately 1,417 m² and is sited on an elevated plateau in the western sector of Fairlie, a small rural township approximately 65 kilometres inland from Timaru in South Canterbury.

VALUATION

See later in report

DATE OF VALUATION

7 August 2015

LEGAL DESCRIPTION

The original section is known as Lots 43 and 44 Deposited Plan 193 Certificate of Title CB46 / 232

We do not have a legal description for the balance of the land.

LOCAL AUTHORITY

Mackenzie District Council

RATEABLE VALUATION

Improvements \$ 0
 Land Value \$53,000
 Capital Value \$53,000 1 September 20134

REGISTERED OWNERS

Mackenzie District Council

TENURE

Freehold

EASEMENTS ON TITLE

We are not aware of any easements that are on the current title or will be installed on the new title.

ZONING

Residential under the Operative Mackenzie District Council District Scheme. This zone allows for low-density residential development being mainly single dwellings, ownership flats or townhouses. This property appears to be a permitted use.

SITUATION AND LOCALITY

This property is situated on the northern side of Argyle Street opposite the intersection with Buchanan Street in the western sector of Fairlie. The surrounding properties are generally residential in nature being a mixture of ages and styles and generally in good condition. The surrounding properties generally have values between \$180,000 and \$400,000.

Fairlie Township provides most shopping and banking facilities which are approximately 60 metres distance from this property.

There is a local golf course, showground's, ski fields, Opuia Lake providing boating and fishing, restaurants and several motels and home stays in the immediate area.

Preschool facilities, primary and secondary schools are available in Fairlie.

This side of Argyle Street has a sealed carriageway. We are aware the sewer and storm water are on the opposite side of Argyle Street and there are power poles on the subject property.

SITE DESCRIPTION

This site when amalgamated will have a total land area of approximately 1,417 m². Generally the land is level in contour with a slight drop in the western boundary. We understand as part of the subdivision there will be a 3 metre wide easement along the western boundary providing access to the adjacent reserve below.

The site has some trees on the northern boundary. As mentioned earlier there are two power

poles on the site both with stays which we understand have to remain.

VALUATION

In valuing this section we have considered sales of other sections which have sold in the Fairlie area over recent times. We have also considered the location of this property, the work and costs involved in creating a residential section. We have also considered current market conditions.

The market in Fairlie is relatively active at the present time and we understand local real estate agents are noticing a shortage of listings. However section sales are slow in Fairlie but there are not many sections available to purchase.

The subject site comprises an existing title comprising some 632 m² which is owned by the Mackenzie District Council. We understand the council are willing to sell the adjacent Buchanan Street land. This comprises approximately an additional 785 m² making a total land area of approximately 1,417 m².

We understand this site needs the sewer and storm water connected from across the road. We also understand the stays on the power poles are to remain. There is also to be a 3 metre wide access strip on the western boundary. We understand the council also wishes any purchaser to pay the costs of closing the road and amalgamating the titles.

In valuing this area this land we have considered the following recent sales:

49 Gall Street	sold 03 / 14	\$50,000	Fully serviced 938 m ² flat residential section.
46 Alloway Street	sold 09 / 14	\$56,000	Vacant, level 1,012 m ² level site with full services.
28 Regent Street	sold 02 / 14	\$80,000	868 m ² level residential site with double garage.
140 School Road	sold 11 / 14	\$95,000	Vacant 4,047 m ² semi lifestyle block of land.

Therefore, after considering the above sales and all relevant factors, we value this block of land as inspected at **\$65,000 (SIXTY FIVE THOUSAND DOLLARS ONLY)** inclusive of GST.

We believe the costs involved in amalgamating the land and providing services are in the vicinity of \$20,000 to \$25,000.

The end value of this site when fully serviced we believe has a value in the vicinity of \$90,000 to \$95,000. In summary when completed this site is on an attractive plateau and has a pleasant outlook over the adjoining camping ground and reserve area.

In conclusion, we thank you for your instructions, and if there are any matters arising from this valuation report or if we can be of any further assistance please do not hesitate to contact the undersigned.

Yours faithfully
CARTER VALUATIONS LTD

A handwritten signature in blue ink, appearing to read 'R Carter', with a stylized flourish at the end.

Roger Carter
Dip Urb Val, ANZIV
SPINZ, AREINZ
Registered Valuer



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **CB46/232**
Land Registration District **Canterbury**
Date Issued 23 October 1879

Prior References

CB47/25

Estate	Fee Simple
Area	632 square metres more or less
Legal Description	Lot 43-44 Deposited Plan 193
Purpose	A Morgue

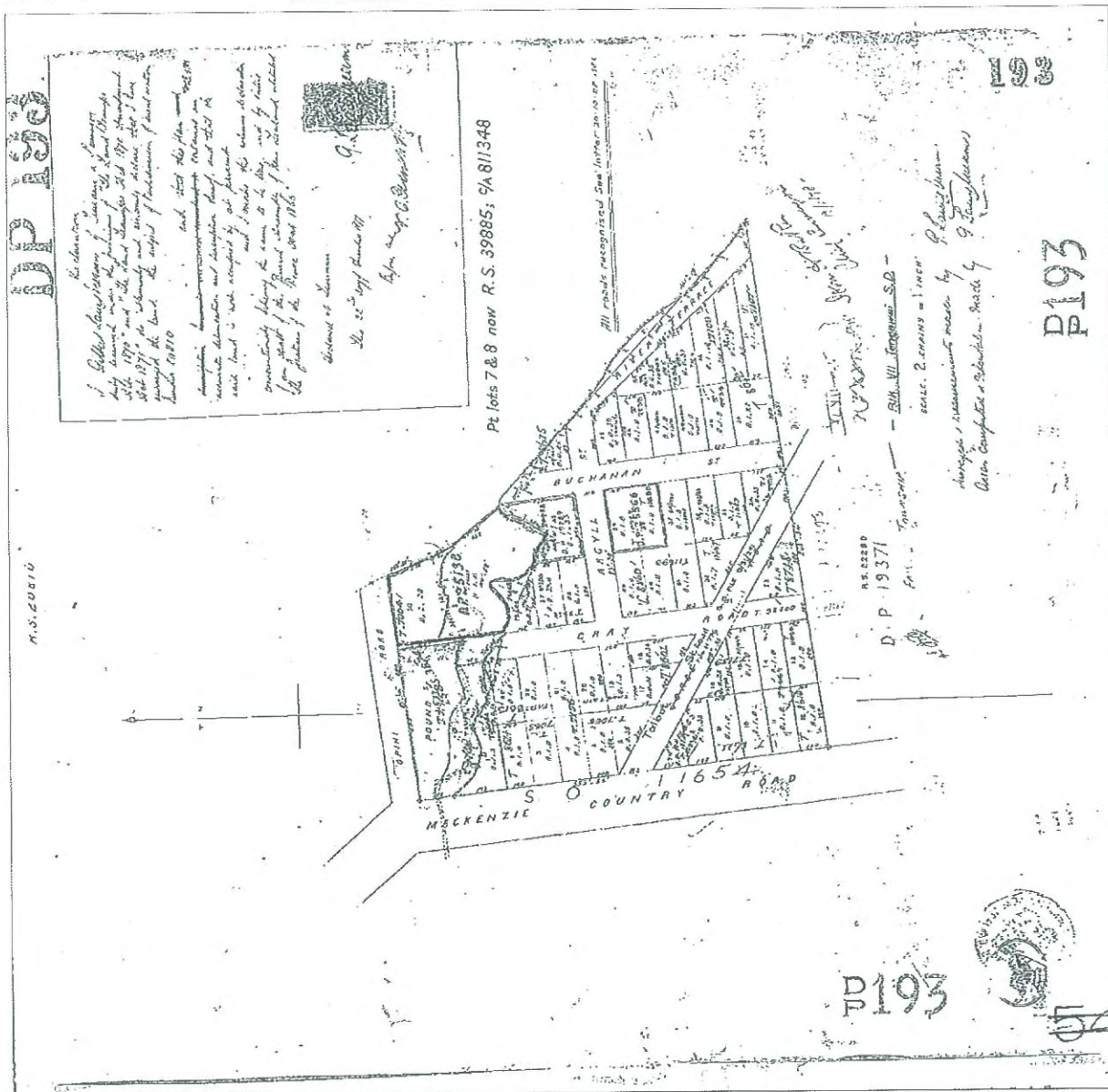
Proprietors

The Mackenzie County Council

Interests

Identifier

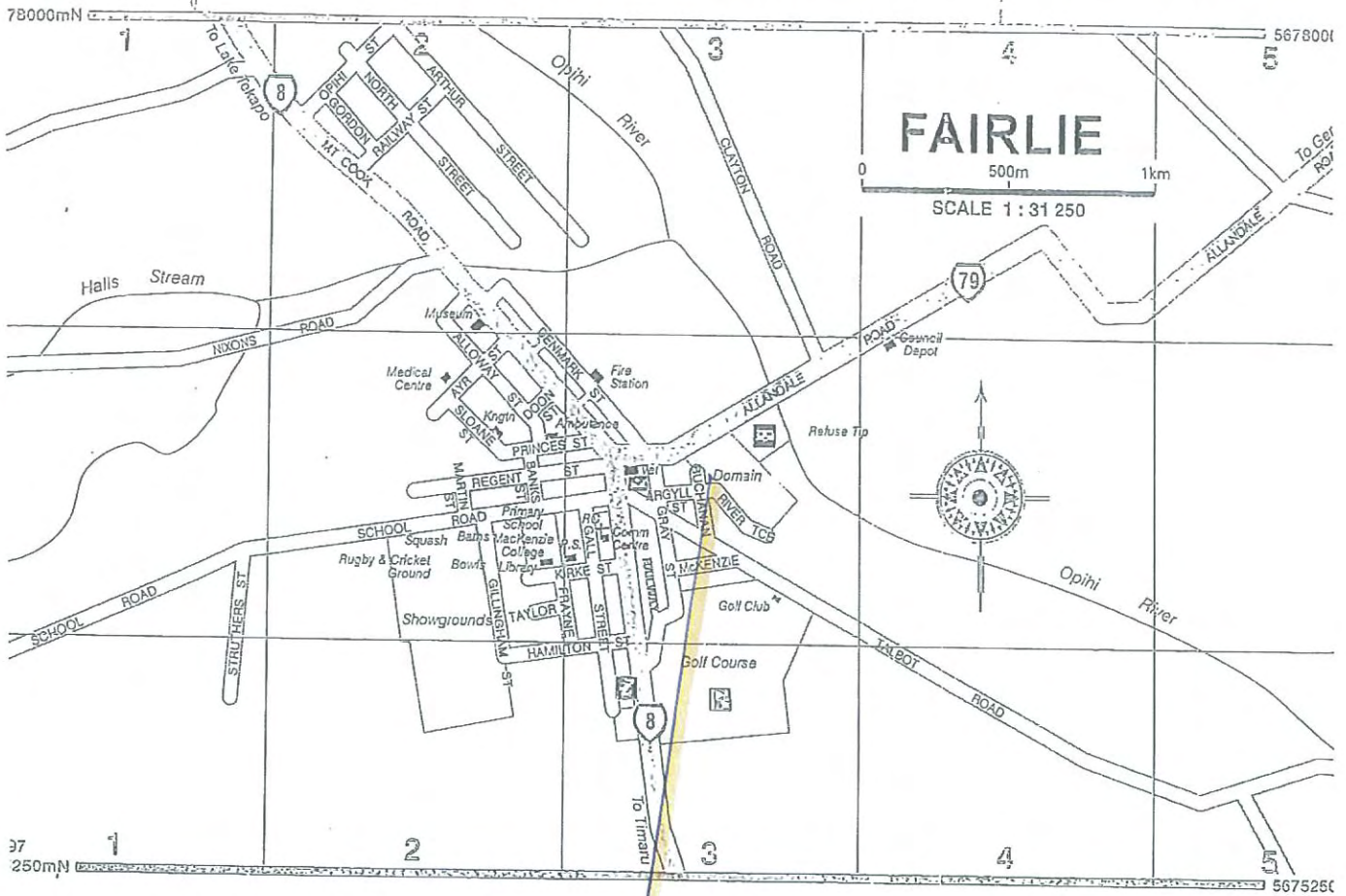
CB46/232



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County, Michigan
Boundary Information
Copyright Reserved



Subject Property

STATEMENT OF GENERAL VALUATION POLICIES

1. Carter Valuations Limited does not and shall not assume responsibility to any person other than the person who has engaged Carter Valuations Limited. Valuations and other services provided by Carter Valuations Limited are solely for the use of the client. Any person, other than the client, who uses or relies on this valuation, does so at their own risk.
2. This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.
3. This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation, sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taking involving acquisition, disposal or borrowing, restructuring or any other transaction that you consult us.
4. Market value - The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion.
5. Carter Valuations Limited has a policy of not contracting out of the Consumer Guarantees Act 1993. Accordingly, where there is any conflict between any statement in this report and the Consumer Guarantees Act 1993, the latter shall prevail.
6. Neither the whole nor any part of any valuation report, or any reference to the same may be included in any published document, circular or statement without our written approval as to the form and context in which it may appear.
7. Substances such as asbestos, other chemicals, toxic wastes or other potentially hazardous materials could, if present, adversely affect the value of the property. The stated value estimate is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact on values or estimate the remedial cost.
8. This report complies with the New Zealand Institute of Valuers Practice Valuation Standard No1 & Standard No 2 and the New Zealand Institute of Valuers Code of Ethics.
9. Roger Leonard Carter Dip Urb Val, ANZIV, SPINZ, AREINZ holds an annual practicing certificate and has been practicing as a Registered Valuer in Canterbury, the Mackenzie Basin, the Waitaki Valley and North Otago continuously since 1981.
10. Andrew Hogg B Com(Ag). PG. Dip Commerce, ANZIV, SPINZ holds an annual

practicing certificate and has been practicing as a Registered Valuer in Canterbury continuously since 1991.

11. Whilst we comment upon any building deficiencies advised to us or which have become apparent to us during our inspection. PLEASE NOTE
 - (a) We have not tested hot and cold water systems, drainage or electrical systems which we have assumed to be in fair working order.
 - (b) We have not undertaken, nor obtained, a detailed survey to verify compliance with the requirements of the Building Act 2004. In this regard we have assumed, for the purpose of our valuation, that any aspect requiring upgrading to comply with the Building Act will be met by the owner.
 - (c) We have not sighted a Land Information Memorandum for this property. This has been completed on the basis that the property is clear of any outstanding requisitions which would detrimentally affect the property's value and that (a) and (b) above apply. We therefore reserve the right to reconsider and / or confirm this valuation should the LIM report disclose any matters which may affect the value of the property.
12. The boundary pegs were not located at the time of inspection and we advise that we have not carried out a survey of this site. We assume all improvements lie within the title boundaries and our valuation is completed on this basis.
13. Any comments made by us in respect of any structures or service components on this property are made from a valuation viewpoint and must not be construed to represent a structural, geotechnical or environmental survey.
14. This valuation report has been completed independent of any owner of the subject property.
15. Professional Negligence Insurance is held by Carter Valuations Limited.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: TWIZEL RESERVOIR LINER REFURBISHMENT
MEETING DATE: OCTOBER 27, 2015
REF:
FROM: GEOFF HORLER, UTILITIES MANAGER
ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To confirm the council preference to cover the Twizel raw water reservoir.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Twizel Raw water reservoir be covered and staff be instructed to proceed with the project.

Geoff Horler
UTILITIES
MANAGER

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Opus Report
Reservoir Liner Replacement

BACKGROUND:

The Twizel Raw water reservoir is an open topped earth bunded tank lined with Butynol rubber textile liner. This is now some 40 years old and despite regular maintenance the line joints have come apart. The suppliers have advised that due to the age of the liner no further repairs would be successful.

It is also open to the elements so ends up with rubbish, dust and tree pollen being blown into it. Another issue is that on the warm sunny day's green algae grows on the reservoir liner face.

There is also a loss of water through evaporation on the very hot sunny days.

As the reservoir is uncovered there is nothing to stop water fowl using the reservoir for resting. This has the potential for contamination of the water supply.

CONCLUSION:

Initially council was informed by our advisors that there was no requirement to cover the reservoir as it was raw water and the required treatment was downstream of it thus making it safe to drink.

During the initial filtering testing it was found that the reservoir was in such a dirty state it blocked the test filter, but once the water was taken before the reservoir the filter didn't block.

This problem resurfaced when commissioning the new plant with the filter was blocking with dirt from the reservoir and also the algae that grow on the side wall as reported to the A&S committee.

With the level of contamination in the reservoir and subsequent maintenance this would require filter cartridge changes at a rate that would be unaffordable.

In this current year's budget there has been allowance for the covering of the reservoir.

RECOMMENDATION:

Staff prepare contract documents for the relining and covering of the Twizel raw water reservoir and that the project proceeds as soon as possible to allow full use of the new treatment facility.

Reservoir Liner Replacement

1 Existing Liner

The current 6,800m³ capacity reservoir is currently lined with a Butynol material and has been in operation since the late 1960's/ early 1970's.

The current liner is damaged in several points around the upper level. The material supplier has stated that the liner material is at the end of its life. It therefore needs to be replaced in the near future, when funds allow.

However, based on what can be seen, it is hard to define an exact remaining life of the existing liner. There are no signs of leakage in the vicinity of the damaged area or other parts of the reservoir which suggests that the lower level of the reservoir liner is intact. Therefore provided the water level in the reservoir remains below the level of the damaged part of the liner, no immediate action would be required.

1.1 Risks around replacing the Liner

Due to the existing setup of the water supply at Twizel, the community is at high risk of no water supply in the event of a power outage during the replacement works of the liner. The replacement methodology will have to be carefully assessed as pipework modifications may be necessary and alterations to controls and electronics will also be required.

The risk can be minimised by ensuring that the programme of works takes place when the water demand is at its lowest.

2 Options for new Liner

We received quotes from four lining companies that we have worked with throughout the country; I.S. Dam Lining, Ardex, Aspect Environmental Lining Limited (AEL) and Viking Containment. Each of them has reviewed information about the site and provided recommendations based on their experience.

2.1 Material Options

2.1.1 HDPE

Three out of the four pond lining suppliers we spoke to independently recommended the use of HDPE Geomembrane. This material can withstand extreme UV exposures and varying weather conditions such as high heat levels and below freezing. Therefore HDPE is suitable for the conditions found at Twizel.

Both Viking Containment and AEL have recommended their 1.5mm HDPE Liners with a Bidmin A29 Geotextile liner protective layer underneath to provide a clean surface for the HDPE to bed on.

Twizel Reservoir Liner Replacement

Whilst 1.5mm is not the thinnest and cheapest option that the material comes in, it has a 1.5 times better puncture and tear resistance than the cheaper 1mm. It has been found through experience that the 1.5mm can be installed on reservoirs and ponds on a similar scale to Twizel with minimal risk of tearing or punctures occurring during the construction, whilst remaining economical and providing the longevity required.

I.S. Dam Lining have recommended the use of the 2.0mm HDPE which is used for commercial containment projects and provides an even higher resistance against tearing or puncturing.

For the batter slopes it has been recommended that a protective geotextile is first laid, as the HDPE on its own is considered to have poor resistance to settlement, as the flexibility in the material which allows for easy installation across the pond, means it cannot also be tough enough to resist any settlement. Whilst this is a relining job rather than new construction, meaning there should be little to no settlement, there is a chance of movement/settlement occurring during/after seismic activity and therefore the additional cost of the material installed could provide an element of protection.

The life span of HDPE liners can vary between 20 and 30 years in exposed application such as liners of open ponds.

2.1.2 Butynol

Ardex propose to replace the existing liner with 1.5mm Ardex Butynol.

The product is manufactured for use in the roofing industry however it has also been used as a water storage product, as per the current reservoir.

One advantage Butynol has over HDPE is that no specialist equipment is required to carry out repairs on the Butynol membrane; most repairs can be carried out using Tip Top Products which are available from Transport Wholesale.

2.2 Installation

The basic methodology applied to install the liner is:

- a. Dewatering of the reservoir.
- b. All necessary earth works, including repair of batters, surface drains, and installation of perimeter trenches for the liner anchors.
- c. Existing liner removed
- d. Depth sensor frame to be removed.
- e. Pipework to be extended by 0.5m for HDPE penetration detail (inlet to be confirmed on inspection).
- f. All surfaces to be covered by the membrane must be approved by the liner company Supervisor prior to the installation of the lining.
- g. The surface must be maintained in an acceptable condition, firm and dry, until covered by the geosynthetic membrane.
- h. Fill sandbags for ballast.
- i. Assemble spreader-beam set.
- j. Deploy venting and/or A29 Bidim where required.
- k. Calibrate and test fusion welder.
- l. Load and deploy liner.

Twizel Reservoir Liner Replacement

- m. Fusion-weld liner overlaps and test using standard air pressure test.
- n. Complete any extrusion weld repairs and test using spark-testing system.
- o. Install safety ladders, scour protection and vent flaps (where required).
- p. Start filling up reservoir.
- q. Removal of ballast sandbags once 0.3m depth of water has been refilled.
- r. Complete and sign-off Quality Assurance

2.2.1 Anchorages

To anchor in the liner a 0.5m wide by 0.6m deep trench, set 0.5-1m from the top of the crest, is dug and the liner geomembrane is laid into the trench, which is then backfilled with the material of the crest. Before the geomembrane can be placed in the trench it is important to ensure that on the corner of the trench there are no sharp edges which could tear the liner and prevent a secure anchorage at this point.

2.2.2 Pipe penetrations

To ensure that the liner can be fully sealed around the inlet and outlet the pipes within the reservoir should be approximately 0.5m out from the slope. It would be ideal if the pipework could be fitted with full face flanges which would ensure a positive seal for the liner at this point.

To seal the liner around the pipe, a lining collar is placed around the pipe which has a long 'skirt' which is overlapped and welded to the surrounding geomembrane. At the end of the pipe the collar is held in place by steel rubber bands above the collar and a rubber gasket between the pipe and collar, a sealant is also added at the very tip of the collar to ensure it is water tight. This sealant would be the weakest link for the long term water tightness and would need to be maintained accordingly.

2.2.3 Safety Ladders

Due to the size of the reservoir a minimum of four ladders has been recommended and allowed for by each of the liner suppliers.

2.2.4 Timescales

A minimum 21 day notice period is required to allow the companies to mobilise stock and equipment. During the autumn and winter months the minimum day notice is higher due to this being a busy time for the lining companies.

The lining companies require an element of preparation work to be undertaken before they install the liner, which is listed below under client responsibilities and this can be done during the mobilisation period provided that no significant damage to the existing batters is discovered upon removing the old liner. The site has to be checked and approved by the lining companies Engineer before installation begins.

For the installation of the liner, including time spent on the pipes and anchors the companies recommend 3 to 4 days.

To reduce the time of the reservoir being empty the installation work around the crest for anchorage could be done with water in the reservoir.

Twizel Reservoir Liner Replacement

2.2.5 Client Responsibilities

There is an element of site preparation work that the lining companies expect to be undertaken by the client before they install their liner. Including:

- Dewatering of the reservoir before and during installation of the lining materials.
- All necessary earth works, including repair of batters, surface drains, and installation of perimeter trenches for the liner anchors (approximately 0.5m x 0.5m).
- Existing liner removed from slope batters, pulled onto base to expose the batter slopes. Any surplus sludge on the liner to be removed.
- Depth sensor frame to be removed.

Pipework to be extended by 0.5m for HDPE penetration detail (inlet to be confirmed on inspection).

- Site Acceptance. All surfaces to be covered by the membrane must be approved by the site Supervisor prior to the installation of the lining. Acceptance by Viking of the surface for commencing installations shall not constitute acceptance of subsurface conditions, where the latter could adversely affect the functioning of the liner. The sub-surface conditions will continue to be the responsibility of the purchaser and include, but are not limited to, ground water, and faults and sink holes.
- The surface must be maintained in an acceptable condition, firm and dry (in terms of no sitting water/ponding) until covered by the geosynthetic membrane.
- Lifting equipment (15 tonne excavator recommended) with qualified operator to deploy material rolls for installation duration.
- Removal of ballast sandbags once 0.3m depth of water has been refilled.

2.2.6 Liner Cost

The table below contains the cost for prior preparation and for the companies to provide and install the liners.

Liner Supplier	Material	Supplier Installed Cost	Preparation Cost	Total Cost
Viking Containment	1.5mm HDPE	\$48,620.00	\$18,500	\$67,120.00
I.S. Dam Lining	2.0mm HDPE	\$92,105.00	\$18,500	\$110,605.00
AEL	1.5mm HDPE	\$63,089.20	\$18,500	\$81,589.20
Ardex	1.5mm Butynol	\$61,628.00	\$18,500	\$80,128.00

Maintenance costs are minimal. The requirements for maintenance are a visual inspection on a regular time table say every three years just to ensure the liner is not damaged in anyway.

2.3 Information about the suppliers

2.3.1 Viking

Viking Containment were previously known as Skellerup Containment in New Zealand and have extensive experience in the supply and construction of lining systems for water storage reservoirs. A couple of examples of similar work include Mt Grand Reservoir, Manawahai Water Storage Dam and West Taireri Reservoirs. A more extensive list of the relevant experience can be provided

The warranties they offer are:

20 year material warranty on the HDPE.

5 year Workmanship Warranty for the installation.

2.3.2 AEL

Aspect Environmental Lining Limited (AEL) supplies and installs geosynthetic lining and associated products throughout New Zealand. AEL collectively has over 50 years' experience in liner construction throughout New Zealand, the Pacific Islands, Australia and Asia.

The warranty offered is bound by the manufacturer's warranties, 5 years.

2.3.3 I.S. Dam Lining

I.S. Dam Lining Ltd also have a wealth of experience installing waste water projects, HDPE containment dams, and irrigation and frost protection schemes throughout New Zealand. They are heavily involved in the commercial sector where risk management and timing is paramount.

The warranty offered is 5 years from the date of completion.

2.3.4 Ardex

Dunlop industrial were the first manufacturers in NZ and they used their own company Shelter Engineering to manufacture and install reservoir liners, pillow tanks, Inflatable boat tubes, and various other products. Ardex have owned the company since 2000 and is mainly involved in the manufacture of Tile Adhesives, grouts, finishing compounds and levelling products.

Ardex / Dunlop have been involved in the manufacture and installation of Farm Storage Ponds, Concrete tank liners, Pillow tank installations, effluent pond liners and town supply water reservoirs. We have also done covered reservoirs for fire fighting at Trentham Military Camp, water storage at Waimate, Sutherlands Reservoir at Cave and many others.

3 Options to cover the reservoir

There are several options for covering the reservoir, the three options that would not require penetration of the liner base are:

- Do nothing

Twizel Reservoir Liner Replacement

- Hexa-Cover
- Floating Cover

3.1 Do nothing

The current open reservoir is storing treated water. It is proposed under the new system the water stored in the reservoir is untreated, therefore the change in the use of the reservoir has significantly reduced the risk. As the water will first pass through the treatment plant before supply there is no water quality requirement for this to be covered.

The disadvantage of not covering the pond is that UV light and plants can easily cause damage to the liner, reducing its life span.

3.2 Hexa-Cover

The Hexa-Cover is made up of a series of hexagonal tiles with symmetric ribs on both sides. The ribs makes the floating elements distribute themselves naturally and uniformly on the liquid surface without overlapping. Also they have been designed so that the elements will be level with the surface.

The tiles are delivered in large bags, with the tiles poured onto the water surface where they distribute themselves automatically, and form a closed cover (the tiles interlock by wind pressure).

Due to their design there is no repair work required and no additional operations costs when compared to an uncovered pond.

Whilst the material would not allow operators to walk on them, access to the water is possible anywhere simply by pushing aside the tiles. If any equipment is installed and subsequently removed, the tiles will reorganise, and close the openings. This could pose a H&S issue, therefore strict operating procedures would be required.

3.3 FLEXISHIELD Floating Cover

Unlike the Hexa-Cover this would be a complete cover over the reservoir. This is achieved by installing reinforced Polypropylene panels in a non-tensioned state to the exact profiles of the reservoir basin. The cover is fabricated and installed with specially designed floats and weights in the correct geometry, which cause the horizontal 'planes' or 'plates' of the cover to be under tension in two directions. This tension eliminates slack in the cover, providing necessary stability for safe walking across the surface to clear drainage. At the bottom of the sumps, an automatic submersible pump is placed to discharge rainwater from the cover to wastewater outside the reservoir, keeping all polluted water clear from the water in the reservoir.

Walkways, sampling ports and hatches would be incorporated into the cover to allow regular inspection, and sampling and testing of the water. The aluminium inspection hatches also enable divers to do repair work to the reservoir without having to necessarily empty the basin.

There are two options to tie the FLEXISHIELD floating cover to the perimeter of the reservoir:

Twizel Reservoir Liner Replacement

Option 1. Earthen Anchor Trench for perimeter securement

Option 2. Concrete Ring Beam with stainless steel mechanical anchor system for perimeter securement.

Option 1 does not provide a full dust seal but is only two thirds of the cost of Option 2 and a quicker installation time.

Option 1 takes approximately 2-3 days to install and Option 4 takes 3-4 days, both options require the reservoir to be empty at the time of installation.

3.4 Cost

Cover Type	Approximate Installation Cost
Do Nothing	\$0
Hexa-Cover	\$210,000
FLEXISHIELD Floating Cover with Earthen Anchor Trench	\$179,400
FLEXISHIELD Floating Cover with Concrete Ring Beam	\$288,500

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: FREEDOM CAMPING AT HAMILTON DRIVE
MEETING DATE: 27 OCTOBER 2015
REF:
FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

For Council to consider a request from the Tekapo Community Board to investigate options to stop camping at Hamilton Drive.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. Council continue with status quo and continue to monitor and enforce the freedom camping bylaw at Hamilton Drive, Tekapo, with a review of the bylaw taking place in March, 2016.

GARTH NIXON
COMMUNITY FACILITIES MANAGER

ATTACHMENTS:

None.

BACKGROUND:

Following the installation of the Freedom Camping bylaw at the end of 2014, freedom camping at the Hamilton Drive parking area in Tekapo is causing ongoing concern to the community.

The Community Board have asked that Council look at ways to ban or close this area and have resolved as follows:

Resolved that the Tekapo Community Board recommends to Council that they investigate stopping camping at Hamilton Drive.

Murray Cox/Stella Sweney

POLICY STATUS:

Council's Freedom Camping Bylaw makes provision for an area to be closed from time to time if the reasons meet specific criteria. I don't believe that the options available provide sufficient reason to close this specific area. The bylaw states:

9. CLOSURE OF FREEDOM CAMPING AREA

9.1 The Council may temporarily close or restrict entry to any overnight freedom camping area or part of any freedom camping area where such restriction is considered necessary by Council to:

- (a) prevent damage to the local authority area or facilities in the area; or
- (b) allow maintenance to the local authority area or facilities thereon; or
- (c) protect the safety of persons or property; or
- (d) allow or facilitate public access.

SIGNIFICANCE OF DECISION:

Any closure or change in the bylaw would be a significant decision and would require a special consultative process.

ISSUES & OPTIONS:

Options could include:

- Initiating a special consultative procedure immediately to review the bylaw.
- Continuing with the new enforcement regime with additional signage information.
- Closing the area over night.
- Conducting the review of the bylaw following the end of summer.

CONSIDERATIONS:***Legal***

Fully self-contained campers can camp anywhere in the district under council control, except those areas identified as no freedom camping in the bylaw.

On this particular site we can enforce non self-contained camping only, and we can suggest that no more than 5 campers are allowed.

Financial

No budget was provided for enforcement. We are hoping that enforcement will be funded through fines.

Other

This is the only area in the district where we appear to be having significant problems. As part of Councils strategy and bylaw, Council agreed to review the bylaw after two summer seasons. So far we have been through one. We have only just started with new paid enforcement officers, in addition to the volunteers, and we are seeing an improvement with camping behaviour.

To undertake a review we need information and this is more than just customer complaints. We need information about the number and types of camping. This is something we are only now starting to collect.

To complete a special consultative procedure in relation to this bylaw would take a minimum of two months. If we were to start this process now it would take the process right into the middle of the Christmas break, which will not be ideal from a consultation point of view.

The two main issues appear to be unauthorised camping of non-self-contained vehicles with users toileting in the vicinity, and campers exceeding the maximum number of vans parked, thus contributing to visual pollution.

ASSESSMENT OF OPTIONS:

Initiating a special consultative procedure immediately will not be ideal due to the length of time and the timing for consultation.

Continuing with enforcement and signage improvements already appears to be making a difference, along with updating information on camping apps. Local wardens have suggested further signage improvement which will assist also.

Closing the area overnight would be additional work for opening and closing. We have a dump station in the area and closing would restrict access to this facility.

Conducting the review in March would do what we said we were going to do, as well as allow the enforcement regime to have its effect and establish a reputation.

CONCLUSION:

Given that the timing is difficult for the special consultative procedure and that a review is due in March, the council should continue with the current enforcement regime and continue with signage improvements to improve the behaviour on this site.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: TWIZEL TEKAPO COMMUNITY VEHICLE TRUST GARAGE
MEETING DATE: 27TH OCTOBER 2015
REF: WAS 3/6
FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

For Council to approve the Finance Committee's recommendations to allow this work to proceed.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council approve that the Rec A Zoned land be provided to the Vehicle Trust as identified in the plan.
3. That the Council approve the estimated \$20,000 unbudgeted expenditure to construct and additional two bays on the garages to provide for Council car parking in Twizel.

GARTH NIXON
COMMUNITY FACILITIES MANAGER


ATTACHMENTS:

Finance Committee report relating to the Twizel Tekapo Community Vehicle Trust.

BACKGROUND:

The Finance Committee supported the recommendations in this report but do not have delegations in relation to unbudgeted expenditure. As such, the Council needs to approve this expenditure.

MACKENZIE DISTRICT COUNCIL

REPORT TO: FINANCE COMMITTEE 

SUBJECT: TWIZEL TEKAPO VEHICLE TRUST SHARED COUNCIL GARAGE

MEETING DATE: 13TH OCTOBER 2015

REF:

FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To endorse the Twizel Community Boards approval to locate a new garage for storage of Twizel Tekapo Vehicle Trust vehicles, and council vehicles, in the vicinity of the Twizel Events Centre. Also to approve spending approximately \$20,000 of unbudgeted expenditure to contract two additional garage bays to provide car parking for council vehicles in Twizel.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Finance Committee recommends to Council that Rec A Zoned land be provided to the Twizel Tekapo Vehicle Trust as identified in the plan.
3. That the Finance Committee approves the estimated \$20,000 unbudgeted expenditure to construct an additional two bays on the garages to provide for council car parking in Twizel.

GARTH NIXON
COMMUNITY FACILITIES MANAGER

ATTACHMENTS:

Site Location Map
 Letter from Twizel Tekapo Vehicle Trust
 Total span quotations and plans for three and five bay options

BACKGROUND:

The Twizel Tekapo Vehicle Trust has previously approached the Community Board to request land to erect a garage for car storage.

Community Board chairman John Bishop and myself met with the vehicle trust to consider the options and settled on a site next to the Twizel Events Centre. The site identified is appropriately zoned and suitable.

I am currently exploring the option for Council to add two additional garages which would provide for council vehicle storage in Twizel.

The ownership of the garage will be subject to an agreement with Council. The condition of the grant to the vehicle trust from Meridian Energy suggests that if the vehicle trust ever folds then the garage should be returned to community use. This specific site location allows for this.

The proposed extension to provide additional garaging is an unbudgeted item. It is an initiative that council officers have discussed for some time. The opportunity presenting itself with the vehicle trust provides an economical solution.

SIGNIFICANCE OF DECISION:

Not considered to be a significant decision.

ISSUES & OPTIONS:

When offering this area I considered that the vehicle trust is a community service and that the use of Rec A land is appropriate use of the area. By using this site it will protect the garage for the trust in the longer term. The site proposed has limited use due to the surrounding buildings

In relation to the additional garaging for council vehicles, Council currently has two vehicles based in Twizel. The building inspector's vehicle is parked outside the council office overnight and the solid waste vehicle goes home and is parked outside.

Having the vehicles located in a central covered location in Twizel is desirable from a security and protection point of view. Providing garaging in Twizel will be consistent with vehicle storage and usage in Fairlie.

CONSIDERATIONS:***Legal***

The use of this site will be subject to an agreement between Council and the Twizel Tekapo Vehicle Trust.

Financial

The vehicle trust has been granted funds from Meridian Energy to build a three-bay garage. Any funding for additional building i.e. additional bays, would be subject to council funding approval.

Having discussed this with the Finance Manager, we believe that the smartest way to fund this unbudgeted item is to use the plant account. This currently has a surplus balance of \$75,000. The \$20,000 would be paid back through the vehicle charges which are currently \$0.48 per kilometre.

The vehicle trust would be seeking to connect to the power in the event centre. It is expected that the running cost would be minimal.

Some additional funding may be required to seal the transition area between the garage and the sealed area, hence the \$20,000 estimate.

CONCLUSION:

The community board have approved the location and it is appropriate for Council to support the use of this location for the vehicle trust garaging.

The additional garaging will provide a consistent approach across the council fleet, providing safe storage on our own site.

GARTH NIXON
COMMUNITY FACILITIES MANAGER

Draw and Measure

Fill Color **Style**

Alpha

Outline Color **Width**

Show Measurements

Area Units

Distance Units



20m

Navigation controls including a zoom slider and a series of directional arrow buttons.



Twizel Tekapo Community Vehicle Trust
P O Box 293
Twizel 7944

24 September 2015

Garth Nixon

Community Facilities Manager

Mackenzie District Council

53 Main St

Fairlie

Dear Garth

Thank you for meeting with the Twizel Community Vehicle Trust Board Members today.

The Vehicle Trust would like to confirm their interest in building the proposed three bay garage on the site offered by the Mackenzie District Council in the vicinity of the Twizel Events Centre.

As discussed today the option of working with the council provides an exciting opportunity to achieve much needed secure storage for our vehicles.

The Twizel-Tekapo Community Vehicle Trust is prepared to enter into a partnership with the Mackenzie District Council to build garages for both the vehicle trust and the District Council. The details of this partnership will be documented in a Memorandum of Understanding, the specifics of which will be agreed to and signed by both parties.

We ask that you present this request to the Twizel Community Board for their approval at their next meeting on the 5th October 2015 outlining the discussion that took place today.

Yours faithfully

Tony Henderson

Board Chairman

S Claridge Ltd
Trading as:
Totalspan Timaru / Oamaru
7910
30 Racecourse Rd, Washdyke, Timaru,
New Zealand
Phone 03 688 7066
Fax 03 688 7379
Email timaru@totalspan.co.nz

02 June 2015

Twizel Tekapo Community VehicleTrust
Attn: Judith Holland

Twizel, New Zealand

Dear Judith ,

Thank you for giving Totalspan Timaru / Oamaru the opportunity to work with you on your new building project. I've enclosed a detailed proposal for you. Our proposal includes everything you'll need to complete your new Totalspan building - ensuring there'll be no surprises later on.

Every Totalspan building provides the best combination of quality, strength and affordability - our aim is to ensure you get the best value from your project. So, if you'd like any further details on any aspect of our proposal, please let me know.

We can take care of every aspect of your project for you, from preparing the site and handling consent, to construction and inspections. Our expert team is looking forward to working with you.

Every Totalspan building is backed by our 25-year structural guarantee and 5-year Workmanship Warranty. We design your building to suit your needs - ensuring we have the best possible control over quality. We're also part of a team that's been around for over 40 years - so we can proudly say we stand behind all our buildings.

I'll be in touch with you over the next few days to see if there's any further information we can supply.

We look forward to working with you.

Yours sincerely

Martin Kibble
Sales Consultant
Totalspan Timaru / Oamaru
martin.totalspan@outlook.co.nz
0278392111

BUILDING SPECIFICATIONS (Project Reference: 667918)

Building Model: Portal Building Series 12 Erected
 Building Size: 10m long x 7m wide,with 2.7m stud height
 Zoned: T.C.3 Urban
 Wind Zone: Designed and braced for Very High (W) wind zone
 Bays: 3.344m, 3.312m, 3.344m
 Foundation: Concrete Slab
 Roof Details: 15 Degree Pitch, 7 Rib Profile
 Wall Sheeting: 7 Rib Profile
 Downpipes: PVC Located Rear of building

COLOUR

Roof:	TBC	Wall:	TBC
Gutter:	TBC	Barge:	TBC
Roller Door Series 1:	TBC	PA Door:	TBC
Downpipe:	TBC		

DOOR DETAILS

Roller Door: 3 x Roller Door: S1-SG 2948w x 2430h Opening. Actual clearance may be less. (Manual)

BUILDING INCLUSIONS

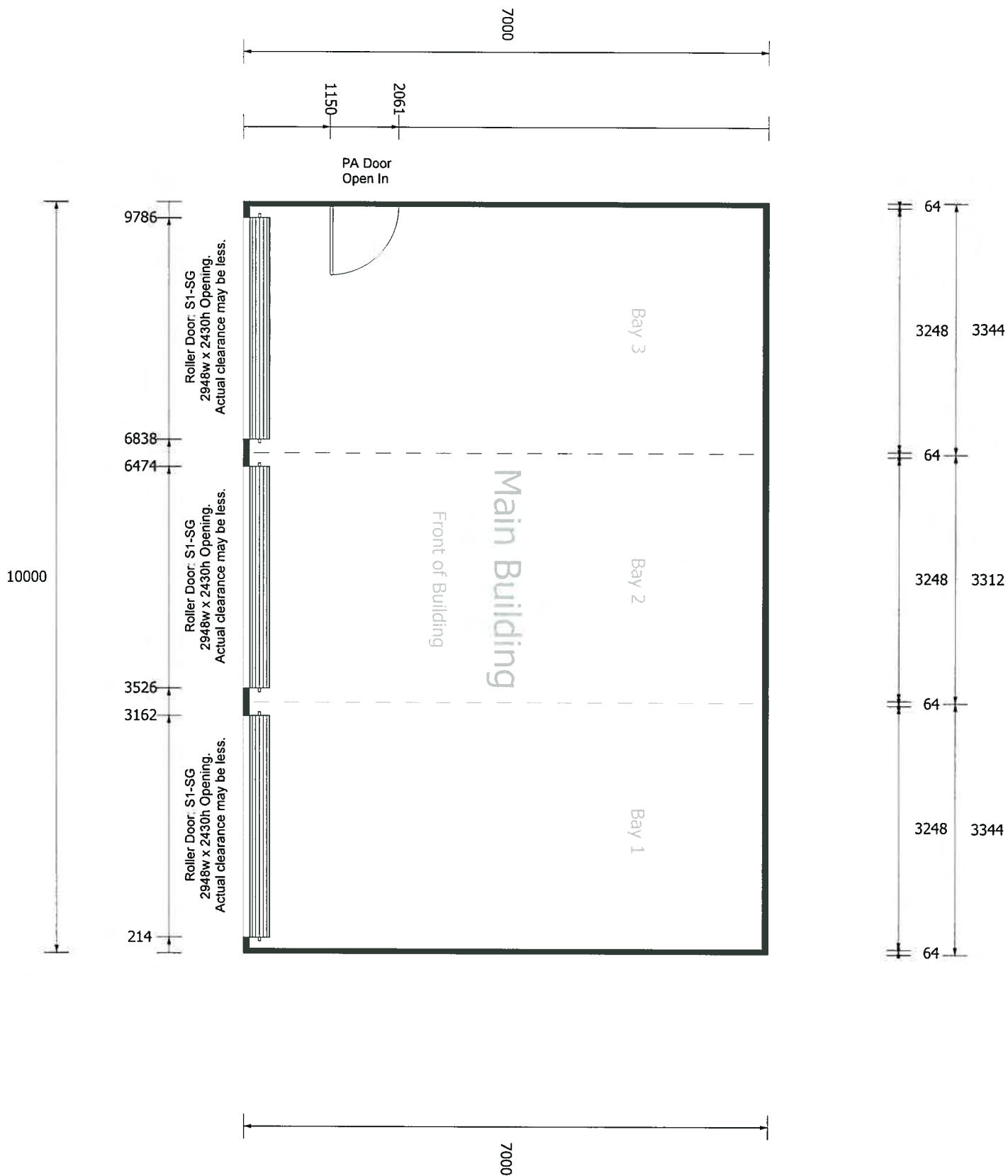
65mm Downpipe: 2	PA Door: 1 x PA Door Open In
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QUOTE OPTIONS

Site Works: Included based on a clear level site.
 Building Consent: Council Fees Not Included
 Building Paper: Included to roof to control condensation.
 Electrical: Not included
 Drainage: Not included
 Snow Load: Includes engineers design for snow and wind loadings
 Snow Straps: Included

Sub Total:	\$31,889.57
G.S.T.(15%):	\$4,783.43
Total Investment:	\$36,673.00

NB: This quotation remains available for acceptance for 30 days and is subject to our standard terms and conditions.



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* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan NZ representative.

S Claridge Ltd
30 Racecourse Rd, Washdyke, Timaru, New Zealand
Phone: 03 688 7066
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Email: timaru@totalspan.co.nz

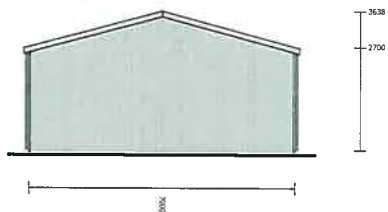
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Twizel
New Zealand

Portal Building
Project Number: 667-667918J1.1
DP Number:

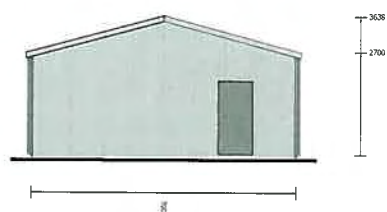
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Page 3 of 4





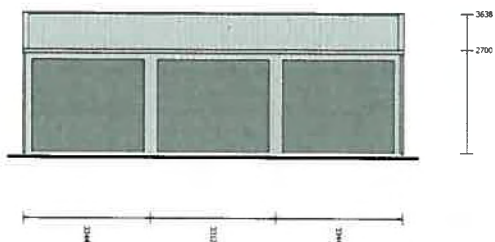
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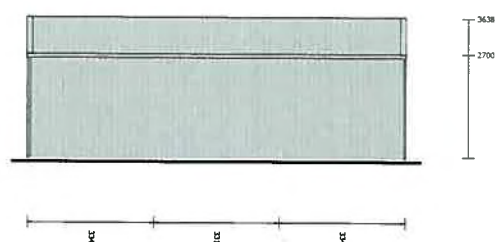
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For: Twizel Tekapo Community VehicleTrust

 Twizel
 New Zealand

Portal Building
 Project Number: 667-667918J1.1
 DP Number:

 2/06/2015
 Page 4 of 4



S Claridge Ltd
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New Zealand
Phone 03 688 7066
Fax 03 688 7379
Email timaru@totalspan.co.nz

30 September 2015

Twizel Tekapo Community VehicleTrust
Attn: Judith Holland

Twizel, New Zealand

Dear Judith ,

Thank you for giving Totalspan Timaru / Oamaru the opportunity to work with you on your new building project. I've enclosed a detailed proposal for you. Our proposal includes everything you'll need to complete your new Totalspan building - ensuring there'll be no surprises later on.

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We can take care of every aspect of your project for you, from preparing the site and handling consent, to construction and inspections. Our expert team is looking forward to working with you.

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I'll be in touch with you over the next few days to see if there's any further information we can supply.

We look forward to working with you.

Yours sincerely

Martin Kibble
Sales Consultant
Totalspan Timaru / Oamaru
martin.totalspan@outlook.co.nz
0278392111

BUILDING SPECIFICATIONS (Project Reference: 6671039)

Building Model: Portal Building Series 12 Erected
 Building Size: 16.599m long x 6.889m wide, with 2.7m stud height
 Zoned: T.C.3 Urban
 Wind Zone: Designed and braced for Very High (W) wind zone
 Bays: 3.339m, 3.307m, 3.307m, 3.307m, 3.339m
 Foundation: Concrete Slab
 Roof Details: 15 Degree Pitch, 7 Rib Profile
 Wall Sheeting: 7 Rib Profile
 Downpipes: PVC Located Rear of building

COLOUR

Roof: TBC	Wall: TBC
Partition: TBC	Gutter: TBC
Barge: TBC	Roller Door Series 1: TBC
PA Door: TBC	Downpipe: TBC

DOOR DETAILS

Roller Door: 5 x Roller Door: S1-SG 2943w x 2430h Opening. Actual clearance may be less. (Manual)

BUILDING INCLUSIONS

65mm Downpipe: 2	Partition: 1
PA Door: 1 x PA Door Open In	

QUOTE OPTIONS

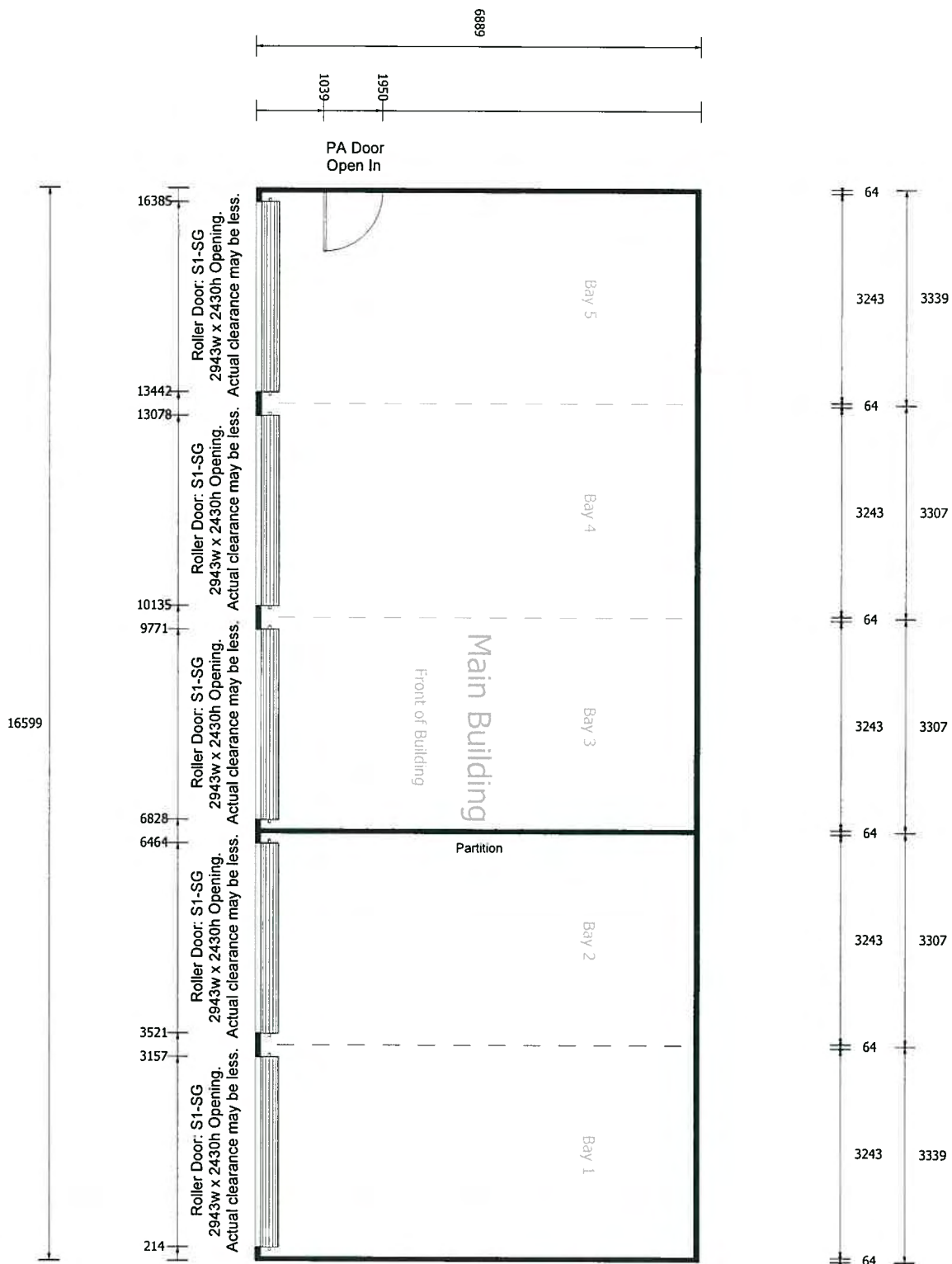
Site Works: Included based on a clear level site. Inspection required
 Building Consent: Council Fees Not Included
 Building Paper: Included to roof to control condensation.
 Firewalls: Not included
 Electrical: Not included
 Drainage: Not included
 Concrete Floor: 665 mesh for reinforcing, Polythene under slab to create moisture barrier, Float finish for smooth appearance, As per engineers foundation design
 Snow Load: Includes engineers specific design for wind and snow.
 Snow Straps: Included

Sub Total:	\$46,577.39
G.S.T.(15%):	\$6,986.61
Total Investment:	\$53,564.00

Other Options.

To box and lay concrete apron to front of building please allow \$100 per Square metre including GST.

NB: This quotation remains available for acceptance for 30 days and is subject to our standard terms and conditions.



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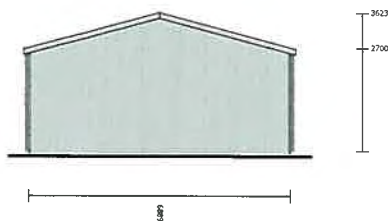
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For: **Twizel Tekapo Community VehicleTrust**
 Twizel
 New Zealand

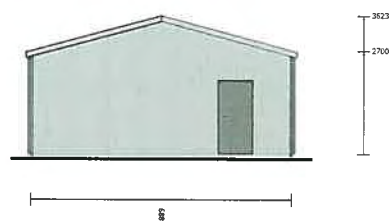
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 DP Number:
 30/09/2015
 Page 3 of 4





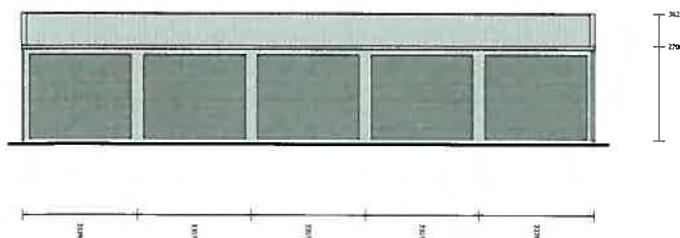
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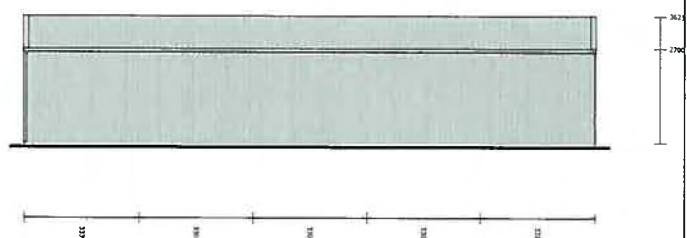
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* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan NZ representative



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* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan NZ representative



Scale 1:219.3

* All Dimensions in mm. Colours shown are examples only. For exact colour samples see your local Totalspan NZ representative

S Claridge Ltd
 30 Racecourse Rd, Washdyke, Timaru, New Zealand
 Phone: 03 688 7066
 Fax: 03 688 7379
 Email: timaru@totalspan.co.nz

For: **Twizel Tekapo Community VehicleTrust**

 Twizel
 New Zealand

Portal Building
 Project Number: 667-6671039J1.2
 DP Number:

 30/09/2015
 Page 4 of 4



MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: Grant Request Mackenzie Netball Supporters Club

MEETING DATE: 27 October 2015

REF:

FROM: David Rae – Projects and Administration Manager

PURPOSE OF REPORT:

For the Committee to consider the request from the Mackenzie Netball Supporters Club.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council approve a \$600 grant to the Mackenzie Netball Supporters Club.

DAVID RAE
PROJECTS AND ADMINISTRATION MANAGER

ATTACHMENTS:

Grant request from Mackenzie Netball Supporters Club

BACKGROUND:

Mackenzie District Council administers the Rural Travel Fund on behalf of Sport NZ, its intention is to help subsidise travel for rural sport clubs and teams.

During the 2015 round of applications for this fund the Mackenzie Netball Supporters Club application was not included, Council has no record of its receipt and the club has no duplicate on record. The issue was raised by the club a few weeks after the Rural Travel Fund Committee had allocated funds and at that point consideration was made as to whether a grant would be made.

In the interim, the Committee funding allocations were published, however an allocation of \$600 to the Mackenzie Netball Supporters Club was reported in error.

Based on these facts Managers suggest that a grant of \$600 should be made and the club was informed to this effect.

As a Rural Travel Fund allocation is made based on the standing committee's decision and the 2015 committee has disbanded any grant of funding would have to be made through an alternate duly formed and authorized committee.

POLICY STATUS:

The Policy regarding Council Grants states that from time to time Council and community boards may provide grants budgets from which financial support for general purposes can be funded. This request is a legitimate call on these funds and fits Council policy.

SIGNIFICANCE OF DECISION:

Not considered to be a significant issue.

ISSUES & OPTIONS:

The options in this case would be to either fund the entire request or part fund this request.

CONSIDERATIONS:***Legal***

N/A

Financial

No budget has been allocated for grants

Other

The Mackenzie Netball Supporters Club previously received \$600 as a grant in 2014 from the Rural Travel Fund.

ASSESSMENT OF OPTIONS:

There is sufficient budget available to support this request in its entirety. To part fund this work will mean less work gets done or they have to find funds elsewhere.

CONCLUSION:

There are sufficient funds available. There are no other current competing projects for this fund. The Mackenzie Netball Supporters Club does good work. The Committee approve a \$600 grant to the Mackenzie Netball Supporters Club, funded from the Council Grants Budget.

RECEIVED

21 OCT 2015

Tuesday 20 October. 2015

To the Mackenzie District Council.

The Mackenzie Netball Supporters Club (Mackenzie College Netball) are applying for funding to reimburse families for travel to Timaru, during Winter for netball.

We apply each year for the rural travel grant and unfortunately this year our application was mislaid after handing in, so we received no funding as requested.

An incorrect article in the Fairlie Accessible this year also advertised last year's recipients of the rural travel fund as follows. "Mackenzie Netball Supporters Club- \$600".

Subsequently we haven't received the \$600 as advertised.

We hope you look upon our request favourably.

Regards Bridget Anderson

The Mackenzie Netball Supporters Club request that \$600 be allocated from the Mackenzie District Council as a rural travel fund and distributed (in form of a petrol voucher) to every family in our club.

President:
Bridget Anderson



Treasurer:
Penny Roberts



Date: 20/10/2015

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: FAIRLIE IN FOCUS GRANT REQUEST

MEETING DATE: 27 OCTOBER 2015

REF:

FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

For Council to consider a grant request to develop the Fairlie In Focus Photography Group display.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council Grant \$8,500 from the Land subdivision Reserve to the Fairlie in Focus Group to supply and install 14 photo display panels in Riddle Street, subject to design detail being approved by the Fairlie Community Board.

GARTYH NIXON
COMMUNITY FACILITIES MANAGER

ATTACHMENTS:

Fairlie in Focus Grant request including grant application form
 Grant Policy and Criteria
 Letter of support from the Fairlie Community Board

BACKGROUND:

Glen Innes from Fairlie in Focus Photography Group submitted a proposal to develop a photo display in the main street of Fairlie to the Fairlie Community Board last week and there has been a subsequent meeting on site to discuss the proposal. The Fairlie Community Board supports the proposal subject to conditions around the position, height and removability.

POLICY STATUS:

The policy around this relates to grants and the policy is attached

SIGNIFICANCE OF DECISION:

Not considered to be significant, however it is unbudgeted expenditure, so it does need due consideration.

ISSUES & OPTIONS:

The options here would be to fund, part fund or decline the request.

CONSIDERATIONS:

Legal – N/A

Financial

The applicant is correct there are significant funds (\$1,000,000 plus) available in the Land Subdivision Reserve which could fund this project. The question would be if funded, what misses out ? Tekapo Domain or play areas development as an example.

Other

The Fairlie in Focus Group has come through with an idea that the Fairlie Community Board has considered but have no formal resolution on.

The group would like to see this developed before Christmas.

Despite the letter of support and conditions, I feel the idea needs some more work which could either be achieved on site through agreement or further detailed planning.

Assessment Criteria: To be read in Conjunction with Grant Evaluation Criteria

1. Strategic Direction – I would suggest the proposal promotes attractions of the district.
2. It will benefit ratepayers through tourism benefits with people stopping to look and shopping . Seeking out location in pictures.
3. No specific other funding bodies, though I feel there may be other sources of funding available through other grants and trusts.

4. No other funding options have been sought.
5. The proposal suggest donated labour and then claims this as part of the cost.
6. They would be able to account for funds spent and have provided a breakdown of costs.
7. Application form is complete including accounts which have not been audited.
8. No significant effects on the organisation, though I imagine they would be disappointed if it was not funded.

ASSESSMENT OF OPTIONS:

Granting funds as this stage will see the proposal up and running before Christmas. Part funding is likely to delay the process as they would need to find funds elsewhere. Declining to fund this project is likely to knock it on the head.

CONCLUSION:

Feedback from the community board in regards to terms and conditions suggests that the project needs more work to finalise the detail.

Council could part fund this grant request to \$ 8,500 (grant request less \$1,500 volunteer labour). This could be subject to design detail and conditions being agreed between Fairlie in Focus and the Fairlie Community Board.



MACKENZIE DISTRICT COUNCIL GRANT EVALUATION CRITERIA

1. Does the application assist the Council to achieve its strategic direction (applicant must make specific reference to the Strategic Plan and support that reference with reasoned arguments).
2. Will the grant *directly* benefit ratepayers/residents in the Mackenzie District? If so, how many?
3. Are there any other bodies which are specifically designed to cater for these requests e.g. Creative New Zealand, Mid-South Canterbury Trust, and Lottery Grants Commission?
4. Has the organisation received, or have they applied for funds from other organisations for the same project? If so, how much?
5. How much of their own funds does the organisation have to put toward this request/project?
6. Is the organisation/individual a non-profit body and able to accurately account for any funds granted?
7. Has the organisation supplied all information on the application form including a set of accounts?
8. What is the effect on the individual/organisation if the Council does not support the application?

MACKENZIE DISTRICT COUNCIL

GRANTS

RATIONALE

From time to time Council and community boards provide grants budgets from which financial support for general purposes can be funded, eg for a donation to a worthy cause such as flood relief. Council also has budgets for specific purposes, eg the Heritage Protection Fund.

When Council is requested to provide financial support by remitting rates, fees or charges, transparency can be preserved if the request is approved, by making a grant funded from the affected cost centre. For example, if a request by the Fairlie Ice Skating Club for remission of excess water charges is approved, a grant funded from the Fairlie Water Supply Account will ensure that the cost of the remission actually falls where it should lie.

GUIDELINES:

1. All requests for financial assistance are to be submitted on an “Application for Donation” form to the Council.
2. All requests for financial support are to be dealt with as requests for grants.
3. Requests for grants from clubs, groups or organisations are to be accompanied by full financial information.
4. Applications for grants are to be evaluated in terms of
 - the direct benefit of the grant to ratepayers/residents of the District
 - the availability of funds from other sources for the project
 - the level of contribution to the project made by the applicant
5. Recipients are to be required to account accurately for grants.

(See Grant Evaluation Criteria)

OUTDOOR PHOTOGRAPHIC DISPLAY

INTRODUCTION

The Fairlie Photographic Group (Fairlie in Focus) seeks the endorsement of the Fairlie Community Board and Council for a permanent outdoor photographic display space that will both enhance the centre of town and provide an outlet for photographic and other artistic work.

BACKGROUND

Fairlie in Focus is a local group of some twenty-two photographers that meet monthly to share their work and develop their skills. The group has been looking for a space in the township where photographic work can be readily displayed.

Fairlie in Focus has mounted local exhibitions before and regularly covers important local events such as the New Year's Parade, the ANZAC service and the A&P Show. Training courses are held regularly, aided by grants from the Creative Communities Scheme.

In recent times, Fairlie in Focus has been searching for a place where photographic work can be displayed on a semi-permanent basis. An outdoor site is favoured as it would make the photography much more accessible to visitors and locals alike.

Our preferred site is that section of the Main Street gardens running from the Four Square to the Vets.

The Community Board has adopted the slogan, "Fairlie: - Gateway to the Mackenzie" as a tagline for its promotional activities. Our proposal expands on that theme through a selection of attractive, well-displayed images that show visitors what the District has to offer and shares the creative efforts of our members.

DETAILS OF THE PROPOSAL

One of our members has designed a series of display panels made of 40mm square section steel, painted green to match existing street furniture in the area. The panels will be 1980mm high encompassing

a display area of 1080mm by 880mm. These will be arranged in pairs and singly to catch the eye but without unduly intruding on the environment in which they sit.

Following an on-site meeting with Community Board members, the group accepts that the panels could readily be reduced in height by 200-250mm, which would reduce any too dominant visual impact.

We have discussed the location with members of the Community Board. Our favoured sites front onto paved areas or effectively block an unsightly informal track made through a garden area. No additional maintenance costs would be created by the erection of these panels.

The photographs will be printed onto a composite aluminium material attached to a backing board. We are looking at protecting the images from the elements and potential vandalism by a clear acrylic panel. Alternatively, the printing firm can protect the images by adding an anti-gouge layer in the printing process.

The photographic group will take responsibility for the images on display, which we envisage will be changed at six to twelve month intervals. The frames will be assembled locally and the club will deal with their painting and erection.

Arrangements could be made from time to time to offer display space to other parties from time to time. Historic photographs to commemorate Fairlie's 150th Anniversary would be an obvious example.

BENEFITS FOR THE TOWNSHIP

Many towns benefit from outdoor art in various forms. The Statue of James Mackenzie and of Trooper Mackenzie departing for the battlefields of World War 1 are always attracting interest and comment from visitors.

A high quality photographic display has the potential to do the same. It will provide a talking point and another reason for people to stay a little longer in the town.

We suggest that 40% of the display space be reserved for images that promote the beauty of the Mackenzie, with the remainder being more general photographic material with a New Zealand theme.

FINANCIAL ISSUES

The initial capital cost of constructing and completing this display could be met from the Land Subdivision Reserve Fund, which had a balance at 1 July 2015 of \$1,044,027

The total cost has been calculated at \$10,357 + GST, which includes a contribution of donated labour and materials of \$1500.

There also will be ongoing costs of maintaining the display and replacing images, which the club will take responsibility for.

The club does not have cash resources to contribute a significant sum to this project but will provide voluntary labour and some donated materials.

Firm quotations have been obtained for the construction of the frames and the printing. Estimates have also been made of the remaining costs.

SUMMARY AND RECOMMENDATIONS

This proposal has treble benefits: - it provides a creative outlet for local artists, promotes the attractions of the Mackenzie District and enlivens the town centre. Once the Council agrees to fund this project, we are confident that it could be erected and operational by Christmas time.

We are happy to answer any questions and work closely with elected members and Council staff to bring this exciting project to fruition.

RECOMMENDATION: -

That the Council provide funding of up to \$10,000 plus GST from its Land Subdivision Fund to erect fourteen photographic display panels in the central garden of the Fairlie Township

Jan MacPherson

President

Fairlie Photographic Group

19 October 2015

APPENDICES

1. Grant Application Form
2. Unaudited 2014/15 Accounts
3. Plan of Proposed Siting of Panels
4. Photographs of the Location
5. Mock up of Panels In Situ
6. Examples of Panel Subjects



APPLICATION FOR GRANT

1. Name of Organisation/Individual:

Fairlie Photographic Group (Fairlie in Focus)

2. Address:

c/- 47 Regent Street Fairlie 7925

Telephone: 03 685 8300

Fax: -

Email: gleninnesphotography@gmail.com

3. Contact Person: Glen Innes

Position: Secretary / Treasurer

Phone: Business: -

Phone: Home: 03 685 8300

4. Please specify the legal status of your organization – trust/Incorporate Society/other.

Unincorporated Club

5. Is your organisation recognised as a non profit body by the Inland Revenue Department?

~~Yes~~/No

6. Name of principal officers:

Chairperson/President: Jan MacPherson

Secretary: Glen Innes

Treasurer: _____

7. State your organisation's purpose and objectives: To foster
photographic appreciation and skill
among our members

8. How long has your organisation existed?
Informally from 2008 but more formally from 2010

9. Is your organisation responsible to or controlled by any other organisation/authority?
 Please specify: No

10. What level of funding does your organisation request from the Mackenzie District Council?
Up to \$10,000 plus GST

11. State the purpose for which the grant is requested:
To construct a semi permanent photographic
display area in the centre of Fairlie township
both to promote the District and display the works
of our members

12. State the number whom you expect will benefit from the grant you are requesting:
 Members: 22 Others: The Fairlie Community Generally

13. Has your organization received a donation during the past five years?
 Yes/~~No~~

If yes, please detail how your most recent donation was used	Received from	Year	Amount of Donation
<u>Training Courses & Exhibition Cost?</u>	<u>Creative Communities</u>	<u>2015</u>	<u>\$600</u>
		TOTAL	

14. If your organisation is registered for GST, please supply your GST number:
No

15. Please supply a copy of your latest^{un}/audited financial statements.

DECLARATION

I hereby declare that the information supplied here on behalf of my organisation is correct:

Name: Jan Maephensen

Position: President

Signature: 

Date: 19 October 2015

COSTINGS OF PHOTOGRAPHIC DISPLAY PROJECT

Panel Construction (Gibson Bros Quote)	4,566.47 + GST
Panel Printing (Adgraphics Quote) 15panels 1000x800mm	
1,998.00 +GST + Delivery	
558.00 +GST for anti gouge surface	
2,556.00 +GST + Delivery	
Scaled down for 14 panels	2,385.60 +GST
Backing Board (Supplier Estimate) 14 x \$59	826.00+GST
Perspex (Supplier Estimate if Required)	580.00+GST
Other Materials (Concrete, hooks, display panels, paint, brushes)	
Say	500.00 +GST
SUBTOTAL	\$ 8,858.87 +GST
Contribution from Club	
Donated Labour 50hrs @\$25	1,250.00
Mileage to dellver and collect materials	250.00
TOTAL	\$10,357.07 +GST

Glen Innes
19 October 2015

FAIRLIE PHOTOGRAPHIC GROUP
Fairlie in Focus

FINANCIAL REPORT FROM 1 JULY 2014 TO 30 JUNE 2015

Opening Balance	1,075.00
INCOME	
Training Course Recoveries	610.00
Exhibition Print Sales	570.00
TOTAL INCOME	\$2,255.00
EXPENDITURE	
Course Tutor Fees (x2)	980.00
Portrait Models	100.00
Exhibition Printing and Framing	427.22
Bledisloe Cup Entry Expenses	114.00
Annual Affiliation Fee PSNZ	94.50
Closing Balance	539.28
TOTAL EXPENDITURE	\$2,255.00

Notes

The financial support from the Creative Communities Scheme via Mackenzie District Council is gratefully acknowledged. This grant of \$495.00 was received in June 2014 and was used to subsidise the cost of the two training courses run during the year.

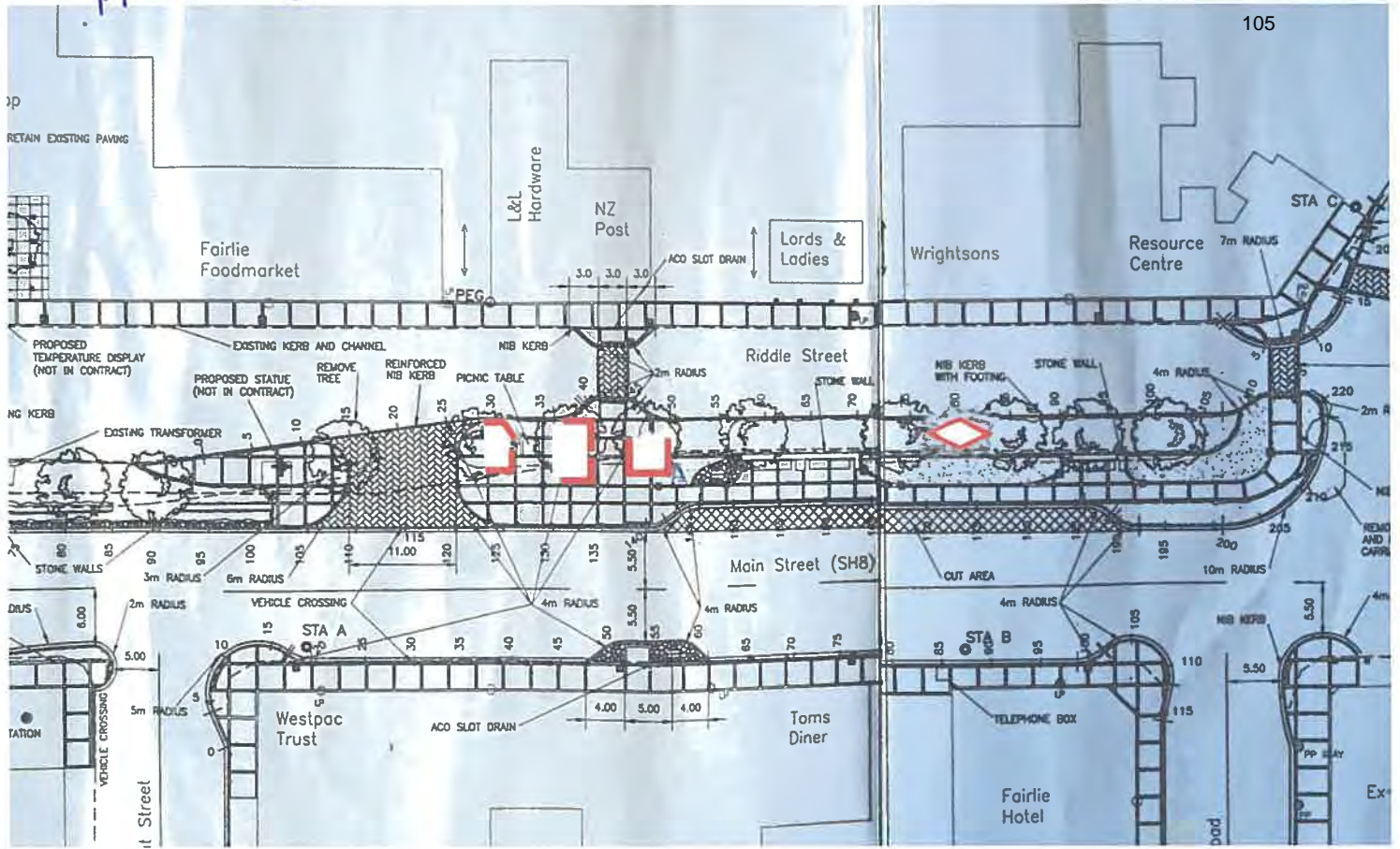
The decision to affiliate with PSNZ allows the club to compete in various competitions that organisation conducts

Glen Innes

Secretary/Treasurer

7 August 2015

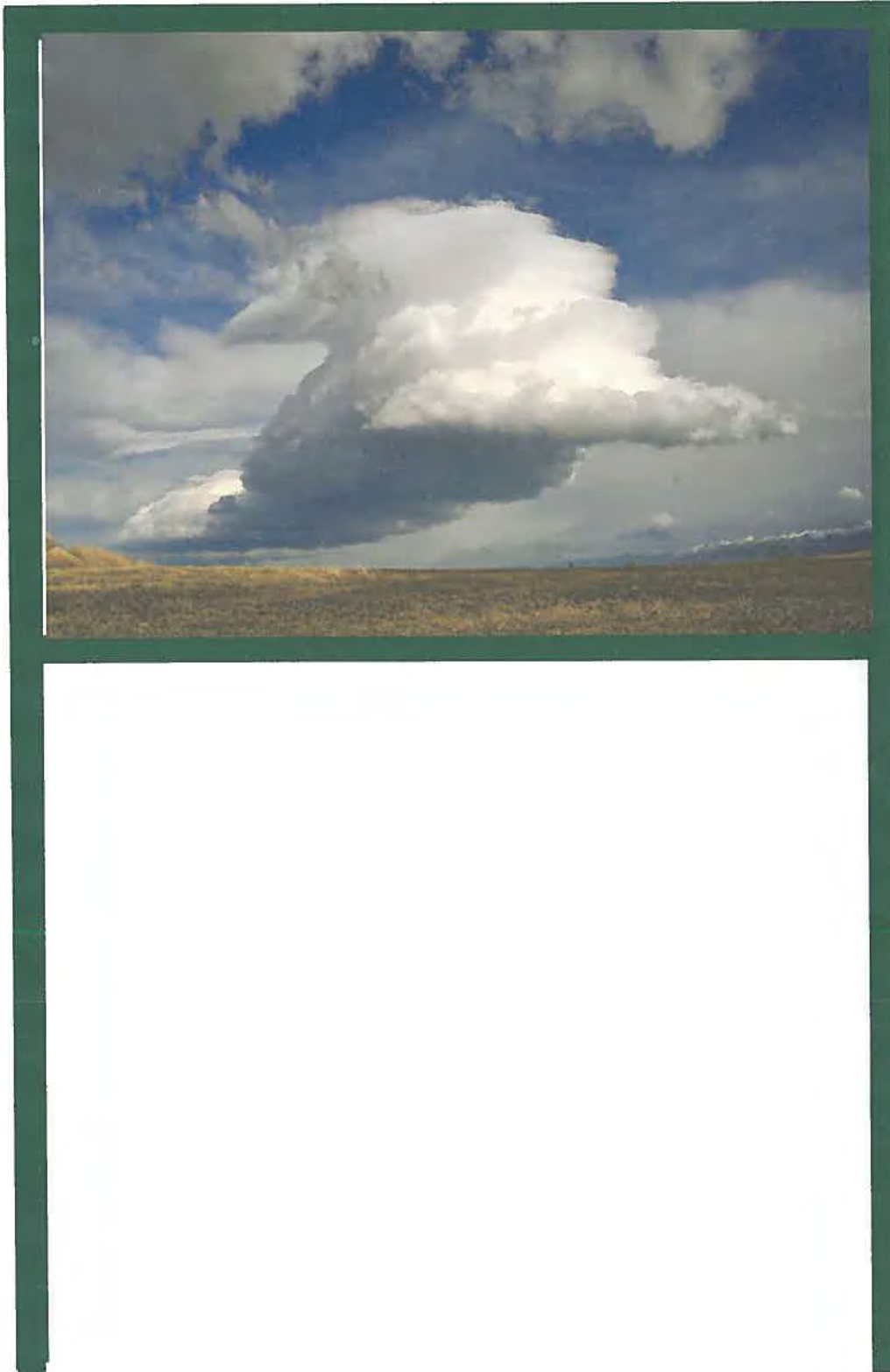
Appendix 3

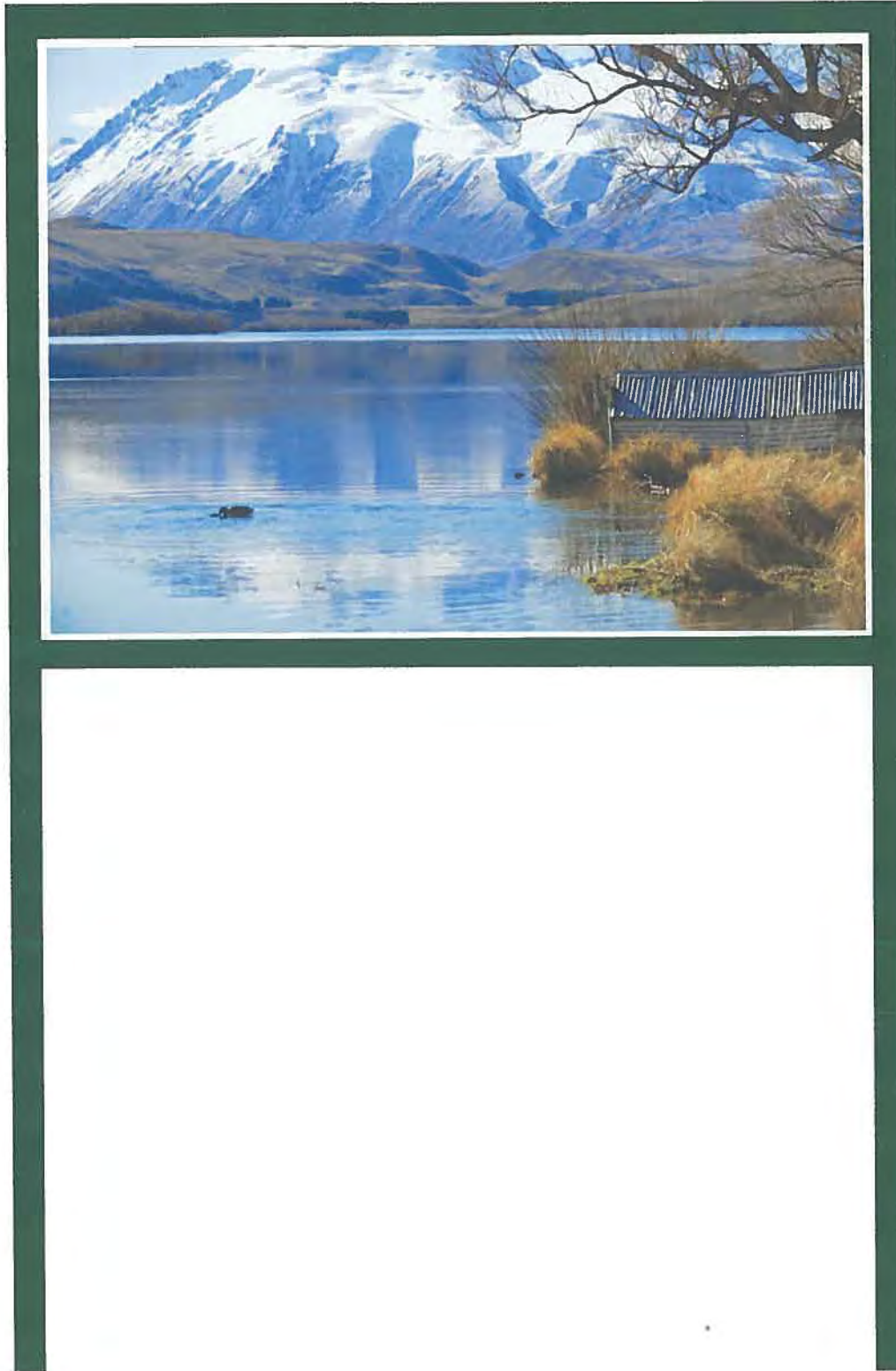
















Mackenzie District Council

Chairman
Fairlie Community Board
Mackenzie District Council

October 19, 2015

To whom it may concern:

Letter of Support for Fairlie In Focus Photography Group

I am writing to inform you that the Fairlie Community Board supports the proposal put forward by the Fairlie in Focus Photography Group, subject to agreement on the position, height and removability of the proposed photographic display.

Yours sincerely

Owen Hunter
Chairman

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: COMMON SEAL AND AUTHORISED SIGNATURES

MEETING DATE: OCTOBER 27, 2015

FROM: COMMITTEE CLERK

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To advise of the documents signed under the Common Seal from August 7 to October 20, 2015.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the affixing of the Common Seal to documents 809 to 810 be endorsed.

Number	Detail of Document	Date Signed & Sealed
809	Deed of Lease between Mackenzie District Council and Mackenzie Country Holdings for garage/parking/file storage space at Main Street, Fairlie.	10 September, 2015
810	Agreement for Sale and Purchase of Real Estate between Mackenzie District Council and John and Andrea Taylor, for part of CB28F/929 being approximately 4670sqm at Lakeside Drive, Tekapo.	29 September, 2015
810	Letter of authority to enable registration of the following documents: Subdivision of the Tekapo town centre development property. Registration of land covenants over the newly created lots to be sold. Registration of easements in gross to MDC. Registration of a sewage drainage easement over Lot 1 in favour of Lot 2. Registration of easements in gross in favour of Alpine Energy Ltd. Registration of telecommunication easements in gross in favour of Chorus NZ.	20 October, 2015

ARLENE GOSS
COMMITTEE CLERK

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: MEETING SCHEDULE FOR 2016
MEETING DATE: OCTOBER 27, 2016
REF: PAD 4
FROM: ARLENE GOSS, COMMITTEE CLERK

PURPOSE OF REPORT:

To advise council of the schedule of meetings for the council and committees for 2015.

STAFF RECOMMENDATIONS:

1. That the report be received and the attached schedule of meetings be noted.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

Schedule of Council and Committee Meeting Dates for 2016

Mackenzie District Council

Tuesday, February 16, at Fairlie

Tuesday, March 29, at Fairlie

Tuesday, May 10, at Twizel

Tuesday, June 21, at Fairlie

Tuesday, August 2, at Fairlie

Tuesday, September 13, at Twizel

Tuesday, October 25, at Fairlie (Swearing in ceremony for new Mayor and councillors)

Tuesday, November 8, at Fairlie

Tuesday, December 13, at Fairlie

Council Committees

The Finance Committee, Asset and Services Committee, and Planning and Regulation Committee will meet every committee day.

The Audit and Risk Committee will meet every second committee day.

The Strategy and Policy Committee and Mackenzie Forestry Board will meet when requested by the chairman.

Tuesday, February 2	<i>Reserve Day, Thursday, February 4</i>
Tuesday, March 15	<i>Reserve Day, Thursday, March 17</i>
Tuesday, April 26	<i>Reserve Day, Thursday, April 28</i>
Tuesday, June 7	<i>Reserve Day, Thursday, June 9</i>
Tuesday, July 19	<i>Reserve Day, Thursday, July 21</i>
Tuesday, August 30	<i>Reserve Day, Thursday, September 1</i>
Tuesday, October 4	<i>Reserve Day, Thursday, October 6</i>
Tuesday, November 22	<i>Reserve Day, Thursday, November 24</i>

Tekapo Property Group

Tuesday, January 18

Tuesday, March 1

Tuesday, April 12

Tuesday, May 24

Tuesday, July 5

Tuesday, August 16

Tuesday, September 27

Tuesday, November 29

Note: Election day will be on Saturday, October 8.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
FROM: CHIEF EXECUTIVE OFFICER
SUBJECT: COMMUNITY BOARD RECOMMENDATIONS
MEETING DATE: OCTOBER 27, 2015
REF: PAD 5

PURPOSE OF REPORT:

To consider the recommendations made by community boards.

RECOMMENDATIONS:

1. That the report be received.

TWIZEL COMMUNITY BOARD:

2. That council **notes and considers** the following resolution regarding a proposal to build a new garage for vehicle trust cars and council cars in Twizel.

Resolved that the Twizel Community Board recommends to Council that the Rec zoned land be provided to the Twizel-Tekapo Vehicle Trust, as identified in the plan attached to the report.

Russell Armstrong/Pat Shuker

3. That council **notes** the following resolution in response to a request to change the solid waste system:

Resolved that no changes be made to the curbside rubbish collection system.

John Bishop/Russell Armstrong

4. That council **notes** the following resolution in response to two requests for funding from the TPDA, one for Christmas decorations and the second to pay for advertising for the Wine and Salmon Festival:

Resolved that the Twizel Community Board grants \$300 to the TPDA to put towards Christmas decorations.

John Bishop/Russell Armstrong

Resolved that the TPDA be asked to supply an official grant application for consideration at the next meeting of the community board.

John Bishop/Russell Armstrong

5. That council **notes** the following resolution in response to a request for funding from the Twizel Early Learning Centre to pay for hall hire:

Resolved that the Twizel Community Board grants \$72.50 to the Twizel Early Learning Centre towards room hire, and they pay the other \$50.

John Bishop/Pat Shuker

6. That council **notes** the following resolution to replace the fridge at the Twizel Events Centre:

Resolved that the Twizel Community Board approves the purchase of a new fridge for the Twizel Events Centre kitchen at a cost of \$1800, funded from the maintenance budget.

John Bishop/Russell Armstrong

7. That council **notes** the following resolution to undertake tree maintenance at Northwest Arch:

Resolved that the Twizel Community Board instructs Garth Nixon to spend \$10,000 on limbing trees at Northwest Arch.

John Bishop/Russell Armstrong

TEKAPO COMMUNITY BOARD:

8. That council **notes and considers** the following resolution from the Tekapo Community Board requesting an investigation into stopping freedom camping at Hamilton Drive.

Resolved that the Tekapo Community Board recommends to Council that they investigate stopping camping at Hamilton Drive.

Murray Cox/Stella Sweney

9. That council **notes** the following resolution from the Tekapo Community Board regarding a request for a skatepark in Tekapo.

Resolved that the Tekapo Community Board instructs staff to respond to Pierre Montell that they are not inclined to support a skate park at this point in time.

Peter Munro/Lyn Martin

FAIRLIE COMMUNITY BOARD:

10. That council **notes** the following resolution to fund flags to mark the 150 year celebrations in Fairlie:

Resolved that the Fairlie Community Board funds \$2,177.30 to the Fairlie 150 Years Committee, under Heartlands Fairlie, for the 150 year flags, from the projects budget.

Trish Willis/Warren Barker

ATTACHMENTS:

The minutes of the meetings of the community boards.

BACKGROUND:

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

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISIONS REQUESTED:

No significant decisions are required.

CONSIDERATIONS:

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

This policy was amended on November 5, 2010, when the Council resolved to delegate to the Fairlie, Tekapo and Twizel Community Boards, the following responsibilities:

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

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

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE TWIZEL EVENTS CENTRE ON MONDAY, OCTOBER 5, 2015, AT 4PM

PRESENT:

John Bishop (Chairman)
Pat Shuker
Cr Russell Armstrong

IN ATTENDANCE:

Claire Barlow, Mayor
Wayne Barnett, Chief Executive
Garth Nixon, Community Facilities Manager
Bernie Haar, Asset Manager
Angie Taylor, Twizel Town Manager
Arlene Goss, Committee Secretary
Annabelle Bray, Christchurch and Canterbury Tourism
Cr James Leslie, observing
Two members of the public

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

Apologies were received from Phil Rive and Bruce White.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

VISITOR:

Annabelle Bray from Christchurch and Canterbury Tourism gave a presentation on tourism promotion in the district. This is available as an attachment to these minutes. Following the presentation the Mayor thanked Annabelle Bray for coming and for doing a good job on behalf of the district.

MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on August 24, 2015, be confirmed and adopted as the correct record of the meeting.

Russell Armstrong/Pat Shuker

TWIZEL COMMUNITY BOARD MATTERS UNDER ACTION:

Twizel Water Supply Upgrade: Asset Manager Bernie Haar said everything is on track. The cartridge filter got blocked by the green algae that is growing in the reservoir so they have taken the filters offline and will accelerate the covering of the reservoir to control the algae. Apart from that everything is working well and on track for an official opening and open day in November.

Early Learning Centre Location: The Twizel Early Learning Centre will consult with the community on the Glen Lyon Road location. This is being progressed.

Overgrown Trees, Market Place: The chairman said a climbing weed was taken away but no limbs were cut off the trees. He asked for them to be pruned a little more. Garth Nixon said what was done was only moderate and he will give the trees another lift.

REPORTS:

FINANCIAL REPORT TO AUGUST, 2015:

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

Garth Nixon said this was the first report for the financial year. Members' expenses are slightly over budget. The cleaning position at the events centre has moved from a contractor to a staff member and this has shown savings.

Resolved that the report be received.

John Bishop/Russell Armstrong

TWIZEL TEKAPO VEHICLE TRUST GARAGE:

The purpose of this report was to seek community board approval to locate a new garage for storage of vehicle trust vehicles in the vicinity of the Twizel Events Centre.

Garth Nixon said the vehicle trust approached council and this Rec A land was considered suitable. There is an opportunity for a shared proposal to include council vehicles and trust vehicles in the same garage building. He asked if the community board was supportive of building a garage at that location.

The chairman has met with the trust and said the trust are in favour of building on this site. The chairman said an entry door will need to be included on both sides. Cr Armstrong asked if Council has a need for a garage. Garth Nixon said currently the council cars go home with staff at night in Twizel due to a lack of garaging.

Resolved:

1. That the report be received.

Russell Armstrong/Pat Shuker

2. That the Twizel Community Board recommends to Council that the Rec zoned land be provided to the Twizel-Tekapo Vehicle Trust, as identified in the plan attached to the report.

Russell Armstrong/Pat Shuker

KERBSIDE COLLECTIONS:

The purpose was to report back to the board on waste disposal options for residents who have missed the scheduled kerbside collection, or who are unable to arrange for their bin to be put out on the scheduled collection day.

Angie Taylor spoke to this report. She said this does not appear to be a widespread issue and is restricted to Twizel, as she has not had similar requests from Tekapo or Fairlie. In light of that, and due to the wheelie bin system working very well for four years, she believes this is not a major issue. Because solid waste collection is a district-wide service, any changes would need to be considered by Council and be enacted district-wide.

Pat Shuker said she would prefer to stay with the status quo. The chairman said it's almost unanimous in the town that the wheelie bin system is the best they've had. He believes the inconvenience of arranging someone to put your bin out is minor. He would like to pursue more education and advertising to make people aware of the options. Cr Armstrong said the community board has only had one letter on this issue.

Resolved:

1. That the report be received.

John Bishop/Russell Armstrong

2. That no changes be made to the curbside rubbish collection system.

John Bishop/Russell Armstrong

WARD MEMBER'S REPORT:

Cr Armstrong reported on council decisions to remove fire risk wilding trees from council land near Twizel, and also reported that council owned sections on Glen Lyon Road have been put on the market and are attracting good interest.

Pat Shuker asked for a map to be put in the Twizel Update showing the area to be cleared of trees. Garth Nixon agreed to do this.

Pat Shuker asked regarding the clearing of trees at the back of Northwest Arch. Garth Nixon said we would need a resource consent to do the work and Angie Taylor is getting this underway. Not sure if this will be publically notified or just notified to affected neighbours. Pat Shuker said some people are upset about losing trees on the park land. Garth Nixon said when we apply for a resource consent they will be able to express their views. The chairman said it was important for people to understand the fire risk in this area.

Garth Nixon has had a quote to limb the trees from Northwest Arch to the back end of the walkway and this would be about \$10,000. He asked if the community board was happy to start this work. Pat Shuker expressed concern about the layer of pine needles on the ground being a fire risk. She is also concerned about how to encourage property owners to limb their own trees on private land. The chief executive said it was important to do our own land first and that council's actions to control fire risk would encourage others to do the same.

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

There was nothing to report.

GENERAL BUSINESS:

1. Letter from Mike Williams.

The community board considered a letter from Mike Williams at page 37 of the agenda. Garth Nixon said this complaint is fair. He has spoken to Whitestone who apologised for dropping

the ball and said they will do better. They are engaging additional staff. The community board can request extra days of litter control from Whitestone. Garth Nixon offered to respond to Mike Williams.

2. Letter from Judith Holland, Twizel Community Care Trust.

This item on page 38 of the agenda was discussed. Garth Nixon said this problem was a combination of frost heave and snow on these walkways. Different walkways were discussed. The chairman has organised for himself and the finance manager to attend a meeting at the Twizel Community Care Trust of people who have questions for the council. He considered the community board should put money aside each year to seal a couple of greenways. Garth Nixon said the community board already puts aside \$10,000 a year for greenway improvements. The board considered that sealing the main greenways was a good idea, as people value and use these. There is money left over from last year which could be spent. Garth Nixon to come back to the next meeting with costings for sealing greenways so this can be discussed further. Garth Nixon to reply to Judith Holland.

3. Request for funding from Colin McKinney, Twizel Promotion and Development Association.

The community board considered an email from Colin McKinney at page 39 of the agenda. This is an application for funding from the TPDA for Christmas decorations and advertising of the Wine and Salmon Festival. Pat Shuker noted that the community board gave the TPDA \$500 for Christmas decorations last year. The chairman had reservations on providing \$500 a year and suggested \$300 this year. The community board agreed.

Resolved that the Twizel Community Board grants \$300 to the TPDA to put towards Christmas decorations.

John Bishop/Russell Armstrong

Regarding the request for \$1,000 towards Wine and Salmon Festival advertising, the community board would like to see a statement of financial position so they can consider it. The community board only has a grants budget of \$2,500. Grants are traditionally towards permanent items rather than advertising. The formal grant application form requires more information about the organisation, including financial information and how this benefits the community.

Resolved that the TPDA be asked to supply an official grant application for consideration at the next meeting of the community board.

John Bishop/Russell Armstrong

4. Request for funding from Liane Rush, Twizel Early Learning Centre.

The community board considered an email from Liane Rush at page 40 of the agenda. This request is for a grant towards room hire.

Resolved that the Twizel Community Board grants \$72.50 to the Twizel Early Learning Centre towards room hire, and they pay the other \$50.

John Bishop/Pat Shuker

5. Possible Town Projects.

Community facilities manager Garth Nixon requested a discussion on possible town projects for the coming year.

Garth Nixon asked the community board if they would like to provide a grassed parking area next to the events centre on an area where the tar seal is broken and can be ripped up. Long vehicle parks are needed in this area and it is being used more now than it has been.

Garth Nixon said that without a hard surface it would be undefined parking. The chairman suggested a kerb to mark the parking area. Do they need to go back to the community and consult? No. This is already a parking area and is just being improved. This work could be done by Christmas.

The location of the new garage for the vehicle trust and council cars was discussed and a possible conflict between vehicles and pedestrians.

Garth Nixon also raised the issue of the river walkway being slightly rutted. He asked the community board if they wanted to put work into this walkway. The chairman said this is a river walk and not intended to be at the level of sealed walkway.

A member of the public who was at the meeting also commented on a walkway that needs further work. The chairman said there are already plans to improve the path.

Garth Nixon said the Twizel Events Centre fridge has been discarded because it wasn't working and needs to be replaced. Angie Taylor has found a fridge for about \$1800 and he would like to fund this through the maintenance budget.

Resolved that the Twizel Community Board approves the purchase of a new fridge for the Twizel Events Centre kitchen at a cost of \$1800, funded from the maintenance budget.

John Bishop/Russell Armstrong

Garth Nixon also asked for a resolution to approve the trimming of trees at Northwest Arch at a cost of \$10,000. This area is an avenue of trees nearly 3km long.

Resolved that the Twizel Community Board instructs Garth Nixon to spend \$10,000 on limbing trees at Northwest Arch.

John Bishop/Russell Armstrong

The chief executive raised the issue of the parking study rejected at the last meeting because it was too expensive. He asked if the community board would like the engineers to address them directly or if the community board would like to request assistance from Council.

Cr Armstrong said a parking study would be more helpful when the Meridian building is up and running to get a feeling of how they are impacting on the car parking. The chairman doesn't mind Abley coming and talking but he does not want to commit money to a parking study until they know more. No action was requested.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 5.58pm**

CHAIRMAN: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON TUESDAY, OCTOBER 13, 2015, AT 7.03PM

PRESENT:

Peter Munro (Chair)
Murray Cox
Stella Sweney
Lyn Martin

IN ATTENDANCE:

Wayne Barnett, Chief Executive
Garth Nixon, Community Facilities Manager
Ray Gardner, Civil Defence
Arlene Goss, Committee Secretary
Helen Jack, Environment Canterbury
Marion Gadsby, Environment Canterbury
4 members of the public

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

Resolved that apologies be received from community board member Alan Hayman and Mayor Claire Barlow.

Lyn Martin/Stella Sweney

DECLARATIONS OF INTEREST:

There were no declarations of interest.

VISITORS:

Helen Jack and Marion Gadsby from Environment Canterbury were at the meeting to speak on tsunami risk on Lake Tekapo. Their report is attached to the agenda, named "Tsunami and Seiche Hazard Scoping Study".

The chairman welcomed them to the meeting. Helen Jack gave a presentation on the study. A copy of this presentation is available as an attachment to these minutes.

This was followed by a second presentation from Marion Gadsby on the Lake Tekapo Mapping Project Plan, which will be carried out over the next year at Lake Tekapo by NIWA. This presentation is also available as an attachment to these minutes.

The chairman asked if the tsunami risk has been listed as a hazard in the civil defence emergency response plan. Yes, but there will be more come out of this study to include.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Community Board held on August 24, 2015, be confirmed and adopted as the correct record of the meeting.

Stella Sweney/Murray Cox

MATTERS ARISING

Stella Sweney asked to follow up the numbering of Rapuwai Lane. The chief executive says he believes the businesses on the lane have been given their numbers. They are the same numbers as what was there before. The chief executive said he will follow up on this and get an email sent out to the community board with an update.

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:**1. Tekapo Plantation: Murray Place/Section A:**

Planting will take place in the next two weeks.

2. Freedom Camping:

Garth Nixon said new signs have been installed. Council has engaged a warden to do some monitoring and write some tickets. This is Gavin Cox. Council has received some complaints about wardens writing tickets. Lyn Martin asked if volunteer wardens can issue tickets. Yes. Discussion was held on the need for better signage. Stella Sweney asked if it was possible to restrict freedom camping at Hamilton Drive due to health and safety reasons. She put forward the following resolution:

That Hamilton Drive be closed as a freedom camping site and strict enforcement measures be used to monitor this. Lyn Martin seconded this.

The chairman called for discussion. He was unsure if closure was needed when someone has been employed to enforce the rules and new signs have been made. Cr Cox said the area had been used by freedom campers for 12 months and Council had not been able to control the problem. It was noted that Gavin Cox has only been enforcing the rules for the last two weeks.

The chief executive talked through the process involved in preventing freedom camping at the Hamilton Drive site and whether it was possible to chain the area to stop them driving in. Chaining it shut would be unwise because it has an effluent dump station and people use the area for legitimate parking. Discussion was held on campers using the area as a toilet. Garth Nixon offered to investigate further whether a camping area could be closed for sanitary reasons.

Cr Cox suggested an alternative resolution "that the community board instructs Council staff to look into the options to close Hamilton Drive as a freedom camping site, with a report coming back to the community board on the options". Further discussion was held on this option and the resolution was re-worded to the following, which was passed unanimously:

Resolved that the Tekapo Community Board recommends to Council that they investigate stopping camping at Hamilton Drive.

Murray Cox/Stella Sweney

Enforcement by Gavin Cox will continue and the community board will be updated on this.

3. Future of Motuariki Island:

Nothing further to report.

4. Tekapo Squash Club:

The chief executive and Cr Cox have met with the Squash Club to discuss moving the club premises. The club representatives have agreed to go back to club members to discuss how this might happen. Discussion has been around opening up the squash club facilities to a wider section of the community.

5. Town Projects:

a. Alps2Ocean Link between Tekapo and Canal Road.

Garth Nixon has spoken to all the residents who have put planting on council berm and all have agreed to co-operate. This cycle track is nearly ready to announce as officially open.

b. Walkway on Lakeside Drive.

The timing of this will depend on when the footbridge goes in.

6. Tekapo Domain Playground:

The chairman said the community board had a productive afternoon walk to look at the site. Garth Nixon will meet with Whitestone to make a start on this.

7. 60Km Speed Limit Extension: The request has gone in to NZTA but no reply to date.

8. Civil Defence:

Ray Gardener presented the community board with the latest version of the draft document titled "Lake Tekapo Civil Defence Community Response Plan". He would like local organisations and people to contribute to the document so it becomes a community resource. This will give the community some ownership of the plan. A copy of this document is available as an attachment to these minutes.

Discussion was held on the roles of Civil Defence and the separate emergency event group that has been formed in the community. The relationship between the groups and with emergency services has broken down. There is a need to get people together to discuss roles and how they can work together in an emergency situation. The chief executive suggested sitting down with these groups and listening to them as a first step. It was agreed to initiate dialogue between the two groups.

9. New pathway from Hamilton Drive to Greg Street:

Complete. Remove from list.

FINANCIAL REPORT TO AUGUST, 2015:

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

Garth Nixon took members through the report and noted some of the differentials. On page 20 the playground maintenance spend is to inspect the playgrounds and upgrade the bark mulch. Lyn Martin asked for a large tree to be inspected at the Scott Street playground as she was concerned it might fall. Garth Nixon agreed to look at this.

The litter bin collection figure is large and discussion was held on whether the costs of litter could be partly met by businesses.

The chairman reminded Garth Nixon that security lights need to be installed at the Tekapo Hall.

Cr Cox asked regarding projects money. The chief executive said a template to inform the community board about projects money has been developed and will be used at future community board meetings.

Resolved that the report be received.

Lyn Martin/Murray Cox

WARD MEMBER'S REPORT:

Cr Cox said he went to a smoke free conference and people there talked about government initiatives to get New Zealand smoke free by 2025. One thing likely to happen at some stage is that the Cancer Society will be doing a survey in Tekapo, over the summer, about business attitudes towards making more areas smoke free.

Regarding the Upper Waitaki water zone committee, there has been a delay on the plan change that will put into effect the nitrogen limits for farmers and require them to do farm environment plans. This will now be notified in January. This committee is talking about public toilets around the lakes and running a campaign to educate the public. One spot identified as a hot spot is a toilet at Lake Pukaki on LINZ land.

Regarding the Tekapo Property Group, one of the discussions is around the parking plan. The property group is currently looking into parking in the village and discussion was held on the difficulties of not having enough parking in busy times.

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

Cr Cox said the park is open again after winter. Cr Cox will bring more information to the community board on a new trail that is planned.

The chairman reported from the Tekapo Footbridge Committee. He said the crane has been delayed a week for the installation of the footbridge. Hopefully it will only be two weeks work once it arrives. Things are coming together. The crane will cost \$198,000 for the work it does.

Lyn Martin reported on a great AGM for Tekapo Promotions which saw a new chairwoman appointed. They still need more committee members, with the first meeting due to be held on October 20.

The chairman reported from the white water trust. The next water release is the weekend of the 30th October. Some white water groups will be taking advantage of this.

He also reported from the search and rescue group who have been reasonably busy this week. The group is now affiliated with Twizel, rather than with groups in the Timaru area.

GENERAL BUSINESS:

1. Email from Pierre Montell requesting a skate park for Tekapo:

Lyn Martin questioned the cost, the need for maintenance and safety issues. She said people come to Tekapo for peace and quiet. It's not a financial priority for the community board and the village cannot provide everything for everyone. The chairman said this has been raised before by the playground group. They were keen, but received a similar reaction from the community board. Lyn Martin said the community board has so many priorities and she would rather see the playground done right. Stella Sweney asked if the concrete path from the campground was good enough for people to skateboard on. This walkway had been agreed to be sealed for disabled people in wheelchairs, pushchairs etc. to use. She suggested the path would be an ideal place to skateboard.

Resolved that the Tekapo Community Board instructs staff to respond to Pierre Montell that they are not inclined to support a skate park at this point in time.

Peter Munro/Lyn Martin

2. Freedom camping at Hamilton Drive lookout.
This has been discussed earlier in the meeting.
3. Emergency/civil defence plan for Tekapo.
This has been discussed earlier in the meeting.
4. Council/community board approval process for business to operate on the lake.

Stella Sweney said she had heard there was a proposal for a business to operate on the lake. She questioned whether the community board needed to do some preparation if a resource consent was applied for. She gave the example of kayakers on the lake and the requirements of maritime safety. The chief executive said he would talk to the planning and regulation manager about Council and community board's responsibilities regarding people operating on the lake surface, and get more information on this.

5. Garth Nixon requested to speak to the community board regarding a block of trees between the Lakeside Drive toilets and the control gates into the campground. Two or three trees in this area had blown down. The campground owner is keen to take the rest of the trees down. He would like approval to take down those trees that are on council land, with the campground owner suggesting the Lions Club could remove the ones on the campground land.
6. The chairman has received a letter from Steve Binns, from Mackenzie Rescue Coast guard, talking about the Lake Tekapo canal boat ramp. Cr Cox said the boat ramp is the only access in and out of the lake for the coast guard. This needs a joint discussion between council and Genesis to have a look at what can be done to widen the ramp and provide a turnaround area. The chief executive asked who was responsible for maintenance of the ramp. This ramp belongs to the community. Garth Nixon said he has cleared it in the past. Garth Nixon agreed to review the agreement between Genesis and the Council and discussing this further.
7. Stella Sweney asked if the meeting time should change to an earlier start time. Following discussion no changes were made.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 9.46PM
CHAIRMAN: _____**

DATE: _____

Unconfirmed

**MACKENZIE DISTRICT COUNCIL
MINUTES OF A MEETING OF THE FAIRLIE COMMUNITY BOARD
HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON MONDAY
OCTOBER 12, 2015, AT 5.02PM**

PRESENT:

Owen Hunter (Chairman)
Trish Willis
Warren Barker

IN ATTENDANCE:

Wayne Barnett, Chief Executive
Garth Nixon, Community Facilities Manager
Arlene Goss, Committee Clerk

APOLOGIES:

Apologies were received from Cr Noel Jackson and Les Blacklock.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Fairlie Community Board held on August 31, 2015, be confirmed and adopted as the correct record.

Trish Willis/Owen Hunter

MATTERS UNDER ACTION

Raised ground on the north side of the bridge heading to Tekapo: Now planted.

Town Projects: River Track – This has been completed. Discussion was held on a motorcyclist that has been using the walkway. The community facilities manager offered to talk to the motorcyclist. The chairman would like something published in the Fairlie Accessible to let people know it is a walking track and not for motorbikes.

Survey of Residents on Community Centre Use: The community facilities manager has spoken to Amy Lamb who said the community centre user group would like to re-form and would like a community board member to sit on this committee. The chairman agreed to do this and will call on other community board members if he is not available to attend meetings.

Town Clock is an Hour Out: the chairman has fixed the clock.

Wild Flowers Bee Friendly Planting Allandale Entrance: Seed has been sown. Discussion was held on watering this area.

Community Board Future Development and Town Projects Workshop: Les Blacklock is away until early November so the workshop will be postponed until he is available after that date.

Community Board Asset Database: The community facilities manager said he needs to do a 30 year plan on all assets and community board assets will be included in that process. Trish Willis said the community board would like a maintenance plan that includes the items that have been taken off the list of town projects.

PUBLIC FORUM:

Glen Innes requested to speak to the community board on behalf of the Fairlie in Focus Photographic group. They would like to install a permanent outdoor display space to enhance the town and display their photographic work. The preferred site is the central strip area running from the Four Square to the vets. The group would take responsibility for the painting and erection of the display and for changing the photographs. He would like the initial cost of this to be met by the Council's subdivision reserve fund. This cost is likely to be about \$10,000. He was seeking the community board's endorsement in principle before approaching the council. The chairman said they would need to ensure the display boards did not restrict visibility for traffic.

Glen Innes would like to make a formal presentation to Council at the next meeting with the support of the community board. Trish Willis asked how this would work with the interpretation panels that are planned by Heartlands. He does not think they would be in conflict. Mr Innes offered to email the community board members with a mock-up of what he is planning. Trish Willis suggested they look at this and meet on the site to discuss it. The chairman said the community board agrees in principle with the idea. Discussion was held on promoting the whole district in the photographs, not just Fairlie.

REPORTS:

FAIRLIE COMMUNITY BOARD FINANCIAL ACTIVITY REPORT TO AUGUST 2015:

The community facilities manager spoke on the financial report. He noted the salaries for the community board members were up. There are extra costs in operational maintenance for the Fairlie Domain due to clearing snow damage. The motor camp has also taken about \$2500 in income. The annual grant to the Fairlie Resource Centre of \$11,000 has been paid.

Resolved that the report be received.

Warren Barker/Trish Willis

FAIRLIE COMMUNITY BOARD FACILITIES UPDATE:

The chairman and community facilities manager went through this report with the community board members. The community board asked for an update on the Abley Traffic Study.

Resolved that the report be received.

Trish Willis/Warren Barker

WARD MEMBERS REPORT:

Cr Jackson was not at the meeting to give this report.

REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

There were no reports from members.

GENERAL BUSINESS:

1. The chairman asked community board members to pass a resolution regarding an approach from the Fairlie 150 Years Committee to fund flags to mark the 150th anniversary of Fairlie. The funding application was not attached to the agenda but is available as an attachment to these minutes.

Resolved that the Fairlie Community Board funds \$2,177.30 to the Fairlie 150 Years Committee, under Heartlands Fairlie, for the 150 year flags, from the projects budget.

Trish Willis/Warren Barker

2. Update on Fairlie Campground: The chairman asked how long the former campground owner would be allowed to leave his old caravan parked at the domain. This is not registered. The community facilities manager will look into this.

The chairman said Council is awaiting a valuation of the campground business then will come up with a sale figure and advertise the sale of the business, as well as approach people who have already shown an interest. In the meantime the person looking after the campground will continue to do this. Council is unable to take forward bookings at this stage so the campground is only receiving visitors who turn up. Trish Willis asked if the camping area at Lake Opuha should be connected to the Fairlie campground. It was explained that running a campground requires a licence and high level of service and facilities. These are not available at Lake Opuha.

3. The chairman asked to put Fairlie townships water consent on the agenda for the next meeting. He would like to see the consent, and a report on this, and suggestions for a way around the problems with a shortage of water. The chief executive said the Utilities Manager Geoff Horler is working on this currently and would report to the next meeting. The chairman asked if it was possible to go back to the old consent. The chief executive said no, but they could apply to change the conditions of the current consent.
4. The chairman said road workers have repainted the Give Way marks on the intersection of the two state highways in Fairlie. These were removed to allow the new right hand rule to work at that intersection. He has asked the roading manager to sandblast the road markings to improve safety at the intersection.
5. Two meetings ago the Fairlie community board were asked to endorse a rope climbing frame on the village green. There was some discussion about funding already being sought for this. The chairman will put this on the agenda for the next meeting.
6. The Abley traffic report on Regent Street is also to go on the agenda for the next meeting.
7. The chairman noted that the town clock needs painting. The community facilities manager will address this.

**THERE BEING NO FURTHER BUSINESS THE CHAIRPERSON
DECLARED THE MEETING CLOSED AT 6.10PM**

CHAIRMAN: _____

DATE: _____

**MACKENZIE DISTRICT COUNCIL
MINUTES OF A MEETING OF THE PLANNING AND REGULATION
COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON
TUESDAY, OCTOBER 13, 2015, AT 9.30AM**

PRESENT:

Cr Murray Cox (Chairman)
Cr Graham Smith
Cr James Leslie
Cr Evan Williams
Cr Russell Armstrong

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Nathan Hole (Planning and Regulation Manager)
Arlene Goss (Committee Clerk)
Rob Hands (SC Rural Fire Chief)
Ashlee Dolamore (Planning staff)
Katherine Hill (Planning staff)

APOLOGIES:

Resolved that an apology be received from Mayor Claire Barlow and Cr Noel Jackson.

Cr Smith/Cr Armstrong

DECLARATIONS OF INTEREST:

There were no declarations of interest.

WELCOME:

The chairman welcomed Ashlee Dolamore and Katherine Hill as new staff in the planning department.

VISITOR AND REPORT: SCRFA AMENDMENT TO CHARTER:

Rob Hands from South Canterbury Rural Fire was at the meeting to speak to the report "SCRFA Amendment to Charter". The purpose of his report was for the committee to consider a proposed amendment to the South Canterbury Rural Fire Committee (SCRFC) Charter to provide for a second independent director.

Resolved that the report be received.

Cr Williams/Cr Armstrong

Rob Hands introduced the amendment to the charter and explained that it was being finalised prior to a possible merger of the fire authority with Ashburton. He said under the amendment there would still be regular

reporting to Council, including monthly reports and an annual report. Nathan Hole added that the South Canterbury Rural Fire Authority has already confirmed the amended charter but it now needs to circulate it to member agencies for approval. Mackenzie District Council is a member agency. Councillors agreed to support the amendment.

Resolved that the Committee agrees to amend Clause 4.1(g) of the SCRFC Charter to state: "Two people appointed by the committee as independent members with recognised governance experience, and having the same rights as other members of the Committee. The term of appointment will be in accordance with the Forest and Rural Fires Regulations 2005."

Cr Smith/Cr Williams

Rob Hands said further changes to the charter are coming regarding the inclusion of Ashburton district. These will be circulated to Council in the near future. He believes joining with Ashburton will strengthen what they are doing. The Department of Conservation will also join as a financial member. The result of this will be the employment of two additional staff. He is looking forward to the challenge and change in direction. Further discussion was held on national changes to funding of rural fire, and other matters. Rob Hands also said he expects the district to go into a restricted fire season fairly soon this summer. The chairman thanked Rob Hands for attending.

CONFIRM MINUTES:

Resolved that the minutes of the Planning and Regulation Committee meeting held on July 23, 2015, including those parts taken in public excluded, be confirmed and adopted as a correct record of the meeting.

Cr Smith/Cr Williams

Resolved that the minutes of the Extraordinary Planning and Regulation Committee meeting held on September 3, 2015, including those parts taken in public excluded, be confirmed and adopted as a correct record of the meeting.

Cr Smith/Cr Williams

REPORTS:

PROPOSED PRIVATE PLAN CHANGE – LAKE TEKAPO:

Nathan Hole said this is a private plan change concerning land adjacent to the current campground at Lake Tekapo. He outlined the proposed changes. The owners have undertaken consultation with iwi and a cultural impact assessment. The person applying for the plan change pays the costs of notification and consultation. This would be followed by a hearing before commissioners.

Cr Leslie asked what the owners of the land are planning to do as a result of this plan change. Nathan Hole said they would like to develop and subdivide the land and sell it to make a return. Cr Williams asked if there was a reason why anyone would oppose it. Nathan Hole said there is a history surrounding the site and some people may object. Anyone who makes a submission needs to give a suitable reason. He suspects there will be discussion locally on this. The campground is most likely to be affected by the change.

Cr Smith said he does not want this to become a plan change 13 scenario, with council pulled into a court process. If it was to be appealed Council would be involved in that legal process at some cost. Cr Leslie said this is ultimately a Tekapo decision.

Resolved:

1. That the report be received.

Cr Leslie/Cr Williams

2. That the committee accepts Tekapo Landco Ltd's request pursuant to Clause 25(2)(b) and proceed to publicly notify the request under Clause 26 of the First Schedule of the Resource Management Act 1991.

Cr Leslie/Cr Williams

RELOCATED DWELLINGS IN RES 1 AND RES 2 ZONES:

The purpose of this report was for the committee to discuss the issue of used buildings being relocated into Residential 1 and 2 zones, and how the rules in the District Plan manages this.

Nathan Hole said this issue arose due to a relocated building being put on land in Regent Street, Fairlie. Residents have had a meeting with himself, the Mayor and chief executive to discuss this issue. As a result the Mayor asked Nathan Hole to put this report to Council to see if they were interested in changing the District Plan with regards to relocated buildings.

Cr Leslie asked if plan changes were retrospective. No, so any change would only impact on future situations. Cr Smith said he is happy with the district plan rules as they stand. He asked how long a house can sit on piles before it has to be made permanent. Nathan Hole said if someone is storing a house on blocks it comes under a different rule. In the Regent Street situation there is currently an application in for consent, so the house will not stand on blocks for long. Cr Smith said once the house is on piles and re-clad it will look better.

Cr Armstrong asked whether the owners of relocated buildings should be required to get their neighbour's approval. Nathan Hole said the concern at Regent Street is wider than the immediate neighbours. The chief executive said the public meeting feedback was more about housing density than the relocated house. This was addressed as part of Plan Change 8, which now means that only one house is allowed per site, and introduced larger lot sizes.

Councillors discussed the upcoming review of the District Plan and were of the view that issues around relocated houses could be addressed at this time.

Resolved:

1. That the report be received.

Cr Williams/Cr Armstrong

2. That the Planning and Regulation Committee recommends the issue of relocated buildings be included in the District Plan review process.

Cr Leslie/Cr Armstrong

PUBLIC EXCLUDED RESOLUTION:

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

1. Planning and Regulation Committee minutes from the meeting July 23, 2015.
2. Planning and Regulation Committee minutes from the extraordinary meeting September 3, 2015.
3. Cleansing Order – Health Act 1956.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Planning and Regulation Committee minutes from the meeting July 23, 2015.	Maintain legal professional privilege	48(1)(a)(i)
Planning and Regulation Committee minutes from the extraordinary meeting September 3, 2015	Maintain legal professional privilege	48(1)(a)(i)
Cleansing Order – Health Act 1956.	Protect the privacy of persons	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Minutes of Planning and Regulation Committee on July 23 and September 3 under section 7(2)(g). Cleansing Order under the Health Act 1956 under section 7(2)(b)(ii).*

Cr Armstrong/Cr Leslie

The Planning and Regulation Committee continued in open meeting.

**THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE
MEETING CLOSED AT 10.49AM**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE ASSET AND SERVICES COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY, OCTOBER 13, 2015, AT 11.08AM

PRESENT:

Cr James Leslie (Chairman)
 Cr Evan Williams
 Cr Graham Smith
 Cr Murray Cox
 Cr Russell Armstrong

IN ATTENDANCE:

Wayne Barnett, Chief Executive
 Bernie Haar, Asset Manager
 Geoff Horler, Utilities Manager
 Arlene Goss, Committee Secretary

APOLOGIES:

Apologies were received from Cr Noel Jackson, Mayor Claire Barlow, Roading Manager Suzy Ratahi and Solid Waste Manager Angie Taylor.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Asset and Services Committee held on September 1, 2015, including those parts taken in public excluded, be adopted and confirmed as a correct record.

Cr Cox/Cr Armstrong

ASSET MANAGERS MONTHLY REPORT:

The purpose of this report was to update the Asset and Services Committee on the progress on various projects and also on the normal operation of the department for the past month.

The following matters of action were raised in the discussion of this report:

Commissioning of the Twizel Water Treatment Upgrade has begun. An open day is planned. A report on covering the reservoir will go to a future council meeting. Cr Leslie requested that something be published in the Twizel Update to keep residents informed of progress.

The roading collaboration was discussed. A report on the options for a roading contract will come to a future council meeting.

Envirowaste have two new staff starting in Mackenzie. The solid waste manager will meet with them and provide guidance. We need to have a seamless change as the district goes into a busy time for solid waste. Bernie Haar asked councillors to inform him if the rubbish service slips. The chairman

noted this. The chairman was also pleased that the percentage of waste going to landfill has gone down and this reflects recent education efforts.

PUBLIC EXCLUDED RESOLUTION:

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

1. Public excluded minutes from the meeting of September 1, 2015.
2. Twizel wastewater treatment plant – land purchase.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Public excluded minutes Asset and Services September 1.	Commercial sensitivity	48(1)(a)(i)
Twizel wastewater treatment plant – land purchase	Enable commercial negotiations	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Public excluded minutes Asset and Services September 1 under section 2(b)(ii). Twizel wastewater treatment plant land purchase under section 7(2)(i).*

Cr Williams/Cr Armstrong

The Asset and Services Committee resumed in open meeting.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 11.53am**

CHAIRMAN: _____

DATE: _____

**MACKENZIE DISTRICT COUNCIL
MINUTES OF A MEETING OF THE FINANCE COMMITTEE HELD IN
THE MACKENZIE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY,
OCTOBER 13, 2015, AT 11.54am**

PRESENT:

Cr Graham Smith (Chair)
Cr Murray Cox
Cr Evan Williams
Cr James Leslie
Cr Russell Armstrong

IN ATTENDANCE:

Wayne Barnett, Chief Executive
Garth Nixon, Community Facilities Manager
Arlene Goss, Committee Secretary

APOLOGIES:

Apologies were received from Mayor Claire Barlow, Cr Noel Jackson and Finance Manager Paul Morris.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

The chairman noted that on page 5 of the agenda there was a statement that reads "someone" will look into reducing zone committee costs. He changed this to "the chief executive".

Resolved that the minutes of the meeting of the Finance Committee held on September 1, 2015, including those parts taken in public excluded, be confirmed and adopted as the correct record of the meeting with the change noted above.

Cr Cox/Cr Williams

SUB-COMMITTEE MINUTES:

Resolved that the minutes of the meeting of the Tekapo Property Group held on August 25, 2015, including those parts taken in public excluded, be received.

Cr Cox/Cr Williams

Resolved that the minutes of the meeting of the Tekapo Property Group held on September 29, 2015, including those parts taken in public excluded, be received.

Cr Cox/Cr Williams

The Finance Committee meeting adjourned for lunch at 12pm and reconvened at 12.34pm.

REPORTS:

TWIZEL TEKAPO VEHICLE TRUST SHARED COUNCIL GARAGE:

This report was To endorse the Twizel Community Board's approval to locate a new garage for storage of Twizel Tekapo Vehicle Trust vehicles, and council vehicles, in the vicinity of the Twizel Events Centre. Also to approve spending approximately \$20,000 of unbudgeted expenditure to contract two additional garage bays to provide car parking for council vehicles in Twizel.

Community Facilities manager Garth Nixon said the finished garage would be owned jointly by the vehicle trust and council. Cr Leslie asked if there was an internal wall to separate the two parts of the garage. Yes. Remote control door openers are not included in the quote but could be. Cr Smith asked if the community board are happy with the site. Yes. Access to the site is behind the supermarket. The chairman questioned whether the vehicle account was the best way to fund the unbudgeted expenditure. The Twizel councillors said they were happy with the proposal. Cr Leslie asked about the gaps between buildings and whether they would be sealed off. Yes the area behind the garage will be sealed.

Resolved:

1. That the report be received.

Cr Williams/Cr Armstrong

2. That the Finance Committee recommends to Council that Rec A Zoned land be provided to the Twizel Tekapo Vehicle Trust as identified in the plan.

Cr Armstrong/Cr Leslie

3. That the Finance Committee approves the estimated \$20,000 unbudgeted expenditure to construct an additional two bays on the garages to provide for council car parking in Twizel.

Cr Armstrong/Cr Leslie

The chairman expressed disappointment that the Finance Committee was not producing a financial report for councillors.

PUBLIC EXCLUDED RESOLUTION:

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

1. Finance Committee minutes from the meeting September 1, 2015.
2. Tekapo Lakefront Development – stage 2 construction.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Finance Committee minutes September 1	Commercial Sensitivity	48(1)(a)(i)
Tekapo Lakefront Development – stage 2 construction	Commercial Sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Finance committee minutes September 1, Tekapo Lakefront Development stage 2 construction and presentation from Michael Burtscher under section 7(2)(b)(ii)*

Cr Armstrong/Cr Leslie

The Finance Committee resumed in open meeting.

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 1.20PM

CHAIRMAN: _____

DATE: _____

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

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

IN ATTENDANCE:

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

VISITORS:

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

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

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

OPENING:

The Mayor welcomed everyone to the meeting.

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

BEREAVEMENTS:

The Mayor noted the following bereavements:

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

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

A moment of silence was observed.

VISITOR:

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

REPORTS:

MAYOR'S ACTIVITIES REPORT:

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

Resolved that the report be received.

Cr Smith/Cr Cox

CHIEF EXECUTIVE'S ACTIVITIES REPORT:

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

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

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

Resolved that the report be received.

Cr Armstrong/Cr Leslie

HIGH COUNTRY MEDICAL TRUST:

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

Resolved:

1. That the report be received.
Cr Williams/Cr Armstrong
2. That Council approve the agreement relating to the Twizel Medical Centre premises as stipulated by clause 7.1 of that agreement.
Cr Smith/Cr Armstrong

GRANT APPLICATION BURKES PASS HERITAGE TRUST:

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

Resolved:

1. That the report be received.
Cr Cox/Cr Armstrong
2. That the Mackenzie District Council grants the Burkes Pass Heritage Trust \$343 for 2015/16 rates assessed to the Burkes Pass Church.
Cr Armstrong/Cr Leslie

GRANT APPLICATION LAKE ALEXANDRINA CONSERVATION TRUST:

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

Resolved:

1. That the report be received.
Cr Jackson/Cr Leslie
2. That the Mackenzie District Council approves a \$17,350 grant to the Lake Alexandrina Conservation Trust funded from the Lake Alexandrina Reserve.
Cr Smith/Cr Armstrong

TWIZEL FIRE RISK LAND:

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

Resolved:

1. That the report be received. **Cr Armstrong/Cr Leslie**
2. That the work proceed and \$24,088 clearing work be funded from the Real Estate Reserve. **Cr Leslie/Cr Armstrong**

UNBUDGETED EXPENDITURE LAND SUBDIVISION GLEN LYON ROAD:

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

Resolved:

1. That the report be received. **Cr Williams/Cr Smith**
2. That the estimated unbudgeted expenditure of approximately \$179,000 be approved and the subdivision commenced. **Cr Leslie/Cr Williams**

RESERVE BALANCE ALLOCATION 30 JUNE 2015:

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

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

Resolved:

1. That the report be received. **Cr Williams/Cr Cox**

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

Table 1

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

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

Table 2 – Resource Management

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

Rural Works and Services

The Council agrees:

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

Table 3

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

Fairlie Works and Services

The Council agrees:

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

Table 4

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

Tekapo Works and Services

The Council agrees:

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

Table 5

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

Twizel Works and Services

The Council agrees:

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

Table 6

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

Activities which fund Depreciation

The Council agrees:

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

Table 7 – Activities Funding Depreciation and with a Capital Reserve

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

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

Roading

The Council agrees:

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

Table 8 – Roothing

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

Solid Waste

The Council agrees:

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

Table 9 – Solid Waste

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

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

Mayor/Cr Smith

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

Cr Jackson/Cr Williams

REPORT FROM CHRISTCHURCH AND CANTERBURY TOURISM TO SEPTEMBER, 2015:

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

Resolved that the report be received.

Cr Leslie/Cr Armstrong

COMMON SEAL:

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

Resolved:

1. That the report be received.

Cr Smith/Cr Williams

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

Cr Smith/Cr Williams

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

COMMUNITY BOARD RECOMMENDATIONS AND MINUTES:

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

Resolved that the report be received.

Cr Jackson/Cr Williams

TEKAPO COMMUNITY BOARD:

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

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

TWIZEL COMMUNITY BOARD:

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

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

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

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

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

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

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

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

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

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

RECEIVE COMMITTEE MINUTES:

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

Cr Leslie/Cr Smith

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

Cr Leslie/Mayor

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

Cr Smith/Cr Jackson

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

Cr Smith/Cr Jackson

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

Cr Smith/Cr Williams

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

Mayor/Cr Cox

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

Cr Cox/Cr Leslie

CONFIRM COUNCIL MINUTES:

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

Mayor/Cr Armstrong

VISITORS: PUKAKI AIRPORT BOARD:

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

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

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

Cr Williams/Cr Smith

PUBLIC EXCLUDED:

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

- A) SALE OF LAND AT LAKESIDE DRIVE, TEKAPO

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

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Sale of Land at Lakeside Drive, Tekapo	Enable commercial negotiations	48(1)(a)(i)
Sale of Land at Tekapo Village	Enable commercial negotiations	48(1)(a)(i)
Mid-South Canterbury Roothing Collaboration Tender Consideration Process	Enable commercial negotiations	48(1)(a)(i)
Bad Debts Written Off to June 30, 2015	Protect the privacy of natural persons	48(1)(a)(i)
Dog Incident Fairlie	Protect the privacy of natural persons Maintain legal professional privilege	48(1)(a)(i)
Chief Executive's Performance Review	Protect the privacy of natural persons	48(1)(a)(i)
Previous minutes Asset and Services August 11.	Enable commercial negotiations	48(1)(a)(i)
Previous minutes Asset and Services September 1	Commercial sensitivity	48(1)(a)(i)
Previous minutes Finance Committee September 1	Commercial sensitivity	48(1)(a)(i)
Previous minutes Planning and Regulation Committee Sept 3	Maintain legal professional privilege	48(1)(a)(i)
Previous minutes Council August 24	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Sale of land at Lakeside Drive, Sale of land at Tekapo Village, Mid-south Canterbury Roothing Collaboration, Previous Minutes Asset and Services August 11, all under section 7(2)(i). Bad Debts Written Off, Dog Incident Fairlie and Chief Executive's Performance Review under section 7(2)(a). Previous minutes Asset and Services September 1, previous minutes Finance Committee September 1, previous*

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

Cr Armstrong/Cr Williams

The Council continued in open meeting.

THE MAYOR DECLARED THE MEETING CLOSED AT 3.15pm

MAYOR: _____

DATE: _____

Unconfirmed