

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON TUESDAY 21 JANUARY, 2014, AT 1:00PM

PRESENT:

Claire Barlow (Mayor)
Russell Armstrong
Murray Cox
Graham Smith
Wayne Barnett (Chief Executive)
Paul Morris (Finance and Administration Manager)

IN ATTENDANCE:

Garth Nixon (Community Facilities Manager)
Stephen Gubb (Hughes Developments, via teleconference)
Arlene Goss (Committee Clerk)

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

ELECTION OF CHAIRPERSON:

The Mayor called for nominations for the position of chairperson.

Motion:

That Murray Cox is nominated as chairman of the Tekapo Property Group.

Claire Barlow/Graham Smith

There were no further nominations. The motion was put and carried. The Mayor declared Murray Cox to be the chairman of the Tekapo Property Group.

ELECTION OF DEPUTY CHAIRPERSON:

The chairman called for nominations for the position of deputy chairman.

Motion:

That Mayor Claire Barlow is nominated as deputy chairwoman of the Tekapo Property Group.

Murray Cox/Russell Armstrong

There were no further nominations. The motion was put and carried and the chairman declared Mayor Claire Barlow to be the deputy chairwoman of the Tekapo Property Group.

Stephen Gubb from Hughes Developments joined the meeting at 1.05pm by teleconference. Those present introduced themselves.

REPORT FROM PUBLIC WORKSHOP:

Cr Cox and the chief executive updated the meeting on the public workshop held in Tekapo on January 15. About 80 people attended and a second workshop is planned for Saturday, January 25.

The workshop objective was to provide some information to the community on how the Tekapo Lakefront Development was going, seek feedback on the landscaping and raise the idea of council developing and owning a building.

Feedback from the floor included questions around the process, accusations the development was happening behind closed doors, and specific questions on the advertising of the land. The meeting also questioned whether it was appropriate to have the YHA located on the site.

People at the meeting considered how the new development might be tied into the older parts of the township. Some people were concerned about how the linkage would flow and some were not happy with the Nott Concept plans.

Overall there was strong support for the development and people wanted to see it happen as soon as possible.

After the second public workshop the Chairman will be involved in writing up the questions that have been asked and putting some answers to them. This document will go on the website and will be sent out widely.

Parties interested in being involved in the development are recorded on an interested party register administered by Hughes Developments. Earth and Sky and Foodstuffs were identified as crucial to the success of the development. In the case of YHA, there was a need to move them into the new development so the land they are currently on would be unencumbered.

Cr Smith asked about the type of building the YHA was planning. Mr Gubb said the YHA has improved the quality of the accommodation they offer and has some concept plans. Cr Cox asked for a copy of these plans and Mr Gubb agreed to send them to Cr Cox.

The meeting agreed it would be better to have a common theme in the design of the various buildings within the development.

Mayor Barlow read from an email from Mr Tim Rayward that was sent to her as a result of the public workshop. One of the questions that came up in Mr Rayward's email and at the public workshop was why the current business owners weren't given first option. The group heard this decision was made because the council believed it was important to confirm the key businesses in the development first, such as Foodstuffs and Earth and Sky, before going out to the wider business community to offer the rest of the land.

The chief executive suggested business owners be sent a summary of the public workshops and told "if anyone is interested in purchasing property to contact us". He asked for indication from council on a framework around what property is available to be offered to businesses. The group discussed waiting to see the level of interest that is registered first,

as this will influence the council's decision on whether it wants to be a land seller or land owner.

The chief executive said the next question is around the Nott Concepts. He would like to put an agenda item to the Strategy and Policy committee and get direction on where council wants to go with this issue. The Nott Concepts are owned by the council.

There are also issues of risk, perception, and entering into a market where the council is potentially competing with other ratepayers. And questions around the cost of development, availability of tenants and risks associated with those things. The council will also need to think about the look and feel of the buildings and to what degree decision making around the buildings is maintained private to council as an investor, and how much is put out for public decision.

Cr Smith asked about financial feasibility. Mr Gubb said it was difficult to provide feasibility on such a broad concept. The income side was starting to form a picture but he did not have much guidance yet on what it might cost to build. Cr Smith believed the public would have an appetite if the figures were promising.

Mr Gubb offered to move forward on a high level financial feasibility study using the Nott Concept designs. He also suggested asking Mr Nott to present his concept directly to people in the community.

Cr Armstrong asked if there is a concept plan for the Foodstuffs building. Mr Gubb said not yet. He is happy to talk to Foodstuffs about providing a concept. Agreed he would do this.

Mr Gubb was asked to report back on what was required for a high level financial feasibility study.

The chief executive agreed to write up agenda item for the next Strategy and Policy Committee meeting setting out some of the wider concept issues to get some discussion going.

PUBLIC EXCLUDED:

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

1. Horizons NZ Ltd (discussion only).
2. Resource Consent and Construction Contract Tender.

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
Discussion on Horizons NZ Ltd	Commercial sensitivity	48(1)(a)(i)
Resource Consent and Construction Contract Tender	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: *Discussion on Horizons NZ Ltd and Resource Consent and Construction Contract Tender, under section 7(2)(b)(ii).*

Claire Barlow/Paul Morris

The Tekapo Property Group continued in open meeting.

CONFIRMATION OF RESOLUTIONS TAKEN WITH THE PUBLIC EXCLUDED:

Resolved that the following resolutions taken with the public excluded be confirmed in open meeting:

1. That the Tekapo Property Group instructs staff to confirm that there is no encumbrance on the viewing shaft through Lot 11.
2. That the Tekapo Property Group supports staff calling for proposals from suitable parties to provide a landscape design for the Village Green, the Domain and viewing corridors at Tekapo.
3. That the Tekapo Property Group supports staff to commission a parking study for the Tekapo township area and the community centre area.

Claire Barlow/Russell Armstrong

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 2.42PM**

CHAIRMAN: _____

DATE: _____