

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE LAKE TEKAPO COMMUNITY CENTRE, TEKAPO ON WEDNESDAY, APRIL 23, 2014, AT 1.00PM

PRESENT:

Murray Cox (Chair)
Graham Smith
Stella Sweney
Richie Smith
Wayne Barnett (Chief Executive)

IN ATTENDANCE:

Arlene Goss (Committee Secretary)
Barry Johnston (public)
Raeleene Yee (public)
Ian Satterthwaite (public)

APOLOGIES:

Resolved that an apology be received from the Mayor Claire Barlow, Finance and Administration Manager Paul Morris and Councillor Russell Armstrong.

Graham Smith/Wayne Barnett

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Property Group held on March 11 be confirmed and adopted as the correct record of the meeting, including those matters taken under public excluded.

Graham Smith/Richie Smith

PUBLIC FORUM AND DISCUSSION:

The chairman called for a discussion of those matters that are not commercially sensitive and can be discussed in public.

There was some discussion on the current status of the storm water consent and the delay of Ngai Tahu. The chief executive said he has spoken to Ngai Tahu and they are comfortable with the storm water consent but have requested more information related to the cultural impact statement.

Stella Sweney asked if council was still expecting construction to begin in the spring. The chief executive said yes and he would normally expect that to be in September. Cr Smith would like all the consents to be in place with a good lead in time, so contractors know what they are doing well in advance.

The chairman asked about the car parking and landscape studies. A request for proposal has gone to three companies. Two have come back with a joint proposal to carry out this work. We have not heard from the third yet. The chief executive will follow up.

Can the brief that has gone out be available to the public? Yes and the chairman asked for it to go on the website. There was a request for everything related to the development to go on the website.

Stella Sweney asked how all the plans will come together in terms of the construction timetable. The plans for landscaping and car parking will be built on top of Fulton Hogan's construction of the infrastructure such as earthworks and roads. The landscaping will only relate to those areas not to be sold by council.

The chairman asked if it was timely to look at the design of the public toilets and firm up where they will be situated. The chief executive believes the public toilets will be included in the landscaping and car parking design brief. The chairman would like the toilets addressed.

Richie Smith asked if it was appropriate to get a construction plan or project plan mapped out so we can start to see things fall into a timeline. The group agreed.

There will also be decisions to be made around the playground. It would be important to make good use of heavy machinery while it was available in Tekapo, so we needed to think about what machinery would be required at various stages of the development.

The chairman asked the two members of the public who were present what was foremost in their minds and what they would like to know about.

Barry Johnston said his main concern was regarding the location of the Youth Hostel Association. This matter was due to be discussed in the public excluded session due to its commercial sensitivity. The chairman said the group and council have taken in the feedback from the public meetings and have been having discussions internally, but it is too early to have a decision. The chief executive said "we have identified a potential other site that may be suitable (for the YHA) and are investigating what it would take to make that site work". Staff have made an initial approach to the YHA and asked to talk to them about the location, but have not yet got sufficient information available on the alternative site to talk in detail.

Barry Johnson said people also had concerns about the mixed retail site and the viewing corridors, and initially there was concern at how things were being managed. Cr Smith said Hughes Developments were commissioned as experts as council does not have the expertise on staff to be developers. Council relies on the developers for their expert advice. It was agreed that the original property group did not keep good information or regular minutes and those people who were originally on the group were no longer members.

Ian Satterthwaite raised some issues with current development taking place elsewhere in Tekapo that are not linked to the lakefront development, and people losing their views. The chairman said this was outside the brief of the Tekapo Property Group and was a council matter.

Barry Johnston said the community has confidence in the new people on the property group and the new Tekapo representatives.

Raeleene Yee asked if the council has anchor tenants. The chairman assumed she was asking about the concept of council owning a mixed-use retail site within the overall development and said a decision has not been made on whether the council will go ahead with the retail development in the role of landlord. Council has called for expressions of interest from people who are interested in leasing retail space if council goes ahead.

Once stage one of the overall development is underway council will be able to work through whether the retail development is feasible and can be funded without going to the ratepayers. Considerations will include whether there are tenants, and the impact this would have on existing businesses.

There is interest being shown in building new buildings in town and people are interested in the developments. Foodstuffs and Earth and Sky have been negotiated to use sites at the front.

Stella Sweney asked if opportunities for people to develop in Tekapo have been advertised in Christchurch. Once the new subdivision has been constructed we will be in a better situation to promote it.

Richie Smith said some businesses are doing their homework and considering opportunities in Tekapo. In 12 months' time council will have a better idea of who are keen. Rent levels in the new development would be higher than what businesses are currently paying.

Concern was expressed regarding a lack of beds in Tekapo, and worker's accommodation is an issue that needs to be addressed.

Barry Johnston asked if the draft minutes of meetings can be posted on the website, as they are currently difficult to find. There was some discussion on the benefits and disadvantages of posting draft minutes, rather than waiting for them to be confirmed at the next meeting. The chairman will look into this further.

PUBLIC EXCLUDED

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

1. Previous minutes, Tekapo Property Group, March 11.
2. Development Update.

Graham Smith/Richie Smith

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes Tekapo Property Group, January 21.	Commercial sensitivity	48(1)(a)(i)
Development Update	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: *All public excluded items come under section 7(2)(b)(ii).*

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 2.21PM**

CHAIRMAN: _____

DATE: _____