

MACKENZIE DISTRICT COUNCIL

MINUTES OF THE LONG TERM PLAN SUBMISSION HEARING OF THE MACKENZIE DISTRICT COUNCIL HELD AT THE COUNCIL CHAMBERS, IN FAIRLIE, ON MONDAY JULY 06, 2015, AT 9.15AM

PRESENT:

Claire Barlow (Mayor)
Cr Murray Cox
Cr Russell Armstrong
Cr Noel Jackson
Cr Evan Williams

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Paul Morris (Finance Manager)
Garth Nixon (Community Facilities Manager)
Nathan Hole (Planning and Regulation Manager)
David Rae (Administration Manager)
Suzy Ratahi (Roading Manager)
Geoff Horler (Utilities Manager)
Angie Taylor (Solid Waste and Twizel Town Manager)
Toni Morrison (Senior Planner)
Julie Jongen (Committee Clerk)
Arlene Goss (Committee Clerk)
Warren Barker (observer, Fairlie Community Board)
Submitters as listed in the timetable below

Time	Name	Submission number	Volume	Page	Attendance
9.15am	Opening and welcome				
9.20am – 9.30am	Rebecca Booth, Fairlie	97	3	28	Attended
9.30am – 9.40am	John Cassie, Fairlie	98	3	32	Attended
9.40am – 9.50am	Andrew Hocken, Auckland	104	3	54	Did not attend
9.50am – 10.00am	Frank Hocken, Twizel	125	3	143	Attended
10.00am – 10.10am	Kaye Paardekooper, Twizel	103	3	51	Attended
10.10am – 10.20am	Twizel CB and TPDA	92	3	10	Attended
10.20am – 10.30am	Luke Paardekooper, Twizel	91	3	6	Attended
	Morning tea				
10.40am – 10.50am	Steve Butler (phone in) 027 3511 562	67	2	75	Phoned in
10.50am – 11.00am	Stella Sweney, Tekapo	11	1	33	Did not attend
11.00am – 11.10am	Walter Speck, Tekapo	21	1	65	Attended
11.10am – 11.20am	Bronwen Murray, The Wolds	15	1	44	Attended
11.20am – 11.40am	Hamish and Jo Lane, Fairlie	17	1	54	Appointment changed to 2.30pm
11.40am – 11.50am	Allan Kerr, Fairlie	23	1	72	Attended
11.50am – 12.00pm	John Benson, Fairlie	24	1	76	Attended
	Lunch				

12.30pm – 12.40pm	Dave Power, Twizel (phone in) 03 435 3323	99	3	35	Phoned in
12.40pm – 12.50pm	Federated Farmers	78	2	104	Attended
12.50pm – 1.00 pm	Neil Anderson, Fairlie	25	1	80	Attended
1.00pm – 1.10pm	Graeme Page, Fairlie	107	3	71	Attended
1.10pm – 1.20pm	Stan and Angie Taylor, Fairlie	111	3	87	Attended
1.20pm – 1.30pm	John and Barbara Corcoran, Fairlie	109	3	81	Attended
1.30pm – 1.40pm	Hamish and Julie Mackenzie, Lake Pukaki	110	3	85	Did not attend
1.40pm – 1.50pm	David Williams, Opuha	191	5	32	Attended
1.50pm – 2.00pm	Meridian Energy Ltd	94	3	16	Did not attend, a letter was tabled
2.00pm – 2.10pm	South C District Health Board	187	5	8	Attended
2.10pm – 2.20pm	Sport Canterbury	189	5	22	Did not attend
2.20pm – 2.30pm	Cancer Society/Heart Foundation	108	3	75	Attended
2.30pm – 2.40pm	Hamish and Jo Lane, Fairlie	17	1	54	Attended

OPENING:

The Mayor welcomed everyone and went through the timetable for the hearing.

APOLOGIES:

Resolved that apologies be received from Cr Graham Smith, Cr James Leslie

Murray Cox/Evan Williams

DECLARATIONS OF INTEREST:

Cr Armstrong declared a conflict of interest as his name is on one of the submissions from the Twizel Community Board. The chief executive said Cr Armstrong is a member of the community board and was a signatory to the submission. The chief executive said Cr Armstrong felt that making his opinions known was important but he was also willing to have an open mind when hearing submissions. Cr Armstrong confirmed he was willing to listen to submitters with an open mind.

RECEIVE SUBMISSIONS:

Resolved:

1. That Council receives submissions to the Long Term Plan 2015-25.

Evan Williams/Murray Cox

2. That Council receives an additional 11 **late** submissions to the Long Term Plan 2015-25.

Evan Williams/Russell Armstrong

3. That Council receives submissions to the draft Financial Contributions Policy.

Evan Williams/Noel Jackson

4. That Council receives submissions to the draft Revenue and Financing Policy.

Murray Cox/Noel Jackson

5. That Council hears from those submitters who wished to speak to their submissions on the above.

Murray Cox/Russell Armstrong

HEARING OF SUBMISSIONS

Rebecca Booth

Forestry - She feels that the future is uncertain and she would like the benefits of the sale of the forestry now so her children can enjoy the benefits of the infrastructure it will provide.

Roading - She prefers option one; increase rates to maintain roads in their current state. She currently rents in Fairlie and believes the rates should reflect what landlords are charging.

Water – She prefers option one. She thinks we need to spread the costs so each town in the district will have the same level of service.

John Cassie

He wishes to draw attention to how the general rate is fixed for residential ratepayers. Some rates are nearly double that of others, as shown in his written submission. He has compared the rates paid by different properties and feels it would be fairer for all residents to pay the same amount. He feels now would be the time to change how this rate is charged.

Frank Hocken

He gave apologies on behalf of Andrew Hocken who is unable to be here. Tabled copies of a written statement and a newspaper clipping (attached to these minutes). He said the council should listen to people and not talk after the horse has bolted. He objects to the Meridian building in Twizel. The new public toilets are a disaster. They freeze up. He is worried about rates increases. He compared the rates he has paid over the years. He has had trouble with the council getting his sections developed. Does not want the water rates to amalgamate. He said this proposal is being considered because most council staff live in Fairlie. Fairlie ratepayers have had a free ride. He said Fairlie has treated Twizel as a cash cow. Snow grading has not been good.

(The Mayor asked Mr Hocken to watch his language).

Regarding roading, Mr Hocken says don't spend any more than the government gives you because if you prop up roads the government will not provide the money needed. He agrees with selling assets because if they are not sold now the council will be taken over by Timaru and the assets will be squandered there. He asked for more productivity from staff and contractors, and commented on other matters outlined in the Consultation Document. This included the tourism rate, and the need for a town manager in Twizel. He does not think Whitestone is giving good value for money. He also spoke on the matter of representation. He said Twizel is carrying this council. He said council has a forestry block near Twizel and he would like it kept for recreational use.

Kaye Paardekooper (TPDA) and Bruce White (Twizel Community Board)

Kaye Paardekooper said the TPDA recently held a workshop in Twizel that was very motivating. One idea that has grown in favour is a heritage centre and trail to give identity to the hydro history of the area. This has resulted in a submission to council and two meetings have taken place. The concept is to have a hydro heritage trail in conjunction with a heritage centre. She spoke about

how this could work. The benefit to the district would be to collect the history of the district, as people involved in the hydro schemes are getting older and their knowledge of the past could soon be lost. It would also create tourism opportunities and add to the Alps2Ocean attraction. She wants to put four requests to council – first is that the council works with the community in collaboration, second is to provide land for an interpretive centre, third is that this needs to be in Twizel, and fourth is funding support for this idea.

Bruce White asked the finance manager if funds had previously been set aside for a museum project. Not that the staff were aware of. Kaye Paardekooper believed money was pledged to a museum in Tekapo. Cr Cox said the costs of the project in Tekapo escalated and they didn't start small enough so nothing eventuated. Some people lost money as a result. The Mayor asked about how far back in history a heritage trail might go. Would it include the history of the tangata whenua. Bruce White gave an example of a similar project in Australia that showcases the history of the mines. He feels there is a group in Twizel that, with a lot of help from council, could do something great. Cr Williams asked if this would be a Mackenzie or South Canterbury initiative. Bruce White said there was a need to start small. Cr Jackson asked if information on the old towns would be included. Yes. Discussion was held on sites of historic interest in the Pukaki area.

Bruce White asked what happens next. The Mayor said deliberations would be held on Wednesday. How do they seek funding? The discussion needs to continue through the community boards. Suggest approaching the Twizel community board first.

Luke Paardekooper

He believes there are hidden agendas between the towns, and between the council and the community boards. The district needs to work together as one team. He said people are using the Events Centre at Twizel for showers or dumping their rubbish and leaving little benefit for the community. He would like to see tourists add value and pay for amenities, and for council to not rely on the rate take. He would like council to work with DOC to get more money from tourists to pay for resources in the district. He does not understand why campervans are camping for nothing. He would like council to work with Meridian on the use of Meridian land by campervans.

Regarding the amalgamation of water he would like council not to make a decision on Fairlie water immediately. This needs proper planning. He does not agree with selling the forestry at the moment but would like to keep it until it matures. Cr Cox asked if his reason to not amalgamate the rates was because Twizel would pay a bigger share. He said Twizel has already spent money on water so far and that doesn't go into the pot. He believes each community should pay for its own water. Cr Cox asked for clarification regarding the comments on tourism. Luke Paardekooper said tourists get a free ride in the district. The district is lagging behind, how do we add value to tourism? He believes in charging the tourists themselves to pay for this. He suggested putting a toll gate at the gateway to the district and charging tourists to enter.

The Mayor adjourned the hearing for morning tea at 10.06am and reconvened at 10.35am.

Steve Butler (phone in)

Steve Butler spoke regarding the Aoraki Mackenzie Dark Sky Reserve. He suggested the council shift from being a pioneer in this regard to becoming a leader in improving light technology. The Royal Astronomical society were keen to work with council in helping with education of the public. They would like to provide resources and information to help with education on the lighting rules. He has seen a few examples of issues around lighting bollards, and the alternatives that were put in were outside the lighting regulations. His submission would be that for the next 10 years there should be an aim from council to update the lighting so that all of it, particularly the colour of the light, is in the low sodium range. He would also like Council to provide information to the public about what is required to protect the dark sky, and how to install lighting and design buildings so there is no excessive lighting coming outwards.

Allan Kerr

Mr Kerr said the most important issue was the supply of water to the towns. In Twizel, in the old days, people were able to water their lawns, but now there has been a consent change and a

problem with supply. He thinks council should be fighting for the towns to be able to have the water they need. The 10 year plan is about improving water quality but he sees the problem as improving quantity. He does not see the quality of the water to be the important issue.

He strongly believes council should not be selling off some of its assets. They are there to provide a constant source of income. The land was rightly put into forestry. He would like council to consider leasing the land rather than selling it. Can only sell the land once.

He said if there are necessary projects council should borrow money to fund them. The advantage is that the people who pay the principal and interest are the people who benefit from the project.

Regarding roading, he believes people should have been stomping up and down with politicians and advocating for funding. He said it's not only the council's problem, it's everybody's problem and a committee or action group should be formed to have a go at politicians or NZTA to get the situation improved. There is a safety issue and this should be pushed.

Regarding rates – putting rates up 30% over three years cannot happen and council needs to prune its wish list. The expenses of running council are high and need to be careful. Sharing services with other councils is a good idea. Should be saving money in IT. He suggested a single IT specialist in South Canterbury with part time support at each council, rather than all council's employing their own IT department.

Need to look at zoning. He would like a special zoning area in Fairlie to allow the development of tourism businesses along the main road.

Walter Speck

He appreciates the work councillors do. It should be affordable to live in the Mackenzie. He believes the proposed rate increases, selling of assets and internal borrowing will lead the district down the wrong path. Need to be prudent with the money. A rate increase of 33% over three years is not justifiable. Rates should not rise higher than the inflation rate. No business can survive spending more than it earns. District has to do what is affordable. The LTP should not be a Christmas wish list. The district should lean more towards a user-pay attitude. The Tekapo Lakefront Development has sold some of the most valuable land. This must create a healthy reserve.

Regarding forestry, it is questionable to sell an asset to pay for maintenance.

Regarding roads, the district should find more affordable solutions. Option 2 is preferred.

Regarding water, each town should pay for its own water. Council should meter the water to reduce rates and wastage.

Regarding the Tekapo A power station, as this does not significantly change rating for rural users, rates should go to the township. The power generators in the district should pay their fair share.

Regarding rates for tourism, he is a tourism and accommodation provider. Every business and property involved in tourism should pay, including holiday homes, flats, camping grounds etc. Businesses should be rated according to their capacity. Do not put the main burden on accommodation providers.

The Mackenzie District should not pay towards the marketing of the Alps2Ocean cycleway, but just to maintain the tracks. The best form of advertising is good service. The Alps2Ocean is sending people away from our district. He would prefer to see walkways and trails across the district.

Bronwen Murray

In planning she does not see a separation of governance and management. She has spoken to people who think submitting to the Long Term Plan is an act of futility. The right to say yes or no is a democratic right and it's disappointing that people feel uncomfortable engaging with this council. She opposes that rural ratepayers are rated on capital value, with no indication of income. Tourism is vital but so is the agricultural sector. The restraint on farming is due to council's planning. She said she has more contact with government ministers than the Mayor does. She opposed the roading scenario because the way the money is being spent does not put us in a better position. She believes the roads in her area have not improved. Braemar Road is dangerous.

Regarding water, she thinks pipes in Fairlie have already been done. Can't sell forests to fix water in Fairlie because the money is for the whole district. She is concerned about the depreciation pot.

That was set up to cover what was coming up. When looking at depreciation money she cannot find out what goes with each cost centre. She wanted to know what was happening to the money for depreciation. If council has not depreciated correctly she said it should borrow the money to cover it, and not rate people out of existence. She thinks the council has a problem with too few councillors and a lack of robust debate. The council needs to punch above it's weight and has not been doing this.

John Benson

He wishes to speak about Eversley Reserve. Has lived there 60 years. He has paid for this own water system and toilet system and is rated with a water metre.

He wants to know how much it costs to run the council. There was confusion over whether he was asking for the total cost or administrative/corporate cost. The Mayor offered to provide those figures to him.

He said his council rates are over \$2000 and he wants to know where that money goes each year. He believes where rates are collected they should be spent. He wants to know where is the money that should have been put away to do the water upgrade in Fairlie?

He also questioned the use of computers by council, and said beauracracy had gone mad. He wants the people to stand up to the government to get something done.

He would like some tarseal on a road in the reserve to protect the houses from dust.

He said why sell the silver, why not cut the rates back instead of selling the silver? He remembers going to school many years ago and planted many trees. The current trees (considered for sale by council) are still maturing so why sell them now? He cannot see the point in selling them. Need to live within our means. He does not agree with water rates amalgamation.

The meeting adjourned for lunch at 11.31am and reconvened at 12.25pm.

Dave Power (phone in)

Mr Power spent nine years involved in council planning in Wanaka and three things were important to growth in Wanaka. The protection and maintenance of viewing corridors, the development of Mount Roy, which he compared to Twizel's man-made hill. The third is the skate park in Wanaka. This did not cost the council anything as funding was sourced. It is important for the safety of a skatepark that it stays in public view. He lives opposite the skate park in Twizel and would like to see this developed. He has spoken to the Early Childhood Centre about this.

Cr Cox asked if these points have been discussed with the Twizel Community Board. Mr Power said a letter from him has been tabled with the community board.

Federated Farmers

Greg Anderson said it was good last year to see a break down on how rates were spent in response to a request from Federated Farmers. Fed Farmers represents rural ratepayers. The most essential service they receive is roads. Talking to most of the members, the roads are in good order. They don't believe any of the options in the Consultation Document are acceptable. Rates increases and valuation increases are being considered while dairy farmers have a decrease in income. Huge rate increases with a decrease in income has a huge impact on the rural area. He said he was concerned that rates are going down in Fairlie, but one type of property in the rural area goes up 60%. He said council needs to level the rate increases out. Would like to see rates spread over 10 years of the plan. Would like council to prune costs. Nowhere in the consultation document is there some suggestions to save costs.

He said council needs to look at different options to fund roads. For example a toll gate on Lilybank Road. Need clear goals with contractors on how to save money. Some roads don't need to be mowed. Need to be clear on things that don't need to be done. He disagrees with rural paying towards tourism. He suggested getting rid of tourism promotion.

Neil Campbell would like to speak regarding the upgrade of town water, sewerage and stormwater systems. He said having low rates reflects poor budgeting. He said saving for these services at the last minute was not acceptable. These upgrades have been looming for a long time. Rate

increases should have occurred before. He suggests people could afford to pay more than 5% of gross household income. He said there have been no increase in the number of people seeking rates rebate assistance and that shows rates are affordable. He believes in user pays and the communities that benefit need to pay for the services. Upgrading assets like sewerage and water will increase the benefit the owner of the properties gets. If the value of the asset is improving the upgrade needs to be paid for by the people who benefit. Federated Farmers believes in a staggered increase in rates over a longer term, rather than sudden increases as proposed in the plan.

Ryan O'Sullivan from Cricklewood wished to speak regarding the sale of forestry. The value of the land would be restricted by the cost of removing the trees and the Ecan land and water plan, which will restrict land intensification in that area. There are no additional irrigation shares available above the dam. Selling to a professional forestry investor might bring in more money, but Council has already established the trees. He thinks in 15 years time this would be a significant investment for the council, plus it would still have the value of the land. He thinks the trees are potentially a very good investment. He would like council to persevere with the forestry investment as intended. Regarding rate increases, he would like to see these smoothed out over time.

Neil Anderson

He said he was disappointed to see only four councillors in front of him instead of six. Regarding forestry, he is opposed to the sale of this. He said now was not a good time in a depressed market. These two blocks are a jewel in our forestry crown. They are freehold. The potential value increase of the land and timber in the next few years was more than if they were sold. He would support the sale of that land after harvest.

Regarding roading, he supports a small increase in rates. Roading always has an increase in costs but the level of increase proposed he has trouble with. He has trouble understanding why a spike in roading costs has appeared. He believes roading standards under this council have improved greatly. He wonders why we can't survive on the level of funding we get now from NZTA. Regarding utilities he supports user pays. If communities cannot stand on their own feet and need to amalgamate what is the next step? Where do they amalgamate with next? Option 1 would take control of utilities away from the communities. Fairlie is portrayed as the poor relation of the district but he has trouble with this concept. He then compared the figures provided at the last Long Term Plan with those proposed in the Consultation Document. The last Long Term Plan showed larger rate increases in Fairlie than the current one. He questioned why this was so.

Regarding the overheads in administration, he believes the biggest increase in costs has been in the council building. He says the rural ratepayer pays 51% of that. He believes overheads should be allocated more fairly than they are in the general rate.

Graeme Page

He was baffled at why council was wanting to sell forestry on a depressed market when the benefit at maturity would be greater. There would also be the loss of a dividend on the land and a loss of carbon credits. The Tekapo land was gained as a forestry swap so the land has possibilities for future benefit.

Regarding roading, we are struggling to afford what we already have tarsealed. He thought it was strange to have a spike in the sealing budget. He said council is upgrading roads that are not necessary. There are savings to be found there. Regarding bridge inspections, why can't they be inspected once a year unless there is a problem. He questioned money put aside for Hayman Road.

Goodman's Bridge – we have a number of bridges leading to one ratepayer. He cannot understand why we said this one has alternative access. He said council needs to look at one ratepayer bridges in general.

Amalgamation of infrastructure - He thinks this is a bad option. Let communities look after themselves. They might not want a gold plated water scheme. The previous council got money for the upgrade of Fairlie sewerage from central government.

He is unhappy that the Peace Avenue trees have not been replanted. He would like to see the ones that didn't grow replaced.

Alps2Ocean cycleway funding should not be spread over the whole district because the major benefit is found in the Pukaki ward. Also does not want part of the tourism funding to come from the general rate.

He would like Council to continue with efforts to get alpine water into the Fairlie basin.

He would like the money from the Tekapo development fund to go into a real estate fund for the benefit of the whole district.

Stan Taylor

He was originally against planting trees on the sites that are now considered for sale. The soil is inadequate, there is a high wind and snow risk, with slow growth and it's planted on valuable farmland. But now the trees are there he says there is valuable land under the trees and he does not think it should be sold.

All council's are struggling with roads. He commented on the state of the roads.

Regarding infrastructure he supports the status quo. On tourism and economic development he believes less should be spent on promotion and more on developing infrastructure. Tekapo is full, so why are we promoting the area and bringing more people when it's full now? Need to develop more tourism businesses to meet demand.

Regarding capital value rating, he believes the valuation on his property was not correct. The valuation includes irrigation shares and he is paying rates on these. He wants valuations to be correct. He wants each farm valued on its productive value. His farm is looking at a 20-30% increase in rates this year. He would like to know what makes up the capital value of a farm.

He questioned the timeframes for the development at Tekapo and would like it brought further ahead.

John and Barbara Corcoran

Water is part of the common good and the cost should be spread throughout the community. He supports option 3 with the costs of water shared across the district. In Burkes Pass there are 15 connections and "silly money" has been spent on water there. They have a trickle feed and when a boil notice comes out they have a tank full of water that needs to be boiled. In December and January they run out of water. Not because the water isn't there. Paddys Market Creek has not run dry, but the system cannot deal with it. He complained about the age and condition of the water system at Bukes Pass.

He would like two new tanks installed that can be supplied from the current intake. He wants a UV filtration plant. He believes this would mean that Burkes Pass has fire hydrants that work and hoses that work. There is no water supply in summer to put fires out. Cr Cox asked if council staff know about his proposed design for a water system at Burkes Pass. Yes he has spoken to them.

David Williams

He stated that he has made his point in the written submission and he would like councillors to receive it and give it due consideration. The Mayor assured him this would occur.

South Canterbury District Health Board

Keith Turner and Rose Orr gave a power point presentation in support of their submission. This is attached to these minutes.

The meeting adjourned for afternoon tea at 1.50pm and reconvened at 2.20pm.

Cancer Society and Heart Foundation

Marthy Cloake from the Heart Foundation and Kate Johnson from the Cancer Society gave a power point presentation in support of their submission. This is attached to these minutes.

Cr Cox asked whether tourism is impacted by having Smokefree areas. Kaikoura is investigating this. Cr Jackson asked regarding busloads of tourists who are heavy smokers, and how they could be educated. The Mayor is interested in the outcome of the Kaikoura survey.

Hamish Lane

Hamish Lane spoke regarding the proposal to remove Goodman's Bridge. He asked where alternative access would be located during a flush in the river. The Mayor asked for staff clarification and the Roding Manager said there is no alternative other than the ford. Hamish Lane said he would not be able to get home and emergency services would not be able to get to him if the ford was flooded. Removing the bridge would have a huge impact on him during a flood event.

Cr Jackson asked if the bridge was able to cope with emergency vehicles. It is not suitable for trucks or large vehicles. Hamish Lane suggested that the road should be maintained to the house, including the bridge. Cr Armstrong asked how often the ford floods. Four or more times a year.

Meridian Energy

Meridian Energy sent their apologies as a representative was unable to attend the hearing. A letter to the councillors was circulated and this is attached to these minutes.

CONCLUSION

The Mayor requested information about council's smokefree policy. Garth Nixon said we currently have a smokefree policy on playgrounds and sports fields.

Cr Cox asked regarding figures in the last copy of the LTP and why these differ to the current figures. Paul Morris said the reason for the difference in figures is that there was an election and the council changes and goes in another direction.

Cr Williams asked if it was possible to give or sell Goodman's Bridge to Hamish Lane. Suzy said it is on legal road reserve, so if it remains in place council would be responsible for it.

THE MAYOR DECLARED THE HEARING CLOSED AT 2.49pm

MAYOR: _____

DATE: _____

Page 1.

Good morning my representatives, I do hope you listen well to all the submitters today.

The trouble with the Mackenzie District Council is that you don't listen when we the residents talk, you only talk after the horse has bolted. The Meridian building is a classic example; the new toilets are a disaster, they freeze up and there are not enough stalls. You pat yourselves on the back but for what, great rate increases? Buller has gone down by only 1% in New Zealand and the Lakes District has had a %1 rise. I am not interested in what Kurow or Pleasant Point pay, instead it's what we pay for poor value of our dollar.

When I bought Ruataniwha Station the rates were under \$2000 and now they are \$6000. What was 3100 hectares then is now only a small 1700 hectares for that price. Also 400 sections have been cut off it as well, which is another \$300,000. Where would you be now without all this growth, in real big trouble.

The reserve bank average inflation since 2000 has been 2.7%. The Twizel ratepayers don't want water sewage to amalgamate, our rates will go up more. We had a poll last time with an overwhelmingly amount of numbers against it. We know why the council wants this to happen. Most of your staff live in Fairlie, you say that you have a lot of senior citizens there but we also have them in Twizel, we also can't go to town so often and buy specials so cost of living is a lot higher in Twizel. The Fairlie ratepayers have had a free ride as their problems have been known for a number of years.

The mayor is the one behind this idea, now I believe she is going to leave Fairlie. I have been in Twizel for 33 years and Fairlie over this time has always treated us as cash cows, get over it and have more meetings in Twizel.

The service in Twizel has gone down over the years; snow clearing is pitiful here now where as Fairlie was all trucked and cleared away perfectly. I say give Fairlie and the other two townships 1 million each as this will put up rural rates a little but the rural areas will have vibrant townships.

- Roads don't spend any more than Land Transport give you; the government will wake up one day.
- Have dairy farms on council roads, to pay more.
- Manauka Terrace; Keep out of the water.
- Burkes Pass; give the water to the local ratepayers, god almighty they should be able to run it!
- Sell down some of your assets, you will be taken over by Timaru sometime in the future.
- Cut staff and get more productivity going, don't follow the Government rules exactly to the letter.

This comes back to the CEO getting sharper knives in the draws, and remembering the people should have power over the council not the council having power over the people.

I notice the cost of digging a grave has gone up, it is now time to look at other contractors.

The Tourist rate, how are you targeting holiday homes? They equal about the same price of 6 motels or more beds than the Mackenzie Inn in Twizel, plus the farm cottages and shearer quarters.

Twizel needs a Town Manager, that can do the rubbish bins, other small jobs around the town and just in general help keep an eye on things, we need someone like that who's not always just in the office. At the present time we have a lady who was the planner and is now the office girl. I don't quite see the connection there, and why she was shifted sideways in her career, poor value on Twizel's behalf.

Power generation should be valued on their total assets, Genesis paid 840million for just Tekapo A and B. Nearly 50% of ratepayers are in the old Pukaki ward, it is time to go back to a fairer representative. I remember when the council was thinking of taking Twizel on, who was going to do the paying? I know who is, it's Twizel.

And finally to come to an end the Forestry Block by the Airport should be held on to so the locals can use it for recreational purposes, such as motor sports, motor biking and horse riding.

Frankton areas should remain the said council plan

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commissioners' recommendations over so-called plan change 50, which extends the town centre zone into the Lakeview area, where the proposed convention centre will be built.

One of the key recommendations was to retain the high-density residential zoning for an area known as the Lynch Block.

Several councillors asked why the plan change did not include a requirement for some affordable housing.

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Meredith Connell lawyer Janette Campbell said the change did not inhibit affordable housing. Chief executive Adam Feeley said affordable housing provisions could be inserted into development agreements for the site. Previous council decisions over affordable housing still stand.

Ms van Uden added: "The land is ours — unless [the plan change] prohibits us, we can do what the hell we want."

Cr Simon Stammers-Smith voted against the plan change being accepted while Cr Alexa Forbes abstained.

Councillors approved a \$5.9 million plan for a new Glenorchy sewerage system. Several Glenorchy residents suggested at the meeting an alternative scheme was cheaper than the council's preferred option.

The pre-meeting public forum was dominated by opponents of the location of a new bridge over the Kawarau River. Eight people spoke against the NZ Transport Agency's plan to start the bridge near the existing one-lane bridge.

Former councillor Simon Hayes called it: "The wrong option and a \$25 million mistake."

david.williams@odt.co.nz



Queenstown Lakes District Council 10-year plan highlights

Submissions to
10-year plan: **552**

Average rates increase in 2015-16: **1.2%**
Average rates increase over 10 years: **2.8%**

Summary of median rates movements 2015-16

Category	Capital value	Rates
Residential Queenstown	\$670,176	+3.8% (\$91)
Residential Wanaka	\$558,055	+4.4% (\$104)
Residential Arrowtown	\$547,408	+8.2% (\$176)
Commercial Queenstown	\$1.2m	- 5% (-\$305)
Commercial Wanaka	\$698,819	+3.4% (\$154)
Commercial Arrowtown	\$1.1m	- 6.8% (-\$407)
Accommodation Queenstown	\$1.2m	+1.7% (\$142)
Accommodation Wanaka	\$698,819	+6.4% (\$413)
Accommodation Arrowtown	1.1m	+0.2% (\$13)
Residential Glenorchy	\$476,732	+2.4% (\$52)
Residential Albert Town	\$305,623	+5.5% (\$105)
Residential Hawea	\$372,948	+3.3% (\$71)
Residential Kingston	\$476,732	+1.5% (\$22)
Residential Arthurs Point	\$542,676	+3.1% (\$76)
Country dwelling Wakatipu	\$1.4m	- 8.4% (-\$202)

Approved changes:

PLUSES

- ▶ An extra **\$562,000** for wilding pine control over three years
- ▶ **\$110,000** for Queenstown Chamber of Commerce and downtown QT
- ▶ **\$200,000** for Wanaka economic development unit, the Cube
- ▶ **\$170,000** capital funding and \$85,000 grant for Otago Rural Fire Authority

- ▶ **\$25,000** grant for Lakes District Air Rescue Trust
 - ▶ Increase: Community projects **\$677,000**
 - ▶ Brought forward: Frankton's eastern access road, **\$8.3 million**
- #### MINUSES
- ▶ Three Waters, **\$2.6 million** less over two years
 - ▶ Roads, **\$944,000** less

ODT graphic

TWIZEL Fine, NW. 8.5° at 3.45pm.

OTEMATATA Fine, calm. 2.5° at 3.45pm.

RANFURLY Fine, light NW. 13° at 3.30pm.

OAMARU Some cloud, calm. 17° at 3.45pm.

PALMERSTON Fine, light S. 20° at 3pm.



MIDDLEMARCH Some cloud, gentle NW. 11° at 3pm.

DUNEDIN Fine, slight W. 15° at 3pm.

MOSGIEL Fine, slight W. 14.5° at 3pm.

BALCLUTHA Some cloud, fresh NW. 12° at 3pm.

GORE Cloudy, fresh NW. 12.5° at 3pm.

TODAY'S FORECAST • p31



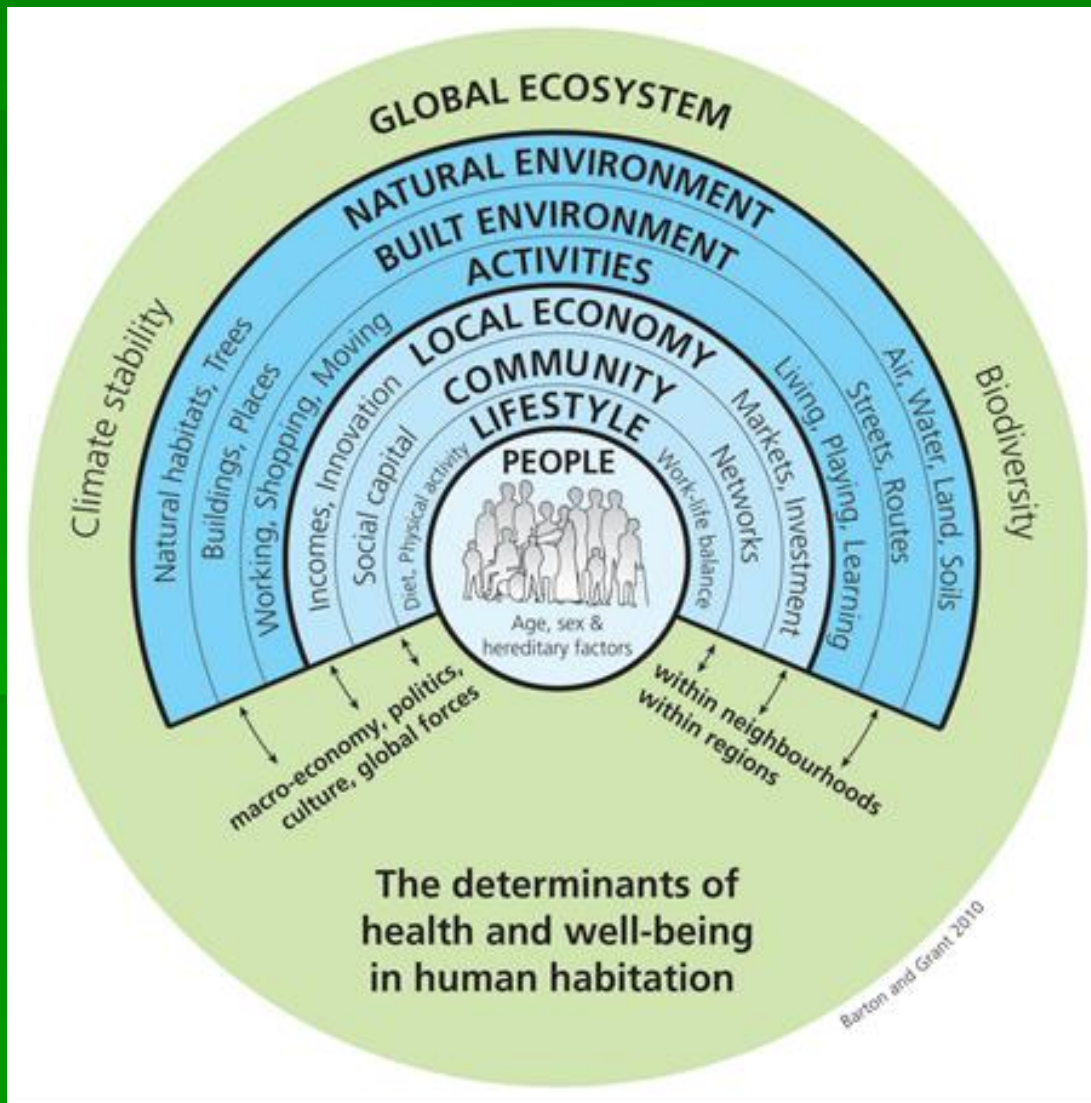
Mackenzie District Council Long Term Plan Draft 2015-2025

Rose Orr and Keith Turner
6 July 2015

SCDHB Mission:

“to enhance the health & independence
of the people of South Canterbury”

We're in this together...



We support:

- Commitment to leisure facilities
- Drinking water system upgrades
- Stormwater services
- Wastewater services
- Waste minimisation
- Planning for climate change

We'd like acknowledged:

- Adequate liquor licensing inspectors and environmental health staff + resources
- Working with Health
- Commitment to Smokefree 2025
- Role in recreational water management
- Psychoactive substances

Key recommendations:

1. More smokefree areas and promotions

Key recommendations:

2. Publicise risk of low fluoride levels in water and provide advice to reduce risk

Key recommendations:

3. Develop a Local Approved Products Policy

Thank you

Cancer Society & Heart Foundation submission to the MacKenzie District Council LTP 2015-25



2012





The Cancer Society working together with local councils
to promote great places to live, work and play

Community Outcomes = Health outcomes

- **Attractive** and **highly valued** environment
- **Fit** and **healthy** community
- **Supportive** and **contributing** community



The MacKenzie District is developing...





High acceptability for Smokefree areas



81% support smokefree
outdoor eating areas



86% support smokefree
entrances to buildings

Likelihood of visiting smokefree areas



31%

were MORE LIKELY
to visit Smokefree
outdoor areas in
towns



35%

were MORE
LIKELY to visit
Smokefree music or
sporting events



40%

were MORE LIKELY
to visit Smokefree
outdoor eating
areas

Business Survey

Visibility of Smoking

76%

See people smoking in the outdoor areas surrounding their business daily



Trial of a Smokefree Stafford St

responses when asked about being involved in a voluntary Smokefree Stafford St

Yes



55%

Don't Know



25%

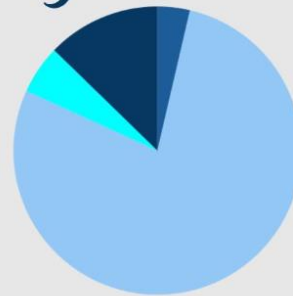
No



20%

Impact of going Smokefree

82% of businesses surveyed thought people would be as likely or more likely to visit their business if they made any outdoor area smokefree



More likely (4%)

Make no difference (78%)

Less likely (5%)

Don't know (13%)



UNLESS someone like you
cares a whole awful lot,
nothing is going to get better.
It's not.

—*The Lorax*



Thank you!





meridian

3 July 2015

The Mayor and Councillors
Mackenzie District Council
P O Box 52
Fairlie

Dear Mayor and Councillors

Mackenzie District Council – Long Term Plan

Thank you for providing the opportunity to speak to Meridian's submission at the Long Term Plan (LTP) hearings on the 6 July. Given the amount of time available and the nature of the submission I have requested this correspondence be tabled at your hearing as an alternative.

As you will be aware the main thrust of Meridian's submission relates to the quantum of rates it will be expected to pay once the Council Long Term Plan is adopted. Meridian considers this is disproportionate to what might be considered fair and meet the principles set out in the Local Government Act 2002 and associated Rating Act.

The Council's current rating practice in part as we understand is driven by the outcome of a settlement deed signed between the Council and Meridian's predecessor ECNZ Ltd in 1993. This resulted in the adoption of a subsequent special order putting in place a differential rate. This has effectively capped out the percentage of total general rate paid by ECNZ, (and subsequently Meridian Energy Ltd and Genesis Energy Ltd), to 10.7467%. A copy of the Deed of Settlement and the Special Order is attached for your information.

The agreement and special order is over 20 years old and the rating legislation has substantially changed since the passing of the Local Government Act and Rating Act in 2002. It is Meridian's position that it would like to engage with the Council and participate in an appropriate level of analysis to identify a more realistic level of rating of its hydro assets. Any engagement by its nature should include Genesis Energy Ltd.

I look forward to the Council through its LTP deliberations agreeing to engage with the Electricity Generators on this matter in the coming months.

Yours sincerely

Andrew Feierabend
Statutory & Compliance Strategy Manager

Cc: Sarah Stevenson Genesis Energy Limited

DEED OF SETTLEMENT

COPY

THIS DEED made this 20th day of MAY 1993

BETWEEN MACKENZIE DISTRICT COUNCIL (hereinafter called "MDC")
of the first part

AND ELECTRICITY CORPORATION OF NEW ZEALAND LIMITED
(hereinafter called "ECNZ") of the second part

WHEREAS

- A. MDC is the territorial authority having jurisdiction over the Mackenzie District pursuant to the provisions of the Local Government Act 1974 with power to make rates within that district pursuant to the provisions of the Rating Powers Act 1988.
- B. ECNZ is the owner and occupier of the Ohau A, Tekapo A and Tekapo B Power Stations with associated canals and other works (the "three power station properties") which are situated within the Mackenzie District.
- C. MDC purported to levy on ECNZ in respect of the three power station properties for the 1989/90 rating year rates totalling \$3,151,474.95 (inclusive of GST) which rates were subsequently declared by the High Court of New Zealand at Christchurch on 15 August 1990 to be invalid, an appeal by the MDC against that declaration being dismissed by the Court of Appeal on 24 March 1992.
- D. MDC purported to levy on ECNZ in respect of the three power station properties the following rates (inclusive of GST):

1990 transitional quarter	\$787,868.70
1990/91	\$1,799,980.00
1991/92	\$1,830,720.50


Lane Neave Ronaldson 

1992/93

\$1,830,720.20

ECNZ has refused to pay any of the above mentioned rates on the ground that it believed them to be invalid.

- E. ECNZ has paid to MDC on a without prejudice basis two payments during December 1989 totalling \$1,579,232.04 (inclusive of GST) ("the 1989 payments") and, following receipt of the judgments of the High Court and the Court of Appeal referred to in Recital C above, has demanded refund of the 1989 payments. J
Pb 1/1/7
- F. MDC has filed in the High Court at Timaru under No. CP 18/91 an application for summary judgment for the sum of \$2,191,506.35 rates and penalties in respect of the three power station properties for the 1990/91 rating year plus costs. (The "Summary Judgment Proceeding").
- G. ECNZ has filed in the High Court at Timaru an application for judicial review of MDC's decisions to make and levy rates in respect of the three power station properties for the 1990/91 rating year (the "Judicial Review Proceeding").
- H. Both the Summary Judgment Proceeding and the Judicial Review Proceeding were on 7 October 1991 transferred to the High Court at Christchurch.
- I. The parties have now agreed to settle their differences and to record the terms of the settlement in this Deed.

THIS DEED WITNESSES as follows:-

1. MDC hereby agrees that the 1989 payments amounting to \$1,579,232.04 (inclusive of GST) are accepted in full and final settlement of all rates, penalties,


Lane Neave Ronaldson Pb 1/1/7

and charges payable by ECNZ in respect of the three power station properties for the 1989/90, 1990 transitional, 1990/91 and 1991/92 rating years.

2. MDC hereby agrees to accept the sum of \$400,000 plus GST in full settlement of all rates, penalties and charges payable by ECNZ in respect of the three power station properties for the 1992/93 rating year.

3. THE sum of \$400,000 plus GST referred to in paragraph 2 above shall be paid to MDC by ECNZ within fourteen (14) days of the date of execution of this Deed. MDC shall provide to ECNZ a tax invoice for GST purposes in respect of that payment.

4. ECNZ hereby covenants not to sue or make any claim for recovery from MDC of:-

- (a) the 1989 payments;
- (b) payment of costs of \$12,000 plus disbursements, witness expenses and other necessary payments payable by order of the High Court in proceeding CP 6/90;
- (c) payment of costs of \$7,500 together with reasonable disbursements payable by order of the Court of Appeal in proceeding CA 306/90.

5. MDC shall for the 1993/94 rating year make and levy rates on each of the power station properties on a differential basis and the following shall be relevant considerations in MDC fixing that rate:

- (a) The Council so far as it is possible shall endeavour to keep the rates payable in respect of each of the power station properties equal by way of amount taking particular account of the equal services provided to each of the power station properties by the Council; and

Lane Neave Ronaldson

- (b) The total rates payable in respect of the three power station properties shall be determined with reference to the agreed rate for the 1992/93 rating year but nevertheless taking into account MDC's current policies in relation to its District rates for that rating year. Nonetheless it is acknowledged that the rates payable for that rating year shall be increased from the figure mentioned in paragraph 3 only in the same proportion as any increase in the District rates (but excluding rates for the Fairlie and Twizel communities) for that year.

6. ECNZ acknowledges that it is not possible to bind MDC to further future rating decisions. Nonetheless, MDC acknowledges that the following are among the relevant considerations to be taken into account in fixing a rate for the power station properties:

- (a) the principles set out in 5(a) herein; and
- (b) any increase in rates is to be in proportion to any increase in rates imposed on other ratepayers for the MacKenzie District but excluding the Fairlie and Twizel communities.

7. MDC agrees that no rates are payable by the Corporation in respect of the three power station properties for the 1987/88 and 1988/89 rating years.

8. MDC shall, within fourteen (14) days of the date of execution of this Deed, file in the High Court a Memorandum of Discontinuance of the Summary Judgment Proceeding.

9. ECNZ shall, within fourteen (14) days of the date of execution of this Deed file in the High Court a Memorandum of Discontinuance of the Judicial Review Proceeding and a Memorandum of Discontinuance of its counterclaim in the Summary Judgment Proceeding.

Lane Neave Ronaldson

[Handwritten signatures]
C.F.S.

10. IN this Deed the term "rates" includes all general rates, special rates, separate rates, uniform annual charges, and all other rates and charges which MDC is empowered to make and levy by the Rating Powers Act 1988, but shall not include any rates or charges made and levied by the Canterbury Regional Council.

11. THIS Deed of Settlement is in full and final settlement of all issues outstanding between MDC and ECNZ concerning any rates and other charges payable by ECNZ to MDC and it is agreed that neither party shall have any responsibility to the other as to costs in relation to the discontinuance of the proceedings referred to in paragraphs 8 and 9 or in any other proceedings or claims whatsoever. Further, it is acknowledged that the settlement of this claim is made without prejudice to the views of the parties as to the validity of the relevant rates but it is hereby acknowledged that no final determination has been made as to the validity of the 1990 transitional, 1990/91, 1991/92, and 1992/1993 rates struck as they apply to ECNZ.

IN WITNESS WHEREOF these presents have been executed the day and year first hereinbefore written.

THE COMMON SEAL of the MACKENZIE)
DISTRICT COUNCIL was hereunto)
 affixed in the presence of:-)



at C. Frobenius

[Signature]

THE COMMON SEAL of the ELECTRICITY)
CORPORATION OF NEW ZEALAND LIMITED)
 was hereunto affixed in the presence of:-)



R. Gallen Director
G. Bruman Secretary

SPECIAL ORDER DIFFERENTIAL RATE

1. That pursuant to the Rating Powers Act 1988 notice is hereby given that it is the intention of THE MACKENZIE DISTRICT COUNCIL to make a Special Order altering the system of differential rating in the District of Mackenzie (excluding the communities of Twizel and Fairlie), with such alteration to come into force from 1 July 1993.
2. That pursuant to Section 84 of the said Act the following statement is made:
 - i) The matters taken into account in preparing the altered system of differential rating were:
 - a) The practical effect of the Court of Appeal decision in *Mackenzie District Council and Electricorp* (1992) 3 NZLR 41.
 - b) The level of rating being paid by all ratepayers in the General District (excluding the communities of Twizel and Fairlie).
 - c) The level of services generally being provided to hydro power station sites within the District of Mackenzie.
 - ii) The proposed types of groups of property for differential rating are:
 - a) Properties used for hydro power generation.
 - b) All other rateable property in the District of Mackenzie (excluding the communities of Twizel and Fairlie).
 - iii) The proposed system of differential rating has the object of establishing and preserving, as far as practicable, a relationship whereby those properties used for hydro power generation each pay an amount equivalent to 10.7467% of the total general rates required from the General District (excluding the communities of Twizel and Fairlie). $10.7467 \times 3 = 32.24\%$
 - iv) The general effect that the alteration to the system of differential rating is expected to have on the incidence of rates is a reduction of rates otherwise paid by properties used for hydro power generation and a corresponding increase for all other rateable property within the General District (excluding the communities of Twizel and Fairlie).

The above resolution was passed at a meeting of THE MACKENZIE DISTRICT COUNCIL held on the 2nd day of July 1993 and was confirmed at a subsequent meeting held on the 3rd day of September 1993 after due public notice had been given.

Dated the 25th day of October 1994.

THE COMMON SEAL OF
THE MACKENZIE DISTRICT COUNCIL
was hereunto affixed in the presence of:

A. L. Anderson

Mayor

[Signature]

Chief Executive Officer





Differential for CV rating per Station

Station	Differential for CV rating per Station
1	10.00%
2	20.00%

General Rate	131,705	131,705	131,705	395,116
Tekapo Works & Services Rate - CV	82	0	0	82
Tekapo Works & Services Rate - UAC	5,314	0	0	5,314
Rural Works & Services Rate - CV	0	97	97	193
Rural Works & Services Rate - UAC	0	14,394	14,394	28,788
TOTAL	137,102	146,196	146,196	429,494

