



TEKAPO COMMUNITY BOARD

Membership:

Peter Munro (Chairman)
Stella Sweney
Alan Hayman
Lynette Martin
Cr Murray Cox

*Notice is given of a meeting of the Tekapo Community Board on
Monday, August 25, 2014, at 7:30pm.*

VENUE: Lake Tekapo Community Hall, Tekapo

BUSINESS: As per agenda attached

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



TEKAPO COMMUNITY BOARD

Agenda for Monday, August 25, 2014

APOLOGIES

DECLARATIONS OF INTEREST

MINUTES:

Confirm and adopt as the correct record the minutes of the meeting held on Tuesday, June 3, 2014.

MATTERS UNDER ACTION

REPORTS:

1. Financial report (attached).
2. Tekapo Community Centre improvements (attached).
3. Prioritising and allocating funds to town projects that were discussed at the workshop (A list of town projects is attached to the agenda).
4. Ward member's report (verbal).
5. Reports from members who represent the board on other committees (verbal).

ITEMS REQUESTED BY MEMBERS FOR DISCUSSION:

1. Purchase of screen from Alpine Recreation (Stella Sweney).
2. Lakeside Drive – tree maintenance, work needed at the start of the walkway to the camp and Whitestone yard (Murray Cox).
3. Street Names Commercial Lane (Murray Cox).
4. Alps2Ocean link to Tekapo (Murray Cox).
5. Proposal to shift squash courts (Murray Cox).

GENERAL BUSINESS

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON TUESDAY, JUNE 3, 2014, AT 7.00PM

PRESENT:

Peter Munro (Chairman)
Stella Sweney
Alan Hayman
Cr Murray Cox

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive)
Garth Nixon (Community Facilities Manager)
Nathan Hole (Planning and Regulation Manager)
Arlene Goss (Committee Clerk)

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

Resolved that an apology be received from Lyn Martin.

Stella Sweney/Murray Cox

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

The chairman thanked Stella Sweney for standing in for him at the last meeting as acting chairperson.

Resolved that the minutes of the meeting of the Tekapo Community Board held on April 22, 2014, be confirmed and adopted as the correct record of the meeting.

Alan Hayman/Murray Cox

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:

1. Civil Defence:

Murray Cox is to meet with Ray Gardner to go over updates to the draft Tekapo Community Response Emergency Plan.

2. Review of Freedom Camping Bylaw and its Alignment with the Freedom Camping Act:

Workshop to be held tomorrow at the Tekapo Community Centre. Murray Cox and Stella Sweney will attend. The chairman requested an update be provided to the community board at the next meeting.

The chairman said he and Murray Cox received an update from Genesis on the new plan for the canal roads. Their one-way road at the Pukaki End has changed to a two-way road due to objections from locals. They also intend to put in parking areas and toilets, but will not allow any freedom camping, only day parking. The chairman believes pressure will come on the end of Lake Pukaki as a freedom camping site as a result of this.

Stella Sweney said she has been working at the information centre and has had a lot of enquiries from visitors asking where they can freedom camp.

Discussion was held on various camping sites near Tekapo and Pukaki.

3. Community Hall:

This work is almost complete. Two screens need some final adjustment.

4. Lighting Ordinances:

No update.

5. Lochinvar Subdivision:

No update.

6. Council Owned Units for Worker Accommodation:

No update.

7. Walkways and Cycle ways:

Garth Nixon asked for the community board's feelings regarding a Tekapo link to the Alps2Ocean cycleway. He has been talking to the A2O group and it would be good for the community board to indicate a preferred route for this link at the Tekapo end. He asked if this was something Alps2Ocean could be concerned with, or was it a community board project?

The chairman has spoken to Genesis regarding this and there were some favourable comments. He would like Alps2Ocean, Genesis and the community board to get together and come up with a plan. Murray Cox agreed, saying the community board also wants to upgrade the river track and get good quality tracks around the town.

Garth Nixon asked if the community board would make this a project. Certainly worth considering. Stella Sweney would like to see this happen. Alan Hayman is worried that Genesis will not want to contribute. The chairman said when the community board meets to talk about projects they will consider this again.

8. Tekapo Plantation: Murray Place/Section A:

Fencing contractor has been organised to do the corner posts for fencing. Planting is also planned. Irrigation is ready to go.

9. Tekapo Plantation: Planting of Section B by the Enhancement Society:

Oaks have been planted. Rabbit protection in place. Remove from list as this is completed.

10. Future of Moturiki Island:

Chief executive is due to meet with Sally Jones from the Department of Conservation.

11. Request to YHA:

Currently under action. Staff have been instructed to progress a community board resolution that the Mackenzie District Council negotiate with the YHA for the planned sale and development of a site other than Lot 5.

12. **Town Planter Boxes:**

Planter boxes have been removed and will be replaced in spring.

13. **Litter at the Church of the Good Shepherd:**

The Mayor said the church have requested to contribute to any discussions held on this issue. The Minister, Rosemary Brown and chairman Phil Brownie have expressed an interest in talking to the council/community board.

TEKAPO COMMUNITY HALL FEES:

The community board considered a report from Community Facilities Manager Garth Nixon with the revised fees and charges for the Tekapo Community Hall.

All fees and charges are reviewed annually. This year there has been a 2.5% increase to cover inflation. A fixed charge has been introduced for cleaning. There has been talk about a need for a non-profit or fundraising event rate. Garth Nixon believes this should not be a hire rate but a decision of the community board. Does the community board want to provide an amount in its budget to allow grants to cover hall hire for non-profit events?

The chairman asked for clarification on the cost of set up and clean up and this was explained. Further clarification showed that the sums of \$350 and \$750 were for the entire day, not an hourly rate.

Resolved:

1. That the report be received.

Alan Hayman/Stella Sweney

2. That the Tekapo Community Board recommends to council that the revised fees and charges schedule be adopted.

Alan Hayman/Murray Cox

Tekapo Community Hall	Current Local Per hour	Current Commercial Per hour	2014 /15 Proposed Local Per hour	2014/2015 Proposed Commercial Per hour
Community Board room – morning or afternoon or evening	\$ 15.00	\$ 30.00	\$ 15.50	\$31.00
Main Hall – morning or afternoon or evening	\$ 15.00	\$ 30.00	\$ 15.50	\$ 31.00
Kitchen for cup of tea/coffee – per use, zip and mugs	Included in Board room hire	Included in Board room hire		
Kitchen for catering use – includes ranges,	\$ 25.00	\$ 50.00	\$ 26.00	\$ 52.00

crockery and cutlery				
Use of whole complex (wedding/function, kitchen and board room included)	\$ 300.00.	\$ 600.00	\$ 350.00 Inclusive of set up and clean up fee	\$ 750.00 Inclusive of set up and clean up fee
Setting up/decorating/cleaning, day before and after	\$ 50.00	\$ 100.00		
Whole Complex per hour			\$ 42.00	\$ 85.00

UPDATE ON RESIDENTIAL LAND USE ISSUES IN TEKAPO:

Planning and Regulation Manager Nathan Hole was requested to attend the meeting and provide background information regarding current land use issues in Tekapo.

He said the residential zone provides for a variety of activities such as visitor accommodation and people running businesses from home. On all those things, once you reach a threshold it requires the land owner to apply for resource consent.

He has called in a specialist to look at zoning in Tekapo as a whole and prepare a report. One of the issues that have been raised is new houses blocking the views of the houses behind. Height restrictions were currently being challenged. There is some case law from the Environment Court with limits to what council can do. No one owns the view, so council cannot impose rules to provide ownership of views.

The Tekapo Vision document will be looked at to see whether there needs to be some changes to this document, which then need to be implemented in the district plan review.

The chairman asked do height restrictions apply across the board, including in older areas. The new subdivisions are ok because everyone knows where they stand when they buy a property. Existing properties, with something occurring in front, is the problem. Making changes to suit one situation will restrict property rights for everyone in Tekapo. People would have brought sections to develop under the rules at the time, so as soon as you start changing rules it affects them.

The current height restriction in the district plan for Tekapo is eight meters. Subdivision heights are less than that because they want each section to have a view. Subdivision heights are set by covenants that the council has no control over.

Murray Cox said you cannot have buildings with the alpine look at five meters, which is the height restriction of some subdivisions. If you want to restrict heights you restrict the style of building and come back to the flat roof. People dig into the ground to get the height they need.

If you go back and change the height restriction in the older part of town you affect people who have bought expecting to build a two storey house. When people buy their land they know what the rules are, but they never think someone will build in front of them.

The eight meters in the district plan is from existing ground level. Some buildings are higher than 8m because they dig down below existing ground level.

Stella Sweney asked does this mean everyone in the old part of town is vulnerable to having their view blocked. The answer was yes.

Discussion was held on a house currently being built in Tekapo. There was a question about what will happen to the dirt that has been dug out and piled on council land in front of the site. The owner agreed to remove it by the end of last month. Only some has been removed. There is a question as to whether council will remove it and charge him, and whether council can legally recover these costs. Next step is to have a further discussion with the land owner.

Discussion was also held on an unrelated property in Tekapo that is currently of concern to neighbours due to commercial activity taking place in a residential zone. Stella Sweney asked for the definition of a handcraft. Nathan Hole said the definition is wide ranging and he does not consider this situation to be an industrial activity. There was discussion on the requirement of screening activity from the view of neighbours. This is not required.

Nathan Hole described the process regarding commercial activity on residential land needing resource consent. Murray Cox said there will be other people in town doing similar work from home and changing the rules will affect them as well.

The chairman asked what the threshold was for a home business needing resource consent. Nathan Hole believes the situation under discussion complies with every standard except being able to complete the activity indoors, but the outdoor activity is not noisy.

He was asked if resource consents are notifiable or non-notifiable. This depends on the effect of the non-compliance. The effects need to be more than minor to publically notify the consent.

The chairman asked if the Tekapo Lakefront Development has an eight meter height restriction- yes. Most of Tekapo is eight meters with some small areas of exception. He also asked regarding tree height. Is tree height a problem? This will be looked at by the specialist planner. There are currently no rules on tree height unless they are protected trees.

Council does not have control over subdivision covenants. Covenants cannot be more lenient than the district plan, but can be more restrictive. Council does not enforce the terms in covenants but will notify a developer if a building does not meet a covenant.

Cr Cox asked regarding the tourist zone. Resource consent is required for any building over 10 square meters built in this zone.

Stella Sweney asked if there are any circumstances when council needs to call in a commissioner. Nathan Hole replied that if an application is notified and goes through the submissions phase, you can either have a hearing with a commissioner or use a commissioner without a hearing to make a decision.

Nathan Hole was thanked for his contribution to the meeting.

UPDATE ON LANDSCAPING OF TEKAPO COMMUNITY CENTRE GROUNDS:

The community board would like to see a price to do the landscaping of the community centre grounds. Garth Nixon said he could do a plan and supply per square meter rates. Cr Cox will talk to Garth further regarding this. There has been a complaint from a neighbour

regarding some dirt in the community centre grounds. Garth Nixon suggested running a digger over it. The chairman would like it left until the community board gets an update, as this will be considered as a town project.

WARD MEMBER'S REPORT:

Cr Cox reported he has been involved with the Tekapo Footbridge Society over the past month. There has been an ongoing discussion between the society and Ecan regarding silt run off at the site. Council staff have stepped in and done some work near the footbridge to rectify the situation. This will enhance this area. Cr Cox will continue to ensure the Footbridge Society is working with council as this progresses.

Cr Cox says there also needs to be some design work to determine how the bridge fits into the footpath and approaches at each end. No point in the council loaning money to the footbridge and then finding more money is needed for the approaches.

He has also attended the Upper Waitaki Water Zone committee meetings. Public workshops will be held on 29-30th July in Tekapo. These will be around nutrient load levels. At some stage the committee will have to come up with a plan as to what they will allow or not allow. This will create lots of issues for farming and land use, including the wintering over of dairy stock.

The community board asked if there was any progress on the resource consent application for Simons Pass, which plans to hold 15,000 cows. This is still going through the Environment Court. Stella Sweney was concerned that 40 milk tankers will be going through Tekapo each day. There is a lot going on that affects farmers at present. Cr Cox suggested that community board members attend the public workshops.

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

Cr Cox provided the community board with a regional park update. Ecan is reviewing health and safety policies, which impacts on the regional park society because the volunteers work in the park. The society needs to have its own health and safety policy and insurance. Members also need to be trained and have NZQA standards. Cr Cox has recently done a two day course on tree felling.

The chairman also spoke regarding the work of the Footbridge Society. He is a member. It was his impression that the society would build the bridge and the community board would take responsibility for the approaches to the bridge. Things are moving forward. A civil engineer has been employed. The "buy a plank" campaign has raised \$105,000 to date and there has been some positive feedback on some of the other applications for funding.

GENERAL BUSINESS:

Alan Hayman asked who was in charge of the public toilets at Lake Pukaki due to complaints about cleanliness. Garth Nixon said they are cleaned daily but are used by busloads of tourists and some tourists drop toilet paper on the floor instead of in the toilet. The community board discussed the need for a different approach to managing the public toilets including the possible idea of pay toilets.

The Mayor tabled some publicity material she had received from a supplier who builds public toilets in shipping containers.

The chairman would like to get the community board together for a workshop on town projects in the next few weeks. He will put some dates into an email for discussion. Garth Nixon to attend.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 8.26PM**

CHAIRMAN: _____

DATE: _____

Unconfirmed

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:

1. **Civil Defence:**
Murray Cox is to meet with Ray Gardner to go over updates to the draft Tekapo Community Response Emergency Plan.
2. **Review of Freedom Camping Bylaw and its Alignment with the Freedom Camping Act:**
Workshop has been held at the Tekapo Community Centre. The chairman requested an update be provided to the community board at the next meeting.
3. **Community Hall:**
This work is almost complete. Two screens need some final adjustment.
4. **Lighting Ordinances:**
No update. There are three lights in Tekapo of concern. Those businesses have been approached.
5. **Lochinvar Subdivision:**
No update.
6. **Council Owned Units for Worker Accommodation:**
No update.
7. **Walkways and Cycle ways:**
The community board will consider a town project to link the Tekapo township with the Alps2Ocean canal road route. This is to be discussed at the next community board town projects meeting.
8. **Tekapo Plantation: Murray Place/Section A:**
Fencing contractor has been organised to do the corner posts for fencing. Planting is also planned. Irrigation is ready to go.
9. **Future of Moturiki Island:**
Chief executive is due to meet with Sally Jones from the Department of Conservation.
10. **Request to YHA:**
Currently under action. Staff have been instructed to progress a community board resolution that the Mackenzie District Council negotiate with the YHA for the planned sale and development of a site other than Lot 5.
11. **Town Planter Boxes:**
Planter boxes have been removed and will be replaced in spring.
12. **Litter at the Church of the Good Shepherd:**
The Minister, Rosemary Brown and chairman Phil Brownie have expressed an interest in talking to the council/community board.

MACKENZIE DISTRICT COUNCIL

REPORT TO: TEKAPO COMMUNITY BOARD
SUBJECT: FINANCIAL REPORT – MAY 2014
MEETING DATE: 25 AUGUST 2014
REF: FIN 1/2/3
FROM: MANAGER – FINANCE AND ADMINISTRATION
ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

Attached is the financial report for the community board for the period to June, 2014, the purpose of which is to update board members on the financial performance of the Tekapo Community as a whole for that period.

Commentary will be provided for any significant variances.

STAFF RECOMMENDATIONS:

1. That the report be received.

PAUL MORRIS	WAYNE BARNETT
<u>MANAGER – FINANCE & ADMINISTRATION</u>	<u>CHIEF EXECUTIVE OFFICER</u>

**MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014**

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**Council - General Tekapo
Tekapo Community Board**

	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Income						
General Rates	-	-	-	-		-
Targeted Rates	11,088	11,400	11,400	-	0.00%	11,400
Internal Income	-	-	-	-		-
Total Income	11,088	11,400	11,400	-	0.00%	11,400
Expenses						
Members Expenses	8,677	7,708	11,400	3,692	32.39%	11,400
Consultancy Expenses	-	-	-	-		-
Administration Expenses	-	-	-	-		-
Operational and Maintenance	-	-	-	-		-
Internal Charges	-	-	-	-		-
Total Expenses	8,677	7,708	11,400	3,692	32.39%	11,400
Net Surplus/(Deficit)	2,411	3,692	-	3,692		-

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

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	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Investment						
Tekapo Community Board						
Income						
Other Income	4,160	2,427	-	2,427		-
Internal Income	-	-	-	-		-
Total Income	<u>4,160</u>	<u>2,427</u>	<u>-</u>	<u>2,427</u>		<u>-</u>

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
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	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Tekapo Community Hall						
Tekapo Community Board						
Income						
General Rates	-	-	-	-		-
Targeted Rates	960	13,319	13,320	(1)	-0.01%	13,320
Other Income	986	16,408	9,996	6,412	64.15%	9,996
Internal Income	-	-	-	-		-
Internal Interest Income	8,555	-	-	-		-
Gain on Sale - Assets	-	-	-	-		-
Total Income	10,500	29,727	23,316	6,411	27.50%	23,316
Expenses						
Administration Expenses	3,784	3,656	5,028	1,372	27.29%	5,028
Operational and Maintenance	7,287	14,495	12,132	(2,363)	-19.48%	12,132
Internal interest Expense	-	1,477	12	(1,465)	-12209.83%	12
Depreciation	6,510	16,679	16,680	1	0.01%	16,680
Internal Charges	-	-	-	-		-
Loss On Sale and Assets Written Off	-	-	-	-		-
Total Expenses	17,582	36,307	33,852	(2,455)	-7.25%	33,852
Net Surplus/(Deficit)	(7,081)	(6,580)	(10,536)	3,956		(10,536)
Capital Expenditure						
1248917. Aorangi Cres Upgrade	556,475	5,066	-	-		-
1248940. Furniture & Fittings - Other	-	20,444	15,000	-		15,000
1248950. Community Assets - Buildings	(0)	4,587	-	-		-
1248978. Resurfacing Tennis Court	-	15,076	-	-		-
1248999. Transfer to Assets	-	-	-	-		-
Total Capital Expenditure	556,475	45,173	15,000	-	0.00%	15,000

MACKENZIE DISTRICT COUNCIL
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	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Tekapo Community Sewerage						
Tekapo Community Board						
Income						
General Rates	-	-	-	-		-
Targeted Rates	173,002	181,156	181,128	28	0.02%	181,128
Other Income	1,603	1,566	-	1,566		-
Financial Contributions	85,158	97,071	-	97,071		-
Upgrade Contributions	129,115	-	-	-		-
Internal Interest Income	-	3,061	-	3,061		-
Gain on Sale - Assets	-	-	-	-		-
Vested Assets	52,942	-	105,984	(105,984)	-100.00%	105,984
Total Income	441,820	282,854	287,112	(4,258)	-1.48%	287,112
Expenses						
Consultancy Expenses	-	1,919	2,124	205	9.65%	2,124
Administration Expenses	1,643	653	3,672	3,019	82.21%	3,672
Operational and Maintenance	52,744	57,528	77,231	19,703	25.51%	77,231
Internal Interest Expense	8,537	-	8,256	8,256	100.00%	8,256
Depreciation	87,582	89,835	89,832	(3)	0.00%	89,832
Internal Charges	-	-	-	-		-
Loss On Sale and Assets Written Off	-	-	-	-		-
Total Expenses	150,506	149,936	181,115	31,179	17.22%	181,115
Net Surplus/(Deficit)	291,314	132,919	105,997	26,922		105,997

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

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Tekapo Community Water Supply

Tekapo Community Board

	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	PY BUD JUNE 2014
Income						
Targeted Rates	129,030	134,111	134,088	23	0.02%	134,088
Other Income	24,623	13,403	24,000	(10,597)	-44.15%	24,000
Financial Contributions	117,693	60,586	-	60,586	-	-
Internal Interest Income	12,542	17,679	21,252	(3,573)	-16.81%	21,252
Gain on Sale - Assets	-	-	-	-	-	-
Vested Assets	40,400	-	68,448	(68,448)	-100.00%	68,448
Total Income	324,287	225,778	247,788	(22,010)	-8.88%	247,788
Expenses						
Consultancy Expenses	300	1,971	7,186	5,215	72.57%	7,186
Administration Expenses	2,824	3,233	2,928	(305)	-10.41%	2,928
Operational and Maintenance	36,848	66,126	93,732	27,606	29.45%	93,732
Internal Interest Expense	-	-	-	-	-	-
Depreciation	69,369	75,515	75,516	1	0.00%	75,516
Internal Charges	-	-	-	-	-	-
Loss On Sale and Assets Written Off	-	-	-	-	-	-
Total Expenses	109,341	146,846	179,362	32,516	18.13%	179,362
Net Surplus/(Deficit)	214,946	78,932	68,426	10,506		68,426

Capital Expenditure

0128211. Treatment - New	-	18,709	-	-	-
0128212. Service Connections - Renew	-	-	1,044	-	1,044
0128215. Plant	1,900	-	-	-	-
0128981. Water Meters	-	-	2,076	-	2,076
0128999. Transfer to Assets	-	-	-	-	-
Total Capital Expenditure	(40,400)	18,709	3,120	-	3,120

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
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Tekapo Domain						
Tekapo Community Board						
Income						
General Rates	-	-	-	-	-	-
Other Income	-	-	-	-	-	-
Internal Income	-	-	-	-	-	-
Gain on Sale - Assets	-	-	-	-	-	-
Total Income	-	-	-	-	-	-
Expenses						
Consultancy Expenses	-	-	-	-	-	-
Administration Expenses	-	-	-	-	-	-
Operational and Maintenance	-	12,114	-	(12,114)	-	-
Depreciation	105	-	-	-	-	-
Internal Charges	-	-	-	-	-	-
Loss On Sale and Assets Written Off	-	-	-	-	-	-
Total Expenses	105	12,114	-	(12,114)	-	-
Net Surplus/(Deficit)	(105)	(12,114)	-	(12,114)	-	-

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

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Tekapo Investment Income
Tekapo Community Board
Income
Targeted Rates
Total Income

LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
(4,160)	(2,613)	-	(2,613)		-
<u>(4,160)</u>	<u>(2,613)</u>	<u>-</u>	<u>(2,613)</u>		<u>-</u>

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

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	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Tekapo Stormwater						
Tekapo Community Board						
Income						
Targeted Rates	16,068	17,640	17,640	(0)	0.00%	17,640
Financial Contributions	-	-	-	-	-	-
Internal Interest Income	2,290	3,469	4,836	(1,367)	-28.26%	4,836
Gain on Sale - Assets	-	-	-	-	-	-
Vested Assets	25,836	-	-	-	-	-
Total Income	44,194	21,109	22,476	(1,367)	-6.08%	22,476
Expenses						
Consultancy Expenses	-	1,877	2,076	199	9.56%	2,076
Administration Expenses	-	-	420	420	100.00%	420
Operational and Maintenance	4,648	7,045	6,060	(985)	-16.25%	6,060
Internal Interest Expense	-	-	-	-	-	-
Depreciation	13,669	13,922	13,920	(2)	-0.01%	13,920
Internal Charges	-	-	-	-	-	-
Loss On Sale and Assets Written Off	-	-	-	-	-	-
Total Expenses	18,317	22,844	22,476	(368)	-1.64%	22,476
Net Surplus/(Deficit)	25,877	(1,735)	-	(1,735)		-

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

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	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Tekapo Township						
Tekapo Community Board						
Income						
General Rates	-	-	-	-		-
Targeted Rates	309,197	286,694	286,668	26	0.01%	286,668
Other Income	-	1,287	8,316	(7,029)	-84.53%	8,316
Internal Income	-	-	-	-		-
Internal Interest Income	-	-	-	-		-
Gain on Sale - Assets	-	-	-	-		-
Total Income	309,197	287,981	294,984	(7,003)	-2.37%	294,984
Expenses						
Employment Expenses	20,950	283	-	(283)		-
Consultancy Expenses	-	-	-	-		-
Administration Expenses	5,730	9,600	14,880	5,280	35.48%	14,880
Operational and Maintenance	124,962	207,549	262,212	54,663	20.85%	262,212
Internal Interest Expense	1,790	2,351	588	(1,763)	-299.87%	588
Depreciation	21,476	17,301	17,304	3	0.02%	17,304
Internal Charges	2,258	1,463	-	(1,463)		-
Loss On Sale and Assets Written Off	-	-	-	-		-
Total Expenses	177,168	238,547	294,984	56,437	19.13%	294,984
Net Surplus/(Deficit)	132,029	49,434	-	49,434		-
Capital Expenditure						
0548961. Development Plan Projects	-	94,548	-	-		-
Total Capital Expenditure	-	94,548	-	-		-

MACKENZIE DISTRICT COUNCIL
COMMUNITY BOARD ACTIVITY REPORT
FOR THE PERIOD ENDED JUNE 2014

12

	LYTD ACT. JUNE 2013	YTD ACT. JUNE 2014	YTD BUD JUNE 2014	VARIANCE	% VARIANCE	FY BUD JUNE 2014
Tekapo Community Board						
Expenses						
Administration Expenses						
0544455. Advertising	258	-	-	-		-
0544485. Donations & Grants	80	2,049	2,244	195	8.69%	2,244
05444851. Promotions Ass ex Meridian	-	-	-	-		-
05444852. Promotions Ass ex Comm Bd	-	-	8,316	8,316	100.00%	8,316
0544540. Telephone and Tolls	239	214	-	(214)		-
0544615. Rates	5,154	7,337	4,320	(3,017)	-69.84%	4,320
Total Administration Expenses	5,730	9,600	14,880	5,280	35.48%	14,880
Operational and Maintenance						
0545001. Materials Purchased	589	-	-	-		-
0545020. Gardening	23,562	18,550	24,996	6,446	25.79%	24,996
0545021. Contractors	6,238	663	1,512	849	56.14%	1,512
0545022. Mtce of Irrigation Equipment	102	2,186	1,788	(398)	-22.28%	1,788
0545023. Water Meter	54	155	-	(155)		-
0545025. Lawn Mowing	35,669	27,727	37,356	9,629	25.78%	37,356
0545026. Repairs & Mtce - Planned	-	-	-	-		-
0545027. Repairs & Maint Unplanned	4,218	2,704	2,244	(460)	-20.48%	2,244
0545028. Pest Control	210	500	5,352	4,852	90.66%	5,352
0545029. Tree Maintenance & Pruning	-	408	2,052	1,644	80.13%	2,052
0545035. Playground Maintenance	233	1,552	3,408	1,856	54.45%	3,408
0545041. Litterbin waste disposal fees	-	-	1,584	1,584	100.00%	1,584
0545042. Litter Bin Collection	6,748	44,017	38,076	(5,941)	-15.60%	38,076
0545078. Spraying	3,577	3,123	3,144	21	0.68%	3,144
0545303. Walkways	-	3,321	-	(3,321)		-
0545351. Tekapo School Pool	435	-	564	564	100.00%	564
0545561. Walkways	-	-	15,144	15,144	100.00%	15,144
0545604. Tekapo Township Projects	43,329	102,643	24,996	(77,647)	-310.64%	24,996
05456041. Tkp Twnshp Proj - C Fwd Bud	-	-	99,996	99,996	100.00%	99,996
Total Operational and Maintenance	124,962	207,549	262,212	54,663	20.85%	262,212

MACKENZIE DISTRICT COUNCIL

REPORT TO: Tekapo Community Board
SUBJECT: Tekapo Community Hall
MEETING DATE: 25 August 2014
REF: Was 7/9
FROM: Garth Nixon Community Facilities Manager

PURPOSE OF REPORT:

To approve unbudgeted expenditure to complete minor improvement works on the hall

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the Tekapo Community Board approve this work and fund it from the township projects account.

Garth Nixon
Community Facilities Manager

BACKGROUND:

Tekapo Weddings have recommended some improvements to the Hall for which there is no specific budget.

Proposed work includes:

- Painting and sealing the concrete veranda
- Painting cupboard fronts under the stage
- Polyurethane two stage stair sets

This work is not urgent but I would consider it necessary to improve the presentation of the facility.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISION:

Not a significant decision.

ISSUES & OPTIONS:

Options could include

1. Deferring the work and make provision in next year's budget
2. Undertake the work and fund from alternative funding source
3. Seek Council approval to overspend the budget

CONSIDERATIONS:

Legal

Financial

There is no planned maintenance allocated this year. However there is allocated budget for township projects.

The total cost of the proposed work is \$ 1,760.00 + gst

Other

These are small items that will make improvements to the facility.

Sealing the veranda will allow for easy cleaning and will stop the staining of the concrete from drinks or fatty food spills.

The stage cupboards were never included in the original plan as these were to be removed and the stage reduced.

The stage stairs are un-painted and have become grime coloured over time. Dressing these will make them more presentable and easy to clean.

ASSESSMENT OF OPTIONS:

Deferring the work will delay the inevitable. The sooner the concrete veranda is painted the better. The other items are cosmetic but enhance the presentation of the hall.

The alternative funding source will be the project account which is local rate payer funded. We are discussing other work on this site funded from this area.

Seeking council approval to overspend would seem unnecessary when we have other funds available.

CONCLUSION:

The Community Board should approve this work funded from the township project account

From: Peter Munro [mailto:Pete.marg@xtra.co.nz]
Sent: Tuesday, 19 August 2014 8:11 p.m.
To: Arlene Goss
Subject: Re: Draft Tekapo CB agenda for checking

Hi Arlene

Projects for consideration;

- Landscaping and car parking at the Community Centre - priorities to be set.
- Lakefront walkway - from the completed area of the Lakeside Drive car park towards the domain and footbridge.
- Domain playground and landscaping.
- Village walkways - upgrading, specifically the Cowans Hill river section and the river walkway to Lake George Scott.
- Tekapo Plantation (behind Murray Place) planting plan (water line is in place).
- Hamilton Drive Lookout upgrade.
- Landscaping of Aorangi Crescent Corner (to continue existing stone wall).
- Regional Park water tanks.
- Support for the information providers working in the village.

These were projects discussed at our workshop.

Cheers
Peter