



*425th MEETING OF THE
MACKENZIE DISTRICT COUNCIL*

**TO THE MAYOR AND COUNCILLORS OF THE
MACKENZIE DISTRICT COUNCIL**

MEMBERSHIP OF THE COUNCIL

Claire Barlow (Mayor)

John Bishop
Annette Money
Graham Smith

Peter Maxwell
Graeme Page
Evan Williams

*Notice is given of the meeting of the Mackenzie District Council
to be held on Tuesday 2 April 2013 at 9.30 am*

VENUE: Council Service Centre, Twizel

BUSINESS: As per Agenda attached.

**WAYNE BARNETT
CHIEF EXECUTIVE OFFICER**

26 March 2013



AGENDA FOR TUESDAY 2 APRIL 2013

I. OPENING

II. APOLOGIES

III. DECLARATIONS OF INTEREST

IV. BEREAVEMENTS

V. MAYORAL REPORT

VI. REPORTS REQUIRING COUNCIL DECISIONS

1. Forestry Board Council Approval.
2. Twizel Public Toilets.

VII. INFORMATION REPORTS

1. Chief Executive Officer's Activities.
2. Lake Alexandrina Conservation Trust – for you information.

VIII. COMMUNITY BOARDS

IX. COMMITTEES

Receive the Minutes of the Meetings of the Mackenzie Forestry Board, Finance Committee, Projects and Strategies Committee and Planning Committee held on 19 March 2013 including such parts as were taken with the Public Excluded.

X. CONFIRMATION OF MINUTES

Confirm and adopt the Minutes of the Mackenzie District Council Meeting held held on 19 February 2013 including such parts as were taken with the Public Excluded
ACTION POINTS

XI PUBLIC EXCLUDED

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

1. Public Excluded Minutes of the MDC meeting held on 19 February 2013
2. Public Excluded Minutes of the Fairlie Community Board held on 13 March 2013
3. Public Excluded Minutes of the Twizel Community Board held on 11 March 2013
4. Public Excluded Minutes of the Tekapo Community Board held on 11 March 2013
5. Public Excluded Minutes of the Finance Committee meeting held on 19 March 2013
6. Public Excluded Minutes of the Planning Committee meeting held on 19 March 2013
7. Common Seal

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
Public Excluded Minutes of the Council meeting 19 February 2013		48(i)(a)(i)
Public Excluded Minutes of the Fairlie Community Board meeting 13 March 2013		48(i)(a)(i)
Public Excluded Minutes of the Twizel Community Board meeting 11 March 2013		48(i)(a)(i)
Public Excluded Minutes of the Tekapo Community Board meeting 11 March 2013		48(i)(a)(i)
Public Excluded Minutes of the Finance Committee meeting 19 March 2013		48(1)(a)(i)
Public Excluded Minutes of the Planning Committee meeting 19 March 2013		48(1)(a)(i)
Common Seal		48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Public Excluded Minutes for the Planning and Finance Committee's, The Fairlie, Tekapo and Twizel Community Boards, The Minutes of the MDC Meeting 19 February 2013 and the Common Seal* section 7(2)(b)(ii)

XII VISITORS

11.30 am Mr Stephen Gubb and Leigh Harris

XIII ADJOURNMENTS

10.30 am Morning Tea
12.30 pm Lunch
3.00 pm Afternoon Tea

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: GENERAL ACTIVITIES REPORT

MEETING DATE: 2 APRIL 2013

REF: PAD 2/3

FROM: MAYOR

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

13 March	Fairlie Community Board.
19 March	Committee meetings.
21 March	Committee meetings.
2 April	Council Meeting.

OTHER MEETINGS AND ACTIVITIES

20 February	Met with affected Tekapo residents regarding proposed felling of Tekapo forestry trees. In afternoon attended a function with the Governor General at South Pacific Cera at Washdyke. In evening attended a dinner in Timaru with the Governor General in association with the South Canterbury Chamber, ADBT and Aoraki Polytechnic.
21-22 February	Attended the Rural Provincial Meeting in Wellington with the CEO. Stephen and I attended a private dinner function with the Governor General at Matuka Lodge, Twizel.
25 February	Attended Peel Forest Outdoor Centre Open Day.
26 February	Travelled to Twizel to Twizel Plunket group.
28 February	Attended Alps 2 Ocean joint workshop with Waitaki District Council in Twizel in the afternoon.
1 March	Attended Alpine Energy Shareholder meeting. In afternoon met with Michael Burtscher.
4 March	Attended ADBT's luncheon for local business leaders in Timaru.
6 March	Port FM Radio Show in morning. Had lunch with the Gudoys (Filipino immigrants on Guiney's farm).
7 March	Travelled to Dunedin with the CEO for the Zone 5 & 6 meeting. Met with CEOs and Mayors from other Councils prior regarding a proposed tourism partnership (follow up with Tim Hunter and Dave Hawkey)

8 March	Attended Zone 5 & 6 meeting, then travelled back to Fairlie.
11 March	Met with Norm McConnell and Gary Joll re: subdivision rules and telecommunications. Travelled to Twizel and unveiled Smokefree Playground. Met with Environment Canterbury commissioners and with them visited O'Sullivan dairy farm then had dinner at the Red Stag Restaurant in Fairlie.
12 March	Travelled to Sawdon Station with CEO and met up with the Ecan group.
13 March	Attended RMA Workshop at Timaru District Council.
14 March	Attended meeting with Meridian and Bendrose owners to discuss Hazard Mapping Exercise. In evening attended Public Meeting in Tekapo on the proposed felling of the Tekapo forest.
15 March	Attended MRI Scanner opening at Timaru Hospital.
21 March	Attended BA5 in evening in Timaru.
25 March	Judged the LJ Hooker Colouring Competition in Fairlie.
27 March	Twizel – met with Pat Shuker

RECOMMENDATION:

1. That the report be received.

CLAIRE BARLOW
MAYOR

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: FORESTRY BOARD COUNCIL APPROVAL

MEETING DATE: 2 APRIL 2013

REF: WAS 19

FROM: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

At the Forestry Board Meeting of 19 March 2013 it was resolved that Council make the decision as regards to the future of the Lake Tekapo Plantation.

BACKGROUND:

The decision to seek Council approval recognises that undertakings given at Public Meetings in relation to replanting and track reinstatement will cause the Board to incur abnormal costs. These expenses will reduce the operational profit from the harvesting operation. By accepting the remedial obligation the Board may be seen to be foregoing its mandated objective of maximising profit.

The additional work will create a landscape buffer between the forest and adjacent houses. It will placate residents' concerns about the proposed logging to some degree and will also decrease the potential for reverse sensitivity issues arising with forest activities in the future. The work will also restore the potential for the area to be used as a recreational facility after harvesting.

The anticipated costs of remedial works are:

- Replanting area behind Murray Place with amenity trees = \$15,000-\$20,000
- Construction of alternative walking/cycle track = \$3,000-\$5,000
- Protection of existing walking/cycle tracks during harvesting = \$1,000

STAFF RECOMMENDATIONS

1. That the report be received.
2. That the Forestry Board be authorised to expend funds to meet rehabilitation commitments from Public Meetings at Tekapo.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: TWIZEL PUBLIC TOILETS
MEETING DATE: 2 APRIL 2013
REF: WAS 3/6
FROM: MANAGER – COMMUNITY FACILITIES
ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To confirm Twizel Community Board recommendation and provide additional budget for the proposed new Twizel Public Toilets

STAFF RECOMMENDATIONS:

1. That the report be received
2. That the Council accepts Twizel Community Board recommendation that they proceed to tender for the new toilets using the preferred design by DLA Architects.
3. That the Council make provision for the additional funding required and that any unspent capital be carried over to the next financial year.

GARTH NIXON
MANAGER – COMMUNITY FACILITIES

WAYNE BARNET
CHIEF EXECUTIVE OFFICER

ATTACHMENTS

Tender Programme from DLA Architects

BACKGROUND:

In the Long term Plan Council Made provision for new public toilets in Twizel with an initial estimate of \$200,000

The proposed new toilets for Twizel were advertised last year as requests for proposal.

We received two proposals for consideration. One from DLA Architects and the other from Draftline.

The Community Board has met with both Designers and discussed both proposals.

Estimates provided for both proposals exceed \$300,000

At the Twizel Community Board Meeting on Monday 11th of March the Twizel Community Board recommended:

2. That the Twizel Community Board recommends to Council that they proceed to tender for the new toilets using the preferred design by DLA Architects.
3. That the Twizel Community Board recommends to Council that Council make provision for the additional funding required and that any unspent capital be carried over to the next financial year.

CONSIDERATIONS:

Both designs that were considered by the Community Board were functional public facilities and costs are comparable.

The Twizel Community board had a clear preference for the DLA design over the other design

It is proposed that the Council engage the preferred architect as engineer to the project to complete the design and specification and then tender to build this specific building.

By using this process Council gets the Communities preferred design at the best possible price through the tendering process.

The aim would be to complete all works prior to by the end of November this year.

There was previously significant interest in the public toilets in Twizel. It is proposed that then the model and plans be put on display in the Council Office in Twizel

Financial considerations

The Council has allocated \$ 200,000 this financial year for this project and this work will not be completed this financial year.

Initial estimates suggest that the project will exceed \$300,000 so additional funding will be required to complete.

Design and architectural fees are based on 7.5 % of the project cost. This compares favourably with various projects council has completed where fees have ranged between 8% and 10% depending on the complexity and level of project management required.

Public toilet improvements are funded from the general rate and not the Township account. They will be funded through the newly formed, Toilets Capital reserve which will be drawn down to build these toilets and then repaid through their depreciation over time.

Depreciation on public toilets is funded at 2% per annum. As a means of bringing this in Council is progressively increasing the contribution through rates This year the rates contribution to the reserve is based on 50 % of depreciation.

Year	Percentage Depreciation	Depreciation per annum
2012 / 2013	50%	\$ 4,400.00
2013 / 2014	75%	\$ 6,600.00
2014 / 2015	100% including Twizel	\$ 15,800.00
2015 / 2016	100% including Tekapo	\$ 21,800.00

CONCLUSION:

That the DLA Architect's proposal is the preferred design and that Council be requested to engage Murray Ackroyd to complete the design and specifications in preparation for putting this work out to tender.

Garth Nixon

From: Murray Ackroyd <MurrayA@dla.co.nz>
Sent: Tuesday, 26 March 2013 12:57 p.m.
To: Garth Nixon
Subject: RE: Council Meeting programme

Hi Garth,

Having had a chance to look at this we think it's a minimum 3 month construction programme.

So programme could be something like this;

Approval to go ahead – 2 April

Developed design stage and preparation of QS estimate - report to Council 14 May. (This is a very important stage, developing the building brief and building detail and providing council with clear building and cost information before moving to the next stages) Either approval to continue or value engineering required – should add a time contingency here, say 2 weeks, for value engineering/changes.

Complete tender docs – lodge for consent and call tenders – early July

Tenders received and report to council - 23 July.

Appoint contractor and lead in - 1-2 weeks (contractor to confirm programme)

Commence on site early August.

Say 3 month programme minimum (possibly add a weather contingency in here) so complete in November .

Tried to programme delivery dates around council meetings.

Hope this helps

Kind regards,

Murray Ackroyd

ANZIA, Registered Architect

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From: Garth@mackenzie.govt.nz [<mailto:Garth@mackenzie.govt.nz>]
Sent: Tuesday, 26 March 2013 11:24 a.m.
To: Murray Ackroyd
Subject: Council Meeting programme

Hi Murray

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: GENERAL ACTIVITIES REPORT

MEETING DATE: 2 APRIL 2013

REF: PAD 2/3

FROM: CHIEF EXECUTIVE OFFICER

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

13 March	Fairlie Community Board.
19 March	Committee meetings.
21 March	Committee meetings.
2 April	Council Meeting.

OTHER MEETINGS AND ACTIVITIES

20 February	Met with affected Tekapo residents regarding proposed felling of Tekapo forestry trees. In evening attended a dinner in Timaru with the Governor General in association with the South Canterbury Chamber, ADBT and Aoraki Polytechnic.
21-22 February	Attended the Rural Provincial Meeting in Wellington with the Mayor.
25 February	Participated in Management's Review of Draft 2013-14 Annual Plan Budget.
26 February	Met with Joe Davies of Local Government Southern Union.
28 February	Attended Alps 2 Ocean joint workshop with Waitaki District Council in Twizel in the afternoon.
1 March	Met with Simon Cameron in Twizel in morning. Met with Michael Burtscher in the afternoon.
4 March	Met with Managers in the morning then Peta from Mt Cook Salmon in afternoon.
6 March	Met with Cathy Hemsworth of Alpine Springs. Attended Tekapo Lions dinner in evening.
7 March	Travelled to Dunedin with the Mayor for the Zone 5 & 6 meeting. Met with CEOs and Mayors from other Councils prior regarding a proposed tourism partnership.
8 March	Attended Zone 5 & 6 meeting, then travelled back to Fairlie.
11 March	Met with Norm McConnell and Gary Joll. Held Management Meeting. Met with Environment

	Canterbury commissioners and with them visited O'Sullivan dairy farm then had dinner at the Red Stag Restaurant in Fairlie.
12 March	Met with Norm McConnell and Gary Joll. Attended Water Management workshop in morning. In afternoon travelled with the Mayor to Sawdon Station to meet up with the Ecan tour group.
14 March	Met with Steve Sullivan from Meridian Energy in Twizel. Also met with Councillor John Bishop and Twizel Community Board Chair Peter Bell. In evening attended Public Meeting in Tekapo on the proposed felling of the Tekapo forest.
22 March	Met with the Mayor and Melanie Schauer.
25 March	Held Management Team meeting.
26 March	Prepared submission on the RMA review and held discussion on joint MDC and Ecan plan.

RECOMMENDATION:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



**5 Oak Place
Timaru**

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Fax (03) 6861691

Email mary.wallace@xtra.co.nz

20 March 2013

MacKenzie District Council
PO Box 52
Main Street
Fairlie

Dear Madam and Sirs

Please accept my sincere apology for not thanking you sooner for your most generous grant of \$10,400.00 provided to the Trust in April 2012. It seems to have been a case of both our treasurer and myself thinking the other had written. We are most grateful for this grant as we have to rely on grants and donations for all the materials we need to control the broom, briar, rowans, willow and wilding pines around the lakes as well as work needing to be done on the spawning creeks.

Yours faithfully

A handwritten signature in blue ink, appearing to read "MV Wallace", is written over the typed name.

Mary V. Wallace
Secretary

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

FROM: CHIEF EXECUTIVE OFFICER

SUBJECT: COMMUNITY BOARD RECOMMENDATIONS

MEETING DATE: 2 APRIL 2013

REF: PAD 5

PURPOSE OF REPORT:

To consider recommendations made by the Community Boards.

RECOMMENDATIONS:

1. That the report be received.

FAIRLIE COMMUNITY BOARD

2. **Princes Street Upgrade**
That the Council notes that the Community Board will hold a public meeting on Wednesday 3rd of April 2013 at 5pm in the Council Chambers, Fairlie with residents to discuss options for Princes Street Landscaping.

TWIZEL COMMUNITY BOARD

3. **Greenway Trees:**
That the Council notes that the Twizel Community Board in conjunction with Community Facilities Manager, Mr Nixon's approval, resolves that the approved trees are felled from the Greenway behind Simons Street in Twizel.
4. **Litter Bins at the Southern Entrance to Twizel:**
That the Council notes that the Twizel Community Board resolves that The Community Facilities Manager compile costing's for three 140 litre Wheelie Bins to be kept at the Southern Entrance of Twizel. The Community Board then asked The Community Facilities Manager to approach Mr Hocken and ask for payment for installation and maintenance in full for the use of the Wheelie Bins mentioned.
5. **Twizel Water Supply**
That the Council notes that drilling had started in front of the Ben Ohau Cottage with promising results. Mr O'Connor, Utilities Manager will email the Board Chair with updates to the drilling and water supply topics.
6. **Twizel Public Toilets**
 - That the Twizel Community Board recommends to Council that they proceed to tender for the new toilets using the preferred design by DLA Architects.
 - That the Council notes that the Twizel Community Board recommends to Council that Council make provision for the additional funding required and that any unspent capital be carried over to the next financial year.

7. Market Place – Bikes, Skateboards, Scooters and Dogs

That the Council notes:

1. that *No Dogs* and *No Cycling and Skateboarding* signs are to be erected around Market Place within the next few weeks.
2. that the relocation of bike stands to more visible sites is to be investigated with the view to providing enhanced security for bicycles.

8. Land Sales:

That the Council notes that the empty section on the corner of Jollie and Huxley Street's, Twizel be valued and listed on the Market for sale.

TEKAPO COMMUNITY BOARD:

9. Photographic Convention Request for Grant

That the Council notes that a sponsorship grant from The Tekapo Community Board of \$500 to help offset cost of the Community Centre be donated to the Photographic Convention to be held in Lake Tekapo from the 3rd to the 5th of October 2013.

10. Tekapo Community Board Meeting Date Re-Scheduling

That the Council notes dates below are now confirmed as the new Tekapo Community Board Meeting dates – due to a clash of dates with Tekapo Fire Brigade Meetings

- Monday 22nd of April
- Monday 22nd of July
- Tuesday 24th of September

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

- The minutes of the meetings of the Twizel and Tekapo Community Board meetings held on 11 March 2013 and the Fairlie Community Board held on 13 March 2013.

BACKGROUND:

The Community Boards have made a number of decisions for the Council to note and/or consider.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISIONS REQUESTED:

No significant decisions are required.

CONSIDERATIONS:

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

This policy was amended on 29 January 2008 when the Council resolved to delegate to the Fairlie, Tekapo and Twizel Community Boards, the following responsibilities:

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

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

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE FAIRLIE COMMUNITY BOARD HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON WEDNESDAY 13 MARCH 2013 AT 7.00 PM

PRESENT:

Owen Hunter (Chairman)
Ron Joll
Cr Graeme Page
Les Blacklock
Trish Willis

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive Officer)
Paul Morris (Manager – Finance and Administration)
Bernie Haar (Asset Manager)
Suzy Ratahi (Roding Manager) for a short time.
Nathan Hole (Manager – Planning and Regulations) for a short time.
Garth Nixon (Community Facilities Manager)
Keri-Ann Little (Committee Clerk)

I APOLOGY:

There were no apologies.

II DECLARATIONS OF INTEREST:

There were no declarations of interest.

III MINUTES:

Resolved that the minutes of the meetings of the Fairlie Community Board held on 30 January 2013 including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

Ron Joll/Graeme Page

MATTERS ARISING:

Fairlie Western Catchments Project

Asset Manager – Bernie Haar will liaise with Chairman Owen Hunter to confirm a date for Public Consultation Meeting date.

Allandale Bridge – Walkway

Bernie Haar – Asset Manager with Suzy Ratahi, Roding Manager met with NZTA in February regarding the Allandale Bridge Walkway and the response given was that there would need to be more incidents of close accidents and more use of the side of the bridge by residents.

Key bullet points discussed:

- *Mr Chair stated due to the relocation of Jeff Haugh Panelbeater's which is now situation over that side of the bridge, this is making the problem escalate with people dropping their cars off and walking back over the bridge and vice versa.*
- *Cr Page asked The Asset Manager if the bridge was in a residential zone would it help. The Asset Manager confirmed that residential zoning would not change the decision. Asset Manager is 100% sure it won't make any difference as bridges are not zoned.*
- *Suggestion The Mayor may need to get involved to help with the urgency of the matter.*
- *Mr Chair will put a list together of the near misses etc and will put an ad in the accessible to help compile the list and hand it onto Mayor Barlow.*

COMMUNITY FACILITIES MANAGER

SH 79 Approach to Fairlie - Signage

Agenda item in General Business.

IV REPORTS:

1. FINANCIAL REPORT TO JANUARY 2013:

This report from the Manager – Finance and Administration was accompanied by the financial report for the Fairlie Community Board for the period of January 2013.

The Manager – Finance and Administration spoke to his report.

Resolved that the report be received.

Les Blacklock/Ron Joll

2. FAIRLIE AREA STRATEGIC STUDY:

Community Board Member Trish Willis has asked that the original Fairlie Area Strategic Study produced in 2009 be placed on the agenda for consideration.

Resolved that the report be received.

Graeme Page/Ron Joll

Resolved:

Provide a summary in terms of what was set out in the Strategic Plan to what has been achieved, what is on the horizon and what isn't on the horizon. Next Community board The Council will provide a break down.

Owen Hunter/ Graeme Page

3. PRINCES STREET LANDSCAPING:

To provide to the Board plans and option for approval prior to the public meeting on the issue of the extent of beautification in Princes Street.

Resolved that the report be received.

Graeme Page/Ron Joll

Asset Manager Bernie Haar spoke to attached plans showing the current layout along with cross sections where the underground services are. There were also some ideas for discussion or amendment that could be used for consideration at the public meeting. The amendments and other options discussed will be drawn up and used to generate positive discussion at the public meeting.

Cr Page recommended with the support of The Asset Manager that a public meeting will be scheduled for all Princes Street Residents, The Council will investigate the telecom cable and undertake a letter drop to the Residents of Princes Street, an ad in the next Accessible will also be taken out to inform Residence of the public meeting to take place in just over two weeks' time.

Resolved:

1. Public meeting to discuss options for Princes Street Landscaping to be held in just over two weeks' time.

Graeme page/ Les Blacklock

V REPORTS (continued)

Glen Innes joined the meeting at 8:24pm. Mr Innes is the newly elected Chairman/President of the Village Green Committee.

4. VILLAGE GREEN COMMITTEE

The Chairman welcomed Mr Innes to the Fairlie Community Board Meeting.

Mr Innes stated that the Village Green Committee is going strong and stated there is strong on-going support to keep this Committee continuing.

Mr Innes stated that the Committee would require on-going support from the Community Board in respect to this year's budget. Mr Innes outlined four projects/works in the pipeline:

- A priority for shelters to be erected over picnic tables on the village green and install BBQs.
- Back drop for the stage.
- Mr Innes was clear on the consensus that the Committee do not see the angle parking on the side street of Talbot Road as a priority at the moment. It appeared

there is no current need for this works, which was an expensive job and would include the sacrifice of some trees.

- Concern from New Year's Parade Committee from members of the Museum Committee with the concern the Village Green maybe reduced in the future. The Committee reassured the Museum Committee the Village Green will be kept as a Village Green with a wide open space.

Mr Innes on behalf of the Committee estimate that the cost for the structure of coverings over the existing benches and dressing tables up with new timbers at \$2,000 for structure but possibly up to \$3,000 and the Committee is looking at the Community Board for some of this funding.

Community Board Member Trish Willis asked Mr Innes if there was a picture of the structure proposed – Cr Page agreed.

Chair Owen Hunter will provide the Community Board Meeting with a sketch.

The Chair thanked Mr Innes for his time and report.

Mr Innes left the meeting at 8:42pm.

5. WARD MEMBER'S REPORT:

Cr Page referred to:

- Alps 2 Ocean cycle track officially opened a month ago - good opening people stayed for the cycle the next day.
- Issue with the felling of the Lake Tekapo Plantation. Public Meeting tomorrow night.
- ECAN commissioners last Monday we travelled to Dermot O'Sullivan's Dairy Farm to discuss his water and effluent systems and dinner afterwards good discussion. Don't have any choices here apart from Alpine water. Ultimately they will make decision the Canterbury River Works.
- Drilling tests for water for Fairlie and Twizel has begun. Fairlie concentrated with drilling at clear spring at Water's considerable amount of water. Guerin's well similar volumes out of that pumped well, clear water. Will see what happens over the next 12 months.
- Staff changes – Rosemary has retired. Nick Froude resigned and will be a compliance officer, for ECAN. Instead of using consultants for the District Plan review a Senior Planner has been employed. Return of Anastasia Blignout, Planner from Maternity Leave.

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

There were no further reports from members.

7. WELCOME TO FAIRLIE SIGN:

Mr Joll Community Board Member spoke to the Board regarding the construction of a “welcome to Fairlie sign” on the Geraldine side of Fairlie.

Discussion ensued.

- *Researched earlier was told they are only designs for towns off the main road.*
- *More modern change with seasons more modern signage*
- *Fairlie promotions were prepared to organise and pay for the sign*
- *Have three or four sign covers and rotate them. \$800 each cover.*
- *No further down the road because of safety reasons.*
- *More promotional sign for the district opposed to an information sign.*
- *The board itself is a holder for the sign that goes over top.*
- *Move the Fairlie sign when they move the speed back limit and sign back*
- *Fairlie website address.*
- *Community Facilities Manger questioned the law on private land flexibility and the possible development of the corner section, possibly a development in that section which will leave a blank wall and therefore not suitable.*

Ron Joll will carry out the following:

1. Gather more information and ideas.
2. Talk to Alister Grey and get a base sign in the next couple of weeks to gather more momentum.
3. Costing's of the structure/sign for Community Board to consider.
4. Site meeting with him and Grant Patterson from OPUS.

8. FLOWER BEDDING:

Community Facilities Manger stated that the bedding of small plants currently in the garden area around the Village will be removed tomorrow. Some of the plants are dying and the replacement plants are currently at Whitestone in Fairlie waiting to be planted.

9. POOL MANAGER RESIGNATION

Community Facilities Manager informed the Community Board that after 15 years of service Ms Heslop has resigned as Pool Manager at Strathconan Pool, Fairlie. The Community Facilities Manager commended Ms Heslop on her sterling service over the last 15 years. The Community Facilities Manger also informed the Board the Strathconan Pool is closed now for the Season.

Community Board Member Les Blacklock suggested a letter of appreciation and a small gift be gifted to Ms Heslop on behalf of the Community Board.

Resolved:

1. Letter of appreciation and small gift from Community Board is gifted to Ms Helsop. CEO and Community Facilities Manager will liaise together for the presentation of the gift and thank you letter.

Les Blacklock/ Graeme Page

VI PUBLIC EXCLUDED:

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

1. Outstanding Invoice for Consent Charges
2. Old Library Café

<u>General subject of each matter to be considered</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Ground(s) under Section 48(1) for the passing of this resolution</u>
Outstanding Invoice for Consent Charges	Commercial Sensitivity	48(1)(a)(i)
Old Library Café	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: *Outstanding Invoice for Consent Charges and Old Library Café* Section 7(2)(b)(ii)

Ron Joll/Trish Willis

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 9:31 PM**

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE SERVICE CENTRE, TWIZEL ON MONDAY 11 MARCH 2013 AT 4.00 PM

PRESENT:

Peter Bell (Chairman)
Kieran Walsh (late) from 4:04pm
Elaine Curin (late) from 4:07pm
John Bishop
Phil Rive

IN ATTENDANCE:

Paul Morris (Manager – Finance Administration)
Garth Nixon (Community Facilities Manager)
John O'Connor (Utilities Engineer) from 4:42pm- 4:55pm.
Suzy Ratahi (Roading Manager)
Keri-Ann Little (Committee Clerk)

I APOLOGIES:

Wayne Barnett (Chief Executive Officer), Bernie Haar (Asset Manager), Nathan Hole (Manager – Planning and Regulations). Elaine Curin apology for lateness.

II DECLARATIONS OF INTEREST:

There were no declarations of interest.

III MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on 28 January 2013 be confirmed and adopted as the correct record of the meeting.

John Bishop/Phil Rive

MATTERS ARISING FROM THE MINUTES:

1. Litter Bins at the Southern Entrance to Twizel:

The Community Facilities Manager informed the Community Board that he has spoken to Grant Hocken to discuss a contribution to the installation of litter bins at the southern entrance to Twizel. The Community Facilities Manager stated that he felt that Mr Hocken would require an estimate in writing to make a contribution to either the installation of the bins or the maintenance and up keep of the bins.

The Community Board felt that since this was a privately owned shopping complex situated away from the Town Shopping area that full payment should fall on the Business Owner and not the Rate Payer.

Resolved:

The Community Facilities Manager compile costing's for three 140 litre Wheelie Bins to be kept at the Southern Entrance of Twizel. The Community Board then asked The Community Facilities Manager to approach Mr Hocken and ask for payment of installation and maintenance in full for the use of the Wheelie Bins mentioned.

Kieran Walsh sustained from the vote.

2. Untidy Section at 212 Mackenzie Drive:

The Manager – Planning and Regulations has spoken to the Owners of the section and was confident that many of the issues which had been raised with the Community Board would be dealt with by the Owner himself. It was the Owners intention in the first instance to remove the cars and also to remove the shed built without a Building Consent.

MATTERS UNDER ACTION:

1. Area Behind Tekapo Drive

The Community Facilities Manager advised that the work was expected to be completed by 31 January 2013. He noted there was a large quantity of mulch available for use and also an opportunity to screen top soil.

2. Twizel Events Centre – Carpet:

It was directed that this issue to be retained on the list of Matters Under Action.

3. Signage Strategy:

The Asset Manager advised that a further price for the signs had been obtained which was \$1,500 above budget. He said that if the owner of the Camping Ground agreed to contribute a third share, the cost to the Board could remain within budget.

4. Market Place Upgrade – Design Review

The Asset Manager advised that Whitestone were the successful Tenders and that work had already started on sealing of the footpaths. Whitestone state they will have this work completed 30 November 2013.

5. Market Place Signage

The Roading Manger informed the Board that the no dogs, no skateboards, no bikes signs around Market Place will be erected within the next two weeks. This works has been delayed due to Fulton Hogan.

6. Bike Lock Ups

Elaine Curin rose with The Board about an area being designed where namely Tourists using the Alps 2 Ocean Cycleway can lock their bikes and belongings in a lock up area or on bike racks whilst shopping and/or eating in the Market Place, this could help prevent bikes being ridden through and around Market Place. A possible lock up using a gold coin system was also discussed.

The Community facilities Manger will investigate further into this idea or a lock up or building area.

7. Tekapo Drive Trees

Cr John Bishop and Chair Peter Bell have inspected the newly planted trees along Tekapo Drive and have expressed their concern with the amount of trees dying or already dead. Cr Bishop asked The Community Facilities Manager if these trees were being watered at all and expressed his distress with the situation especially taking into consideration that the trees in question were donated to the Community Board for use and that they now seem to have been forgotten about.

The Community Facilities Manger stated that he had received invoices from Whitestone stating that watering of the Trees had been taken out by Whitestone on several occasions. The Community Facilities Manger will re-assess watering needs and options for next year's watering.

IV REPORTS:

1. FINANCIAL REPORT:

Manager Finance and Administration spoke to his report for the Board for the period to January 2013, the purpose of which is to update Board members on the financial performance of the Twizel Community as a whole for that period.

Commentary was provided for any significant variances.

Resolved:

1. That the report be received.

Peter Bell/Phil Rive

2. GREENWAY TREES HALLIWELL to SIMONS STREET

Request from Kelly Taylor to remove trees from Greenway behind Simons Street.

The resident neighbouring this greenway has expressed concerns approximately two year ago. It was not followed up as the resident did not follow up with a planned meeting and there was no further follow up until now. The resident claims that these trees are a nuisance shading the property and dropping leaves and debris from the catkins.

The Community Board asked Garth Nixon, Community Facilities Manager to go on site with the owner to assess and approve the removal of trees in question.

Resolved:

1. That the report be received

2. The Community Board in conjunction with Garth's approval resolve the approved trees are felled.

John Bishop/Phil Rive

3. TWIZEL WATER SUPPLY:

John O'Connor, Utilities Engineer joined the meeting to update the Community Board on the investigations into The Twizel Water Supply.

Mr O'Connor reported that the drilling had started today in front of the Ben Ohau Cottage with promising results. Water was struck at 24 metres down with the water rising to 7 metres above. The drilling will continue until they get down until 100 metres and the water will be tested.

Cr John Bishop stated that there was another site to test and could be more than one well. Mr O'Connor was in agreeance.

Mr O'Connor will email The Board Chair with updates to the drilling and water supply topics.

4. TWIZEL PUBLIC TOILETS

The Community Facilities Manager is asking the Twizel Community Board's recommendation on a way forward with the proposed new Twizel Public Toilets to Council.

In the Long term Plan Council Made provision for new public toilets in Twizel with an initial estimate of \$200,000. The proposed new toilets for Twizel were advertised last year as requests for proposal. The Community Facilities Manager received two proposals for consideration. One from DLA Architects and the other from Draftline.

The Community Board has met with both Designers and discussed both proposals.

Estimates provided for both proposals exceed \$300,000

The Community Facilities Manger also stated that DLA Architect's proposal is the preferred design and that Council be requested to engage Murray Ackroyd to complete the design and specifications in preparation for putting this work out to tender.

Elaine Curin stated that she had thought Calder Stuart were the successful tenders.

Mr Nixon, Community Facilities Manager has spoken to DLA about using Murray Ackroyd's design but tendering out the contract gives everyone an opportunity to tender for the project and seemed a fairer way.

Resolved:

1. That the report be received.
2. That the Twizel Community Board recommends to Council that they proceed to tender for the new toilets using the preferred design by DLA Architects.
3. That the Twizel Community Board recommends to Council that Council make provision for the additional funding required and that any unspent capital be carried over to the next financial year.

Peter Bell/ John Bishop

5. WARD MEMBER'S REPORT.

Cr Bishop referred to:

- Market Place upgrade cheaper prices for completion by 30 November
- 2kms of Manuka Terrace is to be sealed by 30th of November by Whitestone and an extra 200 metres due to the competitive tender price.
- Price from McNeills to drill two wells 54,000 which is being shared by Meridian. Drilling to start today on number four site.
- Ostler Road speed limit plan is drawn for the GIS department, documentation is complete and the advert will go in the paper with 30 days for objections.
- Rosemary has retired from Council.
- \$180 received from Dr Tim for use of the Moulcher.

V GENERAL BUSINESS:

1. Land Sales:

Cr Bishop has received an email expressing interest in the purchase of the empty section on the corner of Jollie and Huxley Street's in Twizel (*Appendix A*)

Manager Finance and Administration Mr Morris spoke the Community Board stated the land is surplus to the Council and Community Board and that a process should be taken to have the land valued and sold. If there becomes growing interest in the land and other parties are interested in purchasing then the land should be opened up for tender.

Cr Bishop said that he felt it was a good idea to put the land to tender and there may be other parties interested willing to pay more.

Mr Morris informed Cr Bishop that the valuation of the land would only be privy to Council and Community Board Members and would not be made public.

Resolved:

The empty section on the corner of Jollie and Huxley Street's been valued and listed on the Market.

Peter Bell/Kieran Walsh

2. Strategic Planning

Phil Rive and Peter Bell Community Board Members met with Phil Driver and discussed the production of a Community Strategic Plan.

Elaine Curin stated she was impressed with Phil's communication with the Community Board and he presented in a way such that the Community would feel that they would be a part of the process and were involved.

Phil Rive stated that Phil would be available from the 18th to the 21st of March at Ohau Lodge for a follow up discussion; However the Community Board felt this was too soon and further discussion was required.

VI PUBLIC EXCLUDED:

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

1. Twizel Office

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
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Twizel Office	Commercial Sensitivity	48(1)(a)(i)
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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: *Twizel Office* Section 7(2)(b)(ii)

Peter Bell/Phil Rive

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 5:34PM**

CHAIRMAN: _____

DATE: _____

Microsoft Office Outlook Web Access

Type here to search

This Folder

Address Book Options Log Off

Deleted Items (1)
Drafts
Inbox
Junk E-Mail
Sent Items

Click to view all folders

Manage Folders...

Section at 41 Jollie Road, Twizel
Camp Family [camp.family@xtra.co.nz]

Sent: Saturday, March 09, 2013 12:40 PM
To: John Behar

Good afternoon John,

As per our recent discussion, we would like to register our interest in the section on the corner of Jollie Road and Huxley Streets in Twizel. If the council decide in the future they would like to sell this section, that they would give us an opportunity to explore the possibility of purchasing it.

We thank you for this opportunity.

Our contact details are:

Grant and Debbie Camp
3 Semaphore Close,
Mt Pleasant
Christchurch 8081

Phone: 03 376 4473

Grant mobile: 0274 333 716

Many thanks once again.

Kind regards

Grant & Debbie Camp

Connected to Microsoft Exchange

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD AT THE GODLEY RESORT HOTEL, LAKE TEKAPO, ON MONDAY 11 MARCH 2013 AT 7.30 PM

PRESENT:

Murray Cox (Chairman)
Peter Munro
Peter Maxwell
Alan Hayman

IN ATTENDANCE:

Paul Morris (Manager – Finance and Administration)
Garth Nixon (Community Facilities Manager)
Suzy Ratahi (Roothing Manager)
Keri-Ann Little (Committee Clerk)

I APOLOGIES:

Resolved: that apologies be received from Community Board Member Ian Radford, Manager Planning and Regulations, Chief Executive Officer and The Asset Manager.

Peter Munro/Alan Hayman

II DECLARATIONS OF INTEREST:

There were no Declarations of Interest.

III MINUTES:

Resolved that the minutes of the meeting of the Tekapo Community Board held on 28 January 2013 be confirmed and adopted as the correct record of the meeting.

Alan Hayman/Peter Maxwell

MATTERS UNDER ACTION:

1. Civil Defence

The Chairman reported that the Civil Defence Officer had organised two coordinators and an Area Coordinator and that he was seeking someone to lead the welfare team. He said approval had been gained for the radio to be located in the Fire Station.

2. Pete Speedy Improvements to Reserve Area on Lakeside Drive:

The Chairman advised that he had met with Mr Speedy regarding the work which was being undertaken in the area. Further soil and sowing of grass was being planned for the autumn. The Chairman and Community Facilities Manager were to meet again with Mr Speedy.

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

The Chairman raised on-going problem of the Car Park situated on the corner of Pioneer Drive and State Highway 8 which doubles as a look out. Campers seem to be camping there and using the neighbouring properties for toileting. The Chairman raised the question as to whether the Carpark is necessary.

4. Community Centre

The Community Facilities Manager updated the Board on progress with the rebuilding project. He said progress is slow of late with the delay centred on the installation of the large windows and kitchen detail; decisions required at present are regarding the dish washers and the layout of the kitchen. Variations to the plans have been approved with additional storage added and also the inclusion of the footpath. The completion date as per Contract is May 2013.

5. Campervan Dump Station and Car Park.

Copies of the site plan for the Lakeside Drive Carpark and Effluent Dump Station were circulated for approval.

It was agreed that the plan be amended to include a gravel footpath extending from a 'Y' junction towards the supermarket and village centre area.

The Asset Manager said it was intended to provide the contractors with two options for pricing the project, viz for completion by the end of April 2013 or by November 2013. This was in response to recent high quotes received for some work because of contractors' commitments in Christchurch and to the Genesis canal repair project.

Resolved that quotations be obtained for the Lakeside Drive Carpark and Effluent Dump Station project based on the amended plan.

Peter Munro/Alan Hayman

6. Car parking for Lake Tekapo Community Hall:

It was noted that this issue was on-going.

7. Landscaping and Walkway – Church of the Good Shepherd:

The Asset Manager advised that the Manager –Roading had received a price of \$8,000 for the sealing of footpaths, and further prices were expected from Fulton Hogan. The Community Facilities Manager informed the Board at this stage other pricings had not been provided yet; therefore this was on-going.

8. The Mound by the Tennis Courts – to be grassed:

The Community Facilities Manager advised that the spraying and sowing of grass seed on the mound was included on the list of projects to be completed before the winter.

9. Lighting Ordinances:

Mr Munro Community Board Member updated the Board on the progress of the development of a brochure about the protection of the night sky environment in Lake Tekapo. Mr Munro tabled a letter received from Professor John Henshaw, Professor of Astronomy at The University of Canterbury and the Chair, of The

Aoraki Mackenzie International Dark Sky Reserve Board. This letter was addressed to Mr Bernie Haar, Asset Manager, and provided the Council with some background information on Lake Tekapo Lighting and Aoraki Mackenzie International Dark Sky Reserve. Mr Munro also spoke of the December 2012 RASNZ DarkSkies Group of the Royal Astronomical Society of New Zealand and finally an information brochure also distributed by RASNZ. Mr Munro is awaiting feedback from Mayor Barlow on her thoughts and asked if this matters under action item be tabled as an agenda item at the next Tekapo Community Board Meeting on the 22nd of April 2013.

IV REPORTS :

1. FINANCIAL REPORT – JANUARY 2013:

This report from the Manager Finance and Administration for the Board for the period of January 2013, the purpose of which is to update Board members on the financial performance of the Tekapo Community Board as a whole period.

Resolved that the report be received.

Murray Cox/Peter Maxwell

Mr Morris, Manager Finance and Administration spoke to his report supplying commentary to any significant variances and informing the Community Board that the Community Board's budget meeting would be held as a separate meeting in April.

2. LAKE TEKAPO PLANTATION LOGGING

Mr Chairman asked for the position of the Community Board Members in relation to the Lake Tekapo Plantation Logging before the Public Meeting to be held on Thursday 14 March 2013. Mr Chairman also tabled two letters and one email he has received.

1. John and Barbara Bisphan, 3 Burnett Place, Lake Tekapo – Against
2. Bevan Cunningham, Burnett Place, Lake Tekapo – Against
3. Sid McAuley, 8,9,10 Burnett Place, Lake Tekapo – For

A copy of all three of these documents are Appendix A of this record.

Mr Chairman voiced the importance of the Board Members being resolute at the scheduled public meeting to be held on the 14th of March concerning the public's concerns for the tree felling of some of the pines in the Lake Tekapo Plantation. Mr Chairman informed the Board Members that Anne Burnett would be invited to speak at the Meeting. He reassured Board Members that members of the Mackenzie Forestry Board will be present at the meeting and will assist the Board with any questions from the Public regarding the Plantation.

The Tekapo Community Board through The Chairman Mr Cox are happy with decision to cut down two areas of pine trees in the Lake Tekapo Plantation.

3. PHOTOGRAPHIC CONVENTION REQUEST FOR GRANT

For the Tekapo Community Board to consider a request from the Photographic Convention, specifically for the use of the Lake Tekapo Community Hall facility free of charge for the proposed Photographic Convention to be held from the 3rd to 5th of October 2013 in Lake Tekapo.

This request of a grant has already been through the Finance Committee who have recommended that the Community Board make provision for a grant for this event.

Resolved that the report be received:

Alan Hayman/Peter Munro

Cr Maxwell spoke to the Community Board stating that the initial request was for the use of the Community Centre free of charge. Council Policy is not to hire Council or Community Facilities free of charge, but at times the charge can be offset by a grant or donation of some description.

Resolved: Sponsorship grant of \$500 to help offset costs of the Community Centre be donated to the Photographic Convention.

4. TEKAPO COMMUNITY BOARD MEETING DATE RE-SCHEDULING

Tekapo Community Board Meetings need to be rescheduled as the dates clash with Fire Brigade Meetings.

Resolved: that the report be received.

Murray Cox/Peter Munro

Resolved: that the dates below are confirmed as the new Tekapo Community Board Meeting dates:

- Monday 22nd of April
- Monday 22nd of July
- Tuesday 24th of September (23rd is South Canterbury Anniversary Day)

5. REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

Cr Peter Maxwell report to the Board that on the 21st of March there is a Workshop to held at the Council Chambers in Fairlie to discuss “Future of Tourism and Marketing”, Alps 2 Ocean and Local Government Act Legislation.

The Chairman reported that recent work in the **Regional Park** had been concentrated on track development and rabbit control. More track work was in the pipeline they were just awaiting more dates from ECAN for assistance. In the autumn there will be more plantings. Mr Chairman continued to report he was receiving good feedback from track user and that there was a greater use of the track overall. Mr Chairman reported that the Park was awaiting the erection of another 5 wooden seats.

Community Board Member Mr Peter Munro reported on the **Mackenzie Alpine Trust** reporting The South Opuha Hut was officially not opened yet awaiting final sign off.

Community Board Member Mr Peter Munro reported to Board Members that the **White Water Course** was currently in limbo awaiting the completion of the canal works; Mr Munro did report that the track improvements were great.

Mr Munro also reported on the progress of **The Footbridge** reporting that the cost was higher than a year ago and an extra 200,000 would now be required. The Lake Tekapo Footbridge Society Inc is hoping to approach Aorangi Foundation and felt positive they would receive significant support. The Society will also apply for a grant from The Charitable Trust and along with local fundraising the target should be met.

V. **PUBLIC EXCLUDED:**

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

1. Progress on Sale Lake Tekapo Lake Front

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
Progress on Sale Lake Tekapo Lake Front	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: *Progress on Sale Lake Tekapo Lake Front* 7(2)(b)(ii)

Peter Maxwell/ Peter Munro

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 8:48 PM

CHAIRMAN: _____

DATE: _____

299 Cashmere Rd
Westmorland
Christchurch
5/3/13

Dear Sir,

re Lake Tekapo Forest Plantation

We are the owners of 3 Burnett Place Lake Tekapo. Thank you for your letter 3/3/13 re above. It is disappointing to learn that the Forestry Board and the Community Board have decided to remove the trees in Section A. Their removal will result in less protection from the southerly winds but more importantly will irrevocably impair the visual aspect. Replanting as suggested, will take years to establish and will not provide the solid appearance of the block of pines.

The excuse of "public safety" is often used to justify removal of trees. Could you please give us the particulars of what the public requires protection from. Also could you let us know the number of accidents or deaths which the trees in Section A have been responsible for over, say, the last 25 years. Yours faithfully
John & Barbara Bisphen

MORRIS WADDELL (1973) LTD.

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60 Gleniti Road, PO Box 201
Timaru, New Zealand
Telephone (03) 686-2422
Facsimile (03) 686-2423
Email: mwaddell@xtra.co.nz



MASTERelectrician

27th February 2013

The Chairman
Forestry Board
MacKenzie District Council
P O Box 52
FAIRLIE

Hello,

As a concerned resident of Tekapo, I find that the decisions made regards our Forestry and associated areas are done pretty much at Council level and not advertised for public and residential comments. My family and mostly all the residents of Burnett Place and Murray Place are a bit taken back by the dictatorial attitude of the Council or Community Board – what is a Community without unity? Personally, I think the Revenue gained by this type of action will seriously impact on the looks of the area – look at the mess down the road to the Power Station.

I do agree that selective logging along Murray Place and even Burnett Place may need to happen, but to rape and pillage this area is rubbish. Remember short term gain will create long term pain, ie the area from Mt John and from tourist flights will look awful. Although selective logging in the area marked will not return as much money the overall look will remain and I presume new plantings will take place.

This is a very popular track and area for walking, mountain biking and tourists and visitors to get an amazing look over our beautiful little town. You guys forget the appeal of Tekapo is that it is still pretty much surrounded by nature and all we ask is an opportunity to see or speak to the people involved to get a satisfactory conclusion to this. Considerable work is going into the area's to maintain all the tracks etc and trees for us and our children and their children and you guys are just interested in a revenue stream.

Please do not hesitate to contact me as I can have a group of people that would like to meet with Council and the MacKenzie Forestry Board – let's do this and clear up any misunderstandings because you guys have got this wrong so far.

I remain,

Yours Sincerely

BEVAN CUNNINGHAM
C/PHONE 0274 334 733

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YOUR QUALITY GUARANTEE

Murray Cox

From: Sid McAuley [Sid@coolpak.co.nz]
Sent: Thursday, 7 March 2013 10:05 a.m.
To: 'm.cox@xtra.co.nz'
Subject: Re: Plantations.

Greetings Murray,
I own No. 8,9,10 Burnett place.
I support your proposal dated 4 March 2013.

I would like the council to look at removing the gum and pine trees from the area east of section A which is across the track from our house.

This area has amenity trees planted which are now being restricted by the gums and pines.

I will be at the house 14/15 March so would be keen to catch up with you and inspect the area.

Kind Regards
Sid McAuley
021 505 131
www.coolpak.co.nz

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE FORESTRY BOARD HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 19 MARCH 2013 AT 9.30 AM

PRESENT:

Graeme Page (Chairman)
Mayor Claire Barlow
Crs Evan Williams
Graham Smith
Peter Maxwell
Annette Money
John Bishop

IN ATTENDANCE:

Kevin O'Neill (Forester Manager)
Paul Morris (Manager – Finance and Administration)
Garth Nixon (Community Facilities Manager)
Nathan Hole (Manager Planning and Regulations)
Keri-Ann Little (Committee Clerk)
Anne Braun – Elwert (Member of the Public)
Colin Maclaren (Member of the Public)
Tracey Bell (Member of the Public)
Two Members of the Public

I APOLOGY

There were no apologies.

II DECLARATIONS OF INTEREST:

There were no declarations of interest.

III MINUTES:

Resolved that the Minutes of the meeting of the Mackenzie Forestry Board held on 18 September 2012 be confirmed and adopted as the correct record of the meeting.

Graham Smith/Evan Williams

- *Cnr Smith asked the Committee for an update on the health of Mr Terry O'Neill, District Forester, following his recent accident. The Chair, Cnr Page reported he had been to visit Mr O'Neill yesterday in the Spinal Unit at Burwood Hospital in Christchurch. He reported Mr O'Neill was feeling a lot better in himself and is looking to be discharged in a month's time. Mr Chair also stated that he believes Mr O'Neill is now starting to realise some of the issues in front of him and Mr O'Neill is currently liaising with ACC about his future in his current home. Mr Chair also took this opportunity to ask Mr O'Neill various questions regarding the Lake Tekapo Plantation that were raised at the meeting last Thursday evening.*

IV LAKE TEKAPO PLANTATION:

The Chairman welcomed Lake Tekapo residents Anne Braun-Elwert, Colin Maclaren and Tracey Bell and invited Ms Braun-Elwert on behalf of the group to address the meeting regarding the Forestry Board's intention to harvest some of the trees in the Lake Tekapo Plantation.

Ms Braun-Elwert's report is Appendix A of the record.

Mr Chair called on Cr Smith to address the Committee with a report from the Public Meeting held in Lake Tekapo on the evening of Thursday 15 March. Cr Smith reported it was an interesting meeting and that he had possibly thought there would have been more people in attendance; he gave a rough indication of about 30 people in attendance. Cr Smith reported it was his belief it was an open meeting to discuss Forestry but from there it has progressed to a stage as a Forestry Board now have a lot of other issue to consider with the harvesting of the Lake Tekapo Plantation; including stumping of the plantation, irrigation and amenity planting's. Cr Smith stated that the meeting demonstrated that Lake Tekapo Residents want to maintain the Plantation and that was the main issue but felt quite confident that a resolution could be agreed on.

Cr Smith addressed the Forestry Board and stated that he recommends that due to the cost of amenity plantings, stump removal, irrigation and the felling of the trees and the share volume of work at hand that Council make the decision on the future of the Lake Tekapo Plantation.

Resolved: That Council make the decision as regards to the future of the Lake Tekapo Plantation.

Graham Smith/ Evan Williams

Cr Graeme Page, Chair voted in favour of the resolution.

Cr Annette Money voted against the resolution.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 10.02 AM**

CHAIRMAN: _____

DATE: _____

Tekapo Forest – south of Murray Place

The case for delaying any decision re harvesting for a year:

1) According to a 1973 document the original purpose of the plantation was for wind shelter NOT commercial forestry:

"An Appraisal of the Tekapo Region with Specific Emphasis on Planning of the Domain" was written as part of some research for a Diploma in Landscape Architecture for the University of Canterbury, by T. C. Emmitt (B. Hort.). He writes:

The County Council plantation to the south-east of the township was planted at the request of the Tekapo Commission for the purpose of shelter. They comprise mainly P. nigra and P. ponderosa, and although their timber value is small due to poor maintenance, their amenity value is high....

This area is important to the future development of Tekapo as it is a buffer against wind, smoke and smell from the local rubbish dump and sewerage works. Because of bad maintenance its timber value is rather low, and therefore it presents Tekapo with a ready-made recreation area.

2) Even in these earlier years this document shows that the amenity value of these trees and their recreational value were recognized. Delaying felling for a year would allow time for a cost/benefit analysis to be done, assessing removal of the trees versus retaining them for recreation and aesthetic purposes; and it would allow time to set up an alternative model for management if the trees were to be retained and to estimate more accurately the cost of that.

3) If the community is to lose the best part of this forest (Section B in particular), then we deserve to be given more accurate figures regarding the value of the timber and what the revenue would be once all the costs, including amenity planting and debris removal in Section A have been allowed for.

4) Thinking ahead: say all the trees in Section B are milled and replanted as per a "normal" commercial forestry scenario with pine trees, intending to mill them again 30 or more years down the track, then we will not get back the kind of open, park-like forest we have now, because production practices have changed, meaning a much denser forest. To accommodate recreational values as much as possible in this area, any felling should be staged, instead of felling all the 65-year-old Corsican pine at once. This calls for a management plan that looks to the future of this forest as a recreational area primarily. Delaying for a year would allow time for a MP to be drawn up.

A Management Plan could cover the following:

a) In the longer term aim to have the whole of the area between Murray Place and the bottom of the hill on the south side designated as a Recreation Reserve - and explore the management options for this.

b) In the medium term allow the Forestry Board to harvest the area where they have milled before.

c) In the short term (in a year's time?) allow the milling of Section A to proceed, subject to a proper budget being drawn up, allowing for low stump cutting, debris removal by mulching and installation of a watering system and the amenity planting. (Volunteer assistance can be called on for planting.)

For Section B explore the possibility of allowing at least half of the trees to remain (according to independent advice those 63 year old Corsican pine should be good for another 20 years at least). A year's delay would give time to determine more accurately the value of those trees - both in terms of timber value, but also their other values in terms of amenity and recreation.

Selectively log, as has been done previously, those which pose a windfall danger, if necessary. (Maybe Don....? could be engaged for such work - he lives in Tekapo, so would save transport costs.)

Bear in mind that this Tekapo plantation was not planted for commercial forestry purposes. It is a community asset for shelter from wind and sewerage smells as well as for recreation. More recognition needs to be given to those aspects in any decisions you make for tree felling.

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE FINANCE COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 19 MARCH 2013 AT 10:13 AM

PRESENT:

Graham Smith (Chairman)
 Claire Barlow (Mayor)
 Crs John Bishop
 Annette Money
 Graeme Page
 Evan Williams
 Peter Maxwell

IN ATTENDANCE:

Paul Morris (Manager – Finance and Administration)
 Keri-Ann Little (Committee Clerk)

I APOLOGY:

There were no apologies.

II MINUTES:

Resolved that the Minutes of the meeting of the Finance Committee held on 5 February 2013, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

- *Mayor Barlow asked for feedback on discussions with Mr George Rhind – Manager Finance and Administration stated he will update Committee in Public Excluded.*

Annette Money/Peter Maxwell

III REPORTS:

1. FINANCIAL REPORT – JANUARY 2013:

This report from the Manager – Finance and Administration was accompanied by the financial report for the period to 30 January 2013.

Resolved that the report be received.

Mayor Barlow/John Bishop

Chair Cr Smith asked Manager Finance and Administration for an update on the new finance software.

Manger Finance and Administration spoke to the Committee regard the new piece of software from NCS given to the Council with no cost. The piece of software will streamline accounts, set parametres with more up to date reports. This software will also changes business processes having the ability to be a lot harder on creditors cut off, improve financial report's, report's will be available straight away allowing more time for analysis and make Manger's more responsible for their financial activities and budgets.

The meeting was adjourned at 10.48 for morning tea and reconvened at 11.10 am.

IV PUBLIC EXCLUDED

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

1. Sale and Purchase Agreement
2. The Old Library Café Update
3. Update Section Sale

<u>General subject of each matter to be considered</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Ground(s) under Section 48(1) for the passing of this resolution</u>
Sale and Purchase Agreement	Commercial Sensitivity	48(1)(a)(i)
The Old Library Café Update	Commercial Sensitivity	48(1)(a)(i)
Update Section Sale	Commercial Sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Sale and Purchase Agreement and The Old Library Café Update and Update Section Sale* section 7(2)(b)(ii).

Annette Money/ Mayor Barlow

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 11.37 AM

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PROJECTS AND STRATEGIES COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 19 MARCH 2013 AT 1:12PM

PRESENT:

Graeme Page (Chairman)
 Claire Barlow (Mayor)
 Crs John Bishop
 Annette Money
 Graham Smith
 Evan Williams
 Peter Maxwell

IN ATTENDANCE:

Bernie Haar (Asset Manager)
 Suzy Ratahi (Manager – Roading) (left Meeting at 1:45pm)
 John O'Connor (Utilities Engineer)
 Angie Taylor (Solid Waste Manager) (left Meeting at 2:37pm)
 Keri-Ann Little (Committee Clerk)

I APOLOGY:

There were no apologies.

II DECLARATIONS OF INTEREST:

There were no Declarations of Interest.

III MINUTES:

Resolved that the Minutes of the meeting of the Projects and Strategies Committee held on 5 February 2013, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

Annette Money/ Graham Smith

IV REPORTS:

1. ASSET MANAGER'S MONTHLY REPORT:

This report from the Asset Manager referred to Asset Management – Project Progress – Roading, Essential Services and Solid Waste

Resolved that the report be received.

Claire Barlow/ John Bishop

- *Madam Mayor congratulated the Asset Department on the maintenance of pavement remarking completion with a \$20,000 saving achieved.*

Roading

Mrs Suzy Ratahi, Roothing Manager spoke to her report.

Lilybank Road Curve Realignment

A design was completed and provided to Nigel Blair for pricing. On further discussion with Nigel and the Land Owner it would appear that instead of the 100m section that was originally designed it was agreed that it would be desirable to extend the works by a further 100m which would effectively ease two corners and end up with a much better result. Due to the increase in length (100m turning into 200m) the price is outside of budget indicated in previous Minor Improvement funding budgets of \$35,000.00. Nigel Blair's price however is reasonable considering the extra length that could now be re-aligned.

Resolved:

2. That price for the 200m curve re-alignment from Blair Excavation Ltd be accepted for the Minor Improvement Works on Lilybank Road.

Annette Money/ Evan Williams

Corner Hamilton and Strathallan Roads

Mrs Ratahi, Roothing Manager proceeded to update The Committee with the current situation on the Corner of Hamilton and Strathallan Roads and the Residents requesting 200 metres around their gate way be sealed. The Residents have been advised that this is not Council Policy and the Roothing Manager has asked for an Elected Member to accompany her to the site in question and meet with the Residents. Cr Page stated he would be happy to attend and would also extend the invite to members of The Roothing Committee.

Funding Assistance Rate Review (FAR)

Report circulated to Roothing Committee members is also available online www.nzta.govt.nz. Mrs Ratahi, Roothing Manager stated the NZTA are suggesting eight changes to the financial assistance rate. She also said the document is currently out for consultation with this period ending 31 May 2013. The Asset Manager said it is important Council Staff and Elected Members have a comprehensive look at this document with the view to Submit, with the option of workshops in the future for further understanding and consultation. Mayor Barlow also address Mr Haar, Asset Manager and stated that money be put in to this project so that correct information is received and investigated enabling Council to make informed submissions.

Reseals

Reseals have finished for the year and are 3% over budget.

Resolved transfer \$17,000 combined from Traffic Services Budget and Pavement Rehabilitation budget into The Seal Road Services Budget.

Graham Smith/Evan Williams

Essential Services:

Mr John O'Connor, Utilities Manager spoke to his report.

Resolved:

3. The Committee note and endorse the decision made by The Mayor and Councillor Page (who had delegated authority to do so) to award the Fairlie Water Supply 2013 Renewals contract to Menzies Group Ltd at a Contract price of \$182,023.

Annette Money/ Evan Williams

Fairlie Water Supply – Maintenance

Our charmed run of no major repairs in the reticulation came to an end in February with repairs totalling \$8,600 being required.

On 13 March the un-modified flow of the Opihi River at SH1 was 4.344 cumecs. From 1 January 2014 on, when the unmodified flow in the Opihi River at SH1 is between 2.5 cumecs and 8.1 cumecs, significant water restrictions come into force, including a limit of two hours of any hosing/irrigation per day per property. When the flow is at or less than 2.5 cumecs a total ban on hosing/irrigation comes into force.

Test pumping was carried out at two possible alternative sources for when the Opihi River is in flood and the existing source becomes turbid.

1. Water's Spring – A hole was excavated to the base sandstone at the spring, the drain was cleaned out, and water was pumped at a rate of approximately 40 l/sec for 48 hours. The relevant levels at and an assumed datum are:

- Ground level beside Spring 9.02
- Water level pre-pumping 7.88
- Invert of hole (top of sandstone) 5.40
- Stable water level second day of pumping 7.75

The chemical analysis report has arrived and it looks good.

There appears to be the potential for this spring to be used as a permanent source for the Fairlie Water Supply. However, the turbidity at high draw-off when the river is in flood will need to be investigated.

2. Guerin's Well – Guerin's well was pumped at approximately 25 l/sec for 48 hours. The pre-pump water-level was at 3.06m depth. On the second day of constant pumping the water depth settled at a depth of 4.18m. The well is 7.0m deep.

The chemical analysis for this water is not yet available.

There appears to be sufficient quantities of water available for this source to be used when the turbidity of the existing source is high. However, the turbidity of the well water when the river is in flood will need to be investigated.

- *Cr Page Chairman suggested more discussion needed to be carried out and consultation with the Fairlie Community Board was required. Discussions on-going.*

Solid Waste:

Angie Taylor, Solid Waste Manager spoke to her report.

Greenwaste

ESL has provided a proposal from Aoraki Contracting Ltd (Scott Aronsen) for greenwaste. In summary this includes the transport of greenwaste to a central location in Twizel and producing compost for sale in bags and in bulk. This proposal requires further consideration, particularly in terms of cost, timeframes and options for suitable locations and will be addressed at the upcoming sub-committee meeting.

Albury collection

ESL has provided an option for the Albury collection from Peter Brian. This would involve a Saturday collection of bags from four identified collection points; Mt Nessing Hall, Monavale Hall, corner Coalpit Road and Chamberlain Road, and Albury Hall. This would be for refuse, recycling and glass in the MDC bags. The cost of this service is \$300 plus GST.

- *Annette Money recommended a meeting between The Solid Waste – SubCommittee and ESL.*
- *A Solid Waste Committee Meeting is to be held tentatively on the 4th of April in Twizel.*

Recycling income

There has been some discussion over the income from recyclables as it appeared this had been decreasing over the past year. The income from metals had been omitted from the overall income, which now appears to be more positive (as shown in the graph above). One factor that has decreased recycling income is a drop in the sale prices for a range of materials. The average sale price for recyclables in November 2011 was \$44 per tonne compared to \$16.10 per tonne in November 2012. Ways to improve the quality and volume of our recyclables is an on-going issue.

Digital TV changeover

I am finalising recycling options for TV's for the upcoming digital changeover on 28 April. MfE have funding available for a recycling scheme known as TV Take back and I am weighing up the advantages of this versus our current e-scrap recycling. Either way, we are able to accept TV's for recycling at all three recovery parks.

Bluewater

We are working with Bluewater and ESL to improve the separation of waste from the accommodation units and Peppers restaurant, and to improve the separation of refuse and recycling. Separate areas for bins for the units and the restaurant are being set up this week and I will monitor the quality of recycling following this.

Clinical Waste

There have been issues in Canterbury with the disposal of clinical waste from residential properties and businesses, such as veterinary clinics. This can present health and safety issues for waste handlers. The introduction of wheelie bins in the Mackenzie has reduced this hazard due to limited handling and ESL has reported that there have been no recent issues. Discussions are underway between Community & Public Health, ECan and TA's to develop a common message to the public for the correct disposal of clinical waste and I will continue to work with ESL on this issue.

3. STORMWATER ACTIVITY MANAGEMENT PLAN:

To provide adopt the Stormwater Activity Management Plan as the framework for the 2012 to 2021.

Resolved that the report be received.

Annette Money/ Evan Williams

Mr Haar spoke to the report; the document was handed out to all Committee Members.

Resolved:

2. That the Stormwater Activity Management Plan be adopted as policy for the future direction of that activity.

Annette Money/ John Bishop

4. FOUL SEWER ACTIVITY MANAGEMENT PLAN:

To provide adopt the Foul Sewer Activity Management Plan as the framework for the 2012 to 2021.

Resolved that the report be received.

Annette Money/ Peter Maxwell

Resolved:

2. That the Foul Sewer Activity Management Plan be adopted as policy for the future direction of that activity.

Graham Smith/ Annette Money

5. FORESTRY BOARD QUESTION:

Cr Page, Chair of the Mackenzie Forestry Board asked Mr Haar, Asset Manager to what effect felling trees would have to the odour from the Oxidation Ponds next to the Plantation. Mr Haar responded to Cr Page's question stating if Oxidation Ponds are running well they will have very little odour, which is the case for these Ponds. Mr Haar also informed the Committee the tree felling would not cause an issue and would in fact help the odour allowing for wind to cross the Ponds helping raise dissolved oxygen levels off the pond effluent resulting in the aerator's not having to be run constantly, as is the case currently.

**THERE BEING NO FURTHER BUSINESS THE CHAIRMAN DECLARED THE
MEETING CLOSED AT 2:57 PM**

CHAIRMAN

DATE

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 19 MARCH 2013 AT 11.41 AM

PRESENT:

John Bishop (Chairman)
Crs Graham Smith
Mayor Claire Barlow
Peter Maxwell
Annette Money
Graeme Page
Evan Williams

IN ATTENDANCE:

Paul Morris (Manager – Finance and Administration)
Nathan Hole (Manager – Planning and Regulations)
Keri-Ann Little (Committee Clerk)

I APOLOGY

There were no apologies.

II DECLARATIONS OF INTEREST:

There were no Declarations of Interest.

III MINUTES:

Resolved that the Minutes of the meeting of the Planning Committee held on Tuesday 4 December 2012 to be confirmed and adopted as the correct record of the meeting.

Mayor Barlow/ Graham Smith

Study of the Value of Water from Lake Tekapo:

Cr Williams referred to a study to be undertaken by Environment Canterbury and Meridian Energy Ltd of the value of water from Lake Tekapo. He considered that the Council should contribute to the study, which would enable it to be a party to the Terms of Reference and secure co-ownership of the resulting information.

IV REPORTS:

1. SUBDIVISION SERVICING REQUIREMENTS FOR RURAL ZONE:

The Manager – Planning and Regulations circulated a hand out and spoke to this report.

- *Mayor Barlow requested hand outs be circulated the day before the meeting so committee members are able to read the document and note any questions they would like to ask.*

This hand out is Appendix A of this record.

V PUBLIC EXCLUDED

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

Annette Money/Graham Smith

1. Misrepresentation Claim.
2. Royal Forest and Bird Judicial Review (Verbal Report).

Reason for passing General subject of each matter to be considered	Ground(s) under this resolution in relation to each matter	Section 48(1) for the passing of this resolution
Misrepresentation Claim	Maintain Legal Professional Privilege	48(1)(a)(i)
Royal Forest and Bird Judicial Review	Maintain Legal Professional Privilege	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows:
Misrepresentation Claim and Royal Forest and Bird Judicial Review section 7(1)(g)

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 12:24 PM**

CHAIRMAN: _____

DATE: _____

SECTION 13– SUBDIVISION, DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

Introduction

The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which assists development, activities and conservation.

Subdivision and development provides the framework of service provision for land use including roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste. Subdivision is also a mechanism for the provision of esplanade reserves, and strips and access strips and is therefore significant in the context of providing public access to waterways.

Issues

Issue 1 - Site Suitability

The underlying objective is to ensure that the allotments created by subdivision are suitable for the anticipated use, that the land is serviceable and developable and that it is not subject to any unacceptable man-made or natural hazard.

Issue 2 - Future Land Uses

There is an expectation by land purchasers that the effects of any proposed land use will have been examined before a new land parcel is allowed to be created. This includes the framework of services, access, water supply and sewerage disposal where appropriate.

Issue 3 - Costs of Infrastructure

It is recognised that development facilitated by subdivision adds incrementally to demands on the infrastructure of the District. The Plan's rules need to be designed to require each new development to contribute a fair and reasonable sum towards the cost of that demand unless it is replacing an existing development. A fair and reasonable share of costs needs to recognise:

- That to manage and develop land (a natural resource) in an orderly and efficient way, it is appropriate to install public utility services (a physical resource) for whole catchments in anticipation of development.
- That there is a need to provide for people and communities economic and social well-being by equitable sharing of costs of utility services over time.
- That works and the costs required for servicing specific areas or developments should be borne by the developers to the extent attributable to the development.

Issue 4 - Marginal Land

The opportunity to subdivide and develop marginal land will exist and may require significant infrastructure works. Where land, or any structure on that land is likely to be subject to damage by erosion, subsidence, or inundation from any source, the Act provides that the Council shall not grant a subdivision consent unless the effects can be avoided, remedied or mitigated.

Issue 5 - Esplanade Provision

There is a public desire to have access to many lakes and rivers throughout the District. However access is only available if there is a legal road, reserve or other formal arrangement such as an access easement, or if private arrangements can be made with landowners. The importance of access to waterways is recognised in the Resource Management Act 1991 where:

The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers" S6(d)

is specified to be a matter of national importance which is to be recognised and provided for by local authorities.

To obtain public access to waterbodies the Council must either purchase land for that purpose or use powers available to it under the Resource Management Act. These powers permit the Council to require that an esplanade reserve or strip be created at the time of subdivision. If the part being created by subdivision is less than four hectares then there is an automatic power to take a 20 metre esplanade reserve for which no compensation is payable. If however the allotment created is four hectares or more the power to require esplanade provision must be in the District Plan and the owner must be compensated for the land taken or the loss in value associated with creating an easement for public access.

An esplanade reserve or strip is a strip of land that lies along a waterbody and is measured landward from the bank of a lake or river or from mean high water springs on the coast. It can have the purposes of:

- maintaining or enhancing the natural functioning of the adjacent waterbody
- maintaining or enhancing water quality or aquatic habitats
- protecting the natural values of the area
- enabling public access to or along any waterbody
- enabling public recreational use of the area that is compatible with conservation values.

A difficulty in achieving an effective system of access to and along waterbodies is the cost involved. Prior to any rules being included in the District Plan providing for esplanade provision it is necessary for the Council to survey the District's waterways to ascertain the values of these to determine whether esplanade provision is required. If provision is considered desirable and incorporated into the Plan and a subdivision occurs the Council must compensate the owner for the loss of lands or its value.

A second difficulty is that rules requiring esplanade provision are likely to be of a general nature even though they apply to specifically identified areas. There needs therefore, to be some mechanism available to the Council to consider whether a reduction in the width of an esplanade reserve or strip or even complete waiver of the requirement is appropriate in particular circumstances, e.g. where there is a minor boundary adjustment or where access to the waterbody would be difficult or dangerous.

Under the provisions of the Conservation Act 1987 and subsequent amendments, marginal strips

are set aside on disposition of Crown land, under circumstances where the legislative requirements are met. Disposition includes renewal of pastoral leases, and changes in tenure of pastoral leases as a result of tenure review. Council will take into account the requirement for marginal strips before determining whether further esplanade provisions are required.

Issue 6 – Subdivision Design and Location

It is recognised that poor subdivision design and location can result in adverse effects on landscape, natural conservation values and amenity values. Because these factors vary from site to site, it may be appropriate for the Council to have the discretion to consider these impacts in relation to each proposed subdivision.

Objectives And Policies

Objective 1 - Subdivision Servicing

The provision of necessary services including safe and efficient access to subdivided allotments in anticipation of the likely effects of land use on those allotments.

Policies

- 1 To integrate subdivision roading with the existing roading network in an efficient manner which reflects expected traffic levels and the safe management of vehicles and pedestrians.
- 2 To achieve safe and effective vehicular access to properties in subdivisional developments.
- 3 To achieve provision of pedestrian and amenity linkages where useful linkages can be further developed.
- 4 To minimise the adverse visual and physical effects of subdivision roading.
- 5 To require that water supplies to subdivided allotments are of a sufficient capacity and of a drinkable standard.
- 6 To require upon subdivision, that all new lots be provided with a means of connection to a reticulated water supply system, where water from such a system is available.
- 7 To require that the provision of any necessary additional water supply, stormwater control or sewage disposal infrastructure and the upgrading of existing infrastructure is undertaken or contributed to by subdividers where appropriate, in recognition of the scale and nature of the anticipated land users.
- 8 To encourage the retention of natural open waterways for stormwater to ensure disposal in a manner which maintains or enhances the quality of surface and ground water.
- 9 To require that stormwater is disposed of in a manner that avoids inundation of land within or adjoining the subdivision.
- 10 Land modification, development and subdivision in the Residential zones and the Rural-Residential 1 & 2 zones in Twizel should occur in a way that:

- (a) protects the performance of natural overland flowpaths and open watercourses;
 - (b) protects water quality by the use of filtering mechanisms where necessary such as stormwater treatment ponds; and
 - (c) provides stormwater management in an integrated and cost effective manner.
- 11 For subdivision and development in Twizel, to require where appropriate/necessary a comprehensive stormwater management plan which addresses stormwater runoff and management of its effects.
- 12 To encourage the harvesting and/or re-use of stormwater for non-potable uses where appropriate.
- 13 To require, upon subdivision, that anticipated development is provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and minimises adverse effects on the environment.
- 14 To require upon subdivision, that all new lots be provided with a means of connection to a reticulated sanitary system, where such a system is available. Where a reticulated system is not available, on site or stand alone communal treatment systems may be installed, subject to any discharge consents required.
- 15 To require that provision be made for trade waste disposal upon subdivision of land for anticipated industrial use.
- 16 To require that adequate provision is made for the supply of reticulated energy and communication facilities and that the method of reticulation is appropriate to the amenities of the area.

Explanation and Reasons

High vehicle ownership requires consideration of access to newly created lots. Only in a very restricted set of circumstances would vehicular access be impracticable and pedestrian access is always essential. Rooding and access standards are a reflection of anticipated traffic be it volume or type. Rooding and access can also have a major visual impact and as such both the location in terms of the topography and landscape, and the design of access routes, should enhance the natural environment and minimise any visual intrusion. It is important that access to all subdivisions, in particular from the state highway, is appropriately located and is formed to an all weather standard to ensure the efficiency and safety of the rooding network is not compromised.

The subdivision of land is often followed by intensification or changes in land use that subsequently increase the demand for water usage. Where the proposed subdivision creates new allotments, and where the users will require water for human consumption, then that supply must be potable and reliable. In addition, where life and property needs to be protected, ready access to sufficient water supplies must be available for fire fighting purposes. Unless the water supply system has an excess of capacity, subdivision and development leads to the need for the water supply system to be upgraded. Some land use activities may place heavy demands upon a water supply system to enable their processes to function, and consideration must be given to their location to ensure the sustainability and wise use of the water resource.

Notwithstanding regular monitoring and testing programmes, individual wells run higher risks of contamination. The water resource can be better managed if a public supply system is installed wherever practicable. Having as many water users as is possible connected to the public water supply system increases the efficiency of use of the whole system, including management of both the natural water resource and the physical resources involved in water supply. When land is subdivided new connections to the system will be required by the activities to be established on these allotments. The ability to connect to the water supply system at the property boundary must be provided by the subdivider. Where the public system is physically not available, then the subdivider or developer must provide a connection to that system as the Council requires, or to an individual on-site system of sufficient capacity and a potable quality.

The design of stormwater systems and the capacity of existing systems must be adequate to achieve satisfactory disposal. It is the responsibility of the person who changes the existing land and water surfaces to investigate the effects of the proposal and if any adverse effects will or could result from the subdivision of land, then mitigating measures must be carried out. Any possible adverse effects on land surrounding a subdivision are also to be prevented by remedial works installed by the subdivider.

Given the potential for development within the residential and rural-residential zones at Twizel, it is important to ensure that stormwater management is provided for appropriately. Policies 10 and 11 require appropriate assessment of and planning for stormwater, and sets standards for its management.

Where it is safe and cost-effective, stormwater harvesting and re-use via rainwater tanks is considered to be a sustainable method of water management. It involves re-use of a resource that would otherwise run to waste, and it reduces the demands on the mains supply. It also provides added protection against loss or reduction of supply in a drought, and assists in providing for more resilient communities in emergency situations.

Recognition and enhancement of the values of natural waterways and receiving waters is a necessary part of planning subdivision and subsequent land use developments. Open waterways can be visually attractive and generally provide an opportunity for enhancement through suitable landscape treatment. Preservation of the natural system is ecologically and environmentally more acceptable.

Disposal and proper treatment of sanitary sewage is a matter of vital importance. This is particularly significant in terms of the protection of the quality of the surface and groundwaters and that of receiving waters. Adequate treatment of sewage effluent requires adequate provision for treatment works and means of disposal for the waste waters generated in the system. In the urban areas where density of development precludes individual disposal systems, it is a Council function to provide sewage treatment and reticulation ensuring a safe means of disposal of the large quantities of urban sewage, treating it and discharging the waste water.

In rural areas where connection is impracticable, care must be exercised to ensure the individual treatment plant does not cause pollution of any adjoining waterways or the underground aquifers, that could affect the quality of the District's or a locality's water supply. Subdivision for new industrial activities has to anticipate trade waste disposal needs which are often much higher than most other land use activities.

The supply of electric power and telecommunications to all sectors of the community can readily be regarded as an essential service. It includes any upgrading or establishment of a system to service an area, and supply to individual users of sites created upon subdivision. The provision of reticulated supplies will of necessity involve reticulation systems which can be either above or below ground, as well as (in some cases) substation structures. The widespread use of electric power means a provision of power lines and their associated structures. However, with appropriate planning, adverse effects of overhead lines can be mitigated to a certain degree, while for most properties in the residential, rural-residential, town centres and special conservation

areas, provision of new reticulation is required to be by underground reticulation. The much higher cost of underground reticulation is recognised, and underground reticulation is not required in all rural and industrial areas where environmental and economic considerations may be differently balanced.

Objective 2 - Cost Of Services To Be Met By Subdividers and Developers

The costs of the provision of existing services, new services or the upgrading of services which are necessitated by subdivision or development, is to be met by the subdividers and/or developers.

Policies

- 1 To require subdividers and developers to meet the costs of new or upgraded services (including head works), which are attributable to the impacts of the subdivision or development, including where applicable:
 - roading and access;
 - water supply;
 - sewage disposal;
 - stormwater disposal;
 - trade waste disposal;
 - provision of electricity; and
 - provision of telecommunications.
- 2 To require contributions for creation of new allotments and multi-unit residential development for the purpose of recouping costs of existing public utility services provided by the Council that serve the land in the subdivision or development.
- 3 To provide for any contributions to be in accordance with the methods of determination specified in the Rules.

Explanation and Reasons

Subdivision of land provides a framework of services for subsequent purchasers of new allotments who have an expectation that services will be available. New subdivision may also give rise to demands for upgrading of existing services which is a direct consequence of the subdivision.

The provision of services within the subdivision is a cost recoverable from the sale of allotments and can be imposed on a subdivider at the time of subdivision development. Furthermore, where a subdivision creates a demand for upgrading services outside of the subdivision, the Council is justified in recovering costs attributable to the subdivision itself.

Where adequate public utilities are already in place it is considered appropriate, to enable people and communities to provide for their social and economic benefit, that all users of public utility services (e.g. water supply, sewerage and stormwater drainage) contribute to these services. New ratepayers otherwise “freeload” on the value and capacity of the asset provided by earlier generations and developers. In this way the Council can confidently plan its servicing to provide for the reasonably foreseeable needs of current and future generations. Financial contributions towards existing infrastructure are based on a “recognised equity” model involving contributions by developers equivalent to the equity held by existing ratepayers in the existing utility service infrastructure. If new reticulated areas are created by the Council beyond the existing systems at Twizel, Lake Tekapo or Fairlie the equity formula shall apply and a new cost structure added to the newly created assets in these areas.

Contributions are set according to rules to ensure a reasonable degree of certainty for developers.

OBJECTIVE 3 - RECREATION AND RESERVES

A conveniently distributed and accessible range of public open space and recreational areas and facilities to meet the diverse needs of residents and visitors to the District.

Policies

- 1 To encourage, and where possible, provide for a range of recreation opportunities within the District.
- 2 To ensure the provision of open spaces and recreational areas within or in reasonable proximity to new residential subdivisions to meet the needs of the future community.
- 3 To require contributions towards public open space and recreation areas from residential subdivision and from any major residential, business or community development to provide for:
 - i Additional parks, walkways and cycleways needed as a result of additional household and/or visitor growth.
 - ii Additional open space needed for visual relief or enhancement.
 - iii Development and maintenance of neighbourhood parks and local open space to a level at which they are useable and enjoyable.

Explanation and Reasons

The use of contributions by way of land or cash at the time of subdivision or development will assist the Council in acquiring further reserves to improve the availability of these or to improve and maintain the quality and facilities of existing recreation and open space areas. These new or improved recreation areas and facilities will serve the people who will be housed or work in the new subdivisions or developments.

The basis for the reserve contribution is the additional, actual or potential demand anticipated for recreational and open space land consequent to subdivision and development - that is, its “effects” in terms of land and use intensification. Contributions are not imposed as a tax on development, but can be in the form of land (where provision is practicable such as from larger “green field” sites) or cash.

Objective 4 - Esplanade Provision

Development of a system of esplanade areas adjacent to important waterways, and access strips to these esplanade areas, which:

- *enables protection of the margins and retaining of the natural character of lakes and rivers;*
- *maintains or enhances the natural functioning of lakes and rivers, their water quality and aquatic habitats;*
- *provides for public access to and along, and the recreational use of the margins of lakes and rivers, where it is appropriate in terms of conservation values and public safety; and*
- *mitigating natural hazards.*

Policies

- 1 Where appropriate, taking into account the requirements of Section 6(d) of the Act, and the purposes of esplanade provision contained in Section 229, to require esplanade strips or esplanade reserves along waterways when allotments are created.

Explanation and Reasons

- The public desire a reasonable level of access to waterways within the District, particularly for recreational purposes.
- There are areas adjacent to waterways within the District which have significant conservation value or which contribute to the maintenance and enhancement of water quality and aquatic habitats. It is desirable that these areas receive protection to retain those conservation values.
- Esplanade strips (which are created by easements over private property) enable public access onto properties while permitting existing land uses to continue.
- Some waterways and their margins have significant conservation values which require protection that can only be achieved if the land is reserved for that purpose.
- It is not practical at this stage for the Council to identify all areas where esplanade provision is desirable given the extensive length of riparian areas within the District. As this District Plan contains detailed assessment matters to guide the Council in its decisions upon appropriate esplanade provision consistent decisions can be made as and when subdivision occurs. The provisions of the Conservation Act 1987 and subsequent amendments ensure that where pastoral lease land is renewed, or freeholded as a result of tenure review, appropriate marginal strips will be created. This effectively ensures riparian protection throughout most of the high country.
- To enable the public to enjoy esplanade areas and the District's waterways it is necessary that access to these areas and waterways be made available. The Council is authorised under the Act to negotiate access arrangements across private land for the purpose of public access to waterways.

Objective 5 - Avoidance Of Natural Hazards

The avoidance of subdivision in localities where there are significant natural hazards, unless these can be mitigated without significant adverse effects on the environment.

Policies

- 1 To ensure that subdivision is either restricted, subject to mitigation measures, or avoided in areas subject to risk from flooding, subsidence or slippage, or from hazards associated with active faults.
- 2 To ensure that mitigation measures do not give rise to unnecessary adverse impacts on the environment.
- 3 Require esplanade provision be made to mitigate natural hazards.

Explanation and Reasons

There are areas within the District which because of risk of natural hazards including flooding and active geological faults would be unsuitable for development, or require specific measures to be undertaken to overcome these hazards. Risk from flood hazard in some areas may include inundation associated with the unforeseen and uncontrolled release of water from the Waitaki hydro electric power scheme. The Council has an obligation under Section 106 of the Act to decline consent to any subdivision in areas where these hazards cannot be adequately mitigated, in addition to ensuring that any mitigation measures are in fact adequate to overcome the hazard. It is also necessary to consider the effects of the mitigation measures themselves which may also create adverse environmental effects.

Objective 6 – Design And Location

The avoidance of adverse environmental effects associated with subdivision design and location.

Policies

- 1 To require that the creation of new allotments take into account as far as possible underlying topography and the maintenance of the integrity of any significant nature conservation site; and that any adverse effect on landscape, nature conservation values and amenity are avoided or mitigated.
- 2 To ensure subdivision and development in the Residential zones and the Rural-Residential 1 & 2 zones in Twizel have regard to community coherence and linkages with Twizel.

Explanation and Reasons

There are areas within the District where subdivision has the potential to create adverse visual effects because boundaries are poorly located in relation to topography. In addition subdivision in the vicinity of important habitat or vegetation areas can impact on those values of these areas.

Other relevant objectives and policies that the Council shall refer to in considering subdivision are:

Rural Objective 1-	Indigenous Ecosystems, Vegetation and Habitat
Policy 1C -	Natural Character and Ecosystem Functions
Rural Objective 2-	Natural Character of Waterbodies and their Margins
Policy 2A -	Controlling Adverse Effects
Policy 2B -	Riparian Margins

Rural Objective 3-	Landscape Values
Policy 3D -	Impacts of Subdivision Use and Development
Rural Objective 4-	High Country Land
Policy 4A -	Vegetation Cover
Policy 4B -	Ecosystem Functioning, Natural Character and Open Space Values
Policy 4C -	Soils and Water.

Policy 2 seeks to ensure that development in the residential and rural-residential areas of Twizel is designed to provide for integration with the town, including linkages with the town and its services and facilities. These linkages can include roading, open spaces and greenways including cycleways and/or pedestrian walkways.

Implementation Methods

Rules in the Plan stating development standards for subdivision relating to and including:

- site suitability assessment;
- shape and dimension;
- effluent disposal;
- water supply;
- energy and telecommunications servicing;
- area and frontage requirements for each zone;
- access requirements and standards;
- financial contributions;
- reserve requirements or contributions;
- esplanade requirements;
- the subdivision of special allotments; and
- subdivisions including existing buildings or structures.

Investigate options for obtaining information on the values of waterways in order to undertake an overall assessment of the need for esplanade provision within the district to achieve the purposes of esplanade provisions set out in section 229 of the Resource Management Act 1991.

Environmental Results Anticipated

- Safe, convenient access to and from subdivided allotments.
- Enhanced and extended patterns of vehicular, cycle and pedestrian linkages.
- Water supplies which are sufficient in volume to meet reasonable needs and of potable quality.
- Adequate disposal of stormwater, sewage and trade wastes.
- Retention and enhancement of natural drainage systems.
- Adequate provision for energy supplies and telecommunications.
- Cost effective provision of services for redevelopment and growth without additional financial burdens on District rate payers.
- Continued provision of esplanade reserves or strips in appropriate locations where enhancement of habitats and/or access can be achieved.
- Avoidance of potential risk to property and people from flooding, erosion or subsidence.
- Maintenance of visual amenity and coherence of indigenous vegetation and habitat.

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL, HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY 19 FEBRUARY 2013 AT 9.40 AM

PRESENT:

Claire Barlow (Mayor)
Crs John Bishop
Peter Maxwell
Annette Money
Graeme Page
Graham Smith
Evan Williams

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Paul Morris (Manager – Finance and Administration)
Garth Nixon (Community Facilities Manager)
Bernie Haar (Asset Manager)
Rosemary Moran Committee Clerk)

I OPENING:

The Mayor opened the meeting and welcomed everyone.

III DECLARATIONS OF INTEREST:

There were no Declarations of Interest.

IV BEREAVEMENTS:

The Mayor referred to the recent deaths of Janet Froude and Helen O'Hara.

A motion of sympathy was passed and the Chief Executive Officer was directed to pass this on to those concerned.

V MAYORAL REPORT:

This was the report of Mayoral activities to 19 February 2013.

Resolved that the report be received.

John Bishop/Graham Smith

VI REPORTS REQUIRING COUNCIL DECISION:

1. TOWNSHIP MAINTENANCE CONTRACTS:

This report from the Community Facilities Manager sought authorisation to negotiate a new contract with Whitestone Contracting Ltd alongside the Utilities Services Contract, before considering putting a contract out for public tender.

Resolved that the report be received

Graham Smith/Annette Money

Resolved that staff enter into negotiations with Whitestone Contracting Ltd for a new Township Maintenance Contract and report back to the Projects and Strategies Committee at their meeting on 23 April 2013.

Evan Williams/Peter Maxwell

Resolved that no commitment be made to renewing the contract with Whitestone Contracting Ltd until the Council has considered the possible establishment of a township manager position in Twizel.

Annette Money/Graham Smith

2. PROPOSAL TO CLOSE ROADS OFF BRAEMAR ROAD:

This report from the Asset Management Officer referred to an application from New Zealand Defence Force to close paper roads to all traffic through live fire areas.

The report was accompanied by a map of the proposed closures and the public submissions received.

Resolved:

1. That the report be received
2. That the roads identified on maps attached to the report be temporarily closed in the interest of public safety for the period of 20 February 2013 to 20 February 2014 in accordance with the provisions of the local Government Act 1974 Section 11c.

Graeme Page /Annette Money

3. PROPOSED TWIZEL MEDICAL CENTRE:

This report from the Chief Executive Officer sought to clarify Council's position in relation to funding support for the proposed Twizel Medical Centre.

Resolved that the report be received

Evan Williams/Annette Money

The Manager – Finance and Administration advised that Council ownership of the medical centre building had been signalled in the Long Term Plan, therefore any potential departure from that would require public consultation.

Cr Maxwell noted that, while he supported the Twizel Medical Centre project, the expectation seemed to be that the whole District should invest in the project. He reminded Council that when the Lake Tekapo community had expressed a desire to build a community centre some three years previously, it had been made clear that in the interests of the District, it would have to purchase the land required.

Resolved:

1. That the High Country Medical Trust's request be accepted in principle.
2. That the Chief Executive be instructed to negotiate suitable terms and conditions for provision of funds and lease conditions.
3. That the terms and conditions be approved by the Council prior to final acceptance.

John Bishop/Graeme Page

4. STRATHALLAN AND HAMILTON ROADS DUST COMPLAINT AND PETITION:

This report from the Manager – Roading was accompanied by a petition seeking the sealing of Strathallan Road and an extension of seal on Hamilton Road, received from Gary and Christina Boulton and signed by nineteen other residents on Strathallan and Hamilton Roads, and an email from Ron Smith, a dairy farm owner on Strathallan Road.

Resolved that the report be received

Evan Williams/Graham Smith

Resolved:

1. That the current policy in relation to seal construction and seal extension be reviewed.
2. That the request to seal Strathallan Road be declined at this stage.

Annette Money/Graham Smith

LATE ITEM:

Resolved that pursuant to the Local Government Official Information and Meetings Act 1987, the report *Fairlie Water Supply 2013 Renewals- Tender Acceptance* be considered.

Annette Money/John Bishop

The report was not included on the Agenda because tenders closed after the Agenda was prepared. Consideration of the report at this meeting is required to enable a tender to be accepted and the project to progress.

Resolved:

1. That the report be received.
2. That the Mayor and Cr Page be delegated authority to consider and accept a preferred tenderer for the Fairlie Water Supply 2013 Renewals.

Annette Money/Graham Smith

XIII ADJOURNMENT:

The meeting was adjourned at 10.30 am for a Citizenship Ceremony.

XII VISITORS:

The Mayor welcomed citizenship candidates Samuel, Mercedes, Shamelle and Sann Nathani Abella and James Donnelly, Michael Donnelly and Dawne Donnelly.

Mercedes, Samuel and Shamelle Abella took their oaths of allegiance and the whole family was congratulated by the Mayor as new New Zealand citizens. She presented them with their Certificates of Citizenship and gifts.

James, Michael and Dawne Donnelly make their affirmations of allegiance and were congratulated by the Mayor as new New Zealand citizens. She presented them with their Certificates of Citizenship and gifts.

The Mayor then read a message from the Minister of Internal Affairs, following which the visitors and their supporters joined the Council for morning tea.

XIII ADJOURNMENT:

The meeting was reconvened at 11.10 am.

VII INFORMATION REPORTS:

1. GENERAL ACTIVITIES REPORT:

This report from the Chief Executive Officer referred to Council, Committee and Board Meetings, and Other Meetings and Activities and Delegations to Cover Emergency Situations.

Resolved that the report be received.

Annette Money/Peter Maxwell

2. ALPS 2 OCEAN JOINT COMMITTEE:

This was the minutes of the meetings of the Alps 2 Ocean Joint Committee held on 13 December 2012 and 24 January 2013 and the summary report for December 2012/January 2013.

Resolved that the reports be received

Graham Smith /Evan Williams

3. MACKENZIE DISTRICT MARKETING – ACTIVITY UPDATE:

This activity report from Christchurch and Canterbury Tourism referred to the Board Overview of Activity, Industry Communication, Industry Training, Online, Campaign and Collateral, Media and Trade.

Resolved that the report be received

Annette Money/Graeme Page

4. MACKENZIE COMMUNITY ENHANCEMENT BOARD:

This was the annual report of the Mackenzie Community Enhancement Board which had been submitted by Chairman Kevin O'Neill.

Resolved that the report be received.

Graham Smith/Graeme Page

Resolved that a formal letter of appreciation be sent to the Mackenzie Community Enhancement Board for the work in the community undertaken by the Board.

Graeme Page/John Bishop

5. GUDEX ROAD - COST IMPLICATIONS:

This report from the Chief Executive Officer confirmed the cost implications of previous decisions relating to legal road alterations at Gudex Road.

Resolved that the report be received.

Graham Smith/Evan Williams

Cr Smith noted that considerable costs in terms of staff time should be added to the estimated total cost and questioned whether the proposed 50/50 split of costs between the Council and the affected landowner was therefore appropriate.

6. COMMON SEAL AND AUTHORISED SIGNATURES REGISTER:

This report from the Committee Clerk advised of documents listed on the Common Seal and Authorised Signatures Register from 13 December 2012 until 13 February 2013.

Resolved:

1. That the report be received.
2. That the sealing of document numbers 764 to 767 be endorsed.

Annette Money/Graham Smith

VIII COMMUNITY BOARDS:

This report from the Chief Executive Officer was accompanied by the Minutes of the meetings of the Fairlie Community Board held on 30 January 2013 and the Twizel and Tekapo Community Boards held on 28 January 2013.

Resolved that the report be received.

Peter Maxwell /Annette Money

Resolved that the report be received.

John Bishop/Peter Maxwell

Resolved:

FAIRLIE COMMUNITY BOARD

1. **Princes Street Upgrade**

That it be noted that the Community Board was to review the Princes Street streetscaping project in consultation with the residents and Council staff.

2. **Riddle Street:**

That it be noted that no further action was to be taken on the proposed changes to traffic flows in Riddle Street, Fairlie.

3. **Haybarn Proposal**

That it be noted that the request from Jenny Malcolm to erect a haybarn on land leased from the Council was declined.

TWIZEL COMMUNITY BOARD

4. **Fencing of Greenways:**

- That it be noted that the quote from RAD Building for \$4,856.05 including GST, for fencing the greenways between Mackenzie Drive and Hunter Crescent and Mackenzie Drive and Falstone Crescent was accepted.
- That it be noted that consideration of the second quote from RAD for the fencing of greenways opposite the Fire Station and Omahau Crescent on Mackenzie Drive had been deferred until the preferred sites had been confirmed.

5. **Fire Risk Sections:**

That it be noted that the Twizel Community Board adopted the following policy for dealing with fire risk sections:

- That in future all fire risk sections in the RES 1 and RES 2 zones in Twizel be mowed by 30 November.
- That the owners of fire risk sections not mowed by 30 November be on-charged the contractor's mowing costs.
- That advice of the policy be published well in advanced of the fire risk season in the *Mackenzie Messenger* sent out with the August rates invoices (Instalment I) and in the Twizel Update.

6. **Twizel Water Supply**

That it be noted that Meridian Energy Ltd was to be asked for financial assistance to fund the drilling of exploration bores for a new water source for Twizel - one in the vicinity of Site 4 and one on another site.

7. **Request for Support – Ben Ohau Golf Club**

That it be noted that a grant of \$100 was to be given to the Ben Ohau Golf Club for sponsorship for the Ben Ohau Classic Golf Tournament.

8. **High Country Medical Trust**

That the Twizel Community Board's support of the High Country Medical Trust's application for funding and support for the building of a new medical centre for Twizel be noted.

9. **Market Place – Bikes, Skateboards, Scooters and Dogs**

That it be noted:

- that *No Dogs* and *No Cycling and Skateboarding* signs were to be stencilled on concrete pavements in Market Place.
- that the relocation of bike stands to more visible sites was to be investigated with the view to providing enhanced security for bicycles.

10. **Land Sales:**

That it be noted that the Twizel Community Board recommended that the RES 4 Council-owned land in Twizel which had been identified during the Plan Change 15 process as being surplus to requirements, be considered for subdivision and sale.

TEKAPO COMMUNITY BOARD:

11 **Lake Tekapo Plantation**

That it be noted that the Lake Tekapo plantation harvesting project was to proceed as proposed following the release to the media of the details and plans for the project including compromise solutions such as the relocation of tracks affected by the harvest.

12. **Campervan Dump Station and Car Park.**

That it be noted that quotations were to be obtained for the Lakeside Drive Carpark and Effluent Dump Station project based on the amended plan.

Peter Maxwell/Evan Williams

Resolved that the Council endorses the Tekapo Community Board's underwriting of the balance of funds required to complete the Lake Tekapo Footbridge project up to the sum of \$250,000 which would enable applications to be made for further funding, subject to the receipt of detailed financial information from the Footbridge Society.

Graeme Page/Annette Money

XI COMMITTEES:

Resolved that Minutes of the meetings of the Finance and Projects and Strategies Committees held on 5 February 2013, including such parts as were taken with the Public Excluded, be received.

Annette Money/Graham Smith

XII CONFIRMATION OF MINUTES:

Resolved that the minutes of the meeting of the Mackenzie District Council held on 18 December 2012, including such parts as were taken with the Public Excluded, be confirmed and adopted as the correct record of the meeting.

John Bishop/Graeme Page

MATTERS UNDER ACTION:

Policy and Bylaws:

The Chief Executive Officer undertook to follow up the issue of the review of the Gambling Policy and Animal Control Bylaw.

XI PUBLIC EXCLUDED:

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

Market Place West, Twizel, Upgrade Contract 1212

<u>General subject of each matter to be considered</u>	<u>Reason for passing this resolution in relation to each matter</u>	<u>Ground(s) under Section 48(1) for the passing of this resolution</u>
Market Place West Upgrade Contract 1212	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: *Market Place West Upgrade* section 7(2)(b)(ii).

Annette Money/Evan Williams

The Council continued in Open Meeting.

MARKET PLACE WEST, TWIZEL, UPGRADE CONTRACT 1212:

Resolved that the following resolution taken with the Public Excluded, be adopted:
That the tender for contract 1212, with a completion date of 30 November 2013, from Whitestone Contracting Ltd, for the sum of \$73,773.31, be accepted.

John Bishop/Graham Smith.

APPRECIATION

The Mayor referred to the imminent retirement of the Committee Clerk, Rosemary Moran, and on behalf of the Council thanked her and wished her well for the future.

**THERE BEING NO FURTHER BUSINESS,
THE MAYOR DECLARED THE MEETING CLOSED AT 12.10 PM**

MAYOR: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL MATTERS UNDER ACTION

MANAGER – PLANNING AND REGULATIONS

Policy and Bylaws

Provide a revised policy on **Gambling** and review the **Animal Control Bylaw** to the Planning Committee meeting.