

## **MACKENZIE DISTRICT COUNCIL**

### **MINUTES OF A MEETING OF THE MACKENZIE DISTRICT COUNCIL HELD IN THE COUNCIL CHAMBERS AT FAIRLIE, ON TUESDAY AUGUST 5, 2014, AT 9.30AM**

#### **PRESENT:**

Claire Barlow (Mayor)  
Cr Graham Smith  
Cr Murray Cox  
Cr Noel Jackson  
Cr James Leslie  
Cr Russell Armstrong  
Cr Evan Williams – from 10.56am

#### **IN ATTENDANCE:**

Wayne Barnett (Chief Executive Officer)  
Arlene Goss (Committee Clerk)  
Paul Morris (Finance and Administration Manager)  
Pauline Jackson (Rates Officer) – from 1.20pm  
Garth Nixon (Community Facilities Manager) – from 10am  
Martin Witt (Cancer Society) – from 10.56am  
Marthy Cloake (Heart Foundation) – from 10.56am  
Steve Thompson (Alpine Energy) – from 11.26am  
Andrew Tombs (Alpine Energy) – from 11.26am  
One media representative from the Timaru Herald  
One member of the public observing the item 'Land Sale Twizel'

#### **OPENING:**

The Mayor welcomed everyone to the meeting.

#### **APOLOGIES:**

An apology for lateness was received from Cr Williams.

#### **DECLARATIONS OF INTEREST:**

Cr Russell Armstrong declared an interest in the item 'Land Sale Twizel'. Cr James Leslie declared an interest in the item 'High Country Medical Trust.'

#### **BEREAVEMENTS:**

The Mayor noted the following bereavements:

- Philip William McKay, died June 24, husband of Anne, late of Streamlands Station.

- Kathleen Winifred Little, died July 12, mother-in-law of Steve and Diane Little, grandmother of Keri-Ann Little (former committee clerk), late of Timaru.
- Joan Maria MacDonald, died July 13, sister-in-law of Mary MacDonald (Fairlie), late of Christchurch.
- Florence Isabel O'Neill, died July 30, mother-in-law of Kevin (MDC Forestry Manager) and Deborah, Gerry and Jo, late of Fairlie, wife of the former county chairman Bernie O'Neill.
- Koor Krushop late of Twizel.

A moment of silence was observed.

## **ORDER OF BUSINESS:**

The Mayor said she has decided to debate the Twizel Land Sale item in public due to the level of public interest in this matter. However any debate on the price of the land needs to be held in public excluded as it is commercially sensitive. She said this is a tough issue, but she reminded councillors that the land belongs to the district as a whole and councillors represent the entire district. She requested that councillors have an open mind. The vote will be recorded in public. Once a democratic decision is made it's up to council to back the decision and all councillors need to support the decision made.

## **MAYOR'S REPORT:**

This was the report of Mayoral activities from June 24 to August 4, 2014. Cr Smith said it was good that the building of the Old Library in Fairlie was underway. He asked if there were any concerns regarding the price and budget for this. There are no concerns. The restoration of the Old Library is going well. Experts have been engaged to help with structural work. Cr Jackson asked if there are any issues with the power pole outside the Old Library. Alpine Energy have isolated the lines outside so builders can work close to them. The birds nest of power lines needs to be moved. This needs to be raised with Alpine Energy. Cr Smith asked about the LGNZ conference. The chief executive said it was excellent. He appreciated a presentation about the place of iwi within council and the use of Maori language, and how important it was to iwi. He said the council could improve in this regard.

Resolved that the report be received.

**Murray Cox/Graham Smith**

## **REPORTS:**

### **CHIEF EXECUTIVE'S ACTIVITIES:**

This was the report of chief executive activity from June 24 to August 4, 2014.

The chief executive was asked regarding meetings with Stephen Gubb and Robin Hughes. There are some matters that Hughes would like to talk about with the property group and a workshop is scheduled for next week. The workshop is about stepping back from the project and looking at the relationships, roles and projects as a whole.

Cr Cox asked regarding the meeting between the chief executive and Sally Jones, Department of Conservation. This was to discuss an item on today's agenda regarding the Hayman Road section of Alps2Ocean.

Cr Smith asked regarding the meeting between the chief executive and Graham Murray. The chief executive said this was to discuss an idea that needed further development before coming to council.

Resolved that the report be received.

**Russell Armstrong/James Leslie**

#### REPORT FROM CANCER SOCIETY/HEART FOUNDATION:

This report has been submitted to council by the Cancer Society and Heart Foundation and will be discussed later in the meeting when representatives are due to make a presentation to councillors.

Resolved that the report be received.

**James Leslie/Graham Smith**

#### ELECTORAL SYSTEM COMMENCING FROM THE NEXT TRIENNIAL ELECTION:

The purpose of this report was to enable Council to decide which voting system it wishes to implement for the next two triennial elections. In the past this council has used the First Past the Post voting system. There are not many candidates so it would be difficult to implement the Single Transferable Vote system. This is more appropriate where there are party allegences.

Resolved:

1. That the report be received.

**Graham Smith/Russell Armstrong**

2. That Council adopt the First Past the Post (FPP) Voting System for the next two triennial elections.

**Graham Smith/Russell Armstrong**

#### WRITE OFF EXCESS WATER CHARGES:

This report has been prepared to enable Council to decide whether it wants to write off an excess water charge invoice. Finance manager Paul Morris said

the reason for this request being on the agenda is because council does not currently have a water bylaw, so this needs to come to council for decision. There was a water bylaw, but it has lapsed. The old bylaw says council will write off water charges if there was a leak, the last three years have had no excess use of water, and a repair has been carried out by the landowner. In this case there were no excess water charges three years prior, the landowner has got the leak repaired, and two meter readings since then show no further problem. Mr Morris said the landowner has complied with the previous bylaw so he recommended the council write off the charges.

The amount of water that leaked was 2000 cubic meters over one year. Cr Leslie said he would like to look at the bylaw when it is reviewed, because if the leak is on a person's property why should the ratepayers pay for it? The Mayor agreed that this needed to be considered.

Resolved:

1. That the report be received.

**Graham Smith/Russell Armstrong**

2. That the excess water charge of \$1261.30 to Page Family Trust be written off.

**Russell Armstrong/Noel Jackson**

*Garth Nixon joined the meeting at 10am.*

HIGH COUNTRY MEDICAL TRUST:

*Cr James Leslie declared a conflict of interest and left the table. He did not take part in the debate or vote on this issue.*

The purpose of this report was to update council and seek approval of the deeds of lease and agreement with the High Country Medical Trust, and to seek council direction in relation to the costs associated with the proposed site for the High Country Medical Trust.

The chief executive outlined the proposal as noted in the report. The risk for council is whether the old building can be sold for the rateable value. This proposal improves the current position with regards to the High Country Medical Trust, but council takes on the sale risk.

Cr Cox asked who will own the new medical centre. The trust will. Council owns the current medical centre. The new proposal asks that council gives the trust a loan to build the new centre which they will own. Council will go from owning a building to owning nothing. The consultative process will allow the community to debate whether they want that.

Cr Armstrong asked if the medical trust will pay interest on the loan? No, the expectation is that the loan will not be paid back.

Cr Jackson asked if the Waitaki District Council would be involved as this medical centre represents people from part of their district and is beneficial to the whole area. He thinks Waitaki should have some say. The Mayor said this question needs to be taken back to the trust as it's a good point.

Cr Smith was concerned that it will cost ratepayers more money, and while not opposing the proposal he feels that the council should have a representative on the trust to protect the ratepayers' interest in the new medical centre.

The chief executive said this is in the ratepayers' interest because the existing substandard medical centre will be replaced with something far better, so a community facility will be enhanced. Council's stake in the old centre is 100%. It's stake in the new centre will be the same value but a lesser percentage. But we will have a better facility for the community.

Discussion was held on the structure of the trust and medical service in Twizel, and also what happens in Fairlie where the council owns the building but not the business.

The Mayor said High Country Health run the practice at Twizel, and the High Country Medical Trust was set up to fundraise for this project. Council's support has been in providing the land and buildings. When council sells the old building the money comes back to council. The loan is repayable if the building sells.

Cr Cox asked what happens to the High Country Medical Trust once the building is built. It continues.

The Mayor is happy to endorse this but would like to scrutinise the document to ensure council's investment is protected in perpetuity.

Cr Smith put the following motion and it was seconded by Cr Armstrong:

That a member of council be appointed as a member of the High Country Medical Trust.

Finance manager Paul Morris said the problem with this is that the councillor will be conflicted because they will need to act in the interests of the trust rather than the interests of council. This had proven problematic in the past in similar situations.

Cr Smith asked how council's interests can be protected otherwise. The Mayor said through legal documentation.

The chief executive said the trust might not welcome having a councillor imposed on them with council objectives rather than medical trust objectives.

Cr Cox suggested that the trust have a reporting function to the council as an alternative.

The Mayor preferred not to appoint a councillor to the trust because it causes problems. She prefers a legal mechanism to ensure the council's interests are protected. She asked for a vote on the motion put by Cr Smith. The motion was not supported and lapsed.

Discussion moved to the fourth recommendation in the report – that council endorse the proposal to allow a perpetual lease for a 3300sqm site.

Cr Armstrong asked if the land was the right size. The chief executive said it was probably too large. There is an opportunity to decrease the size. All agreements are provisional on reaching a satisfactory agreement with the golf club. Cr Smith asked if it's a free lease. This is a peppercorn lease unless the trust sell the building and on-lease it, and then it reverts to a commercial lease.

Discussion was held on the fifth recommendation in the report – that council approve the proposal to undertake a boundary adjustment to accommodate the new medical centre with costs accruing to council. What is the approximate cost to council? The chief executive estimated this would be above \$50,000 including physical works, and below \$100,000 in total. Most of the cost will be involved in getting sewerage services on-site. Cr Smith said he would like a firm figure. The chief executive said there was a need to do the engineering design work first before a firm figure could be worked out.

The Mayor said there are a lot of unanswered questions on this matter. She would prefer that those questions were answered before the council voted on this. She asked what the special consultative procedure would cover. The chief executive said the main point to consult on would be that the sale of the medical centre would result in council having an interest but not full ownership of the medical centre building.

Cr Cox asked if it mattered what the costs were for council given this was a key asset for the community. Yes because it will affect rates.

The following resolution was put to councillors and was passed unanimously:

Resolved that council supports the High Country Medical Trust and what they are trying to achieve, and instruct staff to get engineering design and costings, and also instruct staff to prepare a statement of proposal to go out for public consultation.

**Russell Armstrong/Murray Cox**

Cr Armstrong said speed is of the essence as the trust want to get on with the job.

*The meeting adjourned for morning tea at 10.30am and reconvened at 10.56am*

*Cr Evan Williams joined the meeting at 10.56am.*

*Martin Witt and Marthy Cloake joined the meeting at 10.56am.*

## **VISITORS, CANCER SOCIETY AND HEART FOUNDATION:**

The Mayor welcomed Martin Witt from the Cancer Society and Marthy Cloake from the Heart Foundation to the meeting. They gave a presentation to councillors on progress towards the government's Smokefree goal. This presentation is attached to the minutes.

Cr Jackson asked if Smokefree education was taught in schools. Martin Witt said there are school based programmes and he has colleagues working in schools. Marthy Cloake said children are getting the messages in schools.

Cr Jackson asked regarding tourism, was there a way to educate overseas tourists that we have smokefree areas, because a lot of tourists do not respect this. Martin Witt said most tourists are coming here on long flights where they don't smoke, Christchurch Airport is smokefree, they will then get into a taxi that is smokefree and are increasingly going into environments that are smokefree. So the message is being conveyed.

Cr Armstrong asked how Palmerston North polices it's CBD being smokefree. This is not policed, it's voluntary.

The Mayor thanked Martin Witt and Marthy Cloake for bringing this to council and invited them to contribute to the long term planning process next year.

*Martin Witt and Marthy Cloake left the meeting at 11.26am*

*Andrew Tombs and Steve Thompson from Alpine Energy joined the meeting at 11.26*

The Mayor asked Steve Thompson from Alpine Energy if his presentation to council contained commercially sensitive information and needed to be conducted in public excluded. He replied that it did.

## **PUBLIC EXCLUDED:**

Resolved that the public be excluded from the following part of the proceedings of this meeting namely the presentation from Alpine Energy.

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
Presentation from Alpine Energy	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: *Presentation from Alpine Energy under section 7(2)(b)(ii)*.

**James Leslie/Evan Williams**

*Council continued in open meeting.*

*The meeting adjourned for lunch at 12.11pm and reconvened at 1.20pm. Rates officer Pauline Jackson joined the meeting for the the following item.*

#### **RATES RESOLUTION REPORT:**

The purpose of this report was to meet the requirements of Section 23(1) and Section 24 of the Local Government (Rating) Act 2002 which requires that rates must be set by resolution.

Finance and administration manager Paul Morris said rates have to be set every year as part of the Annual Plan. To change how they are collected requires a change to the Long Term Plan. In 2012 when the council wrote it's last Long Term Plan it commissioned an opinion from an expert that said the rates were done correctly. Council hasn't changed them since then. Since then Audit NZ have provided feedback on where we might want to change things, the main requirement was to ensure the wording used in the Annual Plan was the same as the wording used in the rates resolution.

Staff have spent a lot of time in the last month making sure what is in the Annual Plan ties up with what councillors will resolve today. Paul Morris is confident that if Audit NZ came back they would not find errors.

Cr Cox asked regarding the definition of 'accommodation' in relation to the tourism rate. Paul Morris read out the definition. It applies to land zoned commercial accommodation. There was no differentiation between renting a home to visitors or to staff.

#### **Resolved:**

1. That the report be received.

**Evan Williams/Noel Jackson**

2. That the Mackenzie District Council resolves to set the following rates under the Local Government (Rating) Act 2002, on rating units in the Mackenzie District for the financial year commencing on 1 July 2014 and ending on 30 June 2015 and sets the due dates for the payment of the rates.

**Claire Barlow/Graham Smith**

#### **GENERAL RATES**



A General rate set on the capital value of the land under Section 13 of the Local Government (Rating) Act 2002 on all rateable land. The general rate will be set differentially using the following categories based on the use and location of the land:

- Tekapo A A rate of \$0.006673 per dollar (GST inclusive) of Capital Value
- Ohau A A rate of \$0.000774 per dollar (GST inclusive) of Capital Value
- Tekapo B A rate of \$0.001168 per dollar (GST inclusive) of Capital Value
- All other properties A rate of \$0.0006521 per dollar (GST inclusive) of Capital Value

### **UNIFORM ANNUAL GENERAL CHARGE**

A Uniform Annual General Charge set on all rateable land under Section 15 of the Local Government (Rating) Act 2002.

- A fixed amount of \$25.33 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit.

### **WORKS & SERVICES RATES**

Targeted rates for works and services, set under Section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as described below:

#### **TWIZEL WORKS & SERVICES RATE**

- A fixed amount of \$82.92 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Twizel Community
- A rate of \$0.00136392 per dollar (GST inclusive) based on the capital value on every rating unit in the Twizel Community (as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 20.00% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 80.00% of the targeted rate requirement

#### **FAIRLIE WORKS & SERVICES RATE**

- A fixed amount of \$54.64 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit, on every rating unit situated in the Fairlie Community
- A rate of \$0.00229081 per dollar of capital value (GST inclusive) based on the capital value on every rating unit in the Fairlie Community (as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 10% of the targeted rate requirement
- b) A rate per dollar of capital value of the land to fund 90% of the targeted rate requirement

#### **TEKAPO WORKS & SERVICES RATE**

- A fixed amount of \$252.51 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Lake Tekapo Community area of benefit
- Tekapo A

- A rate of \$0.00204994 per dollar of capital value (GST inclusive) on every rating unit situated in the Lake Tekapo Community area of benefit
- All other Tekapo properties  
A rate of \$0.00088673 per dollar of capital value (GST inclusive) based on the capital value on every rating unit situated in the Lake Tekapo Community area of benefit  
(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) A fixed amount in the separately used or inhabited part (SUIP) of a rating unit to fund 35% of the targeted rate requirement
- b) Tekapo A  
20% of the balance of the 65% targeted rate requirement
- c) All other Tekapo properties  
80% of the balance of the 65% targeted rate requirement

#### **RURAL WORKS AND SERVICES RATE**

- A fixed amount of \$128.50 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the rural community
- Ohau A  
A rate of \$0.00000739 per dollar of capital value (GST inclusive) on every rating unit in the rural community
- Tekapo B  
A rate of \$0.00001114 per dollar of capital value (GST inclusive) on every rating unit in the rural community
- All other rural properties  
A rate of \$0.00000436 per dollar of capital value (GST inclusive) based on the capital value on every rating unit in the rural community  
(as defined on a map held by Council)

The relationship between the rates in the differential category is as follows:

- a) a fixed amount per separately used or inhabited part (SUIP) of a rating unit to fund 94.91% of the total rate requirement, and
- b) Ohau A  
20% of the 5.09% balance of the targeted rate requirement
- c) Tekapo B  
20% of the 5.09% balance of the targeted rate requirement
- d) All other rural properties  
60% of the 5.09% balance of the targeted rate requirement

#### **URBAN SEWAGE TREATMENT RATES**

Targeted rates for sewage treatment, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$7.25 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Fairlie Community and which are connected to the Fairlie Community sewerage scheme
- A fixed amount of \$1.81 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part of a rating unit for all rating units situated in the Fairlie Community and which are connected to the Fairlie Community sewerage scheme.
- A fixed amount of \$10.97 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Lake Tekapo Community and which are connected to the Lake Tekapo Community sewerage scheme
- A fixed amount of \$2.74 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Lake Tekapo Community and which are connected to the Lake Tekapo Community sewerage scheme.

- A fixed amount of \$4.82 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Twizel Community sewerage scheme
- A fixed amount of \$1.21 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Twizel Community sewerage scheme.

Notes for the purposes of these rates:

The sewage treatment service is treated as being provided if the rating unit is connected to a public sewerage drain.

A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal

#### **BURKES PASS SEWERAGE RATE**

Targeted rate for Sewerage, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$376.85 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Burkes Pass Community and which are connected to the Burkes Pass Community sewerage scheme or part charge thereof for where connection to the Burkes Pass Community sewerage scheme is available
- A fixed amount of \$94.21 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Burkes Pass Community and which are connected to the Burkes Pass Community sewerage scheme.

Notes for the purposes of these rates:

The sewerage service is treated as being provided if the rating unit is connected to or able to be connected to a public sewerage drain and is within 30 metres of such a drain.

A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal

#### **EVERSLEY RESERVE SEWERAGE RATE**

Targeted rate for Sewerage, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$938.28 (GST inclusive) per rating unit for ratepayers in the Eversley Reserve sewerage scheme who have not previously paid the capital contribution.  
(as defined on a map held by Council)

#### **URBAN SEWERAGE INFRASTRUCTURE RATES**

Targeted rates for sewerage infrastructure, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$193.80 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Fairlie Community and which are capable of being connected to the Fairlie Community sewerage scheme.
- A fixed amount of \$48.45 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Fairlie Community and which are capable of being connected to the Fairlie Community sewerage scheme.
- A fixed amount of \$252.26 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Lake Tekapo Community and which are capable of being connected to the Lake Tekapo Community sewerage scheme.

- A fixed amount of \$63.07 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Lake Tekapo Community and which are capable of being connected to the Lake Tekapo Community sewerage scheme.
- A fixed amount of \$102.57 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are capable of being connected to the Twizel Community sewerage scheme.
- A fixed amount of \$25.64 (GST inclusive) per each water closet or urinal (after the first) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are capable of being connected to the Twizel Community sewerage scheme

Notes for the purposes of these rates:

The sewerage infrastructure service is treated as being provided if the rating unit is connected to or able to be connected to a public service drain and is within 30 metres of such a drain.

A rating unit used primarily as a residence for one household must not be treated as having more than one water closet or urinal

### **URBAN WATER TREATMENT RATES**

Targeted rates for water treatment, (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$89.08 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Opuha Ward and which are connected to the Fairlie Community water supply
- A fixed amount of \$43.20 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Lake Tekapo Community water supply
- A fixed amount of \$70.39 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Twizel Community water supply

Notes for the purposes of these rates:

The water supply treatment service is treated as being provided if any part of the rating unit is connected to a Council operated waterworks.

### **BURKES PASS WATER SUPPLY**

A targeted rate for water supply, (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$646.48 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Burkes Pass Community and which are connected to the Burkes Pass Community water supply, or part charge thereof for where connection to the Burkes Pass Community water supply is available

Notes for the purposes of these rates:

The water supply service is treated as being provided, if any part of the rating unit is connected to a Council operated waterworks or if the rating unit is situated within 100 metres of waterworks and is capable of connection.

### **URBAN WATER INFRASTRUCTURE RATES**

Targeted rates for water supply infrastructure, (metered or unmetered), set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$336.03 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Opuha Ward and which are connected to the Fairlie Community water supply or capable of being connected

- A fixed amount of \$142.91 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated in the Pukaki Ward and which are connected to the Lake Tekapo Community water supply or capable of being connected
- A fixed amount of \$227.52 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units situated per Pukaki Ward and which are connected to the Twizel water supply or capable of being connected.

Notes for the purposes of these rates

The water supply infrastructure service is treated as being provided, if any part of the rating unit is connected to a Council operated waterworks or if the rating unit is situated within 100 metres of waterworks and is capable of connection.

## **RURAL WATER SUPPLIES**

Targeted rates set under Section 19 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$212.12 (GST inclusive) per unit of water supplied to every rating unit serviced by the Allandale Rural water supply.
- A fixed amount of \$162.54 (GST inclusive) per unit of water supplied to every rating unit serviced by the Spur Road Rural water supply
- A fixed amount of \$131.00 (GST inclusive) per unit of water supplied to every rating unit serviced by the Downlands Rural water supply area in the Mackenzie District.

Targeted rates set under Section 16 of the Local Government (Rating) Act 2002, of:

- A fixed amount of \$225.00 (GST inclusive) per rating unit serviced by the Ashwick Opuha Rural water supply
- A rate of \$3.71 (GST inclusive) per hectare on every rating unit serviced by the Fairlie Water Race of a fixed amount per hectare.
- A fixed amount of \$30.00 (GST Inclusive) per rating unit serviced by the Fairlie Water Race
- A fixed amount of \$327.00. (GST inclusive) per rating unit serviced by the Downlands water supply area in the Mackenzie District.
- A fixed amount of \$46.37 (GST Inclusive) per rating unit in the Manuka Terrace water supply area.

## **DISTRICT ROADING RATE**

Targeted rates for roading, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$0.00 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit (excluding Mount Cook Village) situated in the Mackenzie District.
- Tekapo A  
A rate of \$0.00477066 per dollar (GST inclusive) of Capital Value
- Ohau A  
A rate of \$0.00055325 per dollar (GST inclusive) of Capital Value
- Tekapo B  
A rate of \$0.00083486 per dollar (GST inclusive) of Capital Value
- All other district properties  
A rate of \$0.00047542 per dollar (GST inclusive) of Capital Value

## **URBAN SOLID WASTE RATE**

A targeted rate for solid waste, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$260.23 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units to which Council provides the service.

## **ALBURY AREA WASTE COLLECTION**

A targeted rate for Albury area waste collection, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$44.23 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit for all rating units to which Council provides the service situated in the Albury waste collection area, excluding those properties already being assessed to pay the solid waste rate.  
(as defined on a map held by Council)

#### **TWIZEL IMPROVEMENT RATE**

A targeted rate for Twizel improvement work, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$61.33 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Twizel Community.  
(as defined on a map held by Council)

#### **FAIRLIE COMMUNITY FACILITIES RATE**

A targeted rate for Fairlie Community Facilities, set under Section 16 of the Local Government (Rating) Act 2002

- A fixed amount per dwelling of \$46.83 (GST inclusive) for all rating units in the area defined as the former Fairlie Ward, excluding those properties already being assessed to pay the Fairlie Works and Services Rate.

#### **TWIZEL COMMUNITY FACILITIES RATE**

A targeted rate for Twizel Community Facilities, set under Section 16 of the Local Government (Rating) Act 2002

- A fixed amount per dwelling of \$120.00 (GST inclusive) for all rating units in the area defined as the Twizel Community, excluding those properties already being assessed to pay the Twizel Works and Services Rate

#### **MARKETING, TOURISM AND ECONOMIC DEVELOPMENT RATES**

Targeted rates for Marketing, Tourism and Economic Development, set under Section 16 of the Local Government (Rating) Act 2002, assessed on a differential basis as described below:

- A fixed amount of \$37.77 (GST inclusive) per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Mackenzie District
- A fixed amount of \$31,400.00 (GST inclusive) per property assessed on primary accommodation - Tier 1 properties
- A fixed amount of \$6,978.00 (GST inclusive) per property assessed on primary accommodation - Tier 2 properties
- A fixed amount of \$3,488.83 (GST inclusive) per property assessed on primary accommodation - Tier 3 properties
- A fixed amount of \$1046.71 (GST inclusive) per property assessed on primary Accommodation - Tier 4 properties
- A fixed amount of \$697.77 (GST inclusive) per property assessed on primary accommodation - Tier 5 properties
- A fixed amount of \$348.75 (GST inclusive) per property assessed on primary accommodation - Tier 6 properties
- A fixed charge of \$69.77 (GST inclusive) per property assessed on secondary accommodation - Tier 1 properties
- A fixed amount of \$209.32 (GST inclusive) per property assessed on secondary accommodation - Tier 2 properties
- A fixed amount of \$348.87 (GST inclusive) per property assessed on secondary accommodation - Tier 3 properties
- A fixed amount of \$174.44 (GST inclusive) per property assessed on commercial businesses - All properties
- A fixed amount of \$174.44 (GST inclusive) per property assessed on commercial businesses – Tourism based properties

## **RURAL CATTLESTOP MAINTENANCE RATE**

A targeted rate for Rural Cattlestop Maintenance, set under Section 16 of the Local Government (Rating) Act 2002, of

- A fixed amount of \$300.92 per cattlestop or part thereof, to the rating unit benefitting

## **DIFFERENTIAL CATEGORIES**

### **GENERAL RATE**

The Council adopts the following differential categories based on the use and location of the land for the purposes of the general rate:

Group (A)

- a) Tekapo A
- b) Ohau A
- c) Tekapo B

Group (B)

All other properties

The relationship between the rates set per differential categories is as follows:

Group (A)

- |             |                                   |
|-------------|-----------------------------------|
| a) Tekapo A | 10% of the total rate requirement |
| b) Ohau A   | 10% of the total rate requirement |
| c) Tekapo B | 10% of the total rate requirement |

Group (B)

All other properties	70% of the total rate requirement
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### **TEKAPO COMMUNITY WORKS & SERVICES RATE**

The Council adopts the following differential categories based on the use and location of the land for the purposes of the Tekapo Works and Services Rate:

Category

- a) Tekapo A
- b) All other Tekapo properties

The relationship between the differential categories is as follows:

Tekapo A	20% of the balance of the targeted rate requirement
All other Tekapo properties	80% of the balance of the targeted rate requirement

### **RURAL WORKS & SERVICES RATE**

The Council adopts the following differential categories for the purposes of the Rural Works & Services Rate:

Category

- a) Ohau A
- b) Tekapo B
- c) All other rural properties

The relationship between the rates set per differential categories is as follows:

Ohau A	20% of the balance of the targeted rate requirement
Tekapo B	20% of the balance of the targeted rate requirement
All other rural properties	60% of the balance of the targeted rate requirement

### **DISTRICT ROADING RATE**

The Council adopts the following differential categories based on the use and location of the land for the purposes of the district roading rate:

Group (A)

- a) Tekapo A

- b) Ohau A
- c) Tekapo B
- Group (B)
- All other district properties

The relationship between the rates set per differential categories is as follows:

Group (A)	
a) Tekapo A	10% of the total rate requirement
b) Ohau A	10% of the total rate requirement
c) Tekapo B	10% of the total rate requirement
Group (B)	
All other district properties	70% of the total rate requirement

## MARKETING, TOURISM AND ECONOMIC DEVELOPMENT RATES

A series of targeted rates of a fixed amount per category will be assessed under section 16 on a differential basis, to fund marketing, tourism and economic development activities.

Targeted marketing, tourism and economic development rates will be calculated on the following basis.

- a) All Properties
- b) The use to which the land is put and
- c) The capital value of the land

The Council has proposed that the targeted rate be assessed on the following categories of land:

- All Properties  
A fixed amount per separately used or inhabited part (SUIP) of a rating unit on every rating unit situated in the Mackenzie District
- Primary Accommodation – Tier 1  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value exceeds \$10,000,001.
- Primary Accommodation – Tier 2  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$5,000,001 and \$10,000,000.
- Primary Accommodation – Tier 3  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$2,000,001 and \$5,000,000.
- Primary Accommodation – Tier 4  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA and where the Capital Value is between \$1,000,001 and \$2,000,000.
- Primary Accommodation – Tier 5  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is between \$500,000 and \$1,000,000.
- Primary Accommodation – Tier 6  
All rateable properties within the Mackenzie District that are used for accommodation purposes on land with a property category code beginning with CA per Council's Rating Information Database and where the Capital Value is less than \$500,000.
- Secondary Accommodation – Tier 1



All rateable properties within the Mackenzie District identified as Farmstay accommodation providers but where the primary use of the land is not for accommodation purposes.

- Secondary Accommodation – Tier 2

All rateable properties within the Mackenzie District with a Capital Value of less than \$500,000 but where the primary use of the land is not for accommodation purposes.

- Secondary Accommodation – Tier 3

All rateable properties within the Mackenzie District with a capital value of \$500,000 or greater and identified as accommodation providers but where the primary use of the land is not for accommodation purposes.

- Commercial Businesses - All

All rateable properties within the Mackenzie District on land with a property category code beginning with C per Council's Rating Information Database.

- Commercial Businesses – Tourism Based

All rateable properties within the Mackenzie District on land with a property category code beginning with C per Council's Rating Information Database that have been identified as being primarily tourism based.

#### Notes for the purposes of these rates

Secondary accommodation providers can be exempt if they provide a declaration stating that they provide accommodation for less than 20 bed nights per annum

#### Definitions:

##### Group (A)

- "Tekapo A" means all separately rateable properties in the former Tekapo Ward with an area of less than 2000 hectares, used for hydro electric power generation (as more particularly defined on valuation roll number 2530015901)
- "Ohau A" means all separately rateable properties in the former Twizel Ward used for hydro electric power generation (as more particularly defined on valuation roll number 2532000701A)
- "Tekapo B" means all separately rateable properties in the former Tekapo Ward with an area of 2000 hectares or more, used for hydro electric power generation (as more particularly defined on valuation roll number 2530018400)

##### Group (B)

- "All other properties" means every other property in the district other than Tekapo A, Ohau A and Tekapo B.

##### Other Categories

- "All other Tekapo properties" means all other rating units in the Lake Tekapo community area of benefit excluding Tekapo A
  - "All other rural properties" means every other property in the rural community other than Ohau A and Tekapo B and Mount Cook Village. Rural community is defined as the area of the Mackenzie District excluding the community areas of benefit of Twizel, Lake Tekapo, Fairlie and Mount Cook Village (as defined on a plan held by Council).
  - "All other district properties" means all separately rateable properties in the Mackenzie District other than Tekapo A, Ohau A, Tekapo B and Mount Cook village. (as defined on a plan held by Council).
- "All properties" means all separately used or inhabited parts (SUIP) of a rating unit situated in the Mackenzie District.

#### **DUE DATE FOR PAYMENT OF RATES**

All rates will be payable in four instalments on due dates as follows:

Instalment number	Due Date
One	20 September 2014

Two	20 December 2014
Three	20 March 2015
Four	20 June 2015

### **PENALTIES**

That pursuant to sections 57 and 58 of the local Government (Rating) Act 2002, the Council prescribes the following penalties to be added to unpaid rates:

- a) A charge of 10 per cent of the amount of any instalment that has been assessed after 1 July 2014 and which is unpaid after the due dates being
  - 20 September 2014
  - 20 December 2014
  - 20 March 2015
  - 20 June 2015
- b) A charge of 10 per cent on so much of any rates levied before 1 July 2014 which remain unpaid on 10 August 2014.
- c) A charge of 10 per cent on any rates to which a penalty has been added under (b) if the rates remain unpaid on 10 February 2015

### **PAYMENT OF RATES**

That rates shall be payable at any of the following places:

Council offices, 53 Main Street, Fairlie (between the hours of 8.30 am to 5.00 pm, Monday to Friday, excluding public holidays) and Market Place, Twizel (between the hours of 8.30 am to 5.00 pm Monday to Friday) or pre advertised winter hours.

## **COMMUNITY BOARD RECOMMENDATIONS AND MINUTES:**

This report from the chief executive was accompanied by the minutes of the meetings of the Fairlie Community Board on July 21 and the Twizel Community Board on July 28, 2014.

Resolved that the report be received.

**Evan Williams/Murray Cox**

### **FAIRLIE COMMUNITY BOARD:**

Council **noted** the following resolution regarding the Welcome to Fairlie sign:

That the Fairlie Community Board writes a letter to the Fairlie Promotions Society congratulating them on what has been done so far to establish a new 'Welcome to Fairlie' sign, and requests input and sign off on the design of the next sign on that site.

### **TWIZEL COMMUNITY BOARD:**

Council **noted** the following resolutions regarding rubbish collection near the Twizel Four Square:

That the community board approves Garth Nixon's suggestion to install a refurbished bin set between the Twizel Events Centre

and the supermarket, replacing the swimming pool set so as not to incur the additional cost of emptying.

Council **noted** the following resolution regarding a suggestion to re-name Old Glen Lyon Road, Twizel:

That the name of Old Glen Lyon Road not be changed by council.

Council **noted** the following resolutions from the Twizel Community Board regarding the proposal by Meridian Energy to build at Market Place, Twizel:

That the community board recommends to council that it approves the concept plans for the Meridian Energy Building at Market Place, Twizel, and gives council permission to proceed.

That the resolutions regarding the concept plans presented by Meridian Energy be confirmed in the public part of the meeting.

This matter was referred to later in the meeting for discussion under the item 'Land Sale Twizel'.

#### **COMMITTEE MINUTES:**

Resolved that the minutes of the meeting of the Finance Committee held on July 24, 2014, including such parts as were taken with the public excluded, be received.

**Claire Barlow/Russell Armstrong**

Resolved that the minutes of the meeting of the Planning and Regulation Committee held on July 24, 2014, including such parts as were taken with the public excluded, be received.

**Claire Barlow/Russell Armstrong**

Resolved that the minutes of the meeting of the Asset and Services Committee held on July 24, 2014, including such parts as were taken with the public excluded, be received.

**Claire Barlow/Russell Armstrong**

#### **COUNCIL MINUTES:**

Resolved that the minutes of the meeting of the Mackenzie District Council held on June 24, 2014, be confirmed and adopted as the correct record of the meeting.

**Claire Barlow/Russell Armstrong**

## **TWIZEL LAND SALE:**

*Cr Russell Armstrong declared a conflict of interest and left the table. He did not take part in the debate or vote on this issue.*

The Mayor said that although this issue is under public excluded on the agenda only the price for the land is commercially sensitive. She would like to hold a public debate on all the other matters related to this land sale and follow this with a debate in public excluded regarding the price. She asked councillors if they agreed to receive the report.

Resolved that the report be received.

**Murray Cox/Noel Jackson**

The Mayor said councillors would have read the report and have been sent information by email. She read out a list of all the correspondence and feedback that has been received from the community on this issue to date, to ensure that councillors had received it all. They confirmed that they had received and read the feedback.

The Mayor also tabled a petition to the Twizel Community Board and Macenzie District Council requesting that the land not be sold but be retained for passive use, and that consultation be carried out with ratepayers. The Mayor counted 46 signatures on this petition, plus one repeat signature. She verified that all the names were genuine.

The Mayor opened the debate and invited Cr Leslie to speak first. He tabled a document that outlines his thoughts on the land sale and this is attached to these minutes along with a similar document written by Cr Armstrong. This was also circulated.

Cr Leslie said he fully supports Meridian moving into Twizel but it comes down to where the building is located. He thinks the concerns of the community can be addressed with a proposal he would like to put to councillors. Cr Leslie said the parcel of land was to be subdivided into two lots. The plan was for Meridian to purchase Lot 1. If that block of land was subdivided differently that would make Lot 1 approximately 2,500sqm and Lot 3 about 4000sqm. If Meridian were to purchase Lot 3 instead of Lot 1 it would solve all the problems including parking. They wouldn't have to get easements shifted. Meridian are talking about spending millions of dollars for the whole project and he believed the costs involved in moving to Lot 3 would be insignificant, with the advantage of building a better relationship with the Twizel community. He also believed that if Meridian went ahead on Lot 1 it would make Lot 3 unuseable. Cr Leslie proposed that the council suggests to Meridian that they reconsider the parcel of land on the table. His proposal would meet all of their needs without adding to their costs and would bring the community with them. He believes there is a significant groundswell against the current proposal. If it went ahead he believed there would be turbulence in the community.

Cr Jackson asked if this was because those opposing the sale didn't want Meridian in town at all. Cr Leslie disagreed with this.

Cr Smith said at the recent Finance Committee meeting where Meridian presented to councillors they were asked if they were willing to shift towards the back of the land and they did not want to move back. The Twizel Community Board had also recommended to the council that it goes ahead. This land has been for sale for eight years. Why hasn't the community identified it as a passive area until now? The community board has got in behind this and supported it. If the council said 'no you can't come here now' it would let a lot of people down. It would also knock the confidence of people who want to develop in Twizel. However if Meridian wants to move that's fine.

Cr Smith said the concept plans are very good. Meridian have considered Twizel. They are prepared to put a museum within their building and he thinks it's very very good for the town. He would be very disappointed if Meridian walked away because the council couldn't give them the land they wanted.

Cr Leslie said all the discussions until now were public excluded. There has been no community consultation and he has argued throughout the process to get some community input into the decision. Meridian are not going to back away. They want to be in town. He said Twizel has a point of view and 'we don't need to be pushed around by Meridian'. He believes Meridian will listen to a different proposal.

The Mayor asked if the township was aware that they are only there because of the hydro dams. Cr Leslie said yes but an office block in that position was not suitable.

Cr Jackson did not think Meridian were trying to bully their way into that position. They came to council wanting to buy land that was for sale. The location is prominent but they have put so much into the community over the years council shouldn't be hard-nosed with them. They are being very good about it.

Cr Williams said this land was identified for sale. Meridian have offered to buy it and build a purpose-built building. Council needed to show some leadership and sell it to them. This building would be good for the people of Twizel. He believed the council should go ahead with the sale as it stands.

Cr Cox said the land has been for sale and the building complies with the district plan. Some of the concerns around traffic and landscaping will be handled under a consent process. He agreed with Cr Leslie that the location of the building was likely to create an area of land next to it that might not be saleable. It was a shame the building wasn't going in that area because it would hide the back of the existing shops and leave an area on the corner for landscaping. The ideal location would be further back.

He asked if this had been discussed with Meridian. The Mayor said yes it was discussed. The current location requires the least excavation. Cr Cox said if the land does not sell to Meridian and is not built on there would be no money for council to reinvest in Twizel. This raises concerns. From a councillor's point of view it should proceed, but from a town planning point of view he believed the building was in the wrong place.

The Mayor asked Finance and Administration Manager Paul Morris why Meridian preferred that area. He said they have purpose designed the building for that area.

Cr Jackson said Meridian would like to have a statement in town. They are saying they are here.

The Mayor said Meridian, as a corporate citizen, had invested hugely in Twizel. They were a responsible corporate citizen and a good ratepayer. The intention was always to create something that Twizel people would be happy with, proud of and would add to the town rather than detract from it. They were planning a library museum on the history of the power scheme for the public to visit. They had gone to a lot of trouble to create a very good design so it sits well in the environment.

On the negative side there was the loss of green space, however there were a lot of green spaces in Twizel. A few years ago removing trees in Twizel created more of an uproar than this issue has, but now the community board are complimented on how the tree removal has improved the entrance to the town. Also the piece of land under discussion doesn't belong to Twizel, it belongs to the district. Having a building with 70 more people will increase patronage of the shops. The project will create extra revenue for the township and the district. The Mayor also noted that the community board support this.

The chief executive said the Sale and Purchase Agreement has a clause that the council approves the design and it has 40 working days to do this. If the council signs the agreement today it has that time to go to the public and get feedback on the concept plans.

Cr Leslie said if the council can give Meridian an opportunity to move the building around that gives the consultation more teeth. If the council gave them an opportunity to take Lot 3 it would give them room to move.

The Mayor said we need to indicate to Meridian in good faith whether we are prepared to go ahead with this land sale.

Paul Morris clarified the vendor conditions. He read out loud the conditions directly from the contract. He agreed that the council could sign the agreement and still have the ability to go through a public process, talk about the location and the price. The chief executive said the agreement sends a

signal of Council's intention, so signing it needs to be a statement of what council is thinking now, but it was not an intractable statement.

The Mayor said we are in a position of not being able to put the concept plans out to the public until there is a conditional agreement. She would like to sign the conditional agreement and take it to the public. She suggested voting on the motion in the report. This was seconded by Graham Smith but a vote was not taken at this point as there was more debate.

Clarification was sought on what the council was agreeing to. It was an agreement to sign the Sale and Purchase agreement but this was a conditional agreement. The Lot in the resolution was the parent Lot – called Lot 1. The current state of the land was that it had not yet been subdivided so the parent lot contained both Lots 1 and 3 as suggested in the concept plans. The resolution did not preclude the suggestion from Cr Leslie that the building be moved. The motion was put a second time by the Mayor and was seconded by Cr Jackson:

Resolved that Council signs the Sale and Purchase Agreement for the sale of Part Lot 1 DP 445569 Part 560547 Canterbury District to Meridian Energy Ltd.

**Claire Barlow/Noel Jackson**

Cr Leslie asked for reassurance that this resolution did not rule out his suggestion and allowed for community consultation and changes to be made down the track. This was given but it was also noted that the resolution also allowed for the proposed Meridian building to stay in the original position as a possible option.

A vote was taken and the resolution was passed unanimously.

Cr Leslie asked if the price for the land would be the same if the council and Meridian negotiated moving the building. Paul Morris said a new agreement would be needed if the move involved a different piece of land.

Following the vote the Mayor noted that a public excluded debate on the price for the land was not required at this time and this did not take place.

#### **PUBLIC EXCLUDED:**

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

- A) PREVIOUS MINUTES TWIZEL COMMUNITY BOARD, JULY 28.
- B) PREVIOUS MINUTES FINANCE, JULY 24.
- C) PREVIOUS MINUTES ASSET AND SERVICES, JULY 24.
- D) PREVIOUS MINUTES PLANNING AND REGULATION, JULY24.
- E) UPDATE ON PLAN CHANGE 13 AND CANAL HAZARDS (VERBAL)

F) A2O MT COOK STATION ROAD/HAYMAN ROAD  
G) BAD DEBTS WRITTEN OFF

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under section 48(1) for the passing of this resolution</b>
Previous minutes Twizel Community Board July 28	Enable commercial negotiations	48(1)(a)(i)
Previous minutes Finance Committee July 24	Enable commercial negotiations Commercial sensitivity Maintain legal professional privilege	48(1)(a)(i)
Previous minutes Asset and Services Committee July 24	Enable commercial negotiations Commercial sensitivity	48(1)(a)(i)
Previous minutes Planning and Regulation Committee July 24	Maintain legal professional privilege Protect the Privacy of Natural Persons	48(1)(a)(i)
Update on Plan Change 13 and canal hazards	Maintain legal professional privilege	48(1)(a)(i)
A20 Mt Cook Station Rd Hayman Road	Enable commercial negotiations	48(1)(a)(i)
Bad Debts Written Off	Protect the privacy of natural persons	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: *Previous minutes Twizel CB, Finance Committee, Asset and Services committee, A20 Mt Cook Station Rd Hayman Rd, Previous minutes Finance Committee, Asset and Services Committee under section 7(2)(b)(ii). Previous minutes Finance Committee, Planning and Regulation Committee, Update on Plan Change 13 under section 7(2)(g). Previous minutes Planning and Regulation and Bad Debts Written Off under section 7(2)(a).*

**Russell Armstrong/Murray Cox**

*Council resolved to continue in open meeting.*

**ALPS2OCEAN MOUNT COOK STATION ROAD/HAYMAN ROAD:**

The resolutions related to this public excluded item are to be recorded in the public part of the meeting as follows:

**Resolved:**

1. That the report be received.

**Murray Cox/Evan Williams**



2. That council fund the stage one feasibility study for the Hayman Road off-road project.

**Russell Armstrong/James Leslie**

3. That council approve using \$21,880 from the unspent 2013/14 Alps2Ocean maintenance money to fund this work.

**Russell Armstrong/James Leslie**

4. That the resolutions resulting from the item Alps2Ocean Mt Cook Station Road/Hayman Road be recorded in the public part of the meeting.

**Russell Armstrong/James Leslie**

**THE MAYOR DECLARED THE MEETING CLOSED AT 3.09pm**

**MAYOR:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

I fully support Meridian Energy Ltd moving into the Twizel township.

However, I feel that the proposed site is inappropriate because:

1. It does not fit with the town design, look and feel. Twizel is unique because of its design. It is the only NZ town designed with no through central road and a Market Square facing inwards for a community/pedestrian experience. The MEL takes away from this with a commercial office building that would occupy community green space and looks away from the centre. This will destroy the unique ambiance that has been carefully created and is a tourist attraction.
2. There is insufficient parking as has already been pointed out and the problems this will create.
3. Traffic flows will be poor and potentially hazardous with a narrow roadway and an exit for large volumes (relatively) of cars and campervans exiting the fuel station.
4. There is no logic to the claim that staff will increase spending in the community as a result.
5. It should be noted that Meridian will retain the right to make changes to their design (it is only a concept plan at this point). They can do this without further negotiation. Our commitment to this proposal now (after the 40 day period) will remove their legal obligations to any further consultations on what they choose to build!

I do not wish to be negative and as I said earlier I am supportive of MEL moving into the township. I believe the alternative options have not been fully explored and to proceed without further consideration will be divisive and cause unnecessary vexation. Twizel is the major community and rate base of the Mackenzie District and consultation is essential.

I suggest an alternative option. This piece of land could be subdivided into 2 parcels. The boundary could follow the power easement then go straight to Mackenzie Drive. The flat green space would then be approximately 2510 sq m. The remaining area would be approximately 4660 sq m and could be sold to MEL at a rate to be negotiated. This could be the same as they have offered for land already and therefore be within budget? I believe Twizel people would accept this at the lower sq m rate (\$122) if they then retained control over the green space.

The advantages of this in relation to my concerns above are

1. It gives the town a better look, retaining the Market Place concept and design. This parcel of land would otherwise be virtually unsaleable - it is not suitable for retail - only office or warehouse type usage. It also would tidy up the unsightly backs of shops currently visible to entrants from the south.
2. More land for parking would be available.
3. Safer traffic flows off Two Thumbs Drive.

Disadvantages are:

1. Slightly increased costs for MEL for earthworks and landscaping. But this would be minor; MEL has spent significantly more money in the past on controversial statement buildings in their Wellington Head Office!
2. No further disadvantages that I can see!

from  
Cr James Leslie  
5/8/14

Fellow Councillors and the Mayor,

It has been a very frustrating time for me recently with the sale of land in Twizel to Meridian Energy being mooted. I was very surprised about the way the whole thing has been handled, and now that the ratepayers know what could be happening I am even more alarmed that the ones with the most to gain and loose by this issue all seem to have been "locked out" of any consultation.

I have had many expressions of dismay over the proposed sale of the area, known as the "Bowling Green". I have had many informal chats with the mayor regarding the sale of lot 2. The Mayor has received many emails; voicing disapproval for the sale or in the secretive way it came about but have yet to see one in support.

I believe a public meeting would be advantageous for all. Concerns can be aired; Meridian and the council can hear and take on board what the rate payers say both for and against.

Maybe I am naive but I really thought that the ratepayers (especially bearing in mind that these are the people who elected us, Claire, James and me) would be best kept in the loop and perhaps feel some buy in for this project if it had been transparent from the start.

I am disappointed that a few people who do not live in this town can be so powerful in the direction in which we take. Tekapo and Twizel are unique in the MacKenzie as being fast growing areas; it seems we are viewed as the cash cow for the whole area. We should be united in our way forward, fellow councillors should listen to one another, and the Mayor should be leading this.

I think the administrative team have too much say in these matters and how these matters transpire. The councillors, in related areas, should be kept well up to date on all aspects. Then we can forward ratepayers concerns before things get too far down the track.

I would have thought that the recent Tekapo issue regarding the YHI would have caused the council to consult on these types of matters.

I implore you to listen to the ratepayers and give this matter public consultation before moving on. The main objective is to save a small area of lot 2, namely the area known as the bowling green. The development of the rest of this area can be reluctantly made. This I feel is a reasonable compromise.

Councillor Russell Armstrong  
Mackenzie District Council 5/8/14

# **SMOKEFREE COMMUNITY SPACES**


**Developing Mackenzie District  
Council's Smokefree Outdoor Areas  
Policy**



# *The Government's Goal*



# *What is Smokefree Aotearoa?*

- Under 5% of the population smoking.
  - Our children and grandchildren will be free from tobacco and enjoy tobacco free lives.
  - It will be very difficult to supply and sell tobacco.
- 
- A decorative graphic at the bottom of the slide consisting of two overlapping, wavy horizontal bands. The top band is a medium green color, and the bottom band is a slightly lighter shade of green. They create a layered, wave-like effect against the black background.

# *Why have this goal?*

**WHAT'S  
BETTER  
FOR YOUR  
FAMILY?**



***\$57 worth  
of food***

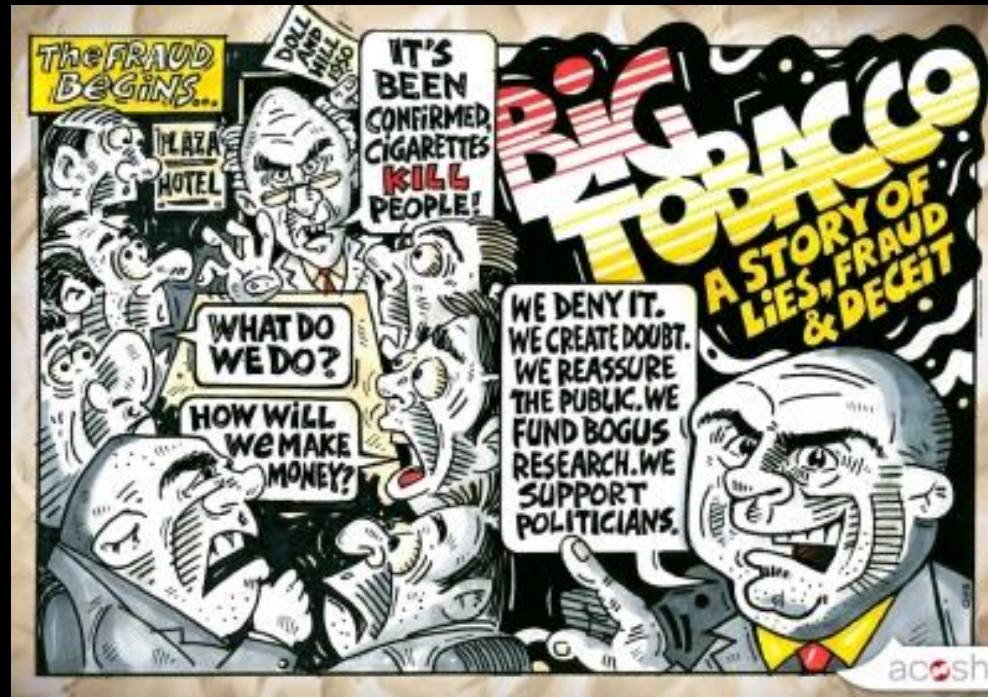
**OR**

***\$57 worth  
of addiction***





*What would the world look like if we had no tobacco?*





# *What does 2025 look like?*

2012

Percentage of Smokers

17%

640,000  
smokers

2025


Percentage of Smokers

<5%

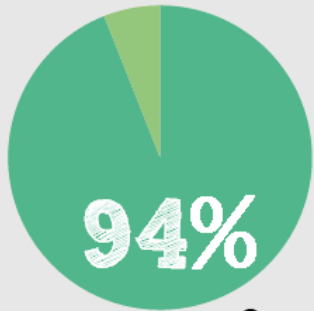
160,000  
smokers

# *Community Outcomes*

The aspiration to **help promote a fit and healthy community**, where people are encouraged to ‘**use their skills for the benefit of the wider community**’ (Draft Annual Plan P14) is entirely consistent with the Smokefree 2025 vision and would be a great platform from which to mobilise ‘community champions’ to promote the concept of future smokefree generations.

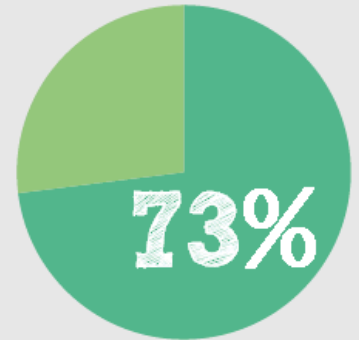
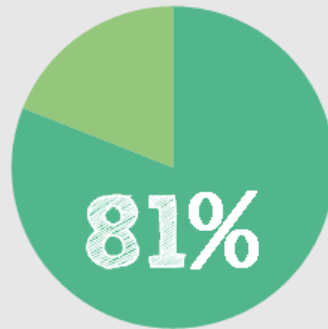


# *Support*



Support Smokefree  
children's  
playgrounds

Support Smokefree  
outdoor eating places  
- restaurants,  
pubs, cafes



Support for Smokefree  
entrances to buildings

# *Likelihood*



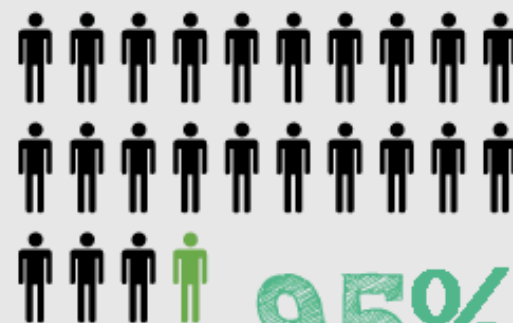
96%

MORE LIKELY or  
JUST THE SAME  
to visit outdoor music  
or sporting events if  
they were Smokefree



95%


MORE LIKELY or  
JUST THE SAME  
to visit outdoor  
areas in town  
centres if they  
were Smokefree



95%

MORE LIKELY or  
JUST THE SAME  
to visit outdoor eating  
places if they were  
Smokefree

# *Key messages*

- Council policies promoting Smokefree community spaces are very popular.
  - There is high level of support for promoting more community Smokefree spaces - especially outdoor dining environments.
  - Promoting public space as Smokefree does not suggest people will be less likely to visit or use that space - quite the contrary.
  - Further promotion of current policies is desirable - there are many very low or no cost ways in which this can be achieved.
- 
- A decorative graphic at the bottom of the slide consisting of two overlapping wavy lines. The top line is a medium green color, and the bottom line is a slightly lighter shade of green. They create a layered, wave-like effect across the width of the slide.

# *What's happening elsewhere?*

- Palmerston North
  - Whangarei
  - Dunedin
  - Timaru
  - Waimakariri
- 
- A decorative graphic at the bottom of the slide consisting of two overlapping, wavy horizontal bands. The top band is a medium green color, and the bottom band is a slightly lighter shade of green. They create a layered, wave-like effect across the width of the slide.

# *Case Study: Palmerston North*


- Palmerston North has committed to a Smokefree city.
- Their policy covers the city centre and also covers parks, playgrounds, council buildings, bus stops and events.
- *“I know how damaging smoking can be, and I really want my store to be on a smokefree street”*  
Shop owner Dawn Scrivener

# *Creating more Smokefree Community Spaces Locally*





# *Possible Ways Forward*

- Finding out more from the community
  - Asking what businesses think
  - Identifying any possible extensions
  - Piloting
- 
- A decorative graphic at the bottom of the slide consisting of two overlapping, wavy horizontal bands. The top band is a medium green color, and the bottom band is a slightly lighter shade of green. They create a layered, wave-like effect across the width of the slide.