



TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

MEMBERSHIP OF THE TEKAPO PROPERTY GROUP

Murray Cox (Chair)
Claire Barlow (Mayor)
Russell Armstrong
Graham Smith
Stella Sweney
Richie Smith
Wayne Barnett (Chief Executive)
Paul Morris (Manager Finance and Administration)

(Stephen Gubb, RJ Hughes Developments, has been invited to join)

Notice is given of a meeting of the Tekapo Property Group (a sub-committee of the Finance Committee) to be held on Tuesday, October 7, 2014, at 1pm. This will be followed by a public drop-in session from 3pm to 7pm to consult on the traffic and landscape plan.

VENUE: Lake Tekapo Community Hall, Tekapo

BUSINESS: As per agenda attached

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



TEKAPO PROPERTY GROUP

Agenda for Tuesday, October 7, 2014

APOLOGIES

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

Confirmation of the minutes of the Tekapo Property Group meeting held on Monday, August 4, 2014, including those matters taken under public excluded.

VISITORS:

Katherine Eveleigh and Ari Fon from Aurecon, and Jane Rennie from Boffa Miskell will be at the meeting to present the Tekapo Landscape and Transport Strategy to property group members. A copy of the feedback form is attached to this agenda.

PUBLIC EXCLUDED

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

1. Previous minutes, Tekapo Property Group, August 4.
2. Hughes Report to Tekapo Property Group (attached).
3. RHD Agreement (attached).
4. Possible Land Purchase (attached).

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes Tekapo Property Group, August 4.	Commercial sensitivity Maintain legal professional privilege Enable commercial negotiations.	48(1)(a)(i)
Hughes Report to Tekapo Property Group	Commercial sensitivity	48(1)(a)(i)
RHD Agreement	Enable commercial negotiations	48(1)(a)(i)
Possible Land Purchase	Enable commercial negotiations	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 of the Tekapo Property Group under sections 7(2)(i), 7(2)(b)(ii), and 7(2)(g). Hughes Report to Tekapo Property Group under section 7(2)(b)(ii), RHD Agreement and Possible Land Purchase under section 7(2)(i).*

RESOLUTION TO RESUME OPEN MEETING

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO PROPERTY GROUP HELD IN THE LAKE TEKAPO COMMUNITY CENTRE, TEKAPO ON MONDAY, AUGUST 4, 2014, AT 10AM

PRESENT:

Cr Murray Cox (Chair)
Mayor Claire Barlow
Stella Sweney
Richie Smith
Wayne Barnett (Chief Executive)
Paul Morris (Finance and Administration Manager)

IN ATTENDANCE:

Arlene Goss (Committee Secretary)
Stephen Gubb (Hughes Developments)
Don Young (Lake Tekapo Scenic Resort)
Catherine Young (Lake Tekapo Scenic Resort)

APOLOGIES:

Apologies were received from Cr Graham Smith and Cr Russell Armstrong.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

VISITORS:

Don and Catherine Young from the Lake Tekapo Scenic Resort were at the meeting to address property group members.

Don Young handed a paper to the meeting that outlines his concerns. This is attached to these minutes. He said their accommodation business is located in the middle of the village next to where construction activity will take place and he would like to address the property group with his concerns early on, rather than complain about things afterwards.

He would like to work with the council to manage the effects of the development so they can still operate their business. He would like to communicate with guests regarding construction so they know what to expect when they arrive. This includes telling guests in advance when construction will start, finish, and the effects it will have, so they can look at alternatives.

He asked for plenty of notice because people are booking well ahead and he is already taking bookings for next summer. With guest feedback being posted online, he is worried his business will suffer poor reviews if guests are not communicated with properly.

He would also like some say in the planning process, for example when there is construction immediately adjacent he would like guest friendly hours of construction rather than construction noise starting very early in the morning.

He would also like dust dampened if there is risk of it blowing across the town.

Mr Young asked for a contact person at the council he can go to if there is a problem.

Regarding the boundary issue they cannot afford to lose any guest car parks and would like to resolve the boundary issues in a way that allows them to keep their car parks.

They would also like to know of any access issues with heavy machinery blocking the road so they can let guests know how to access their business. Catherine Young said she has discussed car parking with Planning and Regulation Manager Nathan Hole and was hoping that council wouldn't take their car parks away.

The chairman asked if guest parking needs to be on the property. Catherine Young said people paying a motel rate want to see their cars from the motel. They are currently rated four star accommodation and this could be affected if there was not enough car parking on site.

The chairman said their concerns about construction were valid and would also apply to other businesses in town. Don Young said the development was for the good of the town but they need good information to mitigate the effects.

The Mayor appreciated them coming to the meeting and being constructive with their comments. Regarding the timing of construction, until the council has a signed contract they cannot give a time for construction. Chief Executive Wayne Barnett is the best person to contact with questions and concerns at this stage.

Catherine Young asked if there was progress regarding the boundary issue. The chief executive said at the moment the plan was for the land owner to give up their encroachment of six meters but the matter was still being discussed.

The chairman thanked Don and Catherine Young for coming and voicing their concerns.

Don and Catherine Young left the meeting at 10.23am.

MINUTES:

Correction: On page 7 Alan Gubb should read Alan McNabb.

Resolved that the minutes of the meeting of the Tekapo Property Group held on June 4, 2014, be confirmed and adopted as the correct record of the meeting, including those matters taken under public excluded, with the correction noted above.

Claire Barlow/Richie Smith

PUBLIC EXCLUDED

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

1. Previous minutes, Tekapo Property Group, June 4.
2. Previous minutes, Finance Committee, July 24 (for information only)
3. Development Update (attached)
4. Tekapo Commercial Subdivision (attached)
5. Status of Land Sale (attached)
6. Development Proposal (attached)

7. Sale Contract Update (attached)
8. Development of Lakeside Drive Land (attached)

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous minutes Tekapo Property Group, June 4.	Commercial sensitivity	48(1)(a)(i)
Previous minutes Finance Committee July 24.	Maintain legal professional privilege	48(1)(a)(i)
Development Update	Enable commercial negotiations	48(1)(a)(i)
Tekapo Commercial Subdivision	Commercial sensitivity	48(1)(a)(i)
Status of Land Sale	Maintain legal professional privilege	48(1)(a)(i)
Development Proposal	Enable commercial negotiations	48(1)(a)(i)
Sale Contract Update	Commercial sensitivity	48(1)(a)(i)
Development of Lakeside Drive Land	Enable commercial negotiations	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 of the Finance Committee, Status of Land Sale, Sale Contract Update, Development of Lakeside Drive Land all under section 7(2)(i). Previous minutes Tekapo Property Group, Development Update and Development Proposal under section 7(2)(b)(ii), Tekapo Commercial Subdivision under section 7(2)(g).*

Claire Barlow/Richie Smith

RESOLUTION TO OPEN THE MEETING TO THE PUBLIC

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 1.05pm**

CHAIRMAN: _____

DATE: _____

Mackenzie District Council

Tekapo Traffic and Landscape Study

FEEDBACK FORM

We welcome your feedback.

You can post, fax, email or hand deliver it by 3pm on Friday, October 10, 2014.

Full name of submitter: _____

Postal address: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Feedback on the Tekapo Car Parking and Landscape Concept Plan will be forwarded to the experts working on these plans (at Mackenzie District Council, Aurecon and Boffa Miskell).

**Send your feedback to the Mackenzie District Council
53 Main Street or P O Box 52, Fairlie 7949, or by email to
submissions@mackenzie.govt.nz or Fax: (03) 685-8533
Enquiries: (03) 685-9010 or 0800 685-8514**

1. What are the best aspects of the draft concept plan?

2. The new internal road could be developed as a one-way or two-way service road. Do you have a preference and if yes, why?

3. Do you have any feedback on the access and car parking arrangements?

4. Do you have any feedback on the landscape elements?

5. Any other comments?