



458TH MEETING OF THE
MACKENZIE DISTRICT COUNCIL

TO THE MAYOR AND COUNCILLORS OF THE MACKENZIE DISTRICT COUNCIL

Membership of the Council:

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

*Notice is given of an Extraordinary Meeting of the Mackenzie
District Council to be held on Friday, December 18, 2015,
at 12 noon.*

VENUE: Council Chambers, Fairlie

BUSINESS: As per the attached agenda.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



MACKENZIE DISTRICT COUNCIL

Agenda for Friday, December 18, 2015, at 12 noon

OPENING AND APOLOGIES

DECLARATIONS OF INTEREST

REPORTS:

- A) DELEGATIONS TO COVER EMERGENCY SITUATIONS (ATTACHED)
- B) APPOINTMENT TO THE DISTRICT LICENSING COMMITTEE HEARINGS PANEL LIST (ATTACHED)
- C) YHA CONCEPT PLAN APPROVAL FOR TEKAPO DEVELOPMENT (ATTACHED)

PUBLIC EXCLUDED REPORTS:

- A) SALE AND PURCHASE AGREEMENT TWO THUMB DRIVE (ATTACHED)

PUBLIC EXCLUDED RESOLUTION:

Resolve that the public be excluded from the following part of the proceedings of this meeting namely 'Sale and Purchase Agreement Two Thumb Drive'.

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
Sale and Purchase Agreement Two Thumb Drive	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: *Sale and Purchase Agreement Two Thumb Drive under section 7(2)(i)*.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: DELEGATIONS TO COVER EMERGENCY SITUATIONS
MEETING DATE: DECEMBER 18, 2015
REF:
FROM: WAYNE BARNETT, CHIEF EXECUTIVE

PURPOSE OF REPORT:

To establish an appropriate delegation to enable any urgent political matters to be dealt with in the period from 19 December, 2015, until 16 February, 2016.

RECOMMENDATIONS:

1. That the report be received.
2. That Council delegates to the Mayor and one other councillor the power to deal with any urgent non-contentious matters that may arise between 19 December, 2015, and 16 February, 2016.

**WAYNE BARNETT
CHIEF EXECUTIVE OFFICER**

BACKGROUND:

There may be matters that arise during the holiday period, following the last meeting of Council, that are outside the delegated powers of the Chief Executive Officer.

The period is normally a quiet one and I do not envisage anything of consequence arising in that time, but it would be helpful to have such a delegation in place. Any decisions taken under such delegated authority would be reported to the Council at its first meeting for 2016.

Similar arrangements have been used in the past.

SIGNIFICANCE OF DECISION REQUESTED:

This is considered to be a routine decision.

CONSIDERATIONS:

I suggest that the delegation be given to two elected members - the Mayor and one other councillor.

The ability to exercise a delegated power should be subject to the following guidelines:

- The issue must be one that is outside the authority of the Chief Executive Officer to deal with.
- The matter must be urgent, in that it could not reasonably await a decision at the first council meeting in 2016.
- If the decision is of major significance, there is power for the Mayor to convene an emergency meeting of Council.
- The decision has negligible financial implications and may avoid the expense of calling together Council or a committee to deal with the matter at short notice.
- Any decisions taken should be reported to the first ordinary meeting of the Council in 2016.

CONCLUSION:

This is a routine delegation to ensure any urgent but non-controversial business of Council can proceed in the holiday period.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: APPOINTMENT TO THE DISTRICT LICENSING COMMITTEE
HEARINGS PANEL LIST

MEETING DATE: 18 DECEMBER 2015

REF: CON 1069

FROM: NATHAN HOLE, MANAGER PLANNING AND REGULATIONS

PURPOSE OF REPORT:

To have Mackenzie District Council approve the practice of using members from Timaru or Waimate District Councils' district licensing Committees (DLC) to sit on the Mackenzie DLC, when Mackenzie DLC members are not available.

STAFF RECOMMENDATIONS:

1. That the report be received; and
2. That Mackenzie District Council approve the practice of the District Licensing Committee using members of Timaru or Waimate District Councils' DLC when Mackenzie DLC members are not available.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

None

BACKGROUND:

The Mackenzie DLC has informally adopted this practice out of necessity, due to members declaring a conflict of interest in their home district, or through members being unavailable. This practise is required to be formalised by Council.

POLICY STATUS:

The practice described in this report is not contrary to any provision of the Sale and Supply of Alcohol Act 2012, Council policy or plan.

SIGNIFICANCE OF DECISION:

This does not trigger the Council's significance policy.

CONCLUSION:

The primary members for any decision should always be the two members appointed to the Mackenzie DLC and the Commissioner. On occasions when one or more of the local members is not available, having another option as outlined in this report permits decisions to be made promptly, without requiring matters to be delayed.

In formalising this practice, Council will facilitate the DLC's ability to function smoothly and efficiently without causing unnecessary delays for applicants.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: YHA CONCEPT PLANS FOR TEKAPO DEVELOPMENT
MEETING DATE: 18 DECEMBER 2015
REF:
FROM: WAYNE BARNETT, CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

For Council to approve the YHA proposed backpacker development concept plans on Lot 4 of the Lakefront Development.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council waive the requirement for an unconditional further sale of either Lot 5, 6, or 7 as statement in Clause 62(d) of the Sale and Purchase Agreement with YHA.
3. That Council grant approval of the concept plans for YHA's proposed backpacker development, as per clause 62c of the Sale and Purchase Agreement.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

YHA Concept Plans

BACKGROUND:

As part of the Sale and Purchase Agreement that Council has with the YHA, clause 62c requires the YHA to provide Council with a concept design plan, and to seek their approval.

YHA submitted their concept plans to the Finance Committee at a meeting on November 24 and now seek Council approval of these attached plans as part of their Sale and Purchase Agreement.

Clause 62(d) of the Sale and Purchase Agreement makes the sale conditional on Council obtaining a further unconditional sale for Lot 5, 6 or 7 of the development.

On October 27 Council resolved to instruct staff to progress with tendering for a single stage construction option for Stage 2 of the Tekapo Lakefront Development. The tender has now been completed and construction is underway.

The purpose of Clause 62(d) was to protect council from an obligation to construct the development without supporting sales. As Council has now committed to the development there is no need for this provision.

CONCLUSION:

It is recommended that Council confirm its approval of the attached concept plans under Clause 62(c) of the Sale and Purchase Agreement.

It is also recommended that Council waive the requirement for an additional sale under Clause 62(d) of the Sale and Purchase Agreement.



YOUTH HOSTELS ASSOCIATION OF NEW ZEALAND

YHA New Zealand National Office

Level 1 Moorhouse City 166 Moorhouse Avenue PO Box 436 Christchurch 8140

19 November 2015

Mackenzie District Council
C/- Stephen Gubb
Christchurch

(Via email: sgubb@rdhdev.co.nz)

Dear Stephen

Re: Concept Plans for YHA Tekapo Development

In support of our meeting with the Mackenzie District Council next Tuesday, 24 November, please find enclosed the Concept Plans for the proposed backpacker development along with supporting narrative.

I assume you will distribute appropriately, but we will bring additional hard copies with us to the meeting. The Project Manager, John Thompson, and the architect, Kent Roper, will join me at this meeting.

Please contact me if you require any further information or clarification.

Yours sincerely

Mark Wells
Chief Executive



YHA Tekapo Concept Design

Introduction

The overall design input into the facility has endeavored to mould the architectural lines of the building to achieve a sympathetic blend with the overall character of Lake Tekapo and the surrounding landscape and, at the same time, address the guidelines and objectives as outlined in the Mackenzie District Plan as well as the requirements of the Land Covenant attached to the Agreement for Sale and Purchase of the site to be developed.

Design Brief and Response to Site Characteristics

The YHA brief to the architect was to try and balance the tension of the site, being located within the Tekapo Township itself with all of its associated man-made environmental elements, with the environment of the greater Tekapo Basin in an effort to more solidly wed the design aesthetic to that of the local rural vernacular.

The design inspiration is based on the regions rural structures and farm buildings with the use of simple form and local materials to amplify the true origins and history of the area. This is evidenced by the inclusion of an inspiration page within the concept drawings which shows a variety of rural buildings and domestic scale accommodation.

The physical bulk of the building has been deliberately kept to a minimum with the brief requiring a human scale so as not to overshadow the spectacular vistas afforded visitors overlooking the lakefront and beyond.

The building and associated structures have been located on the site in a manner that enables the required service amenity to be as discrete as possible with the associated storage and car parking at the rear of the building. Care has been taken to ensure the building does not take up the whole of the site.

The use of weathered macrocarpa exterior timber cladding in combination with the galvanized non-reflective corrugated iron longrun roofing and natural silver anodized aluminum window joinery all goes towards complementing the natural landscape colour palette rather than trying to stand out and compete with it.

The inclusion of a full height exterior chimneystack also reinforces the rural roots of the area as does the silo corner structure covering the manager's store and associated car park.

The front of the building facing the lakefront incorporates a double height interior space with large scenic windows to maximise the spectacular views over the reserve down to the lakefront. This is in keeping with YHA's philosophy of ensuring the common areas in their facilities are to be as attractive and inviting as possible thereby becoming the hub of the facility where travellers can meet and interact. This philosophy has stood YHA in good stead as a point of difference from their competitors where all too often the bar becomes the focal point of some facilities with all of the associated challenges that this can bring.

Contribution to Village Amenity Values

The facility enhances the village amenity by providing a vibrant accommodation facility for budget travellers of all ages in a location that allows easy use of the immediate service industries located in the township itself. Many of the travelers using this facility make use of inter city public transport so they require proximity to these service industries which by definition means they are a captured audience which can only be a positive result for the economy of the township service providers.

Lakeside Amenity

YHA considers itself privileged that the facility is able to be located in an environment that so closely interacts with the wide-open spaces of the lakefront reserve. Accordingly the building has been designed with this in mind with the overriding principal being to blend into this natural environment as much as is possible rather than trying to stand out and compete with this natural beauty.

Natural landscaping will be a key factor in this relationship in transitioning from the building to the surrounding natural environment. This is seen as being native grasses and low level plants; there is no intention for the use of any screens, fencing or garden structures.

Any paved areas would consist of either exposed aggregate elements or natural stone paving to again blend in with the natural surrounding.

The added benefit of the viewing corridor down one side of the site greatly enhances the attractiveness of the facility and how this sits within the surrounding site while ensuring this preserves the uninterrupted views of the lakeside from the township.

Summary

For many years, YHA has been a valued and contributing member of the wider Tekapo community and is committed to continuing its good citizenship through this development.

We consider ourselves privileged to be able to bring what we truly consider to be a vibrant and exciting accommodation facility to the Tekapo community and are certain the development of this facility and our organisation in this location will only serve to enhance the standing of Tekapo as a truly magnificent tourist destination. YHA's proven values will ensure we remain good citizens in the community and the standard of the facility we are providing will underpin what is a long term strategic commitment to the township.

The proposed facility has been designed to blend in with the wider environment taking its inspiration from the surrounding rural setting and buildings of the area. This flows through to the selection of materials, colours and landscaping treatment.

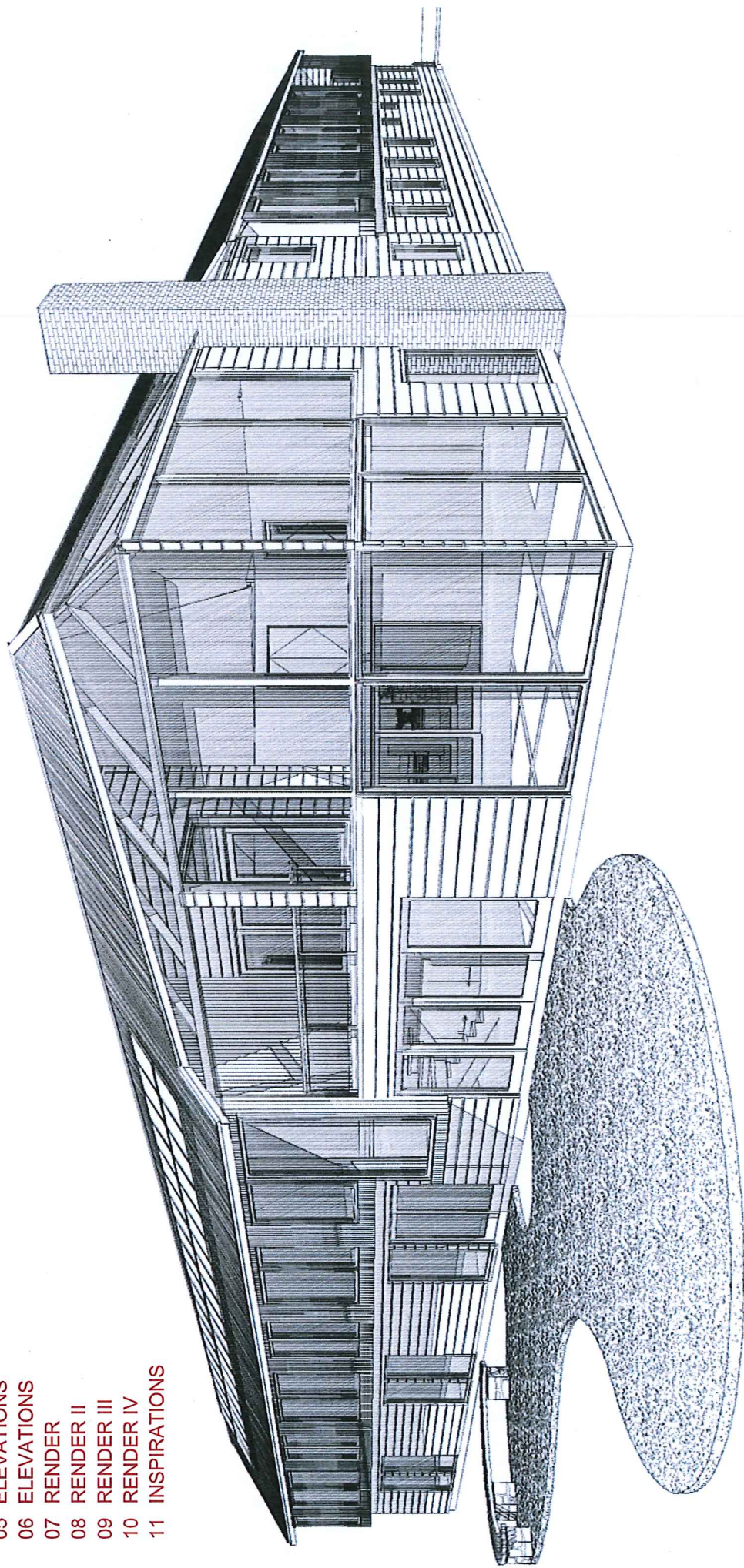
The scale of the facility has likewise been deliberately aligned with the scale of the township so as to enhance the accommodation offering as well as providing considerable opportunity for the local industries to provide their services with the associated flow-on economic benefits to the community.

We look forward to meeting and discussing this concept proposal.

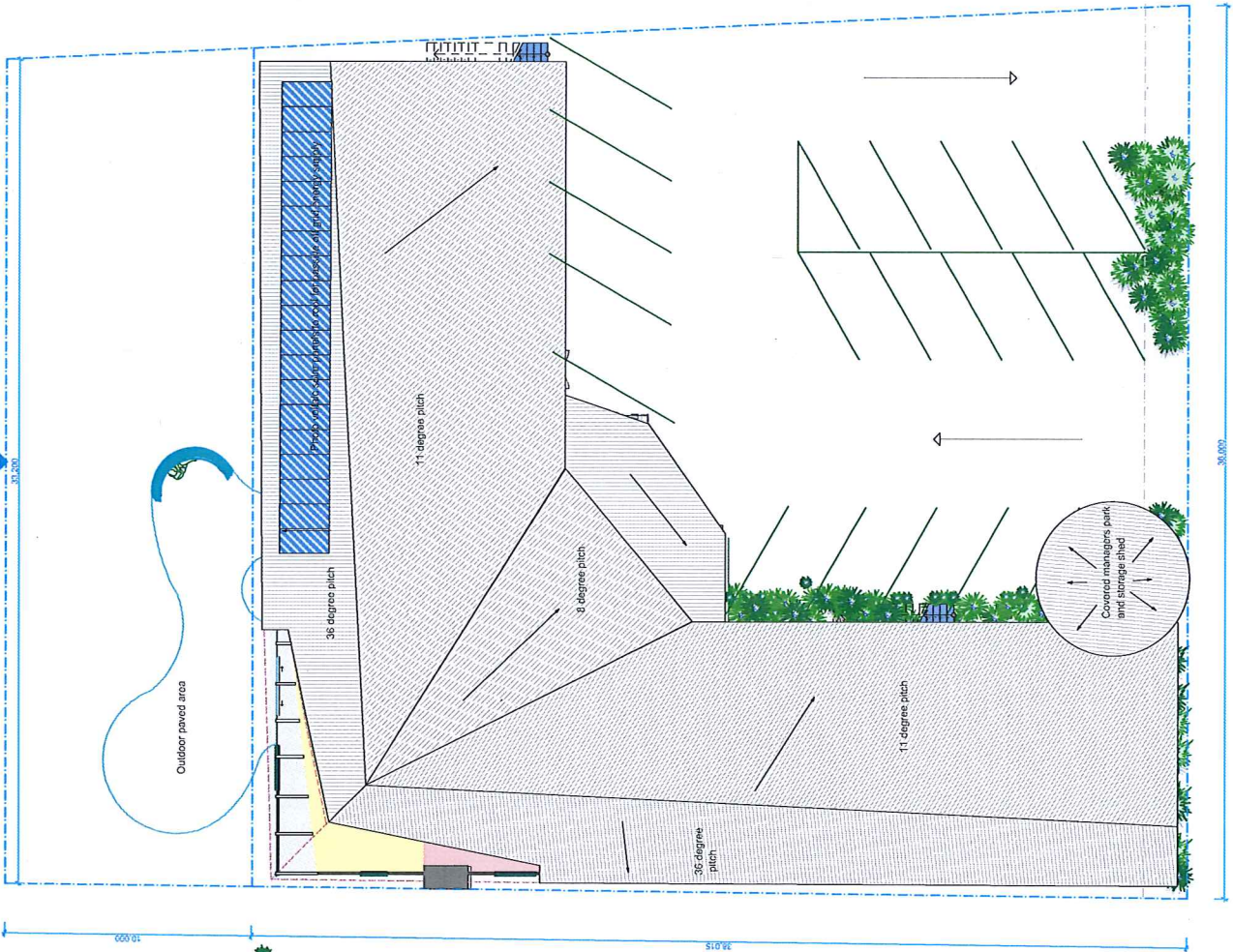
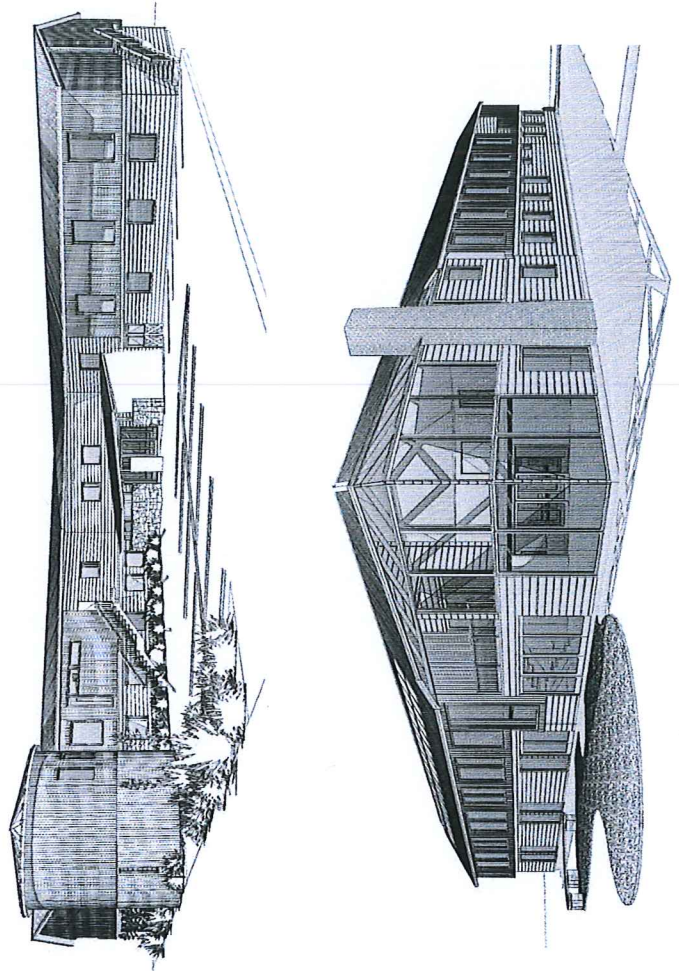
November 2015

YHA TEKAPO CONCEPT (92 Bed)

- 01 TITLE/INDEX
- 02 SITE PLAN
- 03 GRD FLOOR PLAN
- 04 LEVEL 1 FLOOR PLAN
- 05 ELEVATIONS
- 06 ELEVATIONS
- 07 RENDER
- 08 RENDER II
- 09 RENDER III
- 10 RENDER IV
- 11 INSPIRATIONS



Final









Weathered macrocarpa cladding



Render of Northern Elevation



Corrogate 1:1

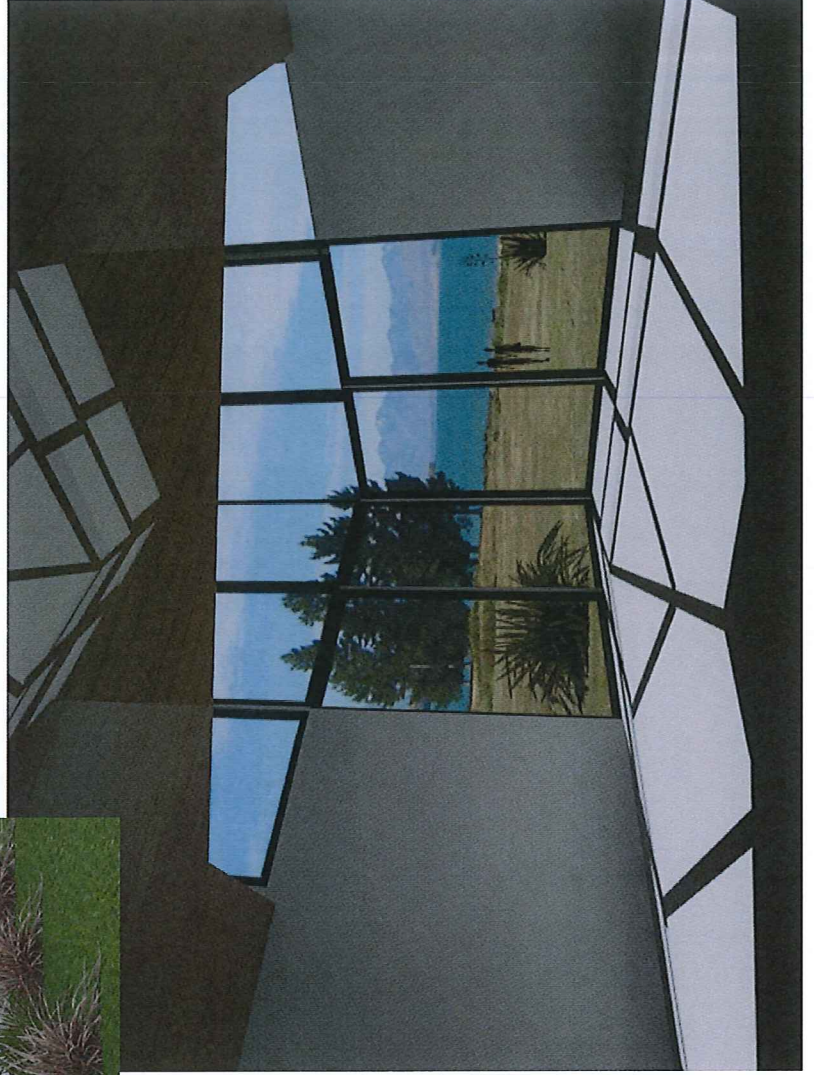
Longrun corrugate roof cladding and wall cladding (non-reflective)

Window joinery to corrugate wall cladding to be Natural silver anodised Aluminium



macrocarpa sample 1:1

Macrocarpa rainscreen cladding battened off black fibre-cement backing. Sample shows new macrocarpa board, will weather over time to a grey silver (above right)



Northern aspect to feature double height windows to Dining/Lounge area

