



438TH 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 a meeting of the Mackenzie District Council to
be held on Tuesday September 16, 2014, at 9.30am.*

VENUE: Twizel Events Centre Lounge, Twizel

BUSINESS: As per the attached agenda.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



MACKENZIE DISTRICT COUNCIL

Agenda for Tuesday September 16, 2014, at 9.30am

OPENING

APOLOGIES

DECLARATIONS OF INTEREST

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COMMUNITY BOARD RECOMMENDATIONS AND MINUTES: 152

The Twizel and Tekapo Community Board meetings held on August 25 and the Fairlie Community Board meeting held on September 1:

A) TWIZEL COMMUNITY BOARD MINUTES	155
B) TEKAPO COMMUNITY BOARD MINUTES	164
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COMMITTEE MINUTES:

Receive the minutes of the Finance Committee, Planning and Regulation Committee, and Asset and Services Committee meetings held on September 2, 2014, including such parts taken with the public excluded.

A) FINANCE COMMITTEE MINUTES	179
B) ASSET AND SERVICES COMMITTEE MINUTES	186
C) PLANNING AND REGULATION COMMITTEE MINUTES	192

CONFIRMATION OF COUNCIL MINUTES:**200**

Confirm and adopt the minutes of the Mackenzie District Council meeting held on August 5, 2014, as the correct record of the meeting.

PUBLIC EXCLUDED:

That the public be excluded from the following part of the proceedings of this meeting namely the discussion of previous minutes taken in public excluded:

- A) PROPOSED LEGAL ACTION TO RECOVER FUNDS 229
- B) PREVIOUS MINUTES FAIRLIE COMMUNITY BOARD, SEPTEMBER 1.
- C) PREVIOUS MINUTES FINANCE, SEPTEMBER 2.
- D) PREVIOUS MINUTES ASSET AND SERVICES, SEPTEMBER 2.
- E) PREVIOUS MINUTES PLANNING AND REGULATION, SEPTEMBER 2.
- F) PREVIOUS MINUTES COUNCIL AUGUST 5.

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
Proposed legal action to recover outstanding amount	Maintain legal professional privilege	48(1)(a)(i)
Previous minutes Fairlie Community Board September 1	Commercial sensitivity	48(1)(a)(i)
Previous minutes Finance Committee September 2	Commercial sensitivity	48(1)(a)(i)
Previous minutes Asset and Services Committee September 2	Enable commercial negotiations	48(1)(a)(i)
Previous minutes Planning and Regulation Committee September 2	Maintain legal professional privilege	48(1)(a)(i)
Previous minutes Council August 5	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Previous minutes Fairlie CB, Finance Committee, Council under section 7(2)(b)(ii). Previous minutes Asset and Services Committee under section 7(2)(i). Previous minutes Planning and Regulation Committee and Proposed legal action to recover outstanding amount under section 7(2)(g).*

ADJOURNMENTS:

10.30AM MORNING TEA
12.00PM LUNCH
3:00PM AFTERNOON TEA

CITIZENSHIP CEREMONY:

AT 1PM TSHERING SHERPA FROM EASTERN NEPAL, AND GUESTS, WILL ATTEND FOR A CITIZENSHIP CEREMONY.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: GENERAL ACTIVITIES REPORT

MEETING DATE: 16 September 2014

REF: PAD 2/3

FROM: MAYOR

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

25 August	Attended the Tekapo & Twizel Community Board meetings.
1 September	Fairlie Community Board meeting.
2 September	Committee Meeting.

OTHER MEETINGS AND ACTIVITIES

6 August	Met with the South Canterbury Chamber of Commerce and the CEO. Met with Fred Strachen in Twizel.
7 August	Attended a Webinar – Tax, an elected members responsibility. Met with Ross Brown regarding the community van and garaging
8 August	Met with SC Labour Market Workforce Strategy & Implementation Group 2025 in Timaru.
9 August	Attended Miss Mackenzie as one of the Judging panel.
12 August	Tekapo Property Group Meeting in Tekapo.
13 August	PortFM Radio Show. Attended the Rural Broadband Initiative Update in Timaru with the CEO. Attended the Strong Regional Economies & Better Public Service luncheon in Timaru with the CEO & Cr Smith. Bill English was the speaker. Attended the Mackenzie College Art Auction.
14 August	Met with Michael Burtscher, the CEO and Cr Cox.
21 August	Attended a conference call regarding the Mackenzie Sustainable Futures Trust.
21 August	Met with Wendy Smith from ADBT regarding Canterbury Digital Strategy, with the CEO.
22 August	Met with Cr Smith, the CEO & Paul Morris to prepare for Twizel Public Meeting.
25 August	Hosted Mackenzie College Year 9's visit to Council along with Simon Taylor.
26 August	Met with Meridian CEO Neal Barclay and the CEO.
27 August	Attended LGNZ 3 Waters Survey Results with Geoff Horler in Christchurch.
28 August	Met with Ian Brown & Basil Morrison from Civic Assurance along with the CEO. Attended the Mayoral Forum dinner with the CEO in Christchurch.

29 August	<p>Attended the Mayoral Forum with the CEO.</p> <p>Attended the CDEM Joint Committee meeting in Christchurch with the CEO.</p> <p>Attended the Business Excellence Awards in Timaru with the CEO & Fairlie Community Board member Trish Willis and partners.</p>
5 September	Met with Mat Bayliss from Meridian and the CEO.
9 September	Met with Gordon Handy & Jody Payne from the Mackenzie A&P Society to discuss their vision for 2015 show.
10 September	PortFM Radio Show.
12 September	<p>Attended a Mayoral meeting with St Johns Ambulance in Timaru along with:</p> <p>Mayor Craig Rowley, Waimate District Council</p> <p>Mayor Damon Odey, Timaru District Council</p> <p>Rangitata MP, Jo Goodhew</p> <p>Murray Cleverley, Chair SCDHB</p> <p>Nigel Trainor, CEO SCDHB</p> <p>St John, Darren Grigsby, Territory Manager for Temuka, Pleasant Point, Geraldine, Fairlie, Temuka</p> <p>St John, Mike Kelly, Waitaki District Operations Manager</p> <p>St John, Ken Barton, Territory Manager for North Otago</p>
13 September	Attended the Canterbury Provincial Fire Brigades Assn Conference and AGM at Tekapo.
15 September	Attended Jeremy Boys farewell from Primeport in Timaru.

1. That the report be received.

CLAIRE BARLOW
MAYOR

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: CHIEF EXECUTIVE OFFICER'S GENERAL ACTIVITIES REPORT

MEETING DATE: 16 SEPTEMBER 2014

REF: PAD 2/3

FROM: CHIEF EXECUTIVE OFFICER

ACTIVITY REPORT

COUNCIL, COMMITTEE AND BOARD MEETINGS

25 August	Attended the Tekapo & Twizel Community Board meetings.
1 September	Fairlie Community Board meeting.
2 September	Committee Meeting.

OTHER MEETINGS AND ACTIVITIES

6 August	Met with the South Canterbury Chamber of Commerce and the Mayor. Had fortnightly meeting with Bernie Haar.
7 August	Management Meeting.
10 August	Arowhenua Runanga Meeting at Arowhena Marae.
11 August	Attended the CEO Forum at Selwyn DC. Attended the CEG Meeting at Selwyn DC.
12 August	Management Meeting. Tekapo Property Group Meeting in Tekapo.
13 August	Attended the Rural Broadband Initiative Update in Timaru with the Mayor. Attended the Strong Regional Economies & Better Public Service luncheon in Timaru with the Mayor & Cr Smith. Bill English was the speaker.
14 August	Planning catchup with Nathan Hole & Toni Morrison. Met with Michael Burtscher, the Mayor and Cr Cox. Attended an onsite meeting at the Old Library Café with the Architect Graham McDermid and George Rhind. Attended a meeting with Luke Paardekooper at his place.
15 August	Met with Luke Van Velthoven at APL in Blenheim.
18 August	Attended the LG Amendment Bill – Canterbury Wide Approach to LTP with Paul Morris at Selwyn DC.
21 August	Met with Wendy Smith from ADBT regarding Canterbury Digital Strategy, with the Mayor. Met with the Twizel Golf Club President and Simon Williamson in Twizel with Garth Nixon.
22 August	Met with Mel Schauer in Twizel to prepare for Twizel Public Meeting, along with Paul Morris.

23 August	Attended Twizel Public meeting regarding the Meridian Building & Land.
25 August	Management Meeting. Met with John Lyons and Bernie Haar in Twizel.
26 August	Met with Meridian Neal Barclay and the Mayor. Met with Luke Paardekooper & Nathan Hole.
27 August	Met with the Department of Internal Affairs – introductory meeting. Met with representatives from Brannigans recruiting agency as an introductory meeting. Joined in a teleconference for Roding Collaboration with Timaru & Waimate DC's.
28 August	Planning catchup with Nathan Hole & Toni Morrison. Met with Ian Brown & Basil Morrison from Civic Assurance along with the Mayor. Met with Murray Weakley & Nigel Ross in Christchurch. Attended the Mayoral Forum dinner with the Mayor in Christchurch.
29 August	Attended the Mayoral Forum with the Mayor. Attended the CDEM Joint Committee meeting in Christchurch with the Mayor. Attended the Business Excellence Awards in Timaru with the Mayor & Fairlie Community Board member Trish Willis and partners.
1 September	Management meeting. Met with Katherine Eveleigh from Aurecon regarding the Tekapo Concept Plan, in Christchurch.
3 September	Attended a Roding Collaboration meeting at Timaru DC with Waimate & Timaru DC.
4 September	Met with Janine Tulloch from Mt Cook Alpine Salmon regarding Pukaki Lease. Met with PricewaterhouseCoopers & Paul Morris.
5 September	Met with Margaret Armstrong.
8 September	Management Meeting. Interview with Luke Van Den Broek from LINZ, with Paul Morris, regarding General revaluation Audit 2014. Attended Bylaw workshop with the Twizel Community Board.
9 September	Attended Bylaw Workshop with the Fairlie Community Board. Met with Asset team for a catch up (Suzy Ratahi). Attended a meeting regarding the Tekapo Footbridge with Bernie Haar.
10 September	Met with Gavin Turley of Civica in Fairlie – introductory meeting.
11 September	Planning Catchup.
15 September	Management meeting.

RECOMMENDATION:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: LAND SALE AT TWIZEL

MEETING DATE: 16 SEPTEMBER 2014

REF:

FROM: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To enable Council to consider approval or rejection of concept plans provided by Meridian in relation to the proposed land sale at Twizel.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council resolve to approve the terms and conditions of the Sale & Purchase Agreement with Meridian Energy as referenced in Clause 32.1(a) of that Agreement.
3. That Council resolve to delegate approval of all Local Government and other administrative or statutory requirements necessary to prepare the property for sale as referred to in Clause 32.1(b) of the Agreement to the Mayor.
4. That Council resolve that it has obtained valuation advice satisfactorily in all respects to support the sale of the property at the price specified in the Agreement as referred to in Clause 32.1(c) of the Agreement.
5. That Council resolve to accept the purchasers concept design as referred to in Clause 32.1(d) or Council instruct staff to attempt to renegotiate a suitable development configuration with Meridian Energy Ltd.

ATTACHMENTS:

1. Telfer Young valuation for the land in question.

BACKGROUND:

On 5 August 2014, Council considered a proposal from Meridian Energy Ltd to purchase land at Twizel. The offer was for the purchase of 4010 m2 of commercial land (being part of Lot 1, DP 445569).

It was resolved that Council sign the Sale of Purchase Agreement for the sale of Part Lot 1, DP 445569, Part 560547 Canterbury District to Meridian Energy Ltd.

The sale and purchase agreement became effective from the date of the Councils resolution (5 August). Section 32 of the sale and purchase agreement specifies that the agreement is conditional, upon the vendor approving certain conditions.

The due date for these approvals is 30 September.

Vendor Conditions

32.1 This Agreement is conditional upon the Vendor:

- a) resolving by not later than forty (40) working days after the date of this Agreement that it approves the terms and conditions of this Agreement;*
- b) resolving by not later than forty (40) working days after the date of this Agreement that it has satisfied all local government and other administrative or statutory requirements necessary to prepare the property for sale;*
- c) resolving by not later than forty (40) working days after the date of this Agreement that it has obtained valuation advice satisfactory in all respects to the Vendor to support the sale of the property at the price specified in this Agreement; and*
- d) resolving by not later than forty (40) working days after being provided with the Purchaser's Concept Design, that it approves the Purchaser's Concept Design.*

The parties acknowledge that satisfaction of the conditions in this clause shall be at the sole and absolute discretion of the Vendor. The conditions in this Further Term 32.1 are included for the sole benefit of the Vendor.

Some members of the Twizel Community had expressed concerns about the proposed sale and a public meeting was held at the Twizel Community Centre on 23 August. The purpose of the meeting was to:

- To provide the community with up to date and accurate information.
- To discuss the benefits and disadvantages of the proposed development.
- To provide an opportunity for people to ask questions and share their views.

The meeting was not formally constituted and was not intended to be a forum for a referendum. The meeting was intended to provide an opportunity for people to be heard by the Community Board and Council.

Those who attended the meeting indicated that a significant, although not unanimous, majority wished to see Meridian build away from the "Bowling Green" area. Attendees requested Council to instruct staff to negotiate with Meridian to move the building 50 metres south from the proposed location.

The meeting indicated near unanimous support for Meridian establishing an office in Twizel.

A representative from Meridian Energy attended the public meeting to answer questions and outline Meridian's proposal. It was noted that Meridian were locked into a fixed budget for the proposed development. The implication being that any costs associated with alteration of the development would fall to Council.

The Twizel Community Board met on 25 August 2014 and considered the feedback they had received from the public meeting on 23 August.

It was resolved that the Twizel Community Board recommend to Council that the sale and purchase agreement with Meridian Energy Ltd go ahead as previously agreed.

Following the public meeting, staff held informal discussions with Meridian to ascertain a first order estimate of the cost associated with transferring the proposed building as requested by the public meeting. The direct cost is expected to be \$180,000. This estimate includes design, administration and survey costs as well as the expense of additional physical work (earthworks and tree removal).

In light of Meridian's explicit position regarding the project budget, it is expected that any negotiated change to the current proposal would require Council accepting responsibility for these costs.

POLICY STATUS: N/A.

SIGNIFICANCE OF DECISION REQUESTED:

This decision is not significant in terms of Council's policy of significance. Note that the land that is proposed to be sold has been identified as surplus in the current long term plan.

ASSESSMENT OF OPTIONS:

There are four options available to Council.

- Resolve to approve the conditions set out in Clause 32 of the sale and purchase agreement.
- Resolve to instruct staff to negotiate with Meridian Energy Ltd to redesign the development with a building and all parking further south on the proposed site.
- Resolve to instruct staff to negotiate with Meridian Energy to redesign the development with the building located to the South of the proposed site but utilising the 'Bowling Green' for carparking (with suitable landscaping).
- Resolve to reject the purchaser's concept design outright in which case the sale and purchase agreement would become voidable.

Clause 32 includes sub-clauses with the following provisions;

Clause 32.1 A, is an administrative provision within the agreement. The document has been written by Councils Solicitor and has been checked by staff. It is recommended that approval be granted under this provision.

Clause 32.1 B is a provision that will be addressed by a report being prepared by APL (due by 19th September). It is recommended that the Mayor be delegated authority to sign off on this Clause.

Clause 32.1 C is a provision that is addressed by the attached report and Telfer Young. It is recommended that approval be granted under this provision.

Clause 32.1 relates to Council approval of the concept plan. This provision is the essence of the decision requested in this report.

Option 1:

If Council approves the concept plan the sale and purchase agreement becomes unconditional except for administration processes (eg; obtaining resource consents).

The sale would be for an area of 4010 m² which would include the "Bowling Green". The purchase price would be \$569,420. Council would retain ownership of the remaining 3163 m³ of VC land for future sale. The estimated value of this land is \$280,000-\$370,000 (\$100-\$130/m³ with 90% utilisation).

Option 2:

If Council instruct staff to negotiate with Meridian to reposition the proposed building it is expected that the direct cost will be approximately \$180,000.

If the reconfiguration moved completely away from the "Bowling Green" the area of retained land is likely to be negligible. The net difference between this and Option 1 is \$460,000 to \$550,000 (value of remaining land above plus direct cost).

Option 3:

If the "Bowling Green" was utilised for parking to support the development it may be possible to retain about 1000 m² of the residual land. The net difference between this and Option 1 would then be \$360,000-\$420,000.

Option 4:

If Council rejects the purchaser's concept plan outright and does not successfully renegotiate for an alternative site, Meridian would be forced to find an alternative site or retain their existing building.

The only logical reason for Council to reject the concept plan would be to retain the "Bowling Green" as a public space. This would dramatically reduce the land value of the area. The effective cost of this change is expected to be \$330,000 (2345 m² at \$142/m²).

CONSIDERATIONS:

There is a high degree of agreement regarding many aspects of the Meridian proposal. Most people support Meridian moving into Twizel, most people like the form of the concept plans provided and most people are comfortable with the value of the proposed purchase.

The value of having Meridian move its office into Twizel has been identified as a significant attraction by representative groups of the general community. Options 1,2 & 3 above will achieve this goal but option 4 would not.

The one obvious area of contention relates to the use of the 'Bowling Green' for a commercial purpose. The community is somewhat divided on this point. For those who wish to retain the 'Bowling green' the most common logic appears to be that it provides a visual corridor to lead visitors into the town centre area (carpark and market Square). There are also some community members who wish to retain the green and natural look of the 'Bowling green'.

Option 1 would not achieve either of those outcomes.

Option 2 above would achieve both objectives as it would retain the existing land use for the area.

Option 3 would retain the visual corridor but not the existing aesthetics. Appropriate landscaping could potentially be used to create an attractive carparking area although this would be expected to generate additional cost.

Option 4 would also achieve both of the above objectives.

SUMMARY OF OPTIONS:

Option	Description	Cost – direct cost plus value of foregone sales	Get Meridian into town	Maintain view corridor	Maintain look of Bowling Green
1	Proceed with proposed sale	0	Yes	No	No
2	Negotiate move to south & no use of 'Bowling Green'	\$460,000-\$550,000	Yes	Yes	Yes
3	Negotiate move to South and use 'Bowling Green' for parking	\$380,000-\$420,000	Yes	Yes	No
4	Reject concept plan and allow contract to fail (Set 'Bowling Green' aside as reserve area)	\$330,000	No	Yes	Yes

CONCLUSION:

There is strong support for encouraging Meridian to move their office into Twizel. Option 4 would not achieve this and as such is not recommended.

The remaining options offer differing levels of protection to the 'Bowling green' and have differing financial impacts. In essence the net cost of retaining the view corridor through the 'Bowling Green' area is estimated at \$360,000-\$420,000. The net cost of maintaining the existing use of the area is estimated at a further \$100,000-\$130,000.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



Market Valuation

Market Place
Twizel
Mackenzie District

Date: 17 May 2014

Client: Mackenzie District Council

TelferYoung (Canterbury) Limited



23 May 2014

TelferYoung
Canterbury

Senior Revenue Officer
Mackenzie District Council
53 Main Street
Fairlie 7925

Attention: Pauline Jackson

Dear Pauline

Market Valuation
Market Place, Twizel, Mackenzie District
Mackenzie District Council

In accordance with email instructions from Pauline Jackson on 5 May 2014 we have inspected the property at Market Place, Twizel to establish the market value of the land for sale purposes.

For your convenience we have provided an Executive Summary which precedes our formal valuation report. This statement details the main characteristics of the property and summarises our valuation conclusions.

Our Executive Summary must be read in conjunction with the formal valuation report and with TelferYoung (Canterbury) Limited's Statement of Limiting Conditions and Valuation Policy.

This report has been prepared for the purpose stated and solely for the benefit of Mackenzie District Council and may not be used for any other purpose or by any other party without first obtaining our written consent.

Yours faithfully
TelferYoung (Canterbury) Limited

Ian Fairbrother - VP (Urban), ANZIV, SPINZ
Registered Valuer
Email: ian.fairbrother@telferyoung.com

TelferYoung (Canterbury) Limited
17 Dee Street, Timaru 7910, NEW ZEALAND.
Phone : 03 687 1220, Facsimile : 03 688 9670
Email : canterbury@telferyoung.com website : www.telferyoung.com



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Appendix A: Computer Register

Appendix B: Additional Photographs



1.0 Executive Summary

Premises Address:	Market Place, Twizel, Mackenzie District
Instructions:	To establish the market value of the land.
Instructing Party:	Pauline Jackson
Client:	Mackenzie District Council
Date of Inspection:	17 May 2014
Date of Valuation:	17 May 2014
Brief Description:	<p>The land currently for sale comprises a large vacant block having an area of approximately 5800m², zoned Village Centre. The land is irregular in shape enjoying a wide frontage to Mackenzie Drive, Two Thumb Drive and Market Place. Contour varies from reasonably flat to a very gentle slope from the frontage. This is a highly prominent corner profile location opposite the junction with Ruataniwha Road which provides the main access into the town from Tekapo-Twizel Road, which is part of the main inland tourist route.</p> <p>We note there are very few comparable parcels of commercially zoned land which offer the physical characteristics and attributes of the subject land. In our opinion, the property has potential for the future development of a wide range of commercial activities given its size, shape and location.</p>
Methodology:	To establish the market value of the land based on comparable sales evidence.
Market Valuation:	Eight Hundred and Twenty Five Thousand Dollars (\$825,000) plus GST (if any)
Conditions of Valuation:	<ul style="list-style-type: none"> + The valuation has been assessed plus GST (if any). + The valuation has been assessed subject to the general policies of valuation as contained later in the report.
Valuer:	I R Fairbrother - ANZIV, SPINZ



2.0 Scope of Work

2.1. The Valuer

The valuation has been undertaken by Ian Fairbrother who provides this objective and unbiased valuation. The valuer has no material connection with the instructing party and has the appropriate qualifications and experience to undertake the valuation.

2.2. Our Client

Mackenzie District Council

This valuation has been prepared on specific instructions from Pauline Jackson to assess the Market Value of the land. The report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying on this report. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought.

2.3. Purpose of Valuation

Market valuation of the land.

2.4. Asset Valued

Market Place, Twizel, Mackenzie District

2.5. Basis of Valuation

Market Value

Market Value is defined in International Valuation Standards 2013 as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently and without compulsion.

2.6. Extent of Investigations

This report has been prepared for valuation purposes only and is not a structural, geotechnical or environmental survey. If any defect is found, this information could impact on the value of the property.

We have not been provided with an environmental audit of the property and we are not aware of any potential environmental concerns. Our valuation and report assumes that the land is unaffected by harmful contaminants or noxious materials which may impact on value.

We have not conducted a land survey of the subject property.

We have not sighted a current Land Information Memorandum for the subject property during the course of this valuation. Our report is subject to there being no outstanding requisitions or adverse information affecting the property.



2.7. Reporting Format

We have been instructed to provide a formal valuation report meeting all appropriate standards.

This report must be read in conjunction with TelferYoung (Canterbury) Limited's Statement of Limiting Conditions and Valuation Policy.

2.8. Valuation Standards

Our valuation has been prepared in accordance with International Valuation Standards 2011 and Australia and New Zealand Valuation Guidance Notes including:

- | | | | |
|---|-----------|---|---|
| + | IVS | - | Framework |
| + | IVS 101 | - | Scope of Work |
| + | IVS 102 | - | Implementation |
| + | IVS 103 | - | Reporting |
| + | IVS 230 | - | Real Property Interests |
| + | ANZVGN 1 | - | Valuation Procedures - Real Property |
| + | ANZRPGN 1 | - | Disclaimer Clauses and Qualification Statements |

3.0 Rating Valuation

As at 1 August 2012

Land Value:	\$690,000
Improvements:	<u>\$20,000</u>
Capital Value:	\$710,000

The subject land forms part of the above Rating Valuation. Please note this parcel of land is not separately assessed for rating purposes.



4.0 Legal Description

Identifier:	To be issued
Land Registration District:	Canterbury
Legal Description:	Proposed Subdivision of Lot 1 DP 445569
Estate:	Fee Simple
Area:	5800m ² (more or less)
Proprietor(s):	Mackenzie District Council
Interests:	<ul style="list-style-type: none"> + Subject to a right of way, right to convey electricity, water, telecommunications and computer media over parts marked B and D on DP 445569 specified in the Easement Certificate + Subject to a right to drain sewage over part marked E on DP 445569 specified in the Easement Certificate + Subject to a right to convey water over part marked F on DP 445569 specified in the Easement Certificate + Subject to a right to convey telecommunications and computer media over part marked B on DP 469106
Comments:	We have considered the above interests in our valuation considerations.
Appendix:	Copy of the Computer Register is included as Appendix A

5.0 Location

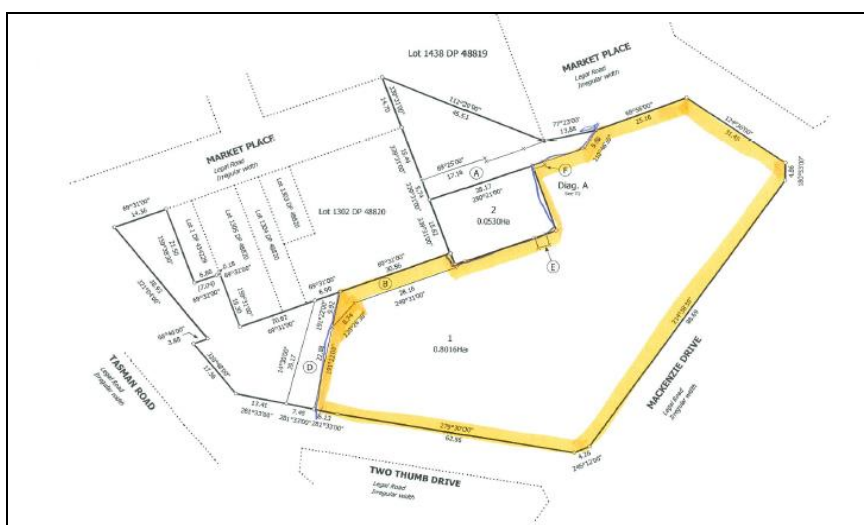


This parcel of land is located on the southern periphery of the existing commercial development which is centred on Market Place and developed in the early 1970's. The commercial area is compact and limited to a number of businesses which meet the day to day needs of the residents including food market, bank, gift shop, hardware shop, chemist and a number of restaurant/food outlets. The later now forming a significant part of activities within the business area to capitalise on the developing holiday destination market and passing traffic.

The commercial area can be accessed by vehicle from Tasman Road with parking provided along the frontage or from Mackenzie Drive, a main arterial road which leads to two large parking precincts. Market Place provides a pleasant pedestrian only paved area with all existing tenancies being in scale. A large modern supermarket was erected in 2009 on the opposite side of the parking area adjacent to the community centre. To the immediate west of the subject land, a recently completed commercial development comprises a real estate office, gift shop and one shop currently available for lease.

Twizel was originally established in 1970 to house workers associated with the Upper Hydro development. However, upon completion of the building works, a decision was made that the township remain due to the infrastructure in place and its close proximity to all outdoor pursuits. Situated approximately 160 kilometres from Timaru, a full range of amenities and services are available to meet the day to day needs of the residents. Twizel Area School caters for students of both genders ranging in age from 5 years to 18 years.

6.0 Land



Area:	5800m ² (more or less)
Frontages:	Market Place 56.61 metres (approx) Mackenzie Drive 97.81 metres (approx) Two Thumb Drive 68.69 metres (approx)
Depth:	Variable
Shape:	Irregular
Services:	All Local Authority services are available
Comments:	<p>A large irregular shaped block of land with flat to gentle sloping contour.</p> <p>Firstly, the northern parcel of the block is flat in contour below the level of Market Place, having a 1.50 metres deep embankment along the frontage and level with Mackenzie Drive.</p> <p>Secondly, the southern parcel of the block has a very gentle slope from both Mackenzie Drive and Two Thumb Drive frontages towards the rear boundary</p> <p>The land enjoys extensive frontage with drive on access available.</p>



7.0 Resource Management

Territorial Authority:	Mackenzie District Council
Plan Status:	Operative
Zone:	Village Centre
Zone Description:	This zone covers the commercial centres of Twizel, Lake Tekapo and Fairlie. These zones aim to consolidate development and maintain amenity in commercial centres. This consolidation also avoids the adverse effects of unplanned growth adjoining state highways, such as the use of access by heavy vehicles.
Development Controls:	Permitted Activities include any activity which complies with all the zone standards other than any industrial activity or service station.

8.0 Environmental Issues

8.1. Land Information Memorandum

We have not sighted a current Land Information Memorandum for the subject property during the course of this valuation. Our report is subject to there being no outstanding requisitions or adverse information affecting the property. We reserve the right to amend our assessment should this not be the case.

8.2. Contamination

Our valuation has been assessed on the basis that there is no contamination of the land.

9.0 Improvements

We note there are no improvements on the land which is currently utilised as a 'green area' having a grass cover, garden plots and some mature trees. All these landscaping improvements are considered of nominal value and accordingly have been disregarded.

10.0 Site History

We understand since the formation of Twizel in 1970, the subject land which adjoins the shopping centre in Market Place has been utilised for beautification purposes despite having been identified long term for future commercial activities dependent on demand.



11.0 Methodology

To establish the Market Value of the land, we have utilised recognised valuation methodology:

- + Market Comparison

Market Comparison

This approach involves a comparison between the property and sales of similar properties in the surrounding area.

In comparing the property with sales evidence, we have considered factors which have a direct impact on the sale price. These include the following:

Land: Location, area, shape, position, contour and standard of surrounding development.

11.1. Land Sales Data

Land sales data of particular relevance in establishing a market value for the site is summarised as follows:

+	26 Market Place	
	Sale Date:	11/13
	Sale Price:	\$97,826
	Land Area:	530m ²
	Rate:	\$185/m ²
	Zoning:	Village Centre
	Comments:	Rectangular in shape, level in contour.
+	27 Market Place	
	Sale Date:	11/06
	Sale Price:	\$354,750
	Land Area:	2360m ²
	Rate:	\$150/m ²
	Zoning:	Village Centre
+	27A Hooker Crescent	
	Sale Date:	11/12
	Sale Price:	\$45,000
	Land Area:	1146m ²
	Rate:	\$39/m ²
	Zoning:	Industrial
	Comments:	Rectangular shaped rear section



+	Ostler Road	Sale Date:	04/09
		Sale Price:	\$150,000
		Land Area:	2690m ²
		Rate:	\$56/m ²
		Zoning:	Industrial
		Comments:	Rectangular shaped front section
+	Harry Wigley Drive	Sale Date:	03/08
		Sale Price:	\$143,990
		Land Area:	1694m ²
		Rate:	\$85/m ²
		Zoning:	Airport Zone
		Comments:	Rectangular shaped level, corner section
+	Dakota Drive	Sale Date:	11/07
		Sale Price:	\$191,425
		Land Area:	2008m ²
		Rate:	\$95/m ²
		Zoning:	Airport Zone
		Comments:	Almost rectangular shaped level section
+	Swallow Drive	Sale Date:	09/07
		Sale Price:	\$105,200
		Land Area:	1316m ²
		Rate:	\$80/m ²
		Zoning:	Airport Zone
		Comments:	Almost rectangular shaped level section
+	Swallow Drive	Sale Date:	10/06
		Sale Price:	\$124,312
		Land Area:	1303m ²
		Rate:	\$95/m ²
		Zoning:	Airport Zone
		Comments:	Rectangular shaped level section



11.2. Land Sales Summary

Business Land Sales Summary			
Address	Sale Date	Land Area	Rate/m ²
26 Market Pl	11/13	530m ²	\$185/m ²
27 Market Pl	11/06	2360m ²	\$150/m ²
27A Hooker Cres	11/12	1146m ²	\$39/m ²
Ostler Rd	04/09	2690m ²	\$56/m ²
Harry Wigley Dr	03/08	1694m ²	\$85/m ²
Dakota Dr	11/07	2008m ²	\$95/m ²
Swallow Dr	09/07	1316m ²	\$80/m ²
Swallow Dr	10/06	1303m ²	\$95/m ²
Range			\$39/m ² - \$185/m ²

The subject should lie towards the upper end of the range which reflects the zoning, size, shape and location. We note there has been little sales activity for vacant commercial land apart from a small parcel adjoining the subject land which sold in November 2013 for \$185/m² plus GST. Although the sale of 2360m² at 27 Market Place is now somewhat dated it does provide useful evidence for a larger parcel of commercial zoned land.

Having regard to the sales evidence and reflecting these factors we have concluded a land value of **\$142/m²** for the site.

11.3. Market Land Value

Land Area	Rate	Value
5800m ²	\$142/m ²	\$823,600
Adopt		\$825,000



12.0 Conclusion

The commercial and industrial property markets in Twizel could best be described as 'steady'. The majority of properties are owner/occupied with investors wishing to purchase commercial/industrial real estate preferring the larger provincial and metropolitan centres for security of tenancy and value growth.

Due to the paucity of recent market evidence we have also reviewed 'asking prices' for vacant commercial and industrial land currently listed for sale. While it is acknowledged this is not factual market sales evidence it does however provide an indication of vendor market expectations. Details as follows:

- Market Place, Lot 2 comprising 1195m² zoned Village Centre, asking price \$189,000 plus GST. This corner parcel of land fronting Market Place and Tasman Road is slightly irregular in shape and flat in contour. Located on the edge of Market Place adjoining the parking area and neighbouring the local childcare facility. We understand this property has been listed for sale for a number of years at this price.
- Pukaki Airport, Lot 14 comprising 1187m² zoned Airport Zone, asking price \$120,000 plus GST. This corner parcel of land fronting Harry Wigley Drive and Piper Place is regular and rectangular in shape and flat in contour.
- Pukaki Airport, Lot 16 comprising 1900m² zoned Airport Zone, asking price \$165,000 plus GST. This inside section fronting Piper Place is regular and rectangular in shape and flat in contour.

The subject land offers an opportunity for a purchaser to acquire one of the few remaining large tracts of commercially zoned land in Twizel. The size and shape of the land opens up a number of potential uses given the high profile location and extensive road frontages. It is difficult to gauge demand for the land given the limited sales activity in recent times, however for the reasons mentioned earlier we feel there may be a degree of 'scarcity value' associated with the property.

We note the lack of recent sales evidence has made it difficult to substantiate our valuation findings however based on our knowledge and overview of the commercial market we feel the assessed market valuation of the land is realistic but acknowledge a possible valuation parameter of plus or minus 10%.



13.0 Statement of Limiting Conditions and Valuation Policy

Purpose

This valuation report has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

Responsibility to Third Party

Our responsibility in connection with this valuation is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of TelferYoung Canterbury) Limited and the author of the report. TelferYoung (Canterbury) Limited reserves the right to alter, amend, explain or limit any further information given to any other party.

Reproduction of Report

Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing the Valuer's original signature.

Date of Valuation

Unless otherwise stated, the effective date of the valuation is the date of the inspection of the property. This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which, unless otherwise stated, is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 1991, the Building Act 2004 and any Historic Places Trust registration. Our valuation reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes the Health & Safety in Employment Act 1992, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

Registrations

Unless otherwise stated, our valuation is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title. Such registrations may include WaahiTapu and Historic Places Trust registrations.



Reliability of Data

The data and statistical information contained herein was gathered for valuation purposes from reliable sources and is believed to be correct. All reasonable attempts have been made to verify the authenticity of this information but we cannot guarantee its accuracy.

Assumptions

This report contains assumptions believed to be fair and reasonable at the date of valuation. In the event that assumptions are made, based on information relied upon which is later proven to be incorrect, or known by the recipient to be incorrect at the date of reporting, TelferYoung Canterbury) Limited reserves the right to reconsider the report, and if necessary, reassess values.

GST

When analysing the sales and/or leasing evidence relied upon for this valuation, it is noted that we have attempted to ascertain whether or not the sale price/rental is inclusive or exclusive of Goods and Services Tax (GST). The national property database of sales evidence does not always identify whether or not the sale price is inclusive or exclusive of GST. Where we have not been able to verify the matter of GST, we have assumed that the national property database record of sale price is inclusive of GST (if any) for residential properties and plus GST (if any) for non-residential properties. Should this not be the case for any particular sale or rental used as evidence, we reserve the right to reconsider our valuation.

Land Survey

We have made no survey of the subject property and assume no responsibility in connection with these matters. Unless otherwise stated, it is assumed all improvements lie within the title boundaries.

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, we have assumed the land to be firm and suitable ground for the existing and/or potential development, without the need for additional and expensive foundation and retaining work or drainage systems.

Leases

The interpretation of leases or other contractual agreements referred to in this report is solely the opinion of the author and should not be construed as a legal interpretation. Furthermore, summaries of contractual agreements which may appear in the report or appendices, are presented for the sole purpose of giving the reader an overview of the salient facts thereof.

Professional Indemnity Cover

We have in force at the time of supplying the above valuation, current professional negligence insurance appropriate to the nature and level of our business activities.

Please contact the writer should you wish to discuss any matters raised in this report.

Yours faithfully

TelferYoung (Canterbury) Limited

Ian Fairbrother - VP (Urban), ANZIV, SPINZ
Registered Valuer
Email: ian.fairbrother@telferyoung.com



Appendix A

Computer Registers



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier 560547
Land Registration District Canterbury
Date Issued 31 October 2013

Prior References

529554

Estate Fee Simple
Area 8016 square metres more or less
Legal Description Lot 1 Deposited Plan 445569

Proprietors
The MacKenzie County Council

Interests

Subject to a right of way over part marked D on DP 445569 specified in Easement Certificate 625945.3 - 24.7.1986 at 11:36 am

Subject to a right of way, right to convey electricity, water, telecommunications and computer media and a right to drain water over part marked A on DP 445569, a right of way, right to convey electricity, water, telecommunications and computer media over parts marked B and D on DP 445569, a right to drain sewage over part marked E on DP 445569 and a right to convey water over part marked F on DP 445569 created by Easement Instrument 9558815.4 - 31.10.2013 at 11:21 am

The easements created by Easement Instrument 9558815.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey electricity over part marked A and a right to convey telecommunications and computer media over part marked B all on DP 469106 created by Easement Instrument 9587149.1 - 20.12.2013 at 4:38 pm



Appendix B

Additional Photographs



Market Pl frontage looking west



Market Pl looking towards Mackenzie Dr



Two Thumbs Dr looking north



Mackenzie Dr/Two Thumbs Dr intersection



Centre of site looking east



Centre of site looking west

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: SPORT CANTERBURY ANNUAL REPORT TO COUNCIL

MEETING DATE: 16 SEPTEMBER 2014

REF: LAN 3/3

FROM: GARTH NIXON, COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To present the Sport Canterbury annual report to the Mackenzie District Council.

STAFF RECOMMENDATIONS:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



ANNUAL REPORT TO MACKENZIE DISTRICT COUNCIL

1 July 2013 – 30 June 2014

**Prepared by Verna Parker
South Canterbury Regional Manager
Sport Canterbury**

This report highlights the outcomes achieved during the last 12 months from 1 July 2013 to 30 June 2014 and reports against the objectives and performance measures developed for that period.

The critical success factors identified in The Sport Canterbury (SC) strategic plan below help us to achieve the outcomes identified in this report.

Our Critical Success factors are:

- 1 Grow our Leadership** – grow and support change through knowledge, innovation, relationships and collaboration.
- 2 Increase our Impact** – Making a sustainable difference through a targeted approach. We have limited resources so focus our efforts primarily on young people and specific communities.
- 3 Operational Effectiveness** – Our competencies, evaluation and funding are key to our success.

Sport Canterbury (SC) is identified as a leader in Sport and Recreation in South Canterbury continually identifying ways to grow participation through programmes, events and initiatives we coordinate, deliver and support.

Community Sport through SportStart, Regional Sports Capability and People Capability, Jump Jam, Children's Holiday programmes, KiwiSport Projects, Green Prescription, Active For Life, and Falls Prevention programmes, Sports Club Partnerships, Sports Awards, and Sea 2 Sea, are all key initiatives and programmes that we use to engage and drive participation.

The Canterbury West Coast Sports Trust is currently reviewing and updating it's strategic plan and is changing it's goals to align with the Sport New Zealand goals of Lead, Enable and Deliver

Staff Developments:

Sport Canterbury has had two changes in staffing in the South Canterbury office over the last 12 months.

- Shaun Campbell was employed as the Aoraki Secondary Schools Sports Director, a role which has been contracted by the Aoraki Secondary School Principals to the South Canterbury office of Sport Canterbury to employ and manage the role. Shaun will be working with Mackenzie College and Twizel Area School to support their participation in Sport & Recreation.
- Janine Gainsford was appointed in January 2014 as a Green Prescription Patient Support Person for 18 hours per week. She was also appointed in June as the 2014 Sea 2 Sea coordinator for 10 hours per week, to coordinate the 6 week Sea 2 Sea Physical Activity Challenge.
- Vickie Cowley has been appointed Community Services Manager in the Christchurch office and will support Lee King and Linda Kenny in the South Canterbury office.in their roles as Community Sport Advisors

Opportunities and trends to inform future planning:

- **Community Sport:**

To align our work with that of Sport New Zealand, Sport Canterbury has restructured their operation to allow for clear seamless pathways through sport. This will enable community sport to be strong and healthy, with more and better opportunities for South Canterbury people to participate, as well as develop more capable clubs and people. We will have a more targeted approach to their work through the identification of geographical communities. The trust will work with Schools, Clubs, RSO's, and Sport & Exercise Providers in those communities to get more people more active more often.

Over the last 3 years Sport Canterbury has been working in the targeted rural communities of Geraldine, Pleasant Point and Temuka. During 2014 we will be transitioning to new targeted communities in the Mackenzie District and in North West Timaru around Aorangi Park. This will provide more support for the sports, schools and activity providers in those areas.

OBJECTIVE A:

Develop sustainable partnerships and relationships to provide for sport and recreation in the Mackenzie District

- 1 Database information is regularly maintained for:** Regional sports organisations and key clubs in the Mackenzie District; Primary and Secondary schools; Exercise Providers, facilities, and sports suitable for recommendation to beginner level or gentle activity, particularly to support Green Prescription and Falls Prevention referrals; Sea 2 Sea coordinator contacts database.

- 2 Children with Disabilities:**

The trust's philosophy for people with disabilities, around inclusion in sports and physical activity overrides all our activities and training. The trust no longer employs a Disabilities Coordinator. All requests for support for physically disabled athletes are referred to Justin Muschamp Disability Sport Coordinator with the Halberg Disability Sports Foundation.

- 3 Maintain Networks and Partnerships in Key Leadership Groups to support Sport and Recreation across South Canterbury**

Sport Canterbury works with various groups to support Sport, Recreation and Physical Activity in the Mackenzie District.

Fairlie, Tekapo, and Twizel schools, GP practices, Fairlie and Twizel Exercise Providers, Sports clubs and associations in the Mackenzie District, Workplaces, Fairlie Heartland Centre, Twizel Resource Centre

- **Bike & Walk South Canterbury Trust**

Sport Canterbury is trustee on the Bike and Walk South Canterbury Trust. During the last 12 months the trust has achieved the following outcomes.

- The Trust received a grant from Alpine Energy to develop an online track guide and a further application to support the online track guide has been made to Trust Aoraki.

- .Development of an online resource promoting local tracks and routes in the Timaru District and the launch of the website and online tool was held in June, Information about the work the trust is doing to develop a new cycling/walking track at Jack's Point was also presented. It is hoped the track will be open by October 2014.
- The Trust is looking at ways to link the work being done in the Timaru District to what is happening with Alps to Ocean in the Mackenzie District

- **WAVE**

Sport Canterbury is a key member of the WAVE health promotion framework that focuses on health promotion Support across early childhood, primary, secondary and tertiary settings in South Canterbury

Sport Canterbury has representation on:

- Governance Steering Group: Sport Canterbury is a founding member of the steering group which meets quarterly. Attended 2/4 meetings during the year.
- Working Group: attended 3/4 meetings during the year.
- Operational group: attended 6/12 meetings during the year

- **Healthy Living South Canterbury:**

Sport Canterbury is a member of the Healthy Living South Canterbury network group. In the last 12 months the group has reviewed their key purpose, with their major focus now on health promotion, communication, and networking. Four quarterly meetings attended and contribution made to 3 Healthy Living Newsletters with articles on Sea 2 Sea Green Prescription Be Active Programme and Active for Life Programme; "Get Active in Winter – Play Sport"

- **SCDHB Health Promotion Steering Group**

Sport Canterbury is a member of the SCDHB Health Promotion Steering Group which ensures and aligned and cohesive health promotion strategic direction for South Canterbury. As part of this group a Health promotion matrix has been developed which monitors all SCDHB Health Promotion implemented in South Canterbury. Sport Canterbury holds four contracts with the SCDHB

3 Health and Physical activity Providers

- **Green Prescription Partnerships:**

Partnerships and contacts have been made with the following groups:

- Practice nurses and GPs from Fairlie Medical and High Country Health, through newsletters and phone contact.
- Two Green Prescription referrals received from High Country Health.
- The GRx newsletters sent quarterly to both practices

- **Falls Prevention (FP) Partnerships:**

- Two referrals have been received for the SOYF programmes.

- SOYF volunteer is available to deliver home based SOYF exercise programmes in the Fairlie. She leads a group exercise class in Fairlie that includes strength and balance exercises.
- Two visits were made by The SOYF coordinator to the provider who led a Stay On Your Feet 10 week class programme in Twizel which finished in July.
- Contact with High Country Health for referrals to the class programme.

4 Communication:

- Presentation to Mackenzie District Councillors about our work and our contract moving forward
- Submission to MDC Annual Plan
- Visits and contacts made to Fairlie Heartland Centre and Twizel Promotions to discuss Sea 2 Sea, GRx Be Active classes, Falls Prevention classes.
- Information sent to Mackenzie District schools about training courses and events being run either in the Mackenzie area or in Timaru.
- Media editorial and advertising, using the Fairlie Accessible and Twizel Times for GRx, Falls Prevention classes and Sea 2 Sea.
- **The 0800 Active Line** promoted and managed as a means of providing information to the community about physical activity and sport.

OBJECTIVE B:

MAINTAIN LEVELS OF PHYSICAL ACTIVITY (INCLUDING SPORT) WITHIN THE MACKENZIE DISTRICT

1. Support Regular Physical Activity:

Sea 2 Sea Physical Activity Challenge:

The Sea 2 Sea challenge was held from 21 September – 1 November 2013 with 2,667 people taking part from 166 organisations with 150 of them workplaces. This was a 16.1% increase in participant registrations from 2012. There was a 9.1% increase in participation from those who completed the challenge.

The following registrations were received from the Mackenzie District.

- Twizel - 2 workplace (30 participants), 1 school (20 participants)
- Albury - 1 school (12 participants)
- Fairlie – 2 workplaces (36 participants)

2 South Canterbury Sports Awards:

The Mackenzie District Council was a silver sponsor of the SC Sports Awards. Mayor Claire Barlow helped present the South Canterbury Sportsperson with a Disability awards.

Nominees were received for

- Vanessa McIvor Rowing - Official

- Tony Dobbs Blade Shearing – Sportsperson
- Cameron Crampton Rowing – Sportsperson
- Tania Crampton Rowing – Team
-

OBJECTIVE C:

SUPPORT AND DEVELOP CAPABLE AND EFFECTIVE ORGANISATIONS:

1 Working Relationships with Sports in the Mackenzie District.

Kiwisport Golf programmes was delivered to:

- Fairlie Primary: 102 students received 4 golf sessions delivered by Aorangi Golf
- Albury Primary School : 32 students received 4 golf sessions delivered by Aorangi Golf
- Twizel Area school: 109 students received 4 golf sessions delivered by Aorangi Golf

2 Supporting Primary and secondary Schools in the Mackenzie District.

Primary Schools:

With the transition of the Mackenzie District to a targeted community the trust is currently working through a process to engage the primary schools across the District to deliver S Sportstart professional Development Package.

- **PALS training:** Eight children and their lead teachers from Albury and Lake Tekapo schools attended a Physical Activity Leaders training workshop. This workshop supports sport leadership within primary schools.
- **Jump Jam Training:** Three teachers and 20 children attended Jump Jam workshops on student leadership and event preparation for Jump Jam Extravaganza competition.
- **Jump Jam Extravaganza (primary schools aerobics):** Two JJE events were held within the 12 month reporting period. Twenty two children from Fairlie Primary and 9 children from St Josephs Fairlie competed in the 2013 event. Twelve children from Fairlie Primary and 16 children from St Josephs Fairlie competed in the 2014 event. The Fairlie Primary School FPS Pink Ladies team qualified for the finals in 2013 and won their age group section in the 2014 event.

Secondary Schools:

Mackenzie College

The Aoraki RSD has worked with the secondary schools in the Mackenzie District to facilitate a number of events as below.

Aoraki Volleyball	3 teams	South Island Athletics	2 entrants
Aoraki Swimming	7 entrants	Aoraki Golf	4 entrants

Aoraki Mountainbiking	14 entrants	Aoraki Cycling	12 entrants
Aoraki Athletics	22 entrants	Aoraki Basketball	1 team
Aoraki Netball	1 team	Aoraki Snow Camps	24 entrants
Aoraki Cross Country	20 entrants		

The Aoraki RSD also provided the following support and services.

- Creation of Mackenzie College Sport profile derived from data received from 2005 – 2013. This work highlights the common trends in sport at Mackenzie College through the 8 year time period and gives a picture on where sport is at in the school compared to Regional and National averages.
- Sport Profile includes student participation, staff participation and community involvement in Secondary School Sport.

Future

- Mackenzie College is situated in one of our new targeted communities; they have shown an interest in implementing the Sport NZ growing coaches programme.
- The college makes great use of the surrounding areas and has an innovative Wednesday afternoon sport programme that is well received by staff and students.
- The school would ideally like more trained coaches in mainstream sports. Facilitating these coaching workshops with Regional Sport organisations will be a priority.
- The school currently has very good rates of student involvement in sport and caters well for its students.

Twizel Area School

The Aoraki RSD has worked with the secondary schools in the Mackenzie District to facilitate a number of events as below.

Aoraki Cross Country	4 entrants	Aoraki Athletics Championships	12 entrants
Aoraki Snow Championships	8 entrants		

The Aoraki RSD also provided the following support and services.

- Creation of Twizel Area School Sport profile derived from data received from 2005 – 2013. This work highlights the common trends in sport at Twizel Area School through the 8 year time period and gives a picture on where sport is at in the school comparatively to Regional and National Trends.
- Sport Profile includes student participation, staff participation and community involvement in Secondary School Sport.
- Facilitated in conjunction with the school the Aoraki Country High School Athletics championships, 250 students over a full day of competition.

APPENDIX 1

Abbreviations and descriptors:

ClubMark - An accreditation process designed to help clubs identify what they are doing well and where they have development potential. The programme aims to strengthen all aspects of their operation

Fundamental Movement Skills (FMS) – The basic developmental skills of running, jumping, throwing, catching etc. that enable children to successfully and enjoyably participate in a range of sports and physical activities.

KiwiSport (KS) – Government funding initiative to increase children's participation in sport. The 3 key drivers for this initiative are;

- more children playing organised sport
- more opportunities for children to participate in sport
- Improved fundamental skills in children.
- Extensive consultation was undertaken by the Canterbury West Coast Sports Trust (CWCST) during October and November 2009 to determine the barriers, successes and opportunities to children's involvement in organised sport. KiwiSport funding has been tagged for projects relevant to these findings.

KiwiSport Regional Partnership Fund: (KRPf): The KRPf supports collaborative projects where sports clubs and community groups work together to support delivery of sport to school aged children and non participating youth. The CWCST administers the fund to encourage new partnerships involving schools, clubs, local and community groups that will get more young people involved in organised sport.

KiwiSport Coordinator (KSC) – Positions that have been established to coordinate and/or deliver sport across the schools within a community. These positions are a result of collaborative KiwiSport projects as outlined above.

Multi Skills – this is an approach to teaching Physical Education that encourages 'stage appropriate' teaching of all the skills children need to enjoy and succeed at sport. This concept ensures the development of the whole child along a progressive pathway including the skills of moving, thinking and communicating.

Sports Club Partnerships: The sports club partnership concept provides for a number of sports clubs to work together to create an entity which will represent all the clubs. When effectively implemented, it will have a major impact on providing sustainability and certainty to the future of sport in the community.

SportStart Professional Development Package: A Sport Canterbury package of professional development to assist teachers with the planning and delivery of regular, high quality fundamental sport skill sessions. During 2012 & 2013 teachers and/or Principals from each of the targeted schools have attended (or will attend) professional development.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: CHRISTCHURCH AND CANTERBURY TOURISM REPORT

MEETING DATE: 16 SEPTEMBER 2014

REF: LAN 3/3

FROM: ANNABELLE BRAY

PURPOSE OF REPORT:

To present the Christchurch and Canterbury Tourism Report to September, 2014, to the Mackenzie District Council.

STAFF RECOMMENDATIONS:

1. That the report be received.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

Christchurch & Canterbury Tourism Report to Mackenzie District Council on Marketing Activity, September 2014

Overview

Administration

Since the last report in June, Annabelle Bray has returned from maternity leave to the role of Mackenzie District Marketing Coordinator.

A new Memorandum of Understanding (MOU) between MDC and CCT was signed in June 2014, aligning with both organisations' financial years for the period of two years.

This report summarises the agreed activity outlined in the previous and current MOU which includes all results completed over the past 12 months.

Breakdown by Activity

Overview

CCT completed all activity as described in the activity plan as part of the MOU within the budget that was allocated. The information below documents the activity undertaken as part of the activity plan and the outcomes of that activity.

Industry Communications

Industry Newsletter

The 'Mackenzie Industry Update' has been sent fortnightly to a database of 285 Mackenzie tourism operators. This includes those tourism operators their business in the region but are not physically based in the Mackenzie District.

Since September 2013, the newsletter has been sent 23 times. The average open rate sits at 40.5% .

Key topics covered include:

- Regional events
- Domestic winter campaign
- Tourism New Zealand statistics and infographics
- Industry drop-in days
- Aoraki Mount Cook Mackenzie Official Visitor Guide
- Media throughout the region
- Emerging and special interest markets
- Collaborative social media
- Online marketing updates
- Mtcooknz.com updates
- Adventure Audit information
- Business Award recognition
- Conference and Incentive news
- Convene South Conference and Incentive trade event

Monthly Columns in Local Publications

Columns in the Fairlie Accessible and Twizel Update are submitted on a monthly basis. They provide a good avenue to communicate with the wider region on key tourism marketing activity.

Drop in Sessions

Drop in sessions are an open invitation and provide the regions tourism operators the opportunity to have one-on-one time with the Mackenzie District Marketing Coordinator. These sessions provide an opportunity for the coordinator to have in-depth conversations with operators about tourism related issues specific to their business.

Since September 2013, 5 drop in sessions have been held in Fairlie, Lake Tekapo or Twizel. The number of operators who take advantage of this service vary with an average of 4 operators per session.

Industry Training

Industry training is a key activity provided to all Mackenzie operators free of charge. The aim of each workshop is to fill specific tourism skill gaps which exist within the region. Workshops facilitated in the last 12 months:

October 2013	<p>'Getting Ready for China'</p> <p>Two workshops were provided at an introductory level to educate operators and provide practical ideas and solutions when working with the Chinese market.</p> <p><i>70 attendees</i></p>
February 2014	<p>Topics covered:</p> <ul style="list-style-type: none"> • Update on recent Mt Cook Mackenzie Marketing Activity • Working with Trade • Using Social Media Effectively <p><i>16 attendees</i></p>
June 2014	<p>'Getting Ready for China' – Part Two</p> <p>Targeted at business owners and managers offering a deeper level of engagement than the introductory workshops in October 2013.</p> <p><i>14 attendees</i></p>
August 2014	<p>'How to Create a Marketing Plan'</p> <p>Facilitated by John Cooper, Execlnsitu Limited.</p> <p>Topics covered:</p> <ul style="list-style-type: none"> • Give an understanding of why and how to create a marketing plan • Some do's and don'ts • Identify and discuss issues around how to execute their plan <p><i>11 attendees</i></p>

Online Presence and Content Development

The official regional website for the Mackenzie District is mtcooknz.com. The site plays an important role in providing up to date and relevant information to visitors before they arrive in the region and when they are here. With an increase of travellers using online sites to research activities and services, the management and improvement of our regional site is important. To ensure mtcooknz.com has as much operator information as possible, all listings are created and managed directly by the operators.

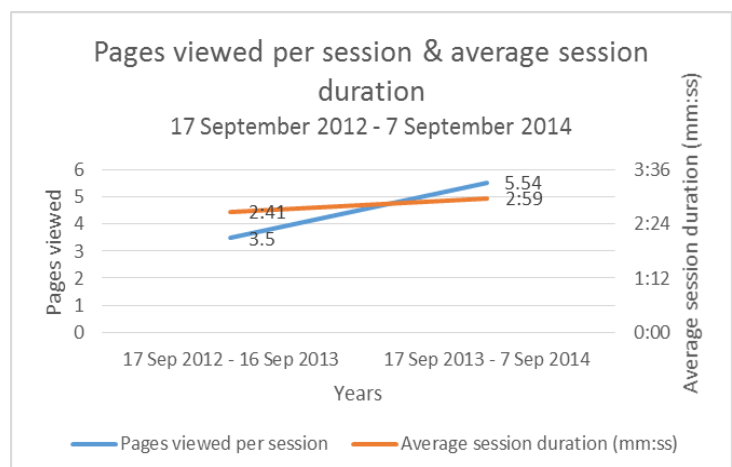
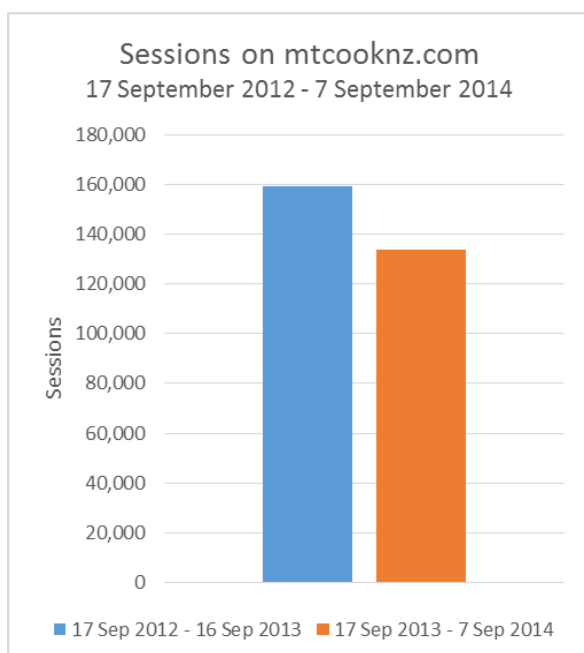
Website Development

Three actions were identified for website development throughout the last 12 months.

Actions	Steps
Content Development <ul style="list-style-type: none"> • Copy • Images • Video 	<p><i>Short Walks Campaign</i> Substantial content provided on the walks throughout the District including seven pages on each area as well as a homepage. (Fairlie, Burkes Pass, Lake Tekapo, Lake Pukaki, Aoraki/Mt Cook, Twizel and the Te Araroa walkway)</p> <p><i>Winter Pages</i> Four 'Ski Mackenzie' pages have been developed including winter content and images</p> <p><i>Additional Content</i> Content has been written, images agreed and in use on the three home page tiles.</p>
Increase the number of Mackenzie District operators that have listings in the Operator Database	27 new listings have been created on mtcooknz.com since September 2013. These include: 7 Accommodation listings 10 Activity listings 10 Business listings (food, services, shops)
Integrating 'BookIt' as an online booking channel so that visitors to the site can book directly from the listings	BookIt integration was completed and went live on the site in June 2014. We continue to encourage and work with operators to increase the number of businesses throughout the region who offer online booking capability.

Website Analytics

The number of sessions (visits) to mtcooknz.com over the period 17 September 2013 – 7 September 2014 have decreased by 25,301 from the same period in 2012/13. While the number of sessions have declined, there has been an increase in user engagement including the average length of time someone is viewing mtcooknz.com and the number of pages viewed in that time.

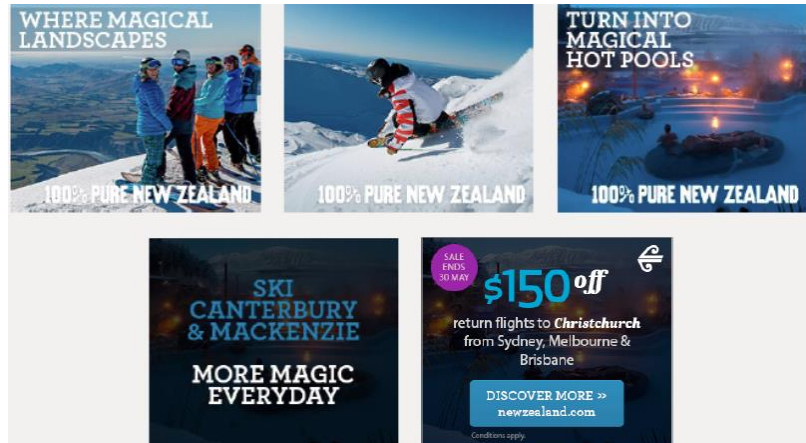


Campaigns & Collateral

Ski Tourism Marketing Network (Ski TMN) Campaign

The Australian Market Winter Campaign is a joint venture between the Ski TMN, Tourism New Zealand (TNZ) and regional partners. The Mt Cook Mackenzie region had three ski field partners who invested \$5,000 each in the campaign – Mt Dobson, Roundhill and Ohau Ski Fields.

The campaign was in market for ten-weeks over the winter period from April 27 until June 29, 2014 and utilised various channels including: television, online advertising, Sunrise breakfast television, and a joint venture campaign with a key Australian wholesaler.



The campaign exceeded the KPI of online visits by 23%, achieving 124,764 visits to the ski landing page on newzealand.com. The Canterbury/Mackenzie landing page received 21,915 visits across the campaign period.

TNZ undertook a major social media initiative by using a drone to take selfies of individuals and groups of consumers. The consumers were then given the file and encouraged to upload using the hashtag #nzdrone, everyone that shared their 'dronie' via social media were in with a chance to win a daily prize. TNZ set up at various locations around the South Island with the aim to promote word of mouth advocacy from consumers during the winter season. The locations in Canterbury were the Church of the Good Shepherd at Lake Tekapo and the carpark at the bottom of Lake Pukaki. The initiative gained significant media attention with over 66 media results to date.

Domestic Market Winter Campaign

The purpose of this campaign was to increase Christchurch and Canterbury visitors to the Aoraki Mount Cook Mackenzie region during the winter period for skiing and other winter-related activities. 16 regional investors contributing a total of \$14,000 to make a combined campaign pool of \$44,000.

The campaign was in market from May until September. A range of advertising channels were utilised including:

Print	<ul style="list-style-type: none"> • Insert in The Christchurch Press • Avenues Magazine • Metropol • Chill Magazine
Online	<ul style="list-style-type: none"> • The Press news page • Mtcooknz.com winter pages • Chill website • Christchurch Reimagined e-newsletter



	feature <ul style="list-style-type: none"> • Targeted newsletter to 6,000 Christchurch residents • Mackenzie winter facebook page
Radio	Christchurch networks of: <ul style="list-style-type: none"> • MoreFM • The Breeze • The Rock • The Edge • ZM

A competition was run through Facebook with a 'Mackenzie Winter Package' showcasing six regional operators. Paid facebook advertising was used to reach a specific target market of New Zealanders with winter and ski interests, who are 18 years of age and older giving an estimated reach of 26,000 people. A total of 258 entries were received with the winner receiving vouchers to redeem before the end of the winter ski season.

Official Visitor Guide (OVG)

Beck and Caul has produced and managed the distribution of the Mackenzie OVG for a number of years. Since 2012, CCT has managed the development of the OVG for the region incorporating Fairlie, Lake Tekapo , Aoraki/Mt Cook and Twizel areas. Over 45,000 of the 2013/2014 guide were distributed nationally as well as to trade businesses, both domestically and internationally.

CCT have renewed Beck and Caul's contract to produce the Guide as well as oversee the distribution throughout the year. The 2014/2015 Aoraki Mount Cook Mackenzie OVG was printed on 1st September, 2014 with a print run of 50,000 guides.

Travel Trade Activity

TRENZ

TRENZ was held in Auckland in May with four Mackenzie operators and a regional booth representing the Aoraki Mount Cook Mackenzie region. Each exhibitor had the opportunity to conduct over 50 appointments over the three days with additional networking functions to build and maintain relationships with national and international trade and media.

A pre and post TRENZ famil was organised to showcase the region to specific TRENZ buyers.

Trade Training

Two activities were undertaken as part of general trade training funded by the budget. The focus for this activity was on the Australian market and Inbound Operators (IBO's) based in New Zealand. The activity included:

- The Mackenzie District Marketing Coordinator attended the *Australian Market Insights* workshops facilitated by Tourism New Zealand held in Sydney in March. The workshops involved one-on-one meetings with key Australian travel wholesalers.
- Participation in the RTO NZ / ITO event. A three day event in May available to Regional Tourism Organisations with the aim to update Auckland-based Inbound Tour Operators and the New Zealand-based Tourism New Zealand staff.

Conference and Incentive

To continue the successful activity conducted in 2013 in the Conference and Incentive markets, two activities were again undertaken to motivate the Conference and Incentive markets to consider the Mackenzie District. These include:

- Attendance at MEETINGS held in Auckland in June. MEETINGS is New Zealand's key Business Events trade show attracting national and international professional conference organisers. The Mackenzie District Marketing Coordinator attended as an additional delegate on the Christchurch and Canterbury Convention Bureau stand.
- Convene SOUTH trade show tailored to focus on the South Island's conference and incentive business directed at the domestic market. Aoraki Mount Cook Mackenzie had a double stand incorporating four Mackenzie operators (Earth and Sky, Alps 2 Ocean Cycle Trail, Air Safaris, Tekapo Springs) each conducting their own meeting stream. A pre-event familiarisation of eight domestic conference buyers was hosted by the Mackenzie District Marketing Coordinator to leverage the district's exposure at the trade show.

Travel Trade Familiarisations

The following trade familiarisations were a collaboration between TNZ and CCT and conducted in the district over the last 12 months.

<i>Travel Trade</i>	<i>Market</i>	<i>Number of Participants</i>	<i>Timing</i>
TNZ Osaka Japanese Famil	Japan	17	September 2013
Perth Frontline Agent Famil	Australia	16	September 2013
Aspire Down Under/ ATS Pacific Famil	USA	1	November 2013
Discover the World/ATS Pacific Famil	UK	1	November 2013
Shanghai and Beijing Product Managers Famil	China	11	March 2014
SSEAsia Trade Famil	Various Asian Markets	15	March 2014
NZ Specialist Famil	China	11	April 2014
Kate Travel	China	4	April 2014
Go New Zealand Ltd	Australia – Perth	2	April 2014
Pre TRENZ famil	Japan	2	May 2014
Post TRENZ famil	China	4	May 2014

Media Activity

Domestic Market

The Associate Editor at Woman's Day, New Zealand's leading weekly magazine with a current circulation of 100,415 visited the region in June. The story is yet to run, with a publication date in October.

Woman's Day also ran a competition to win a 'Family Trip to the Mackenzie Region'. The competition attracted over 2,100 entries and was won by a Wellingtonian. The prize package can be redeemed through to July 2015.

Arrival Magazine and Bare Kiwi's Kyle Mulinder called 'the great Kiwi roadie' visited the region in May. Media and PR coverage was online and via social media channels through Bare Kiwi and Arrival Magazine, with a combined reach of over 100,000. Images will also be used in future Arrival Magazine publications.

International Market

In the last 12 months, 27 international media visited the Aoraki Mount Cook Mackenzie region on familiarisation tours. Details below:

Famil Name	Market	Reach	Medium	Timing
Michael Marek	Germany	19,400,000	Radio & Online	October 2013
The Western Australian	Australia	1,000,000	Print	September 2013
Tijada Jacksic – News Ltd	Australia	TBC	Print & Online	October 2013
Inspire Magazine	Singapore	1,080,000	Print	November 2013
The Nation	Thailand	341,000	Print & Online	November 2013
Canal Plus	France	TBC	Broadcast	November 2013
Lindsay Sutton	UK	TBC	Print	November 2013
Mezamashi Doyoubi	Japan	TBC	Broadcast	November 2013
Sunrise Breakfast Television	Australia	1,500,000	Broadcast	December 2013
Mumbai Mirror	India	1,200,000	Print & Online	December 2013
Sakai Feshigi Hakken	Japan	8,000,000	Broadcast	January 2014
Fairfax	Australia	1,000,000	Print & Online	January 2014
SIHKT	Japan	-	Broadcast	January 2014
China Southern	China	-	Broadcast	January 2014
Cyclist Magazine	Australia	-	Print & Online	February 2014
Tabisetsu	Japan	14,300,000	Broadcast	February 2014
Motorcyclist Magazine	USA	500,000	Print & Online	March 2014

BS Premium	Japan	3,600,000	Broadcast	April 2014
BS Nippion	Japan	2,000,00	Broadcast	April 2014
The Expat	Malaysia	35,000	Print	April 2014
Evening Standard	UK	805,309	Print	April 2014
Kompass Filmproduktion	Germany	300,000 per episode	Broadcast x 2 shows	April 2014
Living Magazine	North America	500,000	Print	May 2014
Press Trip	South America			May 2014
German Bloggers	Germany	426,500	Online	June 2014
Concrete Playground	Australia	195,000	Online	June 2014
Perth Winter Famil	Australia	2,000,000	Print/Online	July 2014

Financial Breakdown

The total budget set out in the MoU was \$136,000 for the period of September 2013 – June 2014. The budget for the current MoU begun July 1, 2014 to align with each organisations' financial years. Please note this was inclusive of salary costs for the Marketing Coordinator.

Oct – Dec 2013 Quarter	\$36,430.32
Jan – Mar 2014 Quarter	\$38,640.61
Apr – June 2014 Quarter	\$73,541.78
<i>Total</i>	\$148,612.71*

* The additional funds of \$12,612.71 were rolled over by agreement with MDC from the previous underspent budget of \$40,777.

Annabelle Bray
Mackenzie District Marketing Coordinator
Christchurch & Canterbury Tourism

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: RESERVE BALANCE ALLOCATION 30 JUNE 2014

MEETING DATE: 16 SEPTEMBER 2014

REF: FIN 1/2/1

FROM: MANAGER – FINANCE AND ADMINISTRATION

ENDORSED: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To recommend to Council appropriate action for activities' operating surpluses/deficits for the year ended 30 June 2014.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. ***District General***
The Council agrees:
 1. To apply the balance of all surpluses/deficits detailed in Table 1 to the District General Operating Reserve increasing the outstanding surplus balance by \$155,656 to \$324,849 in funds.

Table 1

Operating Surplus (Deficit) from:	\$
Administration – District	(24,668)
Governance	(68,744)
Civil Defence	12,648
Animal Control	11,322
Inspectorate	144,292
Health and Liquor Licensing	(4,239)
Public Toilets	7,777
Council Building Fairlie	12,294
Council Building Twizel	629
CEO Department	(11,977)
IT Department	9,384
Asset Management	57,325
Facilities Management	(311)
Fairlie Medical Centre	4,051
Twizel Medical Centre	(2,267)
Cemeteries	(2,913)
Libraries	(168)
Fairlie Pensioner Housing	3,684
Twizel Pensioner Housing	5,537
Current movement in reserve for year	155,656
Closing Balance General Operating Reserve	324,849
	=====

2. To apply deficit detailed in Table 2 to the reserve Planning Operating reserve. This will result in a closing deficit of \$1,236,109.

Table 2 – Resource Management

Operating Surplus (Deficit) from:	\$
Resource Planning	(293,371)
Closing Balance Resource Management	(1,236,109)

Rural Works and Services

The Council agrees:

To apply the deficit balances of \$2,082 of the combined activity results to the Rural Works and Services Operating Reserve as detailed in Table 3 leaving the balance of the Reserve to \$66,382 in funds.

Table 3

Rural Works and Services	\$
Rural Works & Services Surplus	6,042
Burkes Pass Village	(1,811)
Albury Village	(4,306)
Rural Fires	(1,775)
Skipton Hall	(232)
Current movement in reserve for year	(2,082)
Closing Balance Rural Works & Services Reserve	66,382

Fairlie Works and Services

The Council agrees:

To apply the balance of all surpluses/deficits as detailed in Table 4 to the Fairlie Works and Services Operating Reserve, thereby increasing the carried forward surplus to \$342.

Table 4

Fairlie Works and Services	\$
Fairlie Works & Services	7,852
Fairlie Community Board	2,155
Fairlie Domain	10,423
Fairlie Strathconan Park	(5,616)
Mackenzie Community Centre	1,190
Strathconan Swimming Pool	(19,306)
Current movement in reserve for year	(3,302)
Closing Balance Fairlie Works & Services Reserve	342

Tekapo Works and Services

The Council agrees:

1. To apply the balance of surpluses totalling \$40,645 as detailed in Table 5 to the Tekapo Works and Services Operating Reserve increasing the Reserve balance to \$224,154.

Table 5

Tekapo Works and Services	\$
Tekapo Works & Services Surplus	49,235
Tekapo Community Board	3,524
Tekapo Domain	(12,114)
Current movement in reserve for year	40,645
Closing Balance Tekapo Works & Services Reserve	224,154

Twizel Works and Services

The Council agrees:

1. To apply the balances of surpluses/deficit totalling \$20,698 surplus as detailed in Table 6 below to the Twizel Works and Services Operating Reserve leaving a surplus balance to \$75,829.

Table 6

Twizel Works and Services	\$
Twizel Works & Services Surplus	23,752
Twizel Community Board	(268)
Twizel Reserves	(7,921)
Twizel Community Centre	3,930
Twizel Swimming Pool	1,205
Current movement in reserve for year	20,698
Closing Balance Twizel Works & Services Reserve	75,829

Water, Sewer And Stormwater

The Council agrees:

1. To transfer surpluses/deficits in water, sewer and stormwater accounts to the appropriate capital reserves as detailed in Table 7 below.

Table 7 – Water and Sewer

Scheme	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
Fairlie Water	24,440	(967,925)
Fairlie Sewer	12,022	(127,962)
Tekapo Water	78,492	780,233
Tekapo Sewer	132,919	204,353
Twizel Water	98,652	1,528,115
Twizel Sewer	51,922	1,281,998
Burkes Pass Water	(161)	(9,343)
Burkes Pass Sewer	119	1,868
Allandale Water	(1,302)	(397,971)
Ashwick/Opuha	996	50,375
Kimbell Water	75	14,294
School Road Water	(542)	6,166
Spur Road Water	(14,738)	(13,207)
Manuka Terrace Water	7,701	17,675
Fairlie Stormwater	601	17,919
Tekapo Stormwater	(1,735)	146,383
Twizel Stormwater	(873)	232,906

Roading

The Council agrees:

1. To transfer surpluses/deficits in roading accounts to the appropriate capital reserves as detailed in Table 8 below.

Table 8 – Roothing

Area	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
District	73,131	46,592
Roothing Business Unit	(112,181)	(141,398)

Solid Waste

The Council agrees:

1. To leave the deficit of \$4,456 in Solid Waste in the Solid Waste Operating Reserve increasing the deficit balance at 30 June 2014 to \$425,060.

PAUL MORRIS
MANAGER – FINANCE AND ADMINISTRATION

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

None.

BACKGROUND:

At the time of the Annual Plan process, Council set its budgets for each activity by estimating the operational costs and for roading the capital costs of that activity.

Once these calculations have been made, an estimate of how these activities will be funded is made. This ultimately leads to the calculation of the rate requirement. This funding can be from rates, reserves, other income streams, or a combination of these.

Rates are drawn from various areas, with some activities being funded through targeted rates such as water, sewer and refuse collection while other activities receive funding from the five general rate sources, District and the Works and Services rates of Fairlie, Tekapo, Twizel and Rural.

The intention is that each activity revenue will cover its costs to break even. There are exceptions to this general rule where a community may rate additional monies to build up a reserve eg: Tekapo Community.

In practice, activities do not achieve exactly a break even position so will end up with either an operational surplus or deficit. Council has in the past used a broad brush approach to these balances, by sweeping them back into the operational reserve balance from where they were funded.

Council should review the allocation of its surpluses and deficits and decide to allocate accordingly.

There are some ‘soft’ rules that have been applied in arriving at the recommendations which are:

1. If an activity is funded by a targeted rate, and also maintains a capital reserve ie: water & sewer activities, any surplus/deficit generated are transferred to the relevant capital reserve as opposed to leaving the balance as an operating reserve balance. This is because capital reserves carry a financial cost of that balance in that capital reserve interest is either earned (on positive balances) and used to offset rates or charged (on negative balances) and increases the rates burden on ratepayers paying for the activity. Results of activities during the financial year will also be influenced by the levels of capital that is spent or not spent during the year. Delaying expenditure on asset replacement may cause a significant increase in maintenance cost. The work is capital in nature and should be charged to the activity’s capital reserve.
2. If an activity is funded by either the General Rate or one of the four Works & Services Rates, then any surplus/deficits are returned to the relevant rate that funded it. The exception here is roading and stormwater which is described in Rule 3 below.
3. If the activity is roading or stormwater then any surplus/deficits are applied to the roading activity reserve or stormwater capital reserve.
4. That Solid Waste results stay in the Operating Reserve relating to that activity.

SIGNIFICANCE OF DECISION REQUIRED:

The decision required is routine.

ISSUES:***Financial***

Table 1 below details the Movements in Operating Reserve of activities funded from the General Rate that it is recommended should be charged to District General Operating Reserve.

Table 1

Operating Surplus (Deficit) from:	\$
Administration – District	(24,668)
Governance	(68,744)
Civil Defence	12,648
Animal Control	11,322
Inspectorate	144,292
Health and Liquor Licensing	(4,239)
Public Toilets	7,777
Council Building Fairlie	12,294
Council Building Twizel	629
CEO Department	(11,977)
IT Department	9,384
Asset Management	57,325
Facilities Management	(311)
Fairlie Medical Centre	4,051
Twizel Medical Centre	(2,267)
Cemeteries	(2,913)
Libraries	(168)
Fairlie Pensioner Housing	3,684
Twizel Pensioner Housing	5,537
Current movement in reserve for year	155,656
Closing Balance General Operating Reserve	324,849
	=====

Table 2 – Resource Management

Operating Surplus (Deficit) from:	\$
Resource Planning	(293,371)
Closing Balance Resource Management	(1,236,109)

The tables below details the Operating Surpluses/Deficits that relate to the various activities funded from the four Works and Services Rates. That it is recommended that these be charged to the appropriate Works & Services Operating Reserves.

Table 3

Rural Works and Services	\$
Rural Works & Services Surplus	6,042
Burkes Pass Village	(1,811)
Albury Village	(4,306)
Rural Fires	(1,775)
Skipton Hall	(232)
Current movement in reserve for year	(2,082)
Closing Balance Rural Works & Services Reserve	66,382

Table 4

Fairlie Works and Services	\$
Fairlie Works & Services	7,852
Fairlie Community Board	2,155
Fairlie Domain	10,423
Fairlie Strathconan Park	(5,616)
Mackenzie Community Centre	1,190
Strathconan Swimming Pool	(19,306)
Current movement in reserve for year	(3,302)
Closing Balance Fairlie Works & Services Reserve	342

Table 5

Tekapo Works and Services	\$
Tekapo Works & Services Surplus	49,235
Tekapo Community Board	3,524
Tekapo Domain	(12,114)
Current movement in reserve for year	40,645
Closing Balance Tekapo Works & Services Reserve	224,154

Table 6

Twizel Works and Services	\$
Twizel Works & Services Surplus	23,752
Twizel Community Board	(268)
Twizel Reserves	(7,921)
Twizel Community Centre	3,930
Twizel Swimming Pool	1,205
Current movement in reserve for year	20,698
Closing Balance Twizel Works & Services Reserve	75,829

The table below details the operational results of water, sewer and stormwater activities that it is recommended should be charged to the appropriate capital reserve.

Table 7 – Water and Sewer

Scheme	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
Fairlie Water	24,440	(967,925)
Fairlie Sewer	12,022	(127,962)
Tekapo Water	78,492	780,233
Tekapo Sewer	132,919	204,353
Twizel Water	98,652	1,528,115
Twizel Sewer	51,922	1,281,998
Burkes Pass Water	(161)	(9,343)
Burkes Pass Sewer	119	1,868
Allandale Water	(1,302)	(397,971)
Ashwick/Opuha	996	50,375
Kimbell Water	75	14,294
School Road Water	(542)	6,166

Spur Road Water	(14,738)	(13,207)
Manuka Terrace Water	7,701	17,675
Fairlie Stormwater	601	17,919
Tekapo Stormwater	(1,735)	146,383
Twizel Stormwater	(873)	232,906

The table below details the operational results for the four roading activities. The recommendation is that Council charge the surplus/deficit to the appropriate capital reserve.

Table 8 - Roothing

Area	Operating Surplus (Deficit)	Capital Reserve Balance After Allocation
District	73,131	46,592
Roothing Business Unit	(112,181)	(141,398)

Council should decide the course of action it wishes to take for each of these results listed in the tables above. It has a choice of three options for each line item. Those choices are:

- Write the surplus/deficit off against the relevant reserve balance in its entirety.
- Write the relevant activity operating result off against its Capital Reserve Account.
- Combination of a) and b) above.

When applying any of the three options listed consideration should also be given to an activity's previous historical results of where surpluses or deficits were allocated.

Consideration should also be given that the five General Rate areas do not incur or attract interest on balances. If the account is in deficit then it is considered to be an interest free loan. Conversely if it is in funds then it is an interest free loan from the activity.

I will discuss each General rate area individually.

District General (Table 1)

I propose to apply a broad brush approach to all the activities funded by the General Rate and write any balances off against the Operating Reserve of the District General Rate.

Resource Planning (Table 2)

This activity has made a \$293,371 deficit for the year. However the Operating Reserve balance has a carried forward deficit balance of \$942,738 due to plan change 13 costs. Council has agreed to repay these amounts over a ten year period. Therefore it is appropriate to write off the \$293,371 deficit to the Resource Planning Operating Reserves.

Rural Works and Services Operating Reserves (Table 3)

Again I propose to apply a broad brush approach here and transfer the operating results of all activities listed to the Rural Works and Services Operating Reserve.

Therefore the proposal is to transfer \$2,082 deficit to the Rural Works and Services Operating Reserve. This will produce a positive closing balance at 30 June 2014 of \$66,382 in that reserve.

Fairlie Works and Services Operating Reserve (Table 4)

There is a deficit for the year from all activities shown in Table 4 amounting to \$3,302. I propose to write off all activity balances that make up this amount against the Fairlie Works and Services Operating Reserve. This will produce a positive closing balance for the Fairlie Works and Services Operating Reserve at 30 June 2014 of \$342.

Tekapo Works and Services Operating Reserves (Table 5)

Table 5 shows a surplus of \$40,645. I propose to transfer the balances to the Tekapo Works and Services Operational Reserve.

These recommendations will produce a positive closing balance for the Tekapo Works and Services Operating Reserve at 30 June 2014 of \$224,154.

Twizel Works and Services Operating Reserve (Table 6)

Table 6 details an overall operating deficit from all activities of \$20,698. I propose to apply the entire surplus towards the current Twizel Works and Services Operating Reserve balance.

By adopting these recommendations, the Twizel Works and Services Operating Reserve balance at 30 June 2014 will be \$75,829.

CONCLUSION:

The recommended treatment of the surpluses and deficits should be applied as outlined in this report.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
SUBJECT: CONTRACT 1214 TOWNSHIP MAINTENANCE
MEETING DATE: 16 SEPTEMBER 2014
REF: CON 1214
FROM: GARTH NIXON COMMUNITY FACILITIES MANAGER

PURPOSE OF REPORT:

To approve Asset and Services Committee recommendation in relation to Contract 1214 Township Maintenance

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council accepts the Asset and Services Committee's recommendation to approve the renegotiated Township Maintenance Contract 1214 with Whitestone Contracting.

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Minutes extract from the August Assets and Services Committee.

BACKGROUND:

My initial recommendation on the Township Maintenance contract should have read that the Asset and Services Committee approves the renegotiated contract with Whitestone.

Instead, the recommendation was worded 'That the Asset and Services committee recommends that Council approves the negotiated offer from Whitestone Contracting and renew this contract though to 30 June, 2018'.

Whilst council accepted the minutes of the Asset and Services Committee meeting, it did not specifically approve this recommendation.

In order for this contract to proceed, Council needs to resolve to accept the Asset and Services Committees recommendation on this matter.

CONCLUSION:

This is a simple matter to correct a process error. This contract has already been approved by the Asset and Services Committee. The above recommendation will allow this contract to be signed off.

EXTRACT FROM THE MINUTES OF THE ASSET AND SERVICES MEETING OF JULY 24:

CONTRACT 1214 TOWNSHIP MAINTENANCE:

The purpose of this report was for the committee to approve the re-negotiated tender for the Township Maintenance Contract, which covers the majority of the day to day services provided through Community Facilities. Community Facilities manager Garth Nixon spoke to this report.

He said Crs Jackson, Cox and Armstrong have been involved in this contract negotiation process as representatives of their community boards.

There are some differences between this new contract and the previous one to account for additional garden areas and changes in the level of some services, or to correct the double up of some services.

The rates are fixed except for CPI adjustments.

Councillors discussed various services including grass mowing in the townships. This contract includes two public toilets that are cared for by Whitestone, and the maintenance of public toilets, however there is a separate contract for the cleaning of the remaining public toilets.

Resolved:

1. That the report be received.

Claire Barlow/Russell Armstrong

2. That the Asset and Services committee recommends that council approves the negotiated offer from Whitestone Contracting and renew this contract though to 30 June, 2018.

Claire Barlow/Russell Armstrong

3. That the short fall of \$20,000 due to budget error be funded from the surplus in the Tekapo Township account.

Claire Barlow/Russell Armstrong

MACKENZIE DISTRICT COUNCIL

REPORT TO: Mackenzie District Council

SUBJECT: Fairlie Campground Sewer Pumps

MEETING DATE:

REF:

FROM: Geoff Horler

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To approve the Fairlie campground sewer pump station replacement.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That Council approves the replacement of the Sewer Pump Station in the Fairlie Camp Ground as a non-budgeted item.

Geoff Horler
UTILITIES
MANAGER

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

BACKGROUND:

Recently, both pumps in the sewer pump station, the serves the campground in Fairlie, failed within a few days of one another.

Both pumps were sent to an electrical repair company for rewinding and repair. A quote has been received for the work and it is more than half the value of each pump to repair.

Consideration needs to be given as to sense in repairing these pumps or replacing them. One is an old pump and the other is approximately three years old.

This pump station has had a problem with ground water infiltration for some time that also needs to be rectified as the pumps are pumping ground water for a considerable amount of time.

Staff have programmed to replace the pump station completely in 2015/16, being the first year of the next LTP.

At the moment we have a temporary pump set up that needs to be checked each day.

POLICY STATUS:

CONSIDERATIONS:

Financial Considerations:

The repair cost for both pumps is \$3,500 plus GST. The cost to replace both pumps is \$5,356 plus GST. This still leaves the issue of ground water infiltration to be addressed in 2015/16 at a cost of at least \$10,000, probably more.

A package Sewerage Pump Station, such as those supplied by ECO-One (system similar to those installed in Eversley) will cost \$10,400 plus the cost of installation which is another \$4644.

CONCLUSION:

By installing the ECO-One system or similar will solve the ground water infiltration and have a complete new system in place. This just brings forward necessary work that was programmed for 2015-16. It makes good economic sense to install a complete system now instead of repairing/replacing existing the existing pumps and then trying to replace the pump chamber at a later date. With ground water infiltration eliminated the running costs will be reduced as well.

RECOMENDATION:

That a new package pump station be installed in the Fairlie Camp Ground instead of repairing or replacing the existing pumps.

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: REQUEST FOR ADMINISTRATIVE SUPPORT TO INVOICE
COST OF EXTENDED WATER QUALITY MONITORING

MEETING DATE: 16 SEPTEMBER 2014

REF: PAD 7/1/20

FROM: MANAGER – FINANCE AND ADMINISTRATION

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To present options for Council to decide whether to support the Orari-Opihi-Pareora Zone Committee request for administrative support to invoice costs of extended water quality monitoring.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. Council accept the request and provide administrative support to OOPZ. Council would not charge the customers for its time in this matter; OR
3. Council accept the request and provide administrative support to OOPZ and recover its cost of providing the service; OR
4. Council accept the request and provide administrative support to OOPZ and recover its cost of providing the service offset by a Council grant for those customer costs; OR
5. Council decline the request and suggest Timaru District Council, as Council currently providing administrative services to OOPZ be approached to provide the service; OR
6. Council decline the request and suggest the OOPZ seek to outsource the administrative function to a local secretarial service, or undertake the work themselves through one of the members.

PAUL MORRIS
MANAGER – FINANCE AND ADMINISTRATION

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

ATTACHMENTS:

Appendix 1 – Letter of request for administrative support to invoice cost of extended water quality monitoring from Orari-Opihi-Pareora Zone Committee (OOPZ).

BACKGROUND:

Council was approached to assist in water quality monitoring project for a group of water users around Ashwick Flat/Opihi. Council has contributed staff time to this project to collect the samples and collect contributions from land owners. This was anticipated to be a one off project. There are 40 plus land owners involved and Council are providing the cheapest solution possible and avoiding charging time at appropriate recovery rates.

The attached letter seeks to extend the process and include two yet to be established groups with the possibility of on-going testing.

Council has made the current arrangement work as least cost to the Ashwick group by having minimal administrative input into the process as they sit outside the current accounting/invoicing system and operate on a cash sale basis. If the offering were to be expanded to incorporate the likely three groups the numbers would likely mean they would need to be brought into the current accounting/invoicing process as the potential for those groups to undertake a lot of the accounting work themselves may be limited. This would incur costs that in normal business operations would be passed onto the customer.

Timaru District Council provides administrative support to OOPZ.

Council needs to decide whether it wishes to assist in this process and to what level.

SIGNIFICANCE OF DECISION REQUIRED:

The decision is not considered to be significant.

OPTIONS:

Council has five options available to it:

1. Accept the request and provide administrative support to OOPZ. The current proposal does not envisage Council charging for its time in this matter.
2. Accept the request and provide administrative support to OOPZ and recover its cost of providing the service.
3. Accept the request and provide administrative support to OOPZ and recover its cost of providing the service offset by a Council grant for those customer costs.
4. Decline the request and suggest Timaru District Council, as Council currently providing administrative services to OOPZ be approached to provide the service.

5. Decline the request and suggest the OOPZ seek to outsource the administrative function to a local secretarial service, or undertake the work themselves through one of the members.

Option 1:

Council would continue to provide administration support on the same basis of not recovering costs. The billing and accounting would be moved to the normal processes which would add more costs. The water groups would get a low cost solution to the testing while other ratepayers subsidise the work.

The economic value of the service is diminished as the users are not paying the true cost as there is no incentive to use the services sparingly.

Option 2:

This option is consistent with Councils billing requirements for all other outside work. The service provided is fully costed and valued by the users. It allows the respective departments involved to recover their costs as appropriate.

Option 3:

This option provides the right drivers for Council in that is recovering its costs to provide the service but allows Council the discretion to grant some or all of the administration costs. However the grant would be funded by all ratepayers through the General Rate. Council does not have any discretionary funds set aside at present to do this.

Option 4:

Timaru District Council (TDC) is the Council currently providing admin services to OOPZ. It may be appropriate for that Council to provide these services. If TDC were to undertake this work it would probably mean the service would be fully costed with no Council grant available.

Option 5.

This option is self-explanatory and would transfer the likely workload to a local business who may be better equipped to handle this type of project with a lower cost base than Council.

CONCLUSION:

Council should choose one of the 5 options discussed but needs to be mindful of precedents it may be setting for other users of Council services as well as any approach from the Upper Waitaki group to undertake similar work.

Dermott O'Sullivan
91 Cricklewood Road
Coalstream RD17
Fairlie 7987

13 August 2014

Claire Barlow
Mayor
Mackenzie District Council
PO Box 52
Main Street
Fairlie 7949

Dear Claire

Re: request for administrative support to invoice costs of extended water quality monitoring

The Orari-Opihi-Pareora Zone committee would like to request support from the Mackenzie District Council to invoice costs of extended water quality monitoring in catchments within the District.

As you will be aware, the Orari-Opihi-Pareora Zone Committee has recommended that catchment groups be a key strategy to deliver on the Canterbury Water Management Strategy. These local community groups are expected to identify the issues associated with water quality and health in their area and the actions that are needed to protect and improve as necessary. The zone committee has successfully drawn in support and expertise for these groups from Environment Canterbury, the Sustainable Farming Fund and various industry groups.

As a part of understanding the local challenges to water quality it is necessary to supplement the routine water quality monitoring that is already in place with additional water quality testing. The immediate local community is expected to cover these costs, but it would be very helpful if the Council could assist with the administration of collecting people's contributions. I acknowledge that the Council is already assisting with this for the Askwick Flat/Opihi group, but could the Council also agree to provide administrative support to collect contributions to water quality testing in other groups as they become established? We anticipate that the three catchment groups in the Mackenzie Council District will be Opihi/Askwick Flat, Opuha and Tengawai.

Yours sincerely

Dermott O'Sullivan
Chair: Orari-Opihi-Pareora Zone Committee

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: RATEPAYERS SURVEY RESULTS

MEETING DATE: 16 SEPTEMBER 2014

REF: LAN 3/3

FROM: PAUL MORRIS, FINANCE AND ADMINISTRATION MANAGER

PURPOSE OF REPORT:

To present the Cinta Research Ratepayers Opinion Survey results for 2014 to the Mackenzie District Council.

STAFF RECOMMENDATIONS:

1. That the report be received.

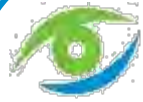
WAYNE BARNETT
CHIEF EXECUTIVE OFFICER



**Mackenzie District Council
Ratepayers Opinion Survey 2014**



**Prepared for Mackenzie District Council
September 2014**

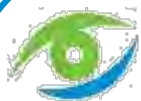


Research Objectives

To ascertain ratepayers and residents level of satisfaction with important key services provided by Council

Changes in ratepayer satisfaction are measured for important key services provided by Council over time including:

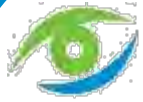
- Governance
- Water services
- Roads
- Waste services
- Community and recreation facilities
- Resource management, building control and regulation



Sample & Methodology

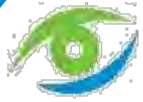
74

- 275 telephone interviews with Mackenzie District residents, ratepayers and absentee property owners. A cross-section of urban and rural communities were targeted:
 - Fairlie
 - Lake Tekapo
 - Twizel and wider rural areas
- Ratios for geographic area and 'ratepayer' status were used to ensure broad representation
- Permanent ratepayer and resident respondent telephone lists were sourced from telephone directories using a random sampling technique. Absentee ratepayers contact details were supplied from Mackenzie District Council sources
- Fieldwork was carried out between 1 August and 27 August 2014
 - 2013 fieldwork was carried out between 14 August and 11 September 2013
 - 2012 fieldwork was carried out between 10 September and 28 September 2012
- Questions have been cross analysed by demographics and statistically significant differences have been reported to a confidence level of 95%.



Structure

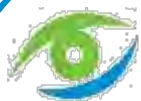
- Overview of satisfaction with Council services & facilities
- Detailed analysis of satisfaction with Council services & facilities
- Demographic analysis of satisfaction with Council services & facilities
- Conclusions
- Recommendations
- Who took part in the survey



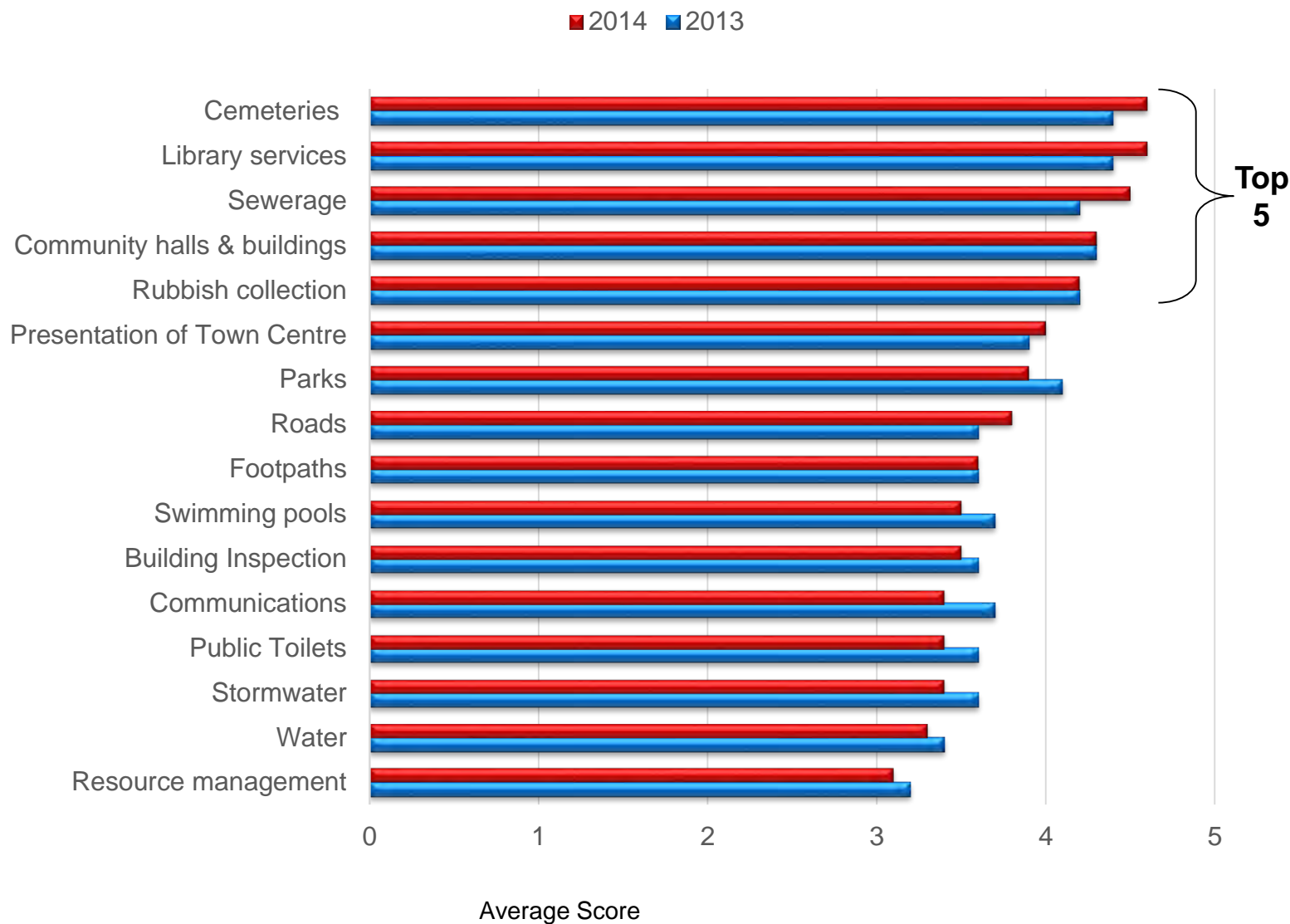
Satisfaction with Council Services & Facilities

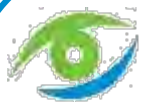
Overview



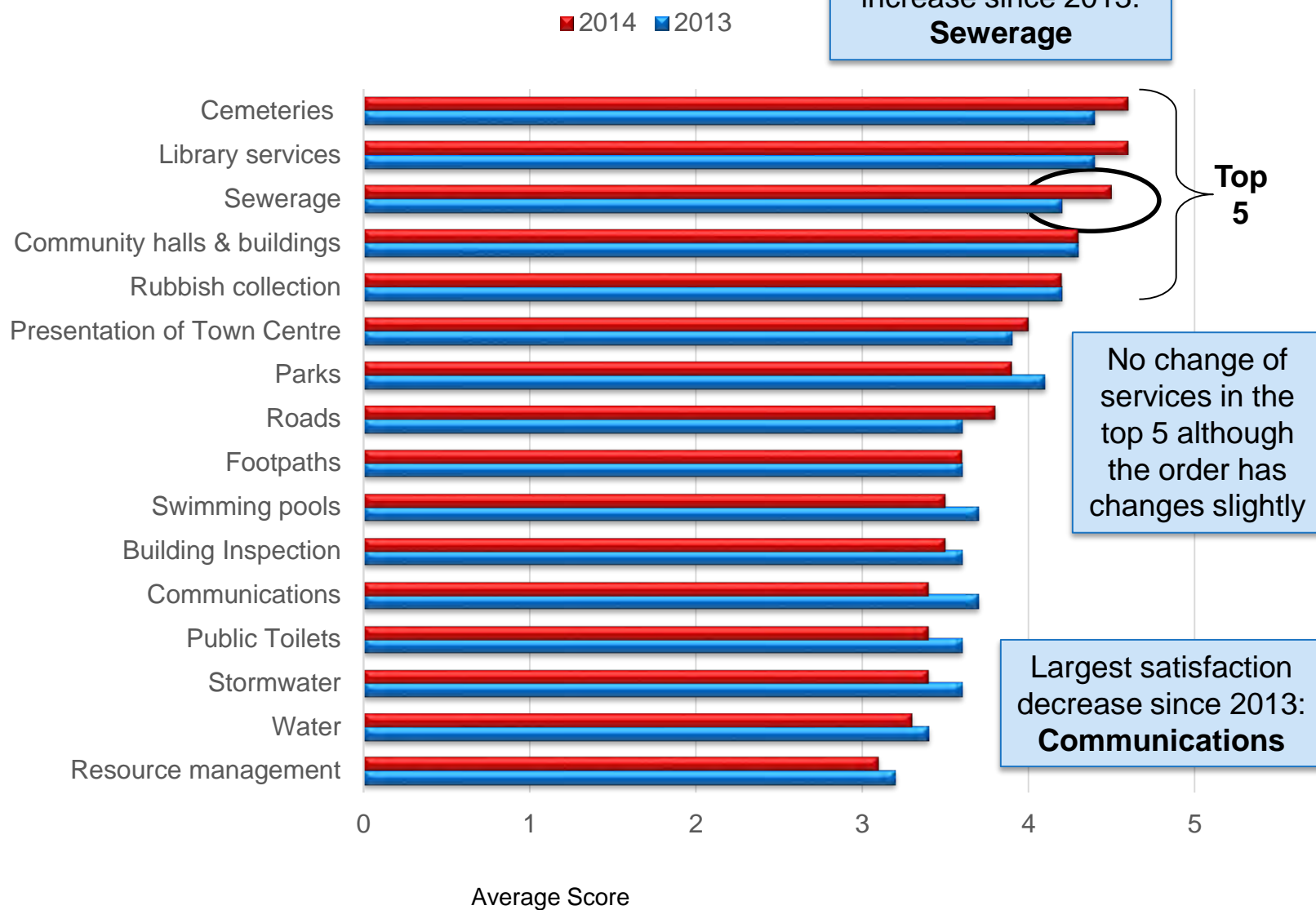


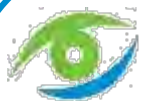
Overview of satisfaction with Council services & facilities





Overview of satisfaction with Council services & facilities



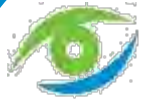


Overview of satisfaction with Council services & facilities ⁷⁹

Services/Facilities	2014 average rating	2013 average rating
Cemeteries	4.6	4.4
Library services	4.6	4.4
Sewerage	4.5	4.2
Community halls & buildings	4.3	4.3
Rubbish collection	4.2	4.2
Presentation of Town Centre	4.0	3.9
Parks	3.9	4.1
Roads	3.8	3.6
Footpaths	3.6	3.6
Swimming pools	3.5	3.7
Building Inspection	3.5	3.6
Communications	3.4	3.7
Stormwater	3.4	3.6
Public toilets	3.4	3.6
Water	3.3	3.4
Resource management	3.1	3.2

*** Areas of improvement in green; areas of weakening in red**

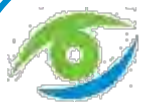
Base = All respondents – 275 - excludes Don't know responses



Satisfaction with Council Services & Facilities

Detailed Analysis

The following graphs have those who answered 'Don't know' removed from the calculation, hence the variation in base sizes

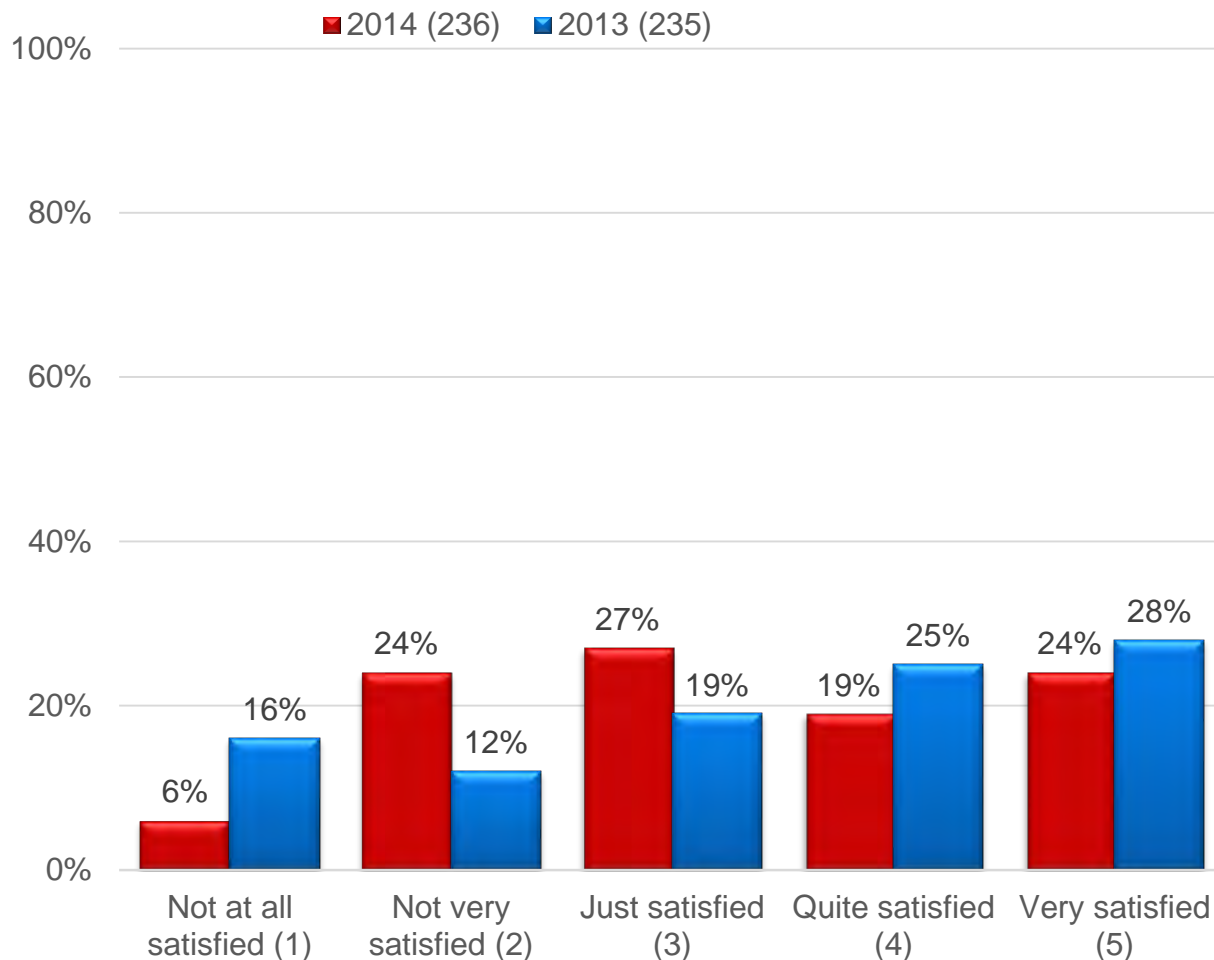


How satisfied or dissatisfied are you with the water supply and quality the Mackenzie District Council provides?

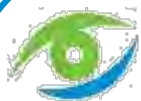
Average Ratings

All (2014)	3.3
All (2013)	3.4
Permanent Ratepayer	3.3
Absentee Ratepayer	3.6
Resident	3.0
Fairlie	3.7
Lake Tekapo	3.9
Twizel	2.9
Rural Mackenzie	3.5

Just less than half of residents are Quite or Very satisfied combined (43%) with the water supply and quality. This is a significant decrease in satisfaction since 2013 from 53%.

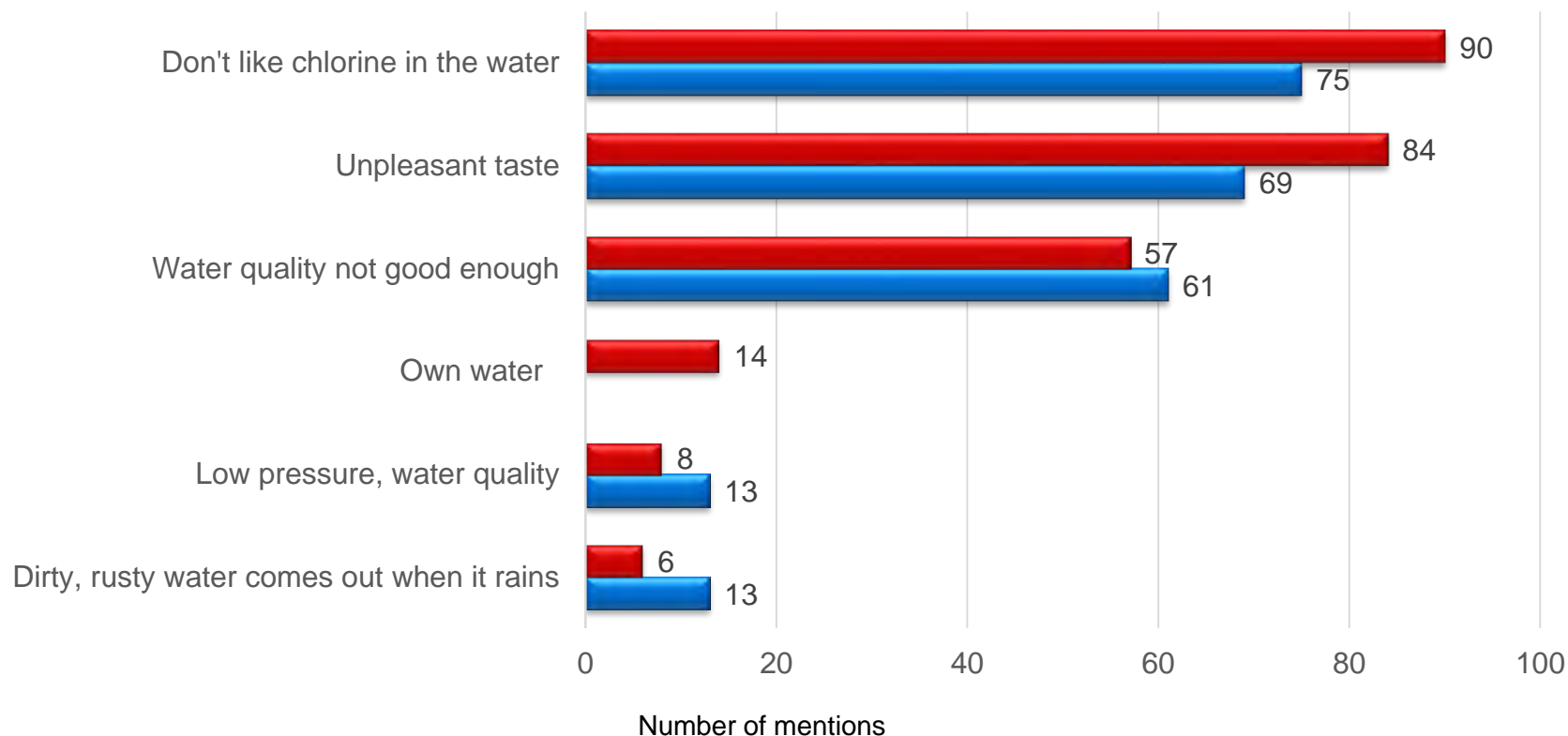


Excludes 'don't know' responses



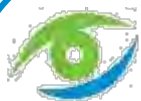
Satisfaction or dissatisfaction with the water supply and quality – why is that?

■ 2014 ■ 2013



Mentions by 3 or more residents included above

The increase in dissatisfaction with the water supply and quality has translated into a higher proportion of mentions from Ratepayers since 2013 about not liking chlorine in the water and an unpleasant taste in the water supply.

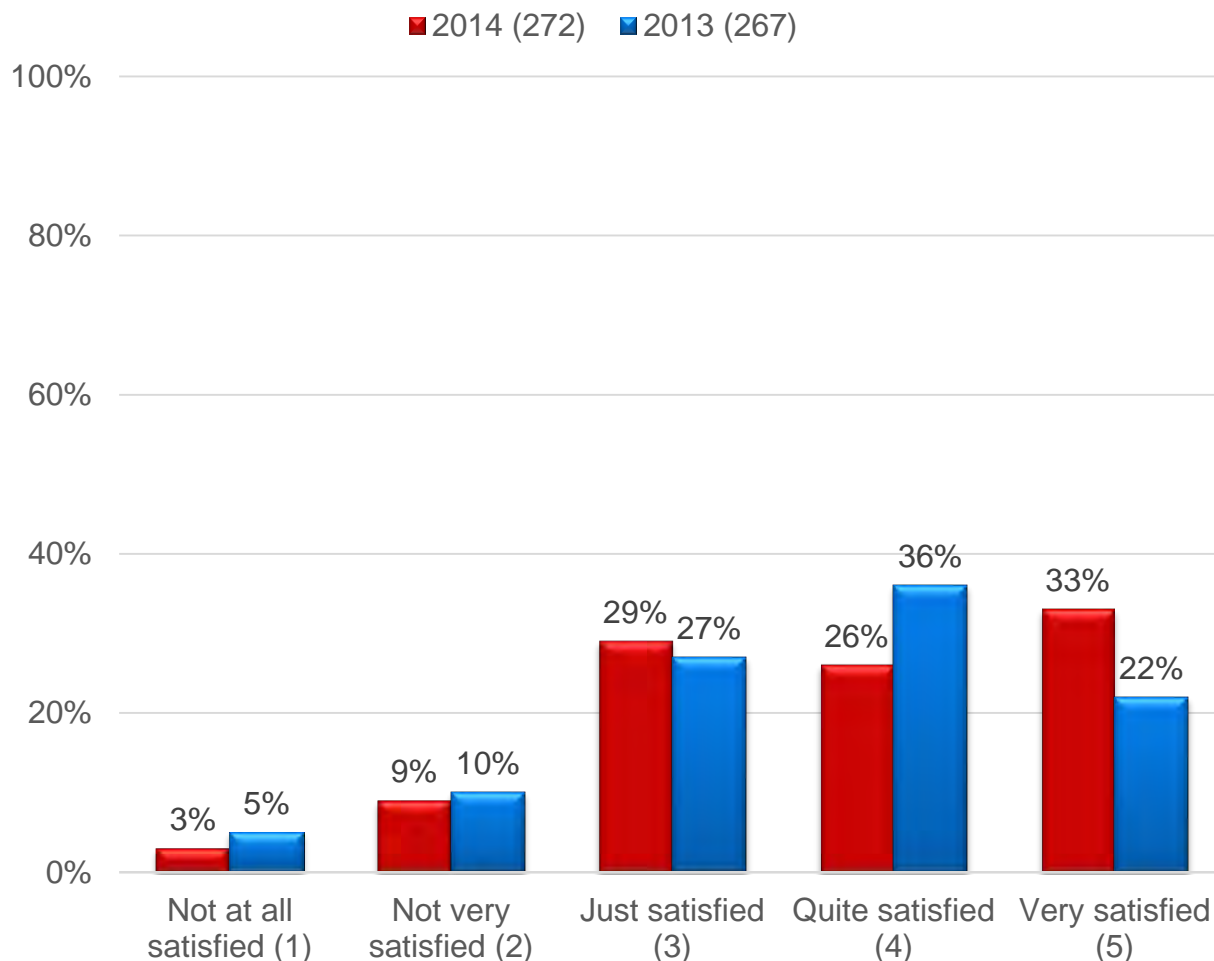


How satisfied or dissatisfied are you with the road conditions, signage and road maintenance the Mackenzie District Council provides?

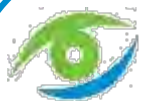
Average Ratings

All (2014)	3.8
All (2013)	3.6
Permanent Ratepayer	3.7
Absentee Ratepayer	4.1
Resident	3.8
Fairlie	3.6
Lake Tekapo	3.7
Twizel	4.0
Rural Mackenzie	3.6

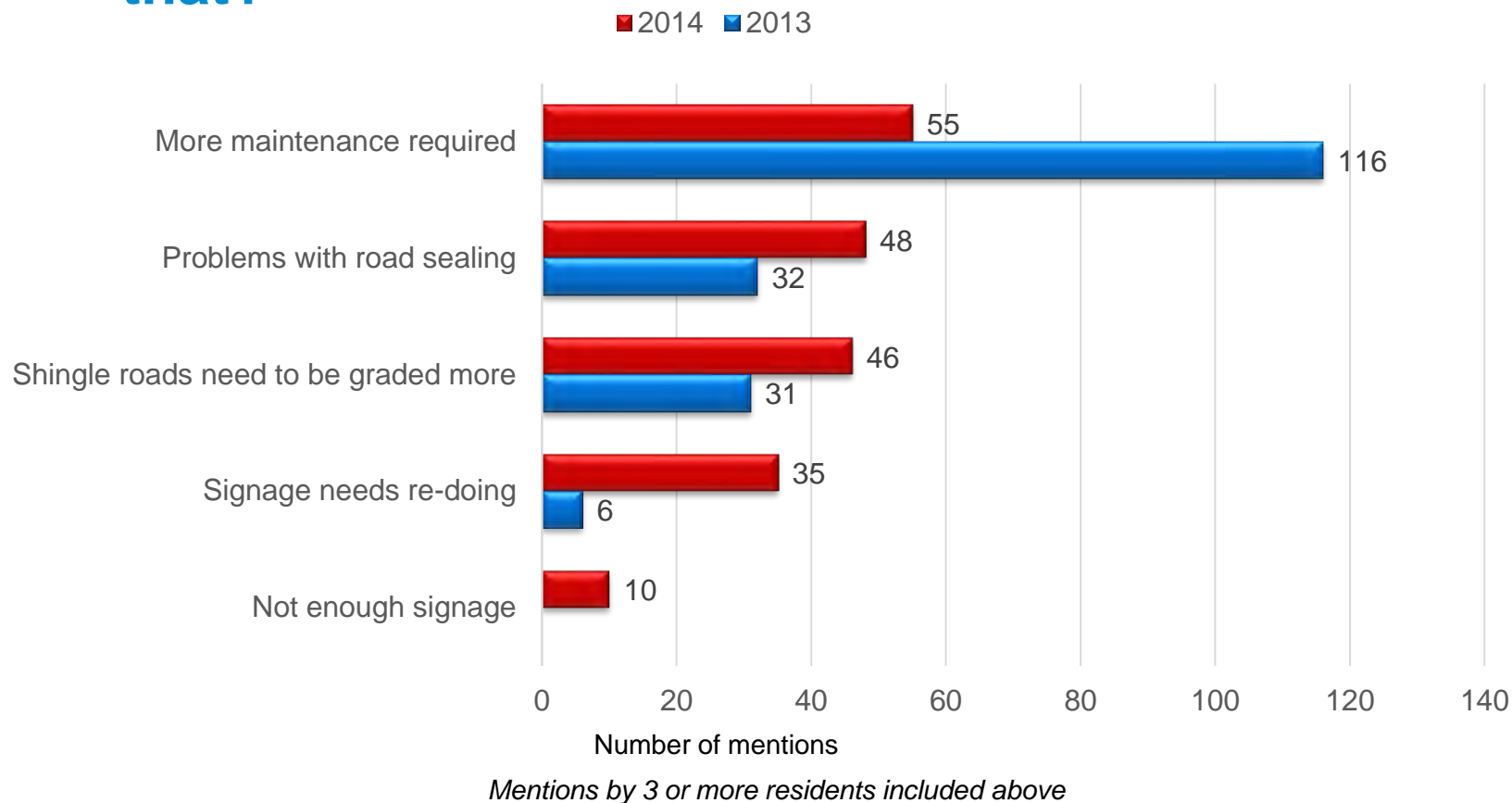
Total satisfaction (Quite and Very satisfied combined) for road conditions, signage and road maintenance remains about the same as in 2013 overall (59%), although the proportion of Very satisfied ratings has increased significantly to 33%



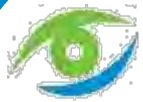
Excludes 'don't know' responses



Satisfaction or dissatisfaction with the road conditions, signage and road maintenance – why is that?



The number of mentions for needing more maintenance has decreased since 2013, with the largest increase in mentions for the road signage needing re-doing. A few extra mentions also from residents for problems with road sealing and shingle roads needing to be graded more since last year



How satisfied or dissatisfied are you with the footpaths and maintenance the Mackenzie District Council provides?

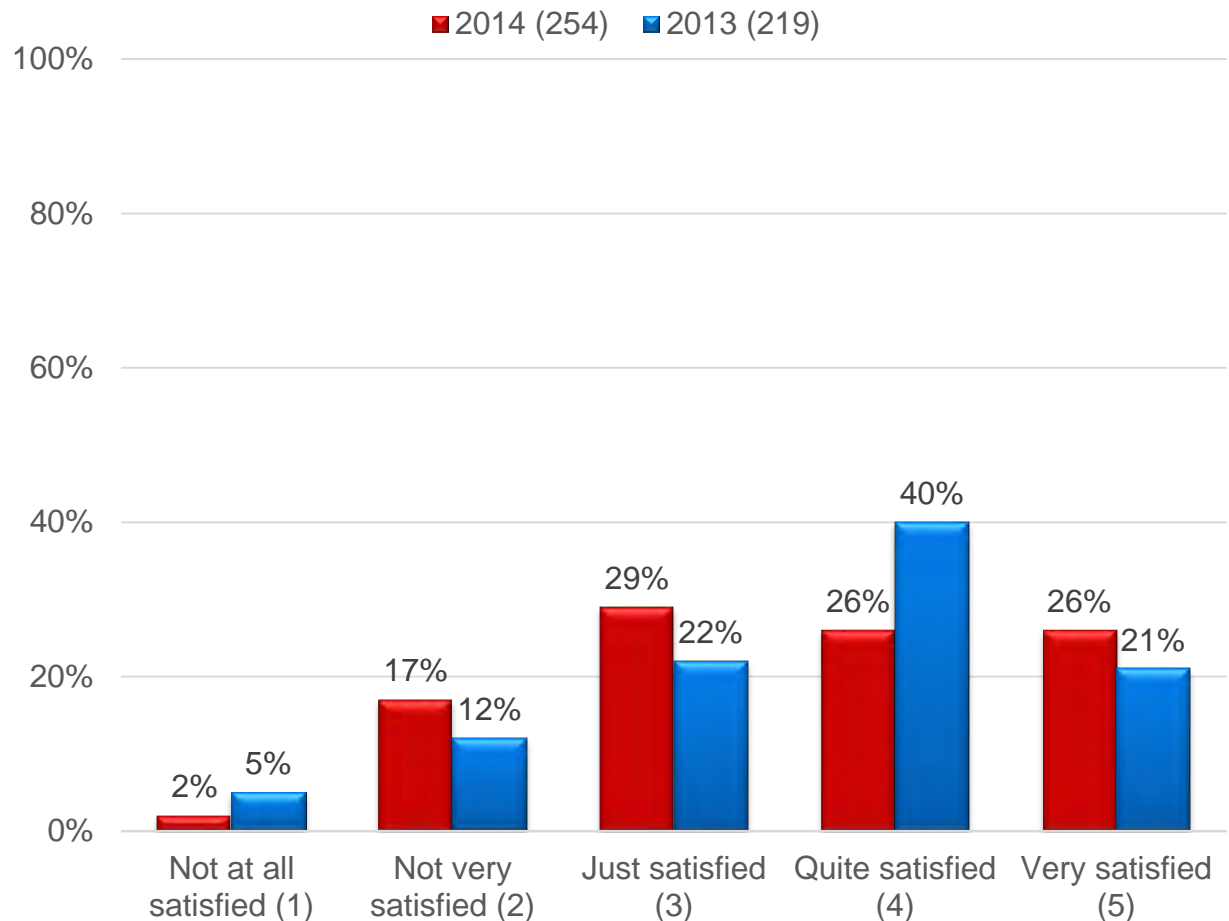
Average Ratings

All (2014)	3.6
All (2013)	3.6

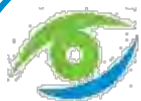
Permanent Ratepayer	3.5
Absentee Ratepayer	3.7
Resident	3.7

Fairlie	3.6
Lake Tekapo	3.5
Twizel	3.4
Rural Mackenzie	3.8

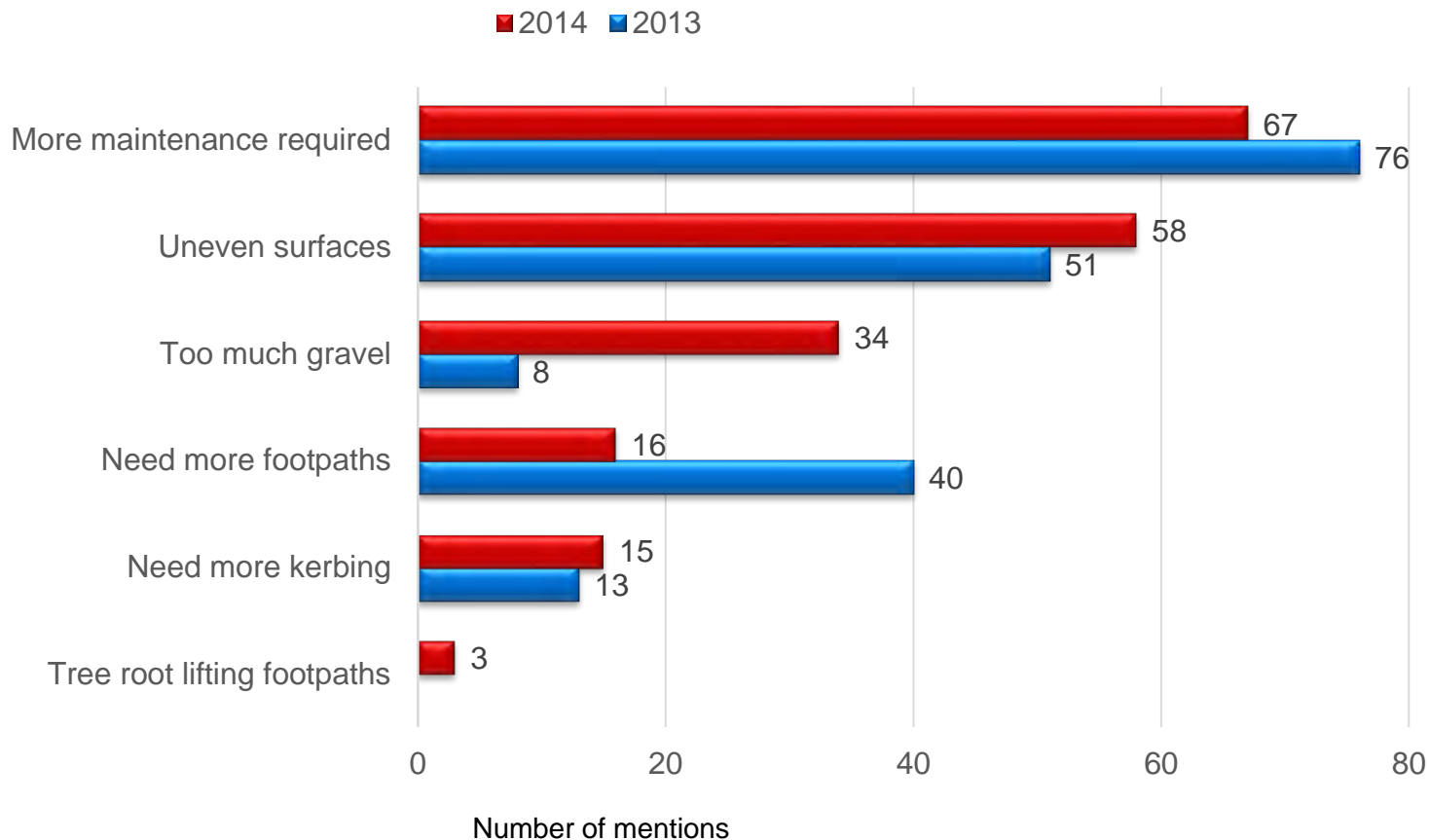
Satisfaction overall (Quite and Very satisfied combined) has decreased significantly since 2013 for footpaths and maintenance in the District from 61% in 2013 to 52% in 2014



Excludes 'don't know' responses

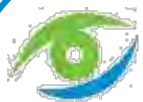


Satisfaction or dissatisfaction with footpaths and maintenance – why is that?



Mentions by 3 or more residents included above

The significant increase in dissatisfaction for footpaths and maintenance in the District has been driven mainly by an increase in mentions of too much gravel, with additional dissatisfaction surrounding uneven surfaces



How satisfied or dissatisfied are you with the stormwater and surface flooding control the Mackenzie District Council provides?

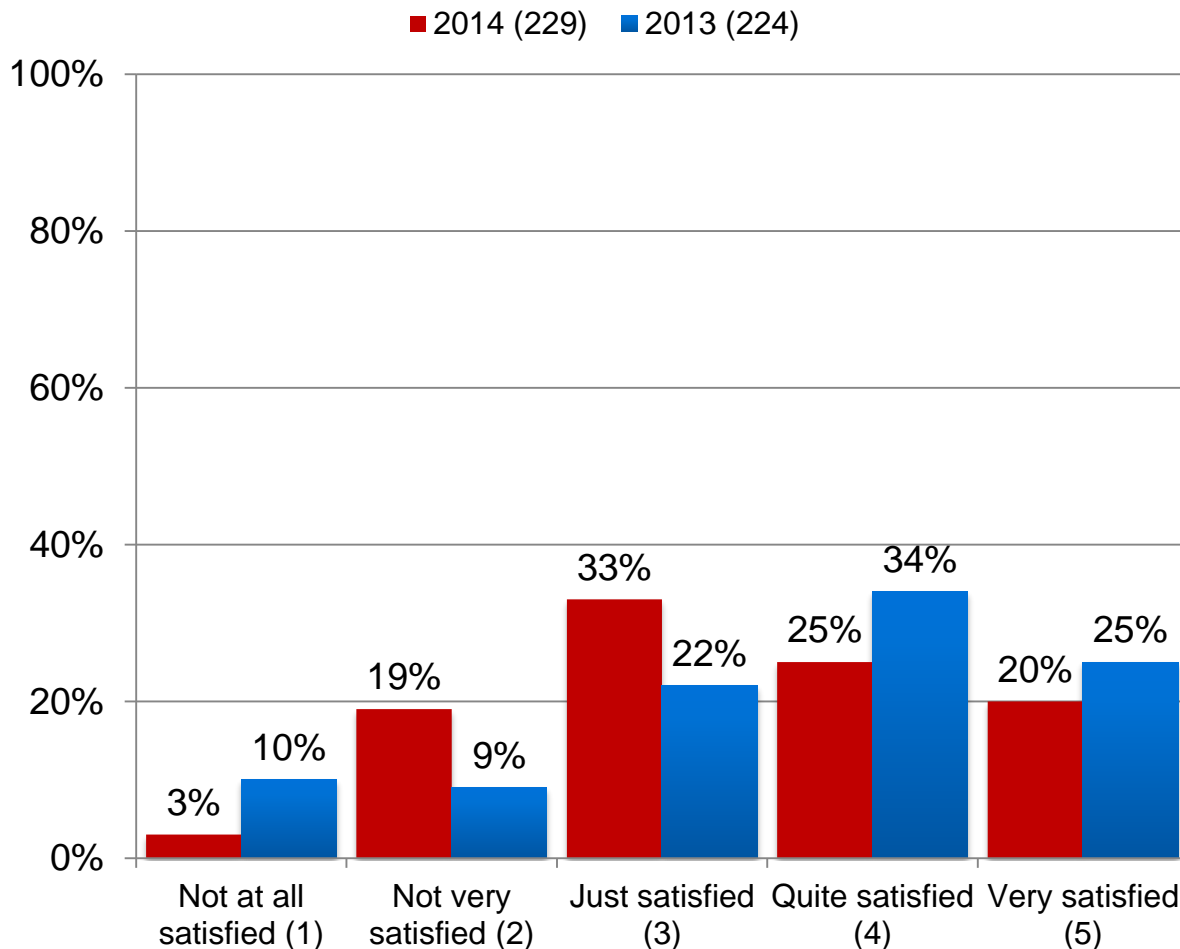
Average Ratings

All (2014)	3.4
All (2013)	3.6

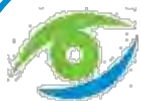
Permanent Ratepayer	3.4
Absentee Ratepayer	3.6
Resident	2.8

Fairlie	3.9
Lake Tekapo	3.7
Twizel	3.2
Rural Mackenzie	3.3

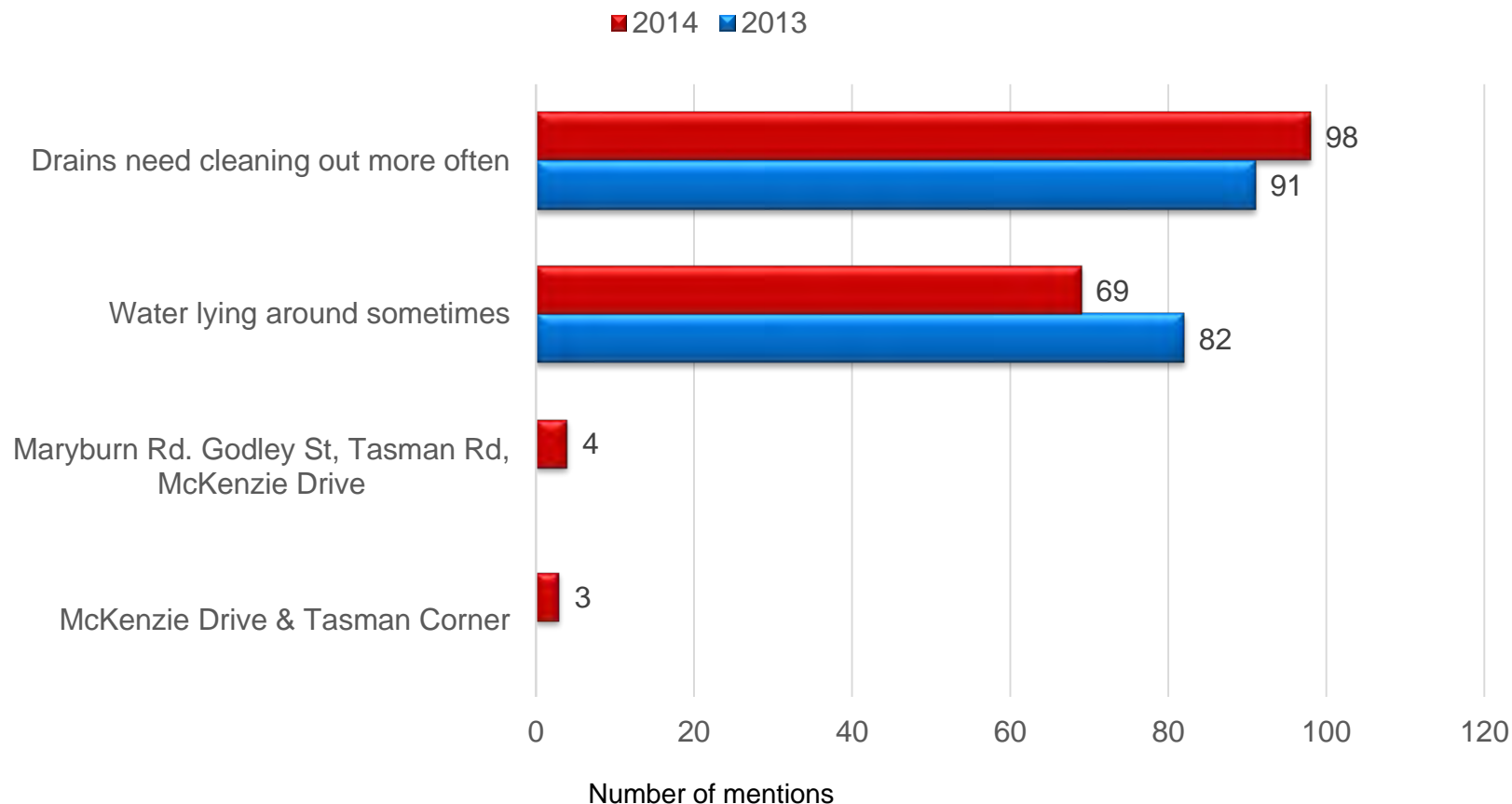
Satisfaction with stormwater and surface flooding control has weakened significantly since 2013 with 45% of ratepayers saying they are Quite or Very satisfied compared with 59% in 2013



Excludes 'don't know' responses

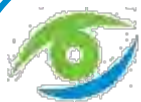


Satisfaction or dissatisfaction with stormwater and surface flooding control – why is that?



Mentions by 3 or more residents included above

The proportion of mentions around stormwater and surface flooding has not changed significantly since 2013, although a few residents have highlighted particular areas that are a concern for this matter in the District in 2014.



How satisfied or dissatisfied are you with the sewerage treatment and disposal service the Mackenzie District Council provides?

89

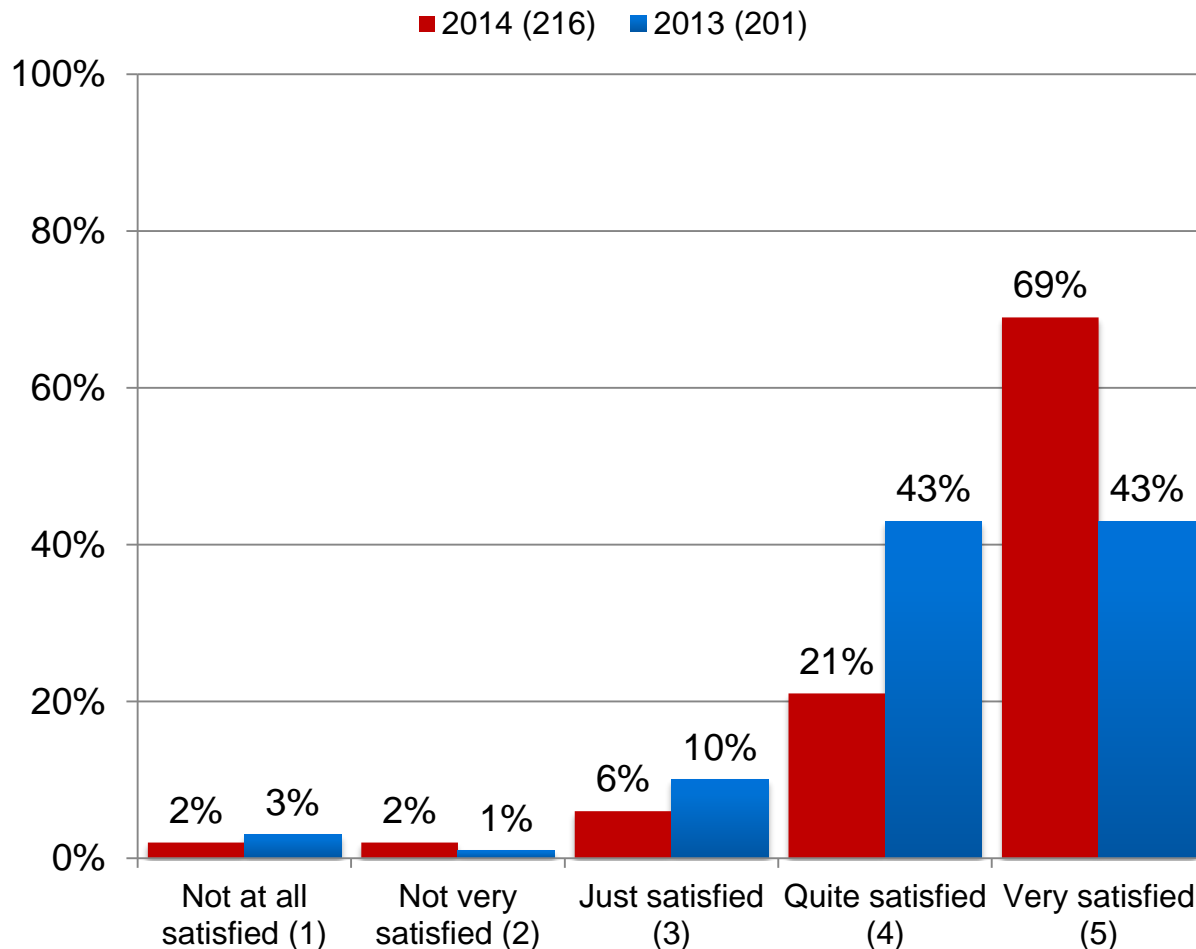
Average Ratings

All (2014) 4.5
All (2013) 4.2

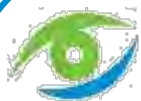
Permanent Ratepayer 4.5
Absentee Ratepayer 4.4
Resident 4.9

Fairlie 4.4
Lake Tekapo 4.5
Twizel 4.8
Rural Mackenzie 4.0

Satisfaction continues to be high for sewerage treatment and disposal in the District has increased significantly since 2013. Those who are Very satisfied have increased to 69% in 2014.

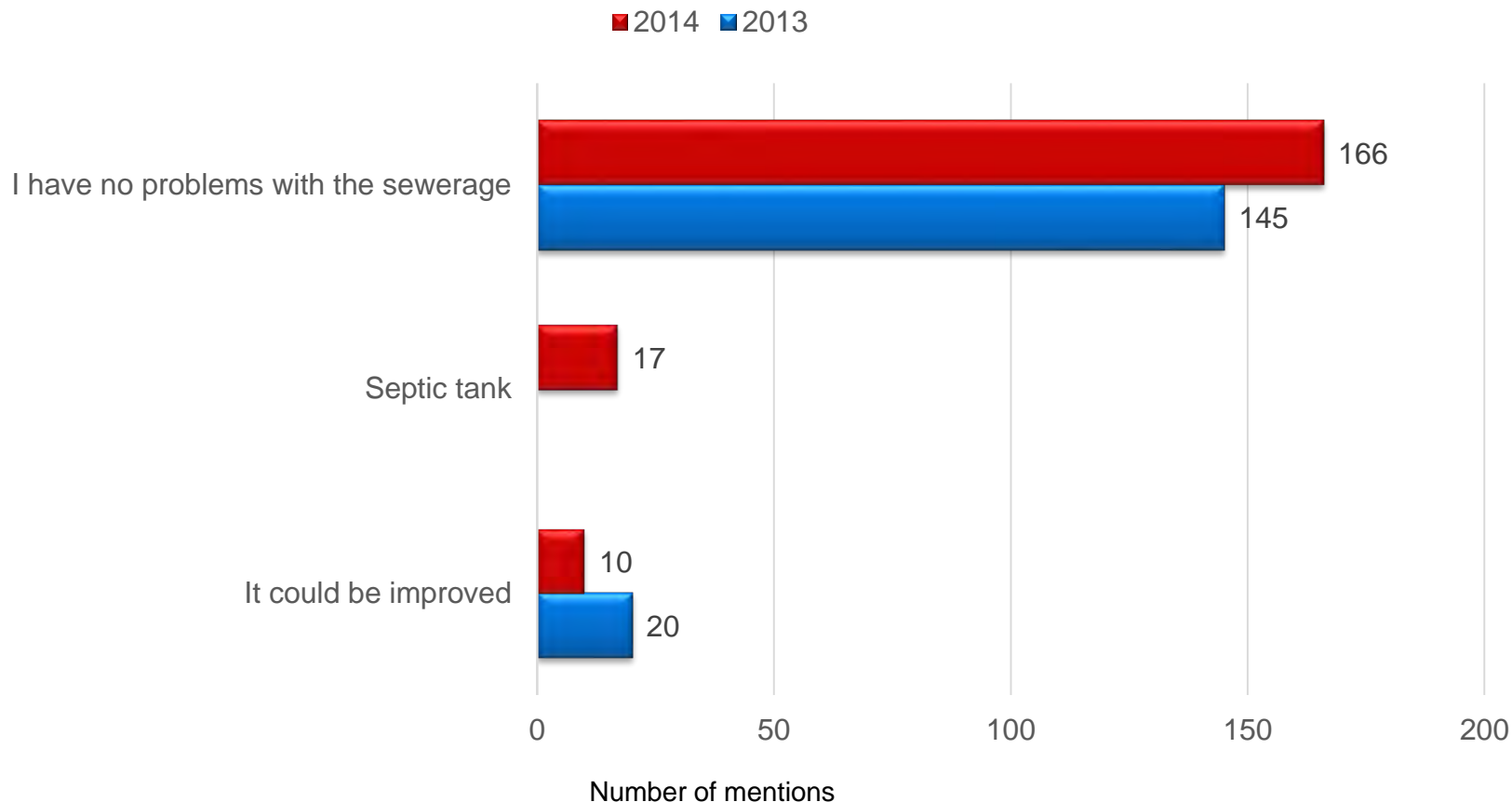


Excludes 'don't know' responses



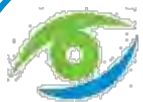
Satisfaction or dissatisfaction with sewerage treatment and disposal service – why is that?

90



Mentions by 3 or more residents included above

Most residents say they have no problems with the sewerage in the District and fewer than last year mentioned that the service could be improved (non-specified).



How satisfied or dissatisfied are you with the rubbish collection and recovery & recycling park the Mackenzie District Council provides?

Average Ratings

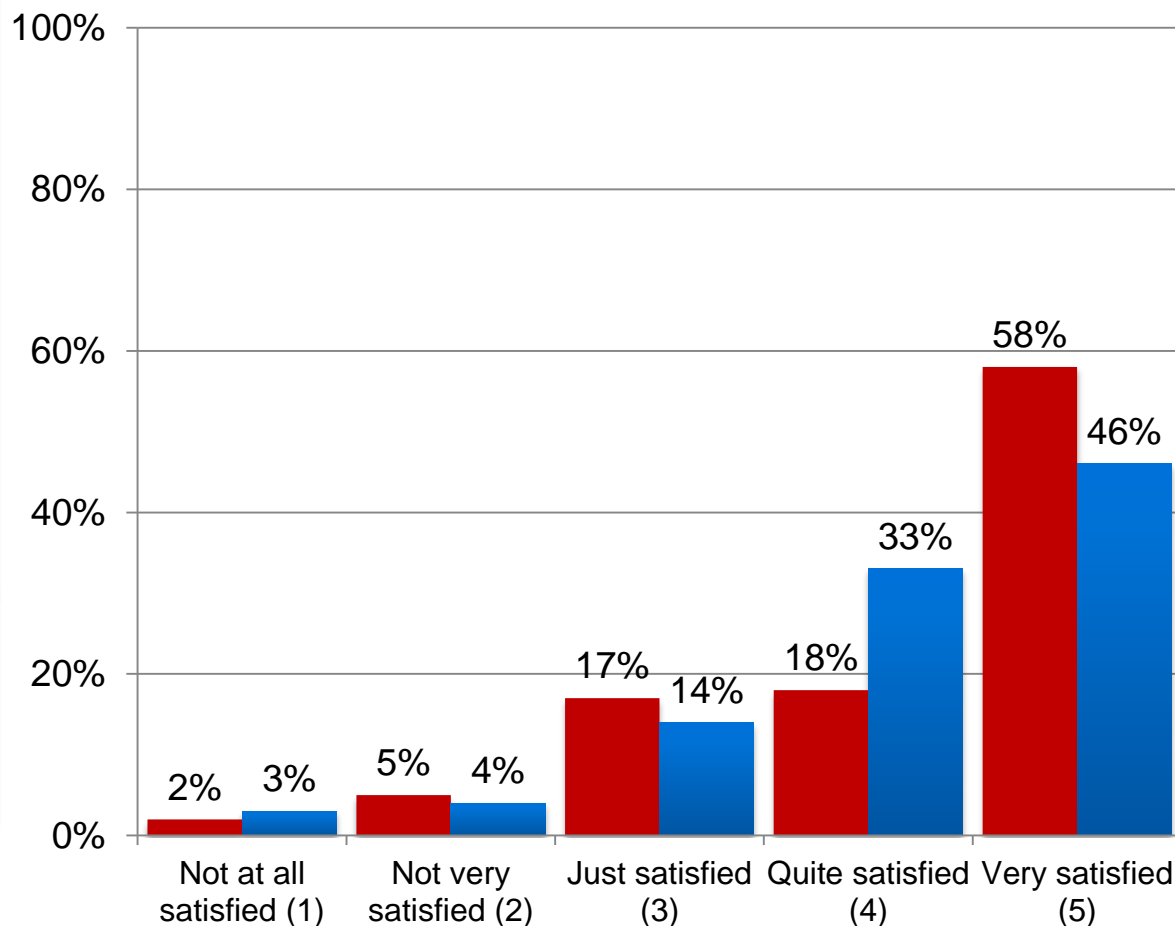
All (2014) 4.2
All (2013) 4.2

Permanent Ratepayer 4.2
Absentee Ratepayer 4.2
Resident 4.2

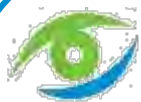
Fairlie 4.2
Lake Tekapo 4.3
Twizel 4.3
Rural Mackenzie 4.1

While ratepayer satisfaction is slightly lower than 2013 (76%), those who are Very satisfied has increased significantly since last year to 58% from 76%.

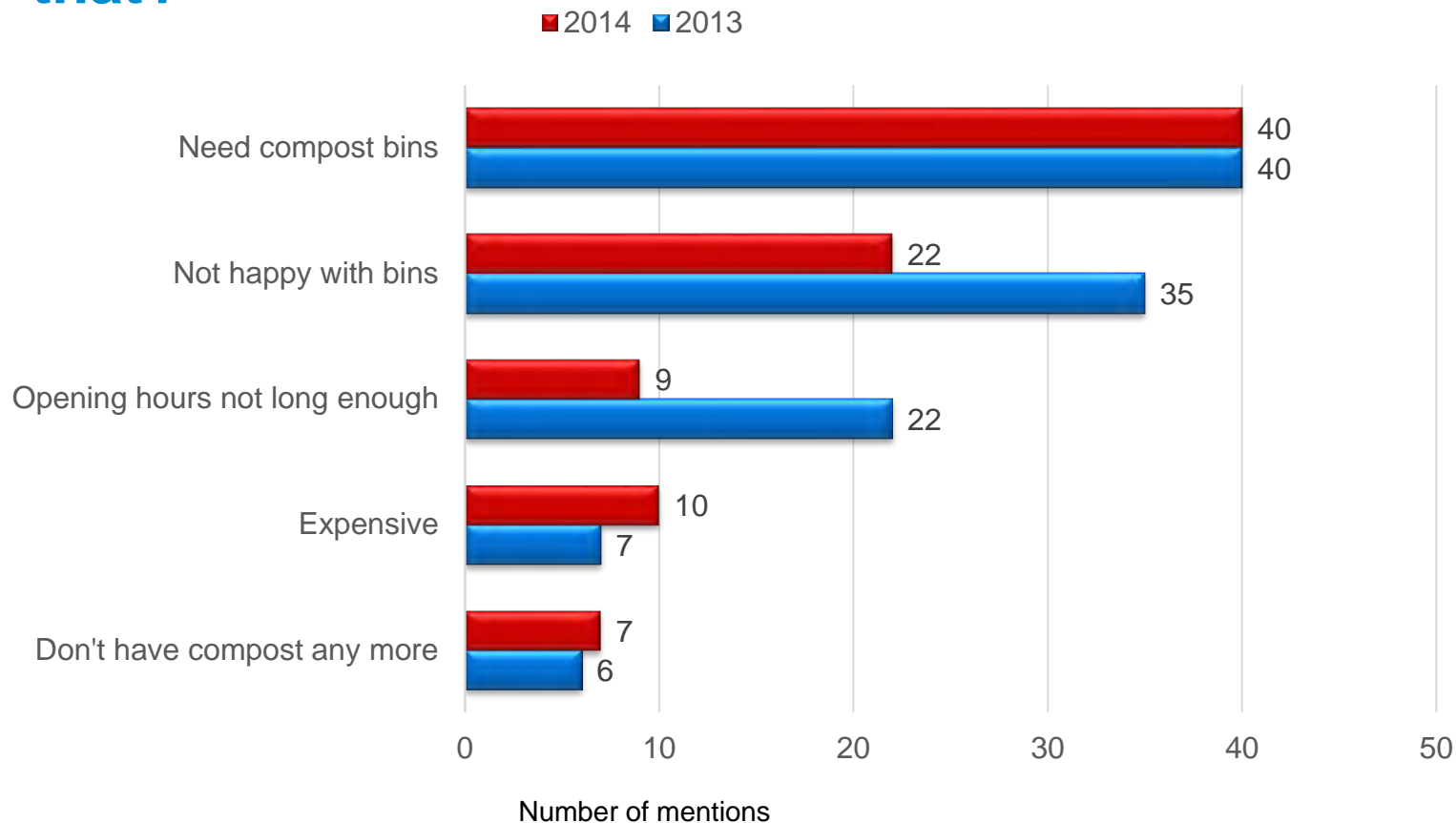
■ 2014 (243) ■ 2013 (228)



Excludes 'don't know' responses

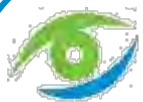


Satisfaction or dissatisfaction with rubbish collection and recovery & recycling park – why is that?



Mentions by 3 or more residents included above

With no change in the proportion of mentions about needing compost bins in the District since 2013, there have been fewer mentions regarding opening hours and not being happy with bins in 2014.



How satisfied or dissatisfied are you with the parks, reserves and playgrounds in your district?

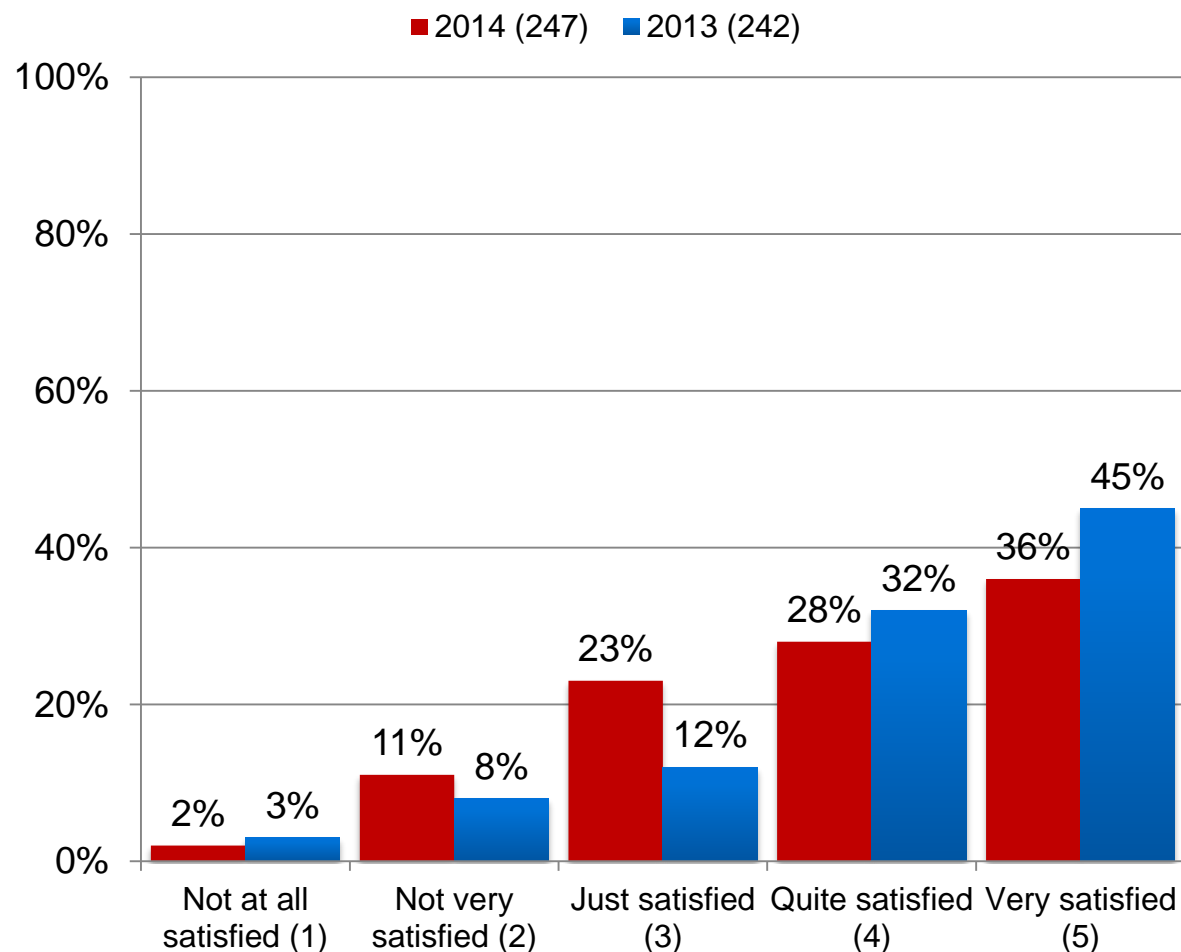
Average Ratings

All (2014)	3.9
All (2013)	4.1

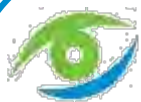
Permanent Ratepayer	3.9
Absentee Ratepayer	3.8
Resident	3.7

Fairlie	4.3
Lake Tekapo	3.7
Twizel	3.6
Rural Mackenzie	4.1

Total satisfaction (Quite and Very satisfied combined) with parks, reserves, and playgrounds in the District has decreased significantly from 77% in 2013 to 64% in 2014



Excludes 'don't know' responses



How satisfied or dissatisfied are you with the cemeteries and maintenance of cemeteries in your district?

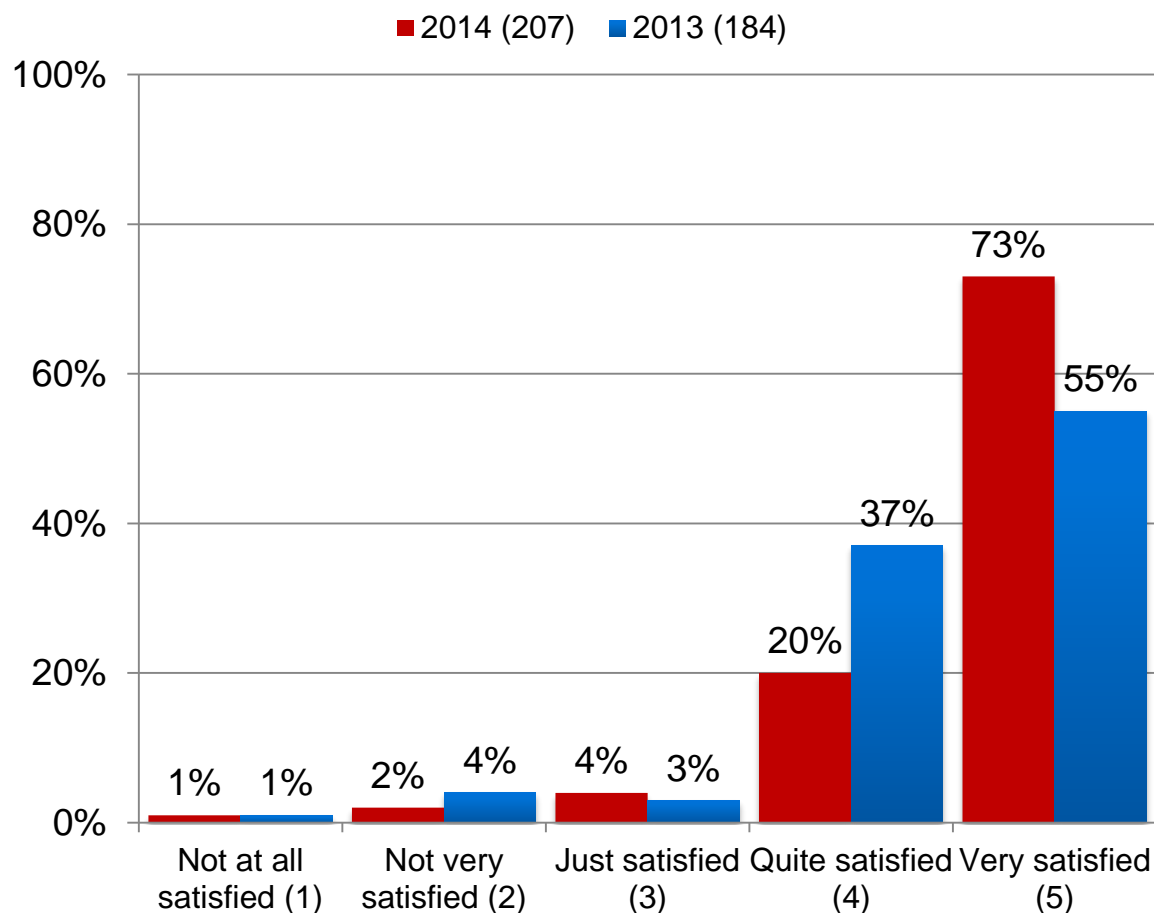
Average Ratings

All (2014)	4.6
All (2013)	4.4

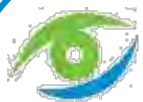
Permanent Ratepayer	4.6
Absentee Ratepayer	4.6
Resident	5.0

Fairlie	4.1
Lake Tekapo	4.3
Twizel	5.0
Rural Mackenzie	4.5

Only a slight increase in total satisfaction (Quite and Very satisfied combined) with cemeteries and their maintenance since 2013 from 92% to 93% and a significant increase in those who are Very satisfied to 73% in 2014.



Excludes 'don't know' responses



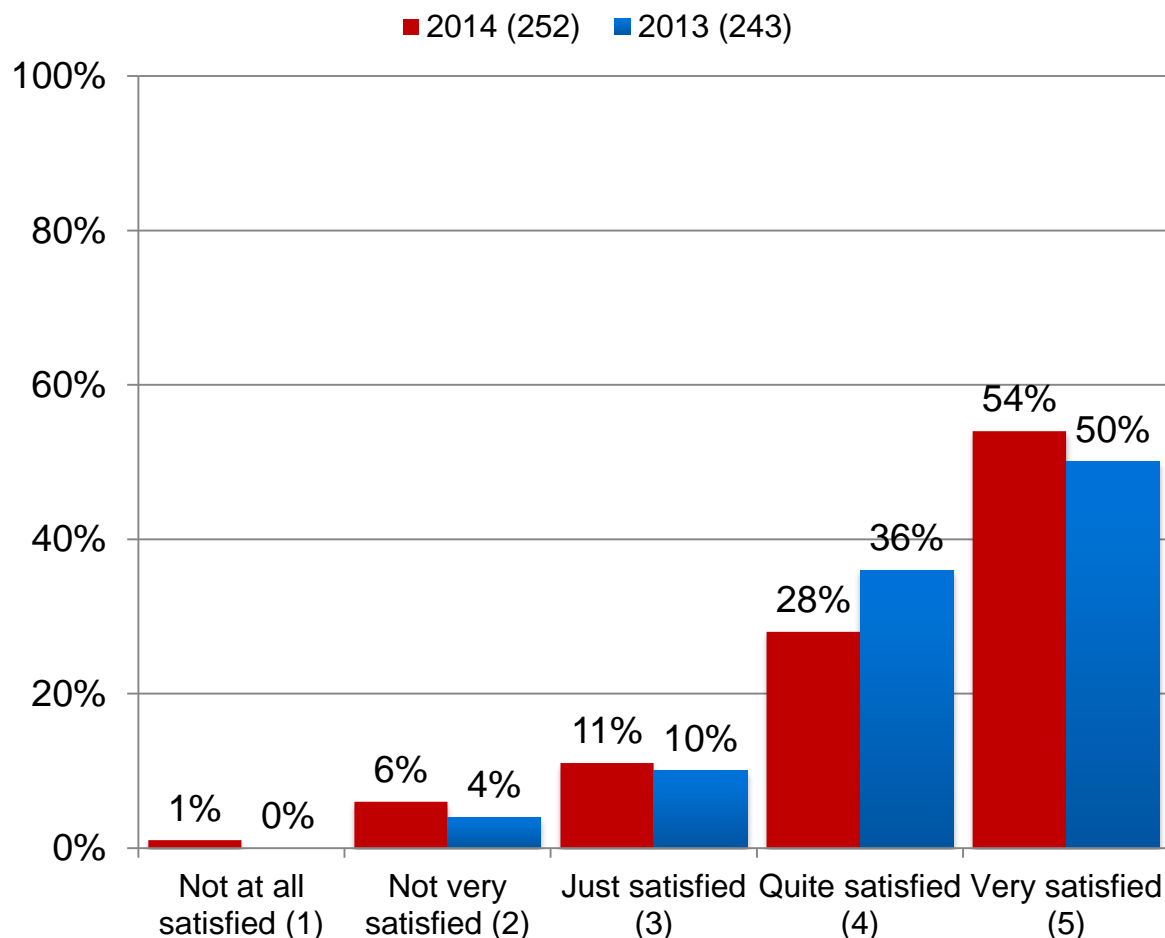
How satisfied or dissatisfied are you with the community halls and buildings in your district?

95

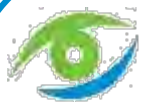
Average Ratings

All (2014)	4.3
All (2013)	4.3
Permanent Ratepayer	4.3
Absentee Ratepayer	4.5
Resident	4.1
Fairlie	4.4
Lake Tekapo	4.4
Twizel	4.3
Rural Mackenzie	4.2

The proportion of residents who are Quite and Very satisfied (combined) has decreased slightly since 2013 – from 86% in 2013 to 82% in 2014 (which is what it was in 2012)



Excludes 'don't know' responses



How satisfied or dissatisfied are you with the library services such as the range of reading material and library hours of operation?

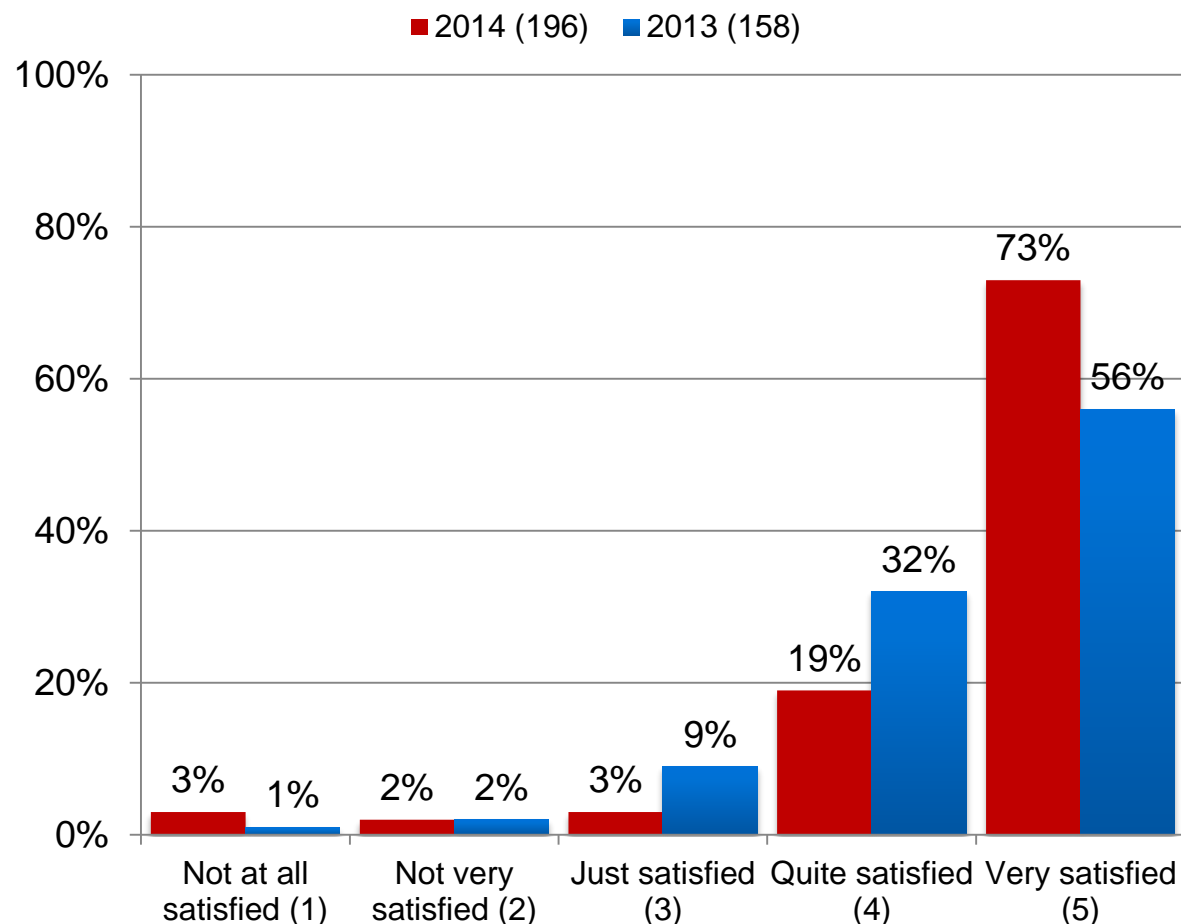
Average Ratings

All (2014)	4.6
All (2013)	4.4

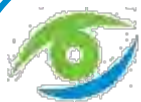
Permanent Ratepayer	4.6
Absentee Ratepayer	4.6
Resident	4.9

Fairlie	4.4
Lake Tekapo	3.7
Twizel	4.9
Rural Mackenzie	4.5

There is a significant increase in ratepayers who are Very satisfied with their library service since 2013 up from 56% to 73% in 2014, although Total satisfaction (Quite and Very satisfied) has only increased slightly since 2013 to 92%.



Excludes 'don't know' responses



How satisfied or dissatisfied are you with the swimming pools and the swimming pool hours of operation?

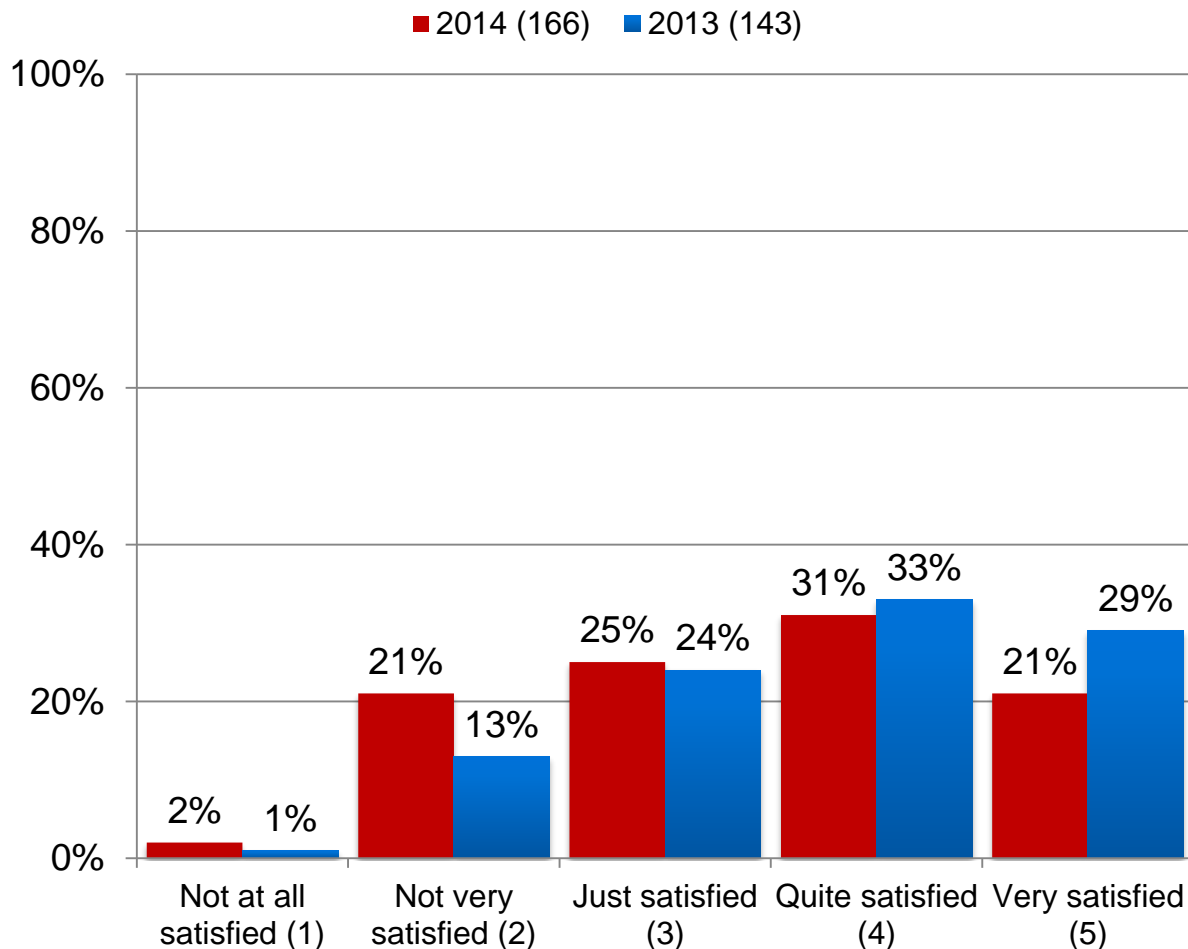
Average Ratings

All (2014) 3.5
All (2013) 3.7

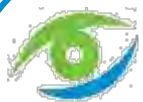
Permanent Ratepayer 3.4
Absentee Ratepayer 4.0
Resident 3.2

Fairlie 3.9
Lake Tekapo 3.5
Twizel 3.1
Rural Mackenzie 3.8

While Total satisfaction (Quite and Very satisfied) remains the same as in 2013, there has been a slight increase in ratepayers saying that they are Not very satisfied with the swimming pools and hours of operation in District since 2013 (21%)



Excludes 'don't know' responses



How satisfied or dissatisfied are you with the public toilets in your district the Mackenzie District Council provides?

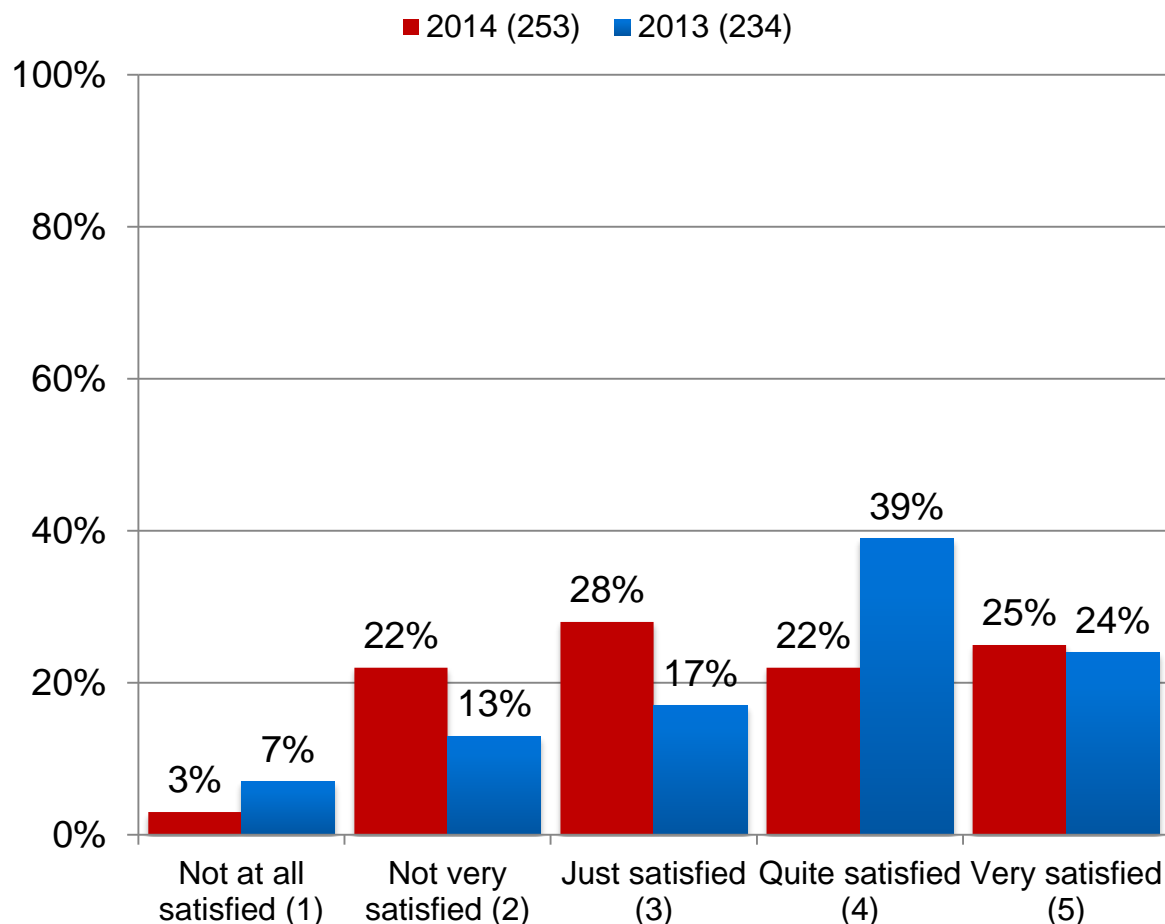
Average Ratings

All (2014)	3.4
All (2013)	3.6

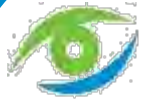
Permanent Ratepayer	3.4
Absentee Ratepayer	3.7
Resident	3.1

Fairlie	4.1
Lake Tekapo	3.2
Twizel	3.0
Rural Mackenzie	4.0

The proportion of residents who are Satisfied (Quite and Very satisfied) with the public toilets has decreased significantly since 2013 from 63% to 47%. Those who are Not very satisfied has increased significantly since 2013 to 22%



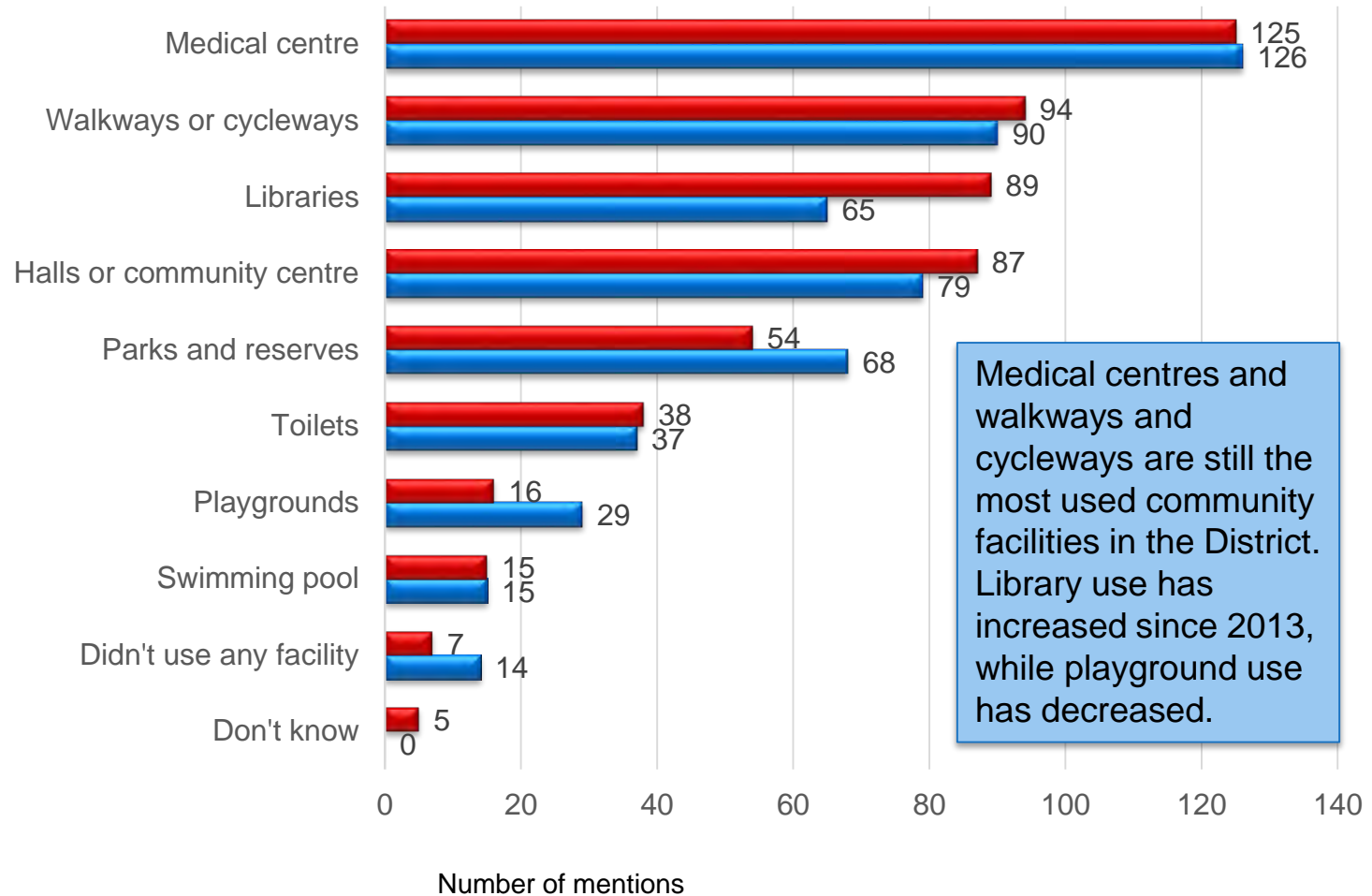
Excludes 'don't know' responses

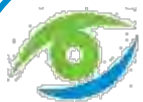


In the past 12 months, please tell me which two of the following community facilities that you would have used or visited the most?

99

■ 2014 ■ 2013





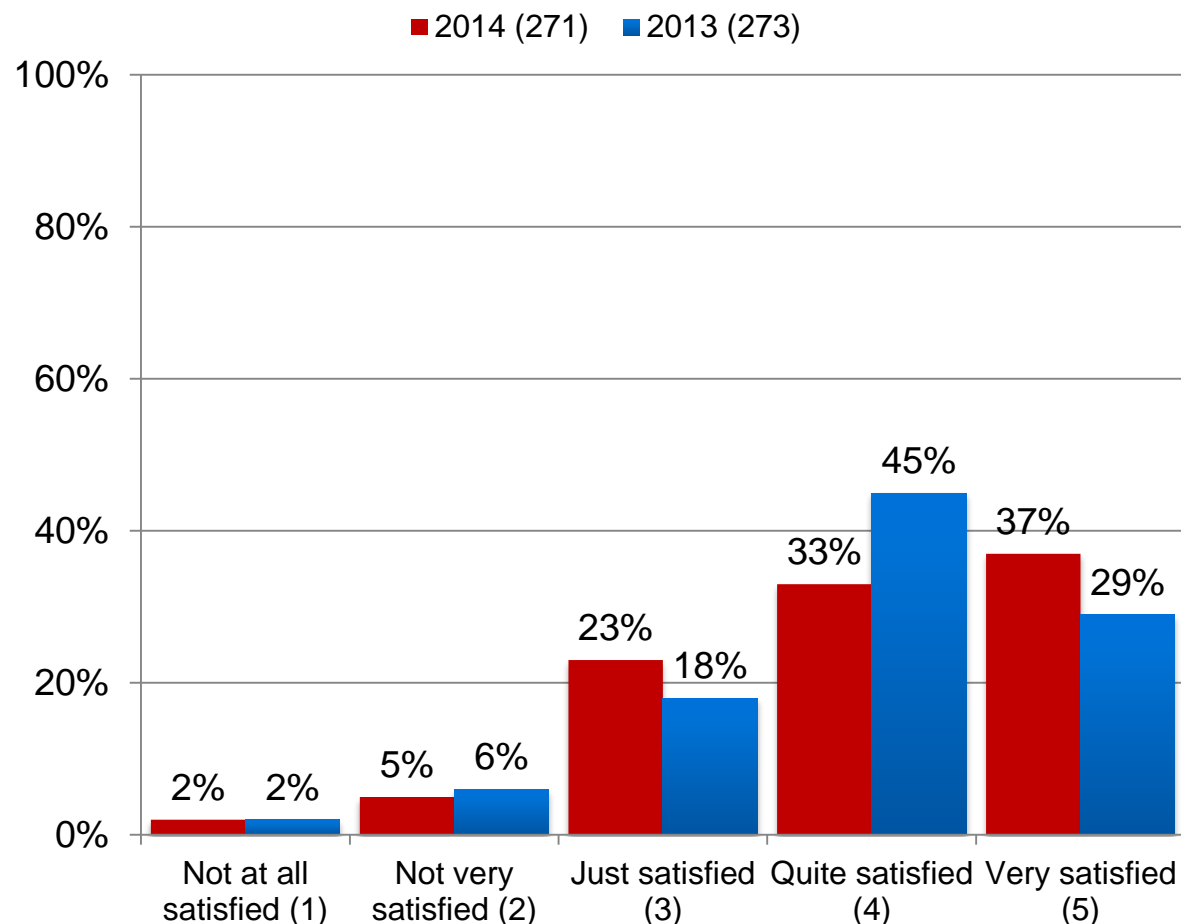
How satisfied or dissatisfied are you with the presentation of town centres throughout the Mackenzie District?

100

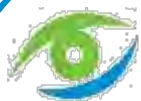
Average Ratings

All (2014)	4.0
All (2013)	3.9
Permanent Ratepayer	3.9
Absentee Ratepayer	4.1
Resident	4.4
Fairlie	3.8
Lake Tekapo	3.8
Twizel	4.1
Rural Mackenzie	4.0

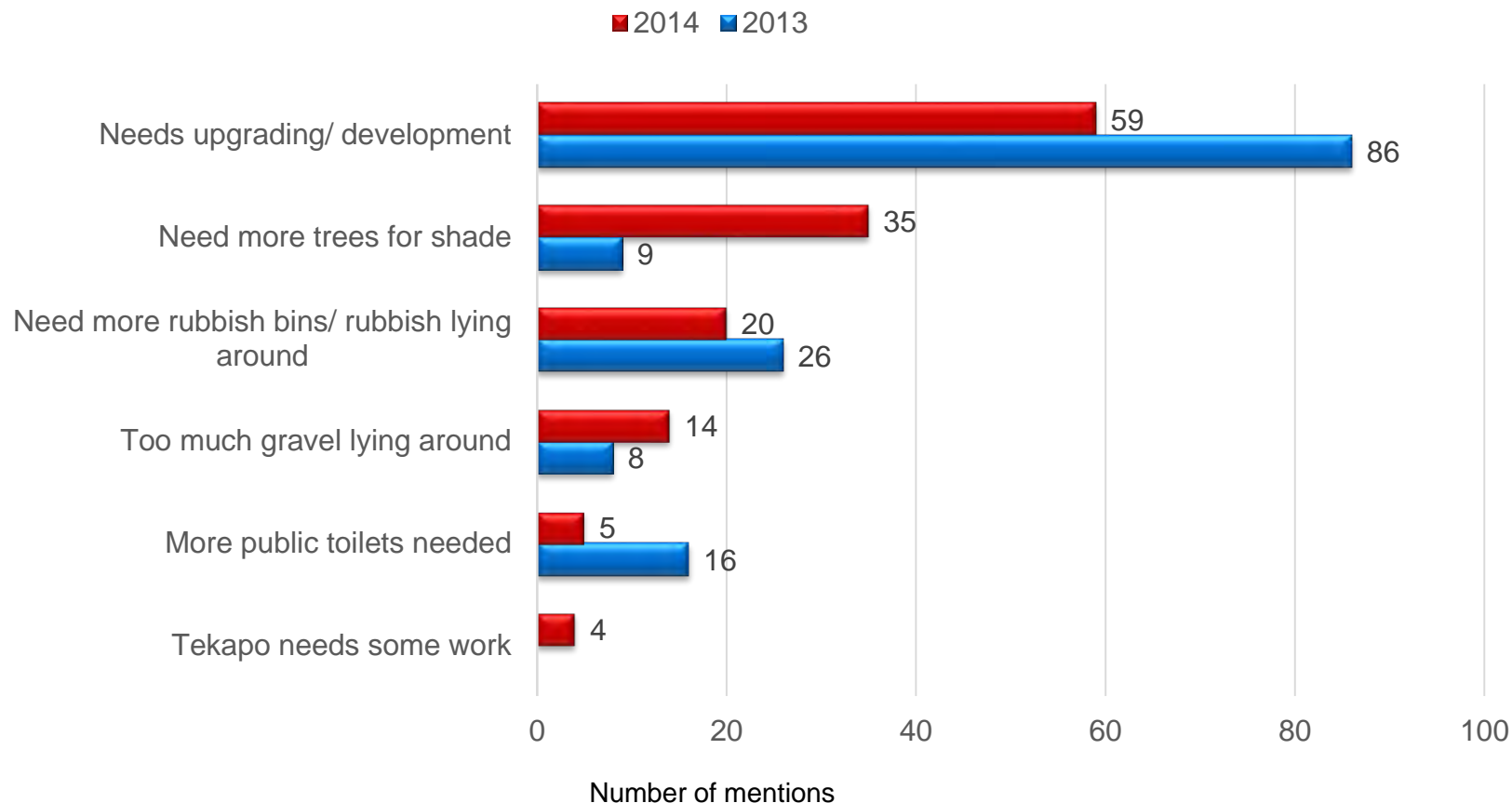
Just less than three-quarters of ratepayers (70%) rated their satisfaction as Quite or Very satisfied (combined) with the presentation of the town centres. This is slightly lower than in 2013 at 74%.



Excludes 'don't know' responses

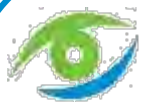


Satisfaction or dissatisfaction with the presentation of town centres – why is that?



Mentions by 3 or more residents included above

Needing more trees for shade has increased in mentions since 2013, while fewer ratepayers have mentioned that the presentation of the town centres needs upgrading/ development since last year.



Do you believe that dogs are well controlled in your neighbourhood or district?

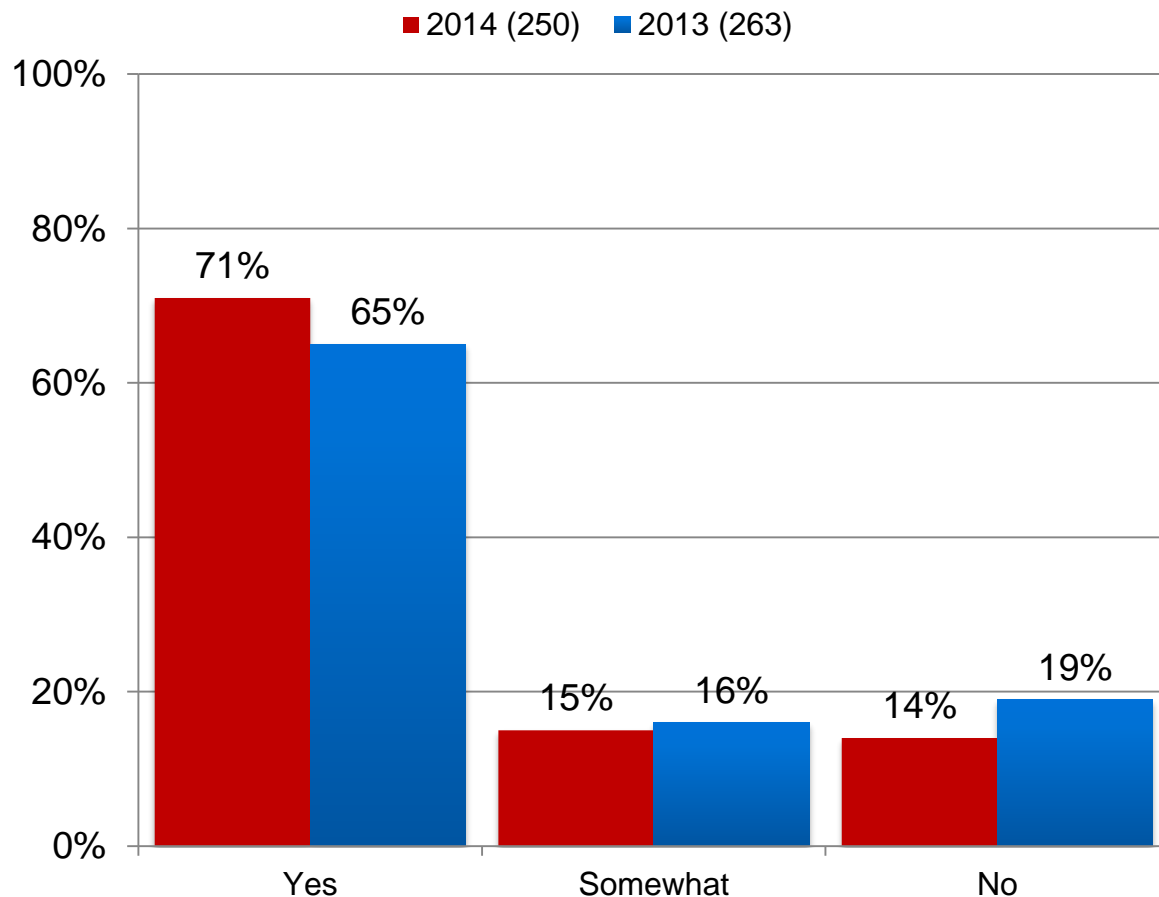
Mode Responses

All (2014) Yes (71%)
All (2013) Yes (62%)

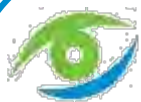
Permanent Ratepayer Yes (69%)
Absentee Ratepayer Yes (84%)
Resident Yes (70%)

Fairlie Yes (75%)
Lake Tekapo Yes (72%)
Twizel Yes (69%)
Rural Mackenzie Yes (72%)

Nearly three-quarters of ratepayers (71%) say that dogs are well controlled in their neighbourhood or district, which is slight increase since 2013 from 65%



Excludes 'don't know' responses



Thinking of the Mackenzie District Council building inspection and consent process – how satisfied or dissatisfied are you with this?

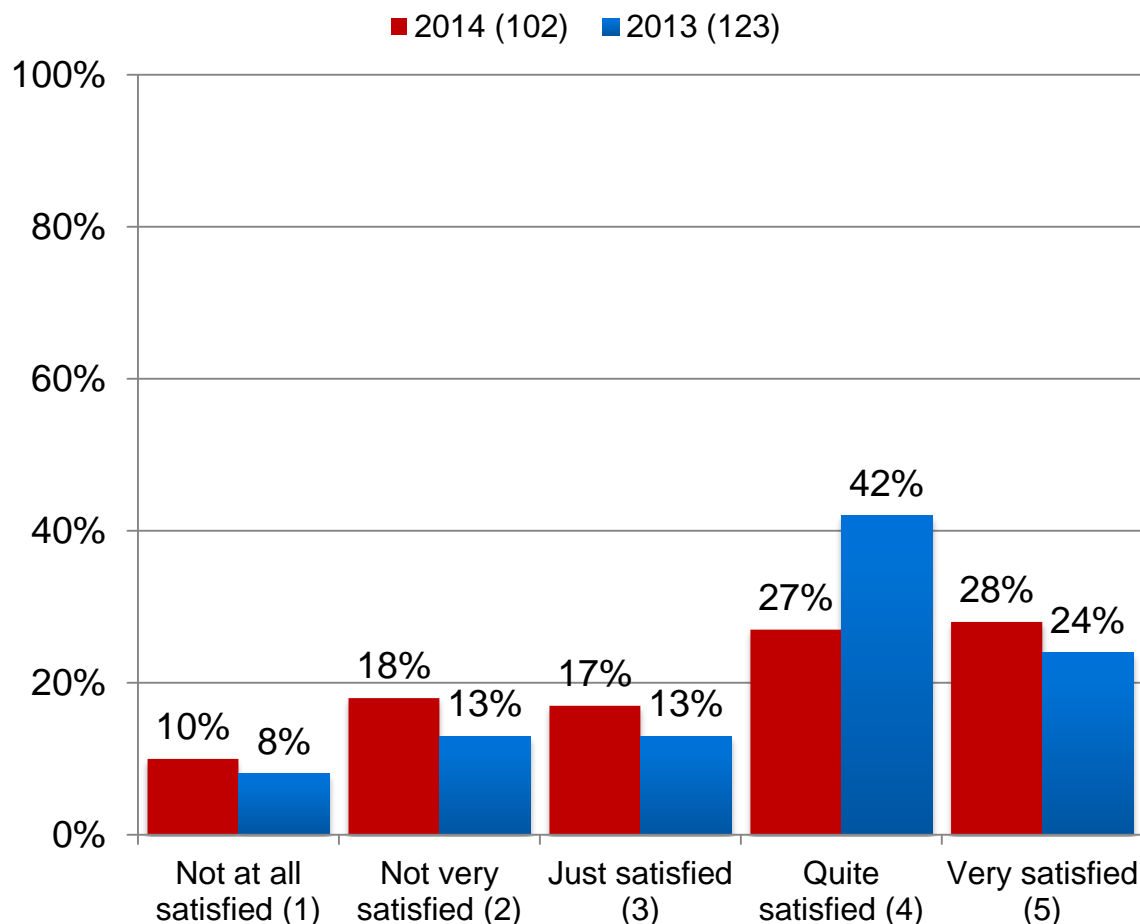
Average Ratings

All (2014)	3.5
All (2013)	3.6

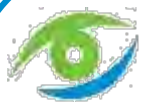
Permanent Ratepayer	3.3
Absentee Ratepayer	4.1
Resident	3.0

Fairlie	3.1
Lake Tekapo	3.3
Twizel	3.2
Rural Mackenzie	3.8

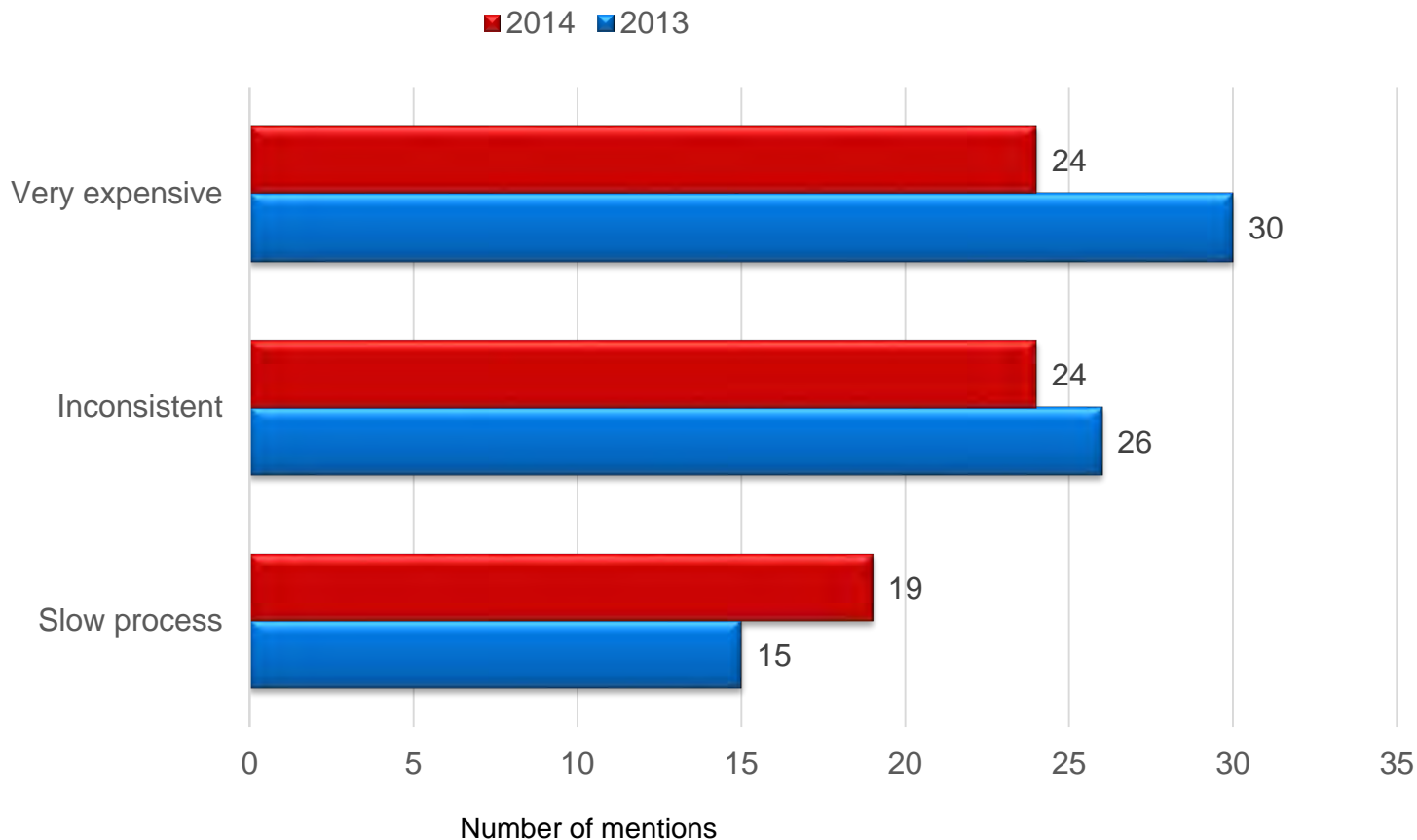
Amongst those who did rate their satisfaction for building inspection and consent process, there has been a slight decrease in those who were Quite or Very satisfied (combined) in 2014 (55%) compared with 2013 (66%).



Excludes 'don't know' responses

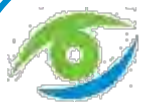


Satisfaction or dissatisfaction with the building inspection and consent process – why is that?¹⁰⁴



Mentions by 3 or more residents included above

Fewer ratepayers mentioned issues with the building inspection and consent process being very expensive or inconsistent compared with 2013, however, more ratepayers highlighted the slow process as an issue within the District.



How satisfied or dissatisfied are you with resource management planning and the consent process?

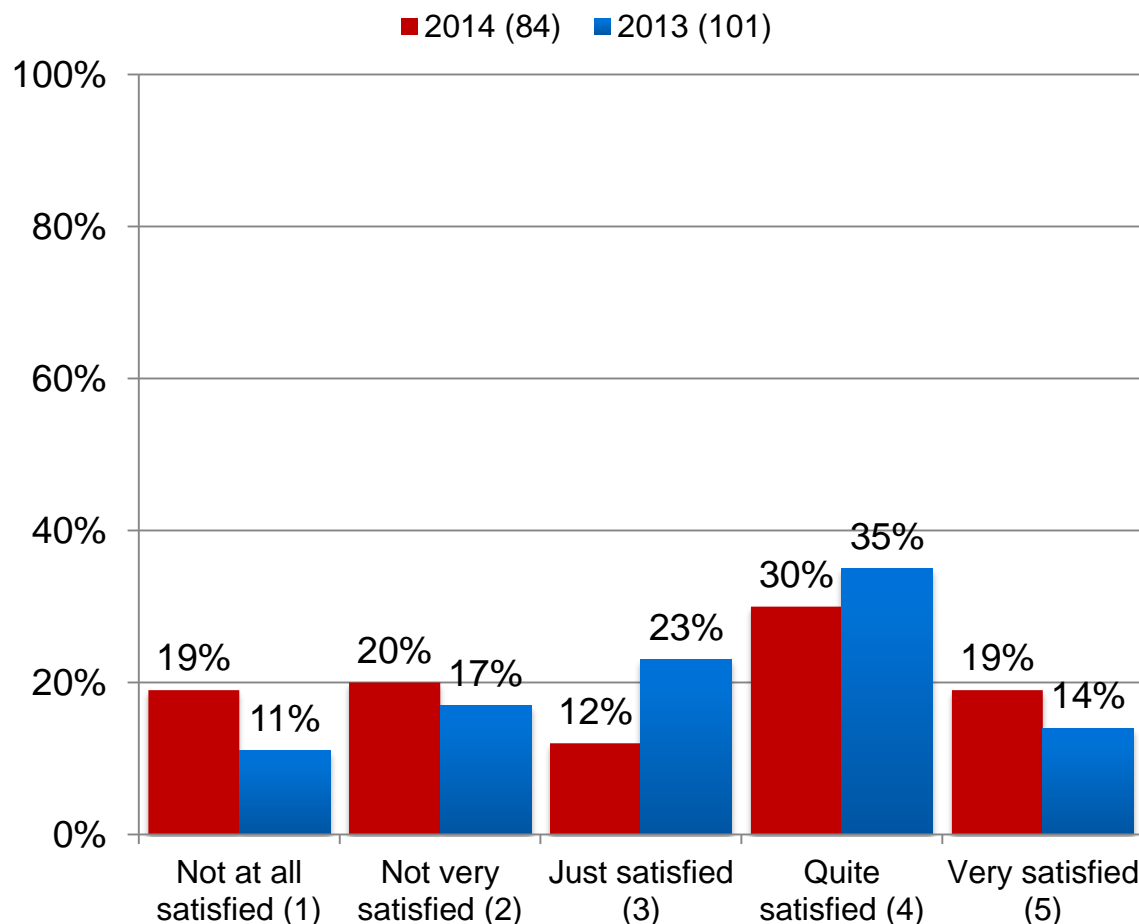
Average Ratings

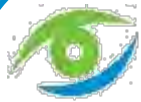
All (2014)	3.1
All (2013)	3.2

Permanent Ratepayer	3.0
Absentee Ratepayer	3.7
Resident	2.4

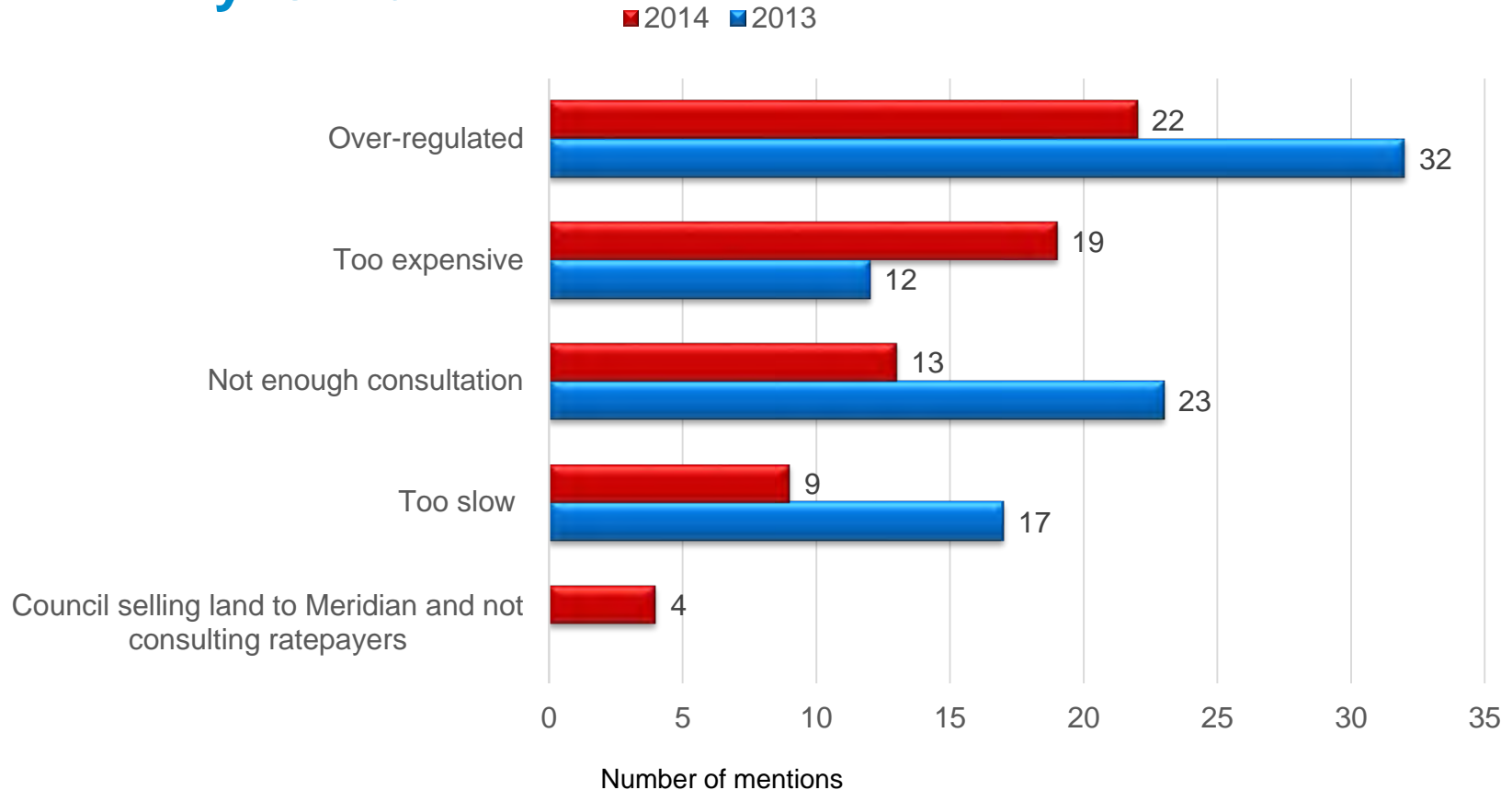
Fairlie	3.2
Lake Tekapo	3.0
Twizel	3.0
Rural Mackenzie	3.2

Although ratepayers who used this service are as satisfied overall (Quite and Very satisfied combined) as in 2013, there has been a slight increase in those who are Not very satisfied as well as Not at all Satisfied since 2013 (from 28% to 39% in 2014).



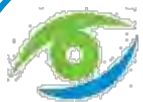


Satisfaction or dissatisfaction with the resource management planning and the consent process – why is that?



Mentions by 3 or more residents included above

While over-regulation remains the most mentioned issue with the resource management planning and consent process for ratepayers in the District, there has been an increase in mentions regarding the issue of being too expensive for the process since 2013.



Do you believe the Council is adequately managing resource management issues within the district such as potential intensive farming, urban sprawl, while still enabling development?

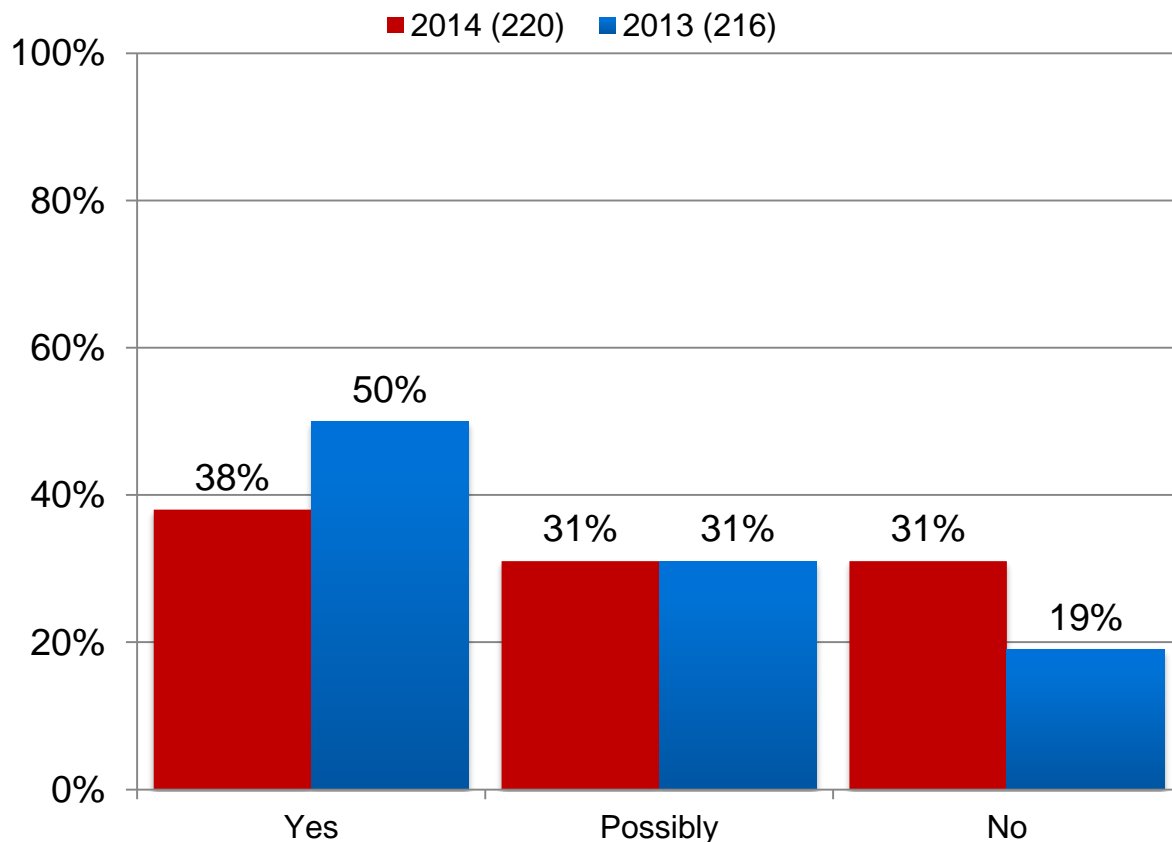
Mode Responses

All (2014) Yes (38%)
All (2013) Yes (39%)

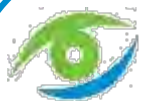
Permanent Ratepayer Yes (35%)
Absentee Ratepayer Yes (55%)
Resident Yes (24%)

Fairlie Yes (67%)
Lake Tekapo Yes (47%)
Twizel Yes (19%)
Rural Mackenzie Yes (46%)

Ratepayers are significantly less likely to say that the Council is adequately managing resource management issue in the District compared with 2013 – down from 50% to 38% in 2014



Excludes 'don't know' responses



Now thinking of emergency management, do you believe the district is well prepared for a civil defence emergency such as earthquakes, flooding & fires?

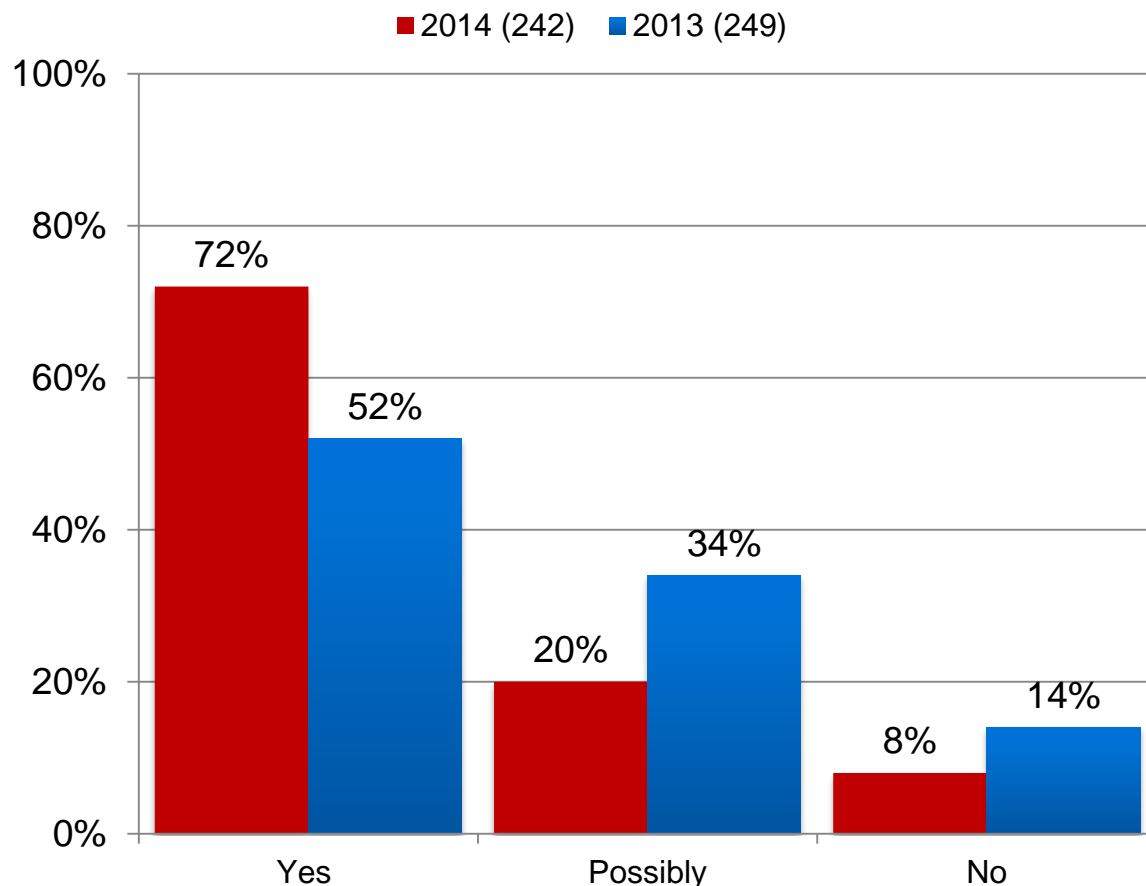
Mode Responses

All (2014) Yes (72%)
All (2013) Yes (47%)

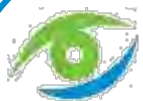
Permanent Ratepayer Yes (70%)
Absentee Ratepayer Yes (72%)
Resident Yes (95%)

Fairlie Yes (77%)
Lake Tekapo Yes (56%)
Twizel Yes (87%)
Rural Mackenzie Yes (57%)

Significantly more ratepayers in the District say that, Yes, the District is well prepared for a civil defence emergency (72%) than in 2013, with only 8% saying that they believe that the District is not well prepared



Excludes 'don't know' responses



Do you believe the Mackenzie District Council promotes the district well to attract visitors?

109

Mode Responses

All (2014) Yes (74%)

All (2013) Yes (56%)

Permanent Ratepayer Yes (73%)

Absentee Ratepayer Yes (73%)

Resident Yes (86%)

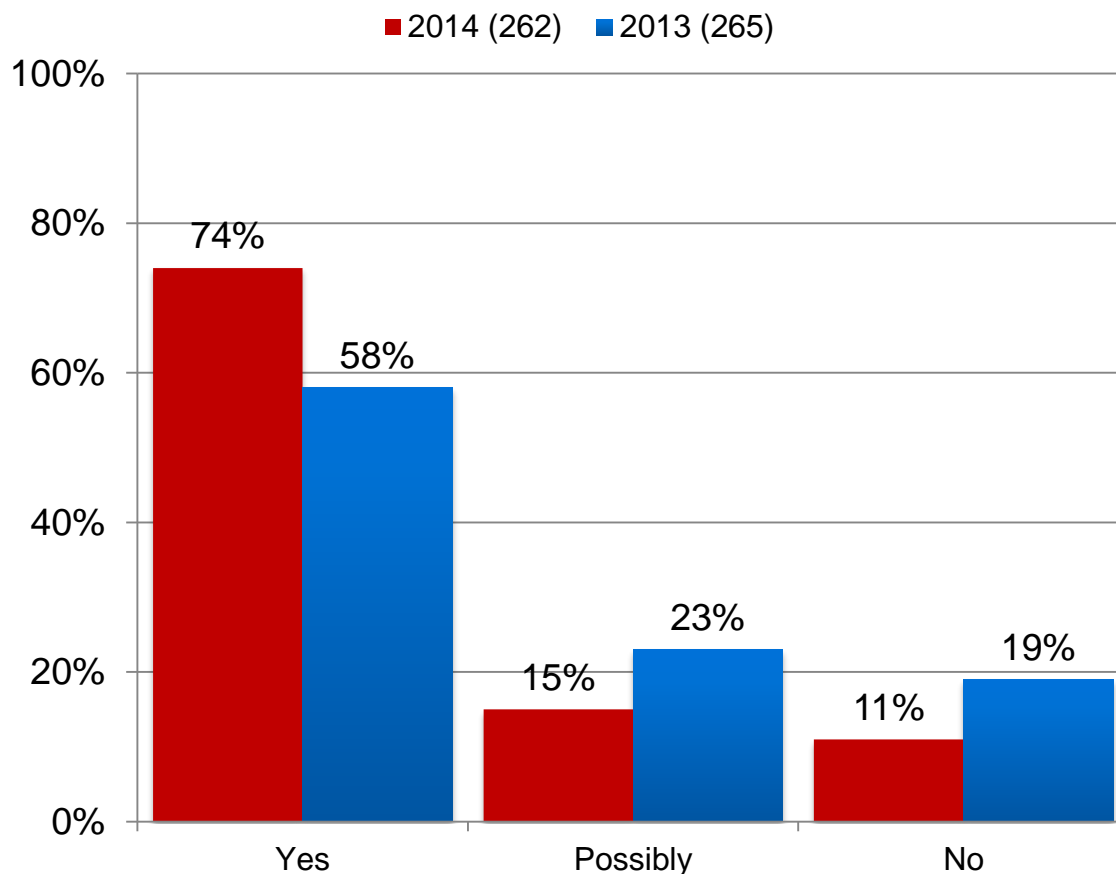
Fairlie Yes (67%)

Lake Tekapo Yes (76%)

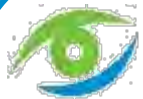
Twizel Yes (88%)

Rural Mackenzie Yes (57%)

Significantly more residents say they believe that the Council promotes the District well in 2014 (74%) than in 2013 (58%). Conversely, significantly fewer residents say that the Council does not promote the District well compared with 2013.



Excludes 'don't know' responses



Are you satisfied with the performance of the Mackenzie District Council staff and management?

110

Mode Responses

All (2014) Yes (58%)

All (2013) Yes (53%)

Permanent Ratepayer Yes (58%)

Absentee Ratepayer Yes (67%)

Resident Yes (40%)

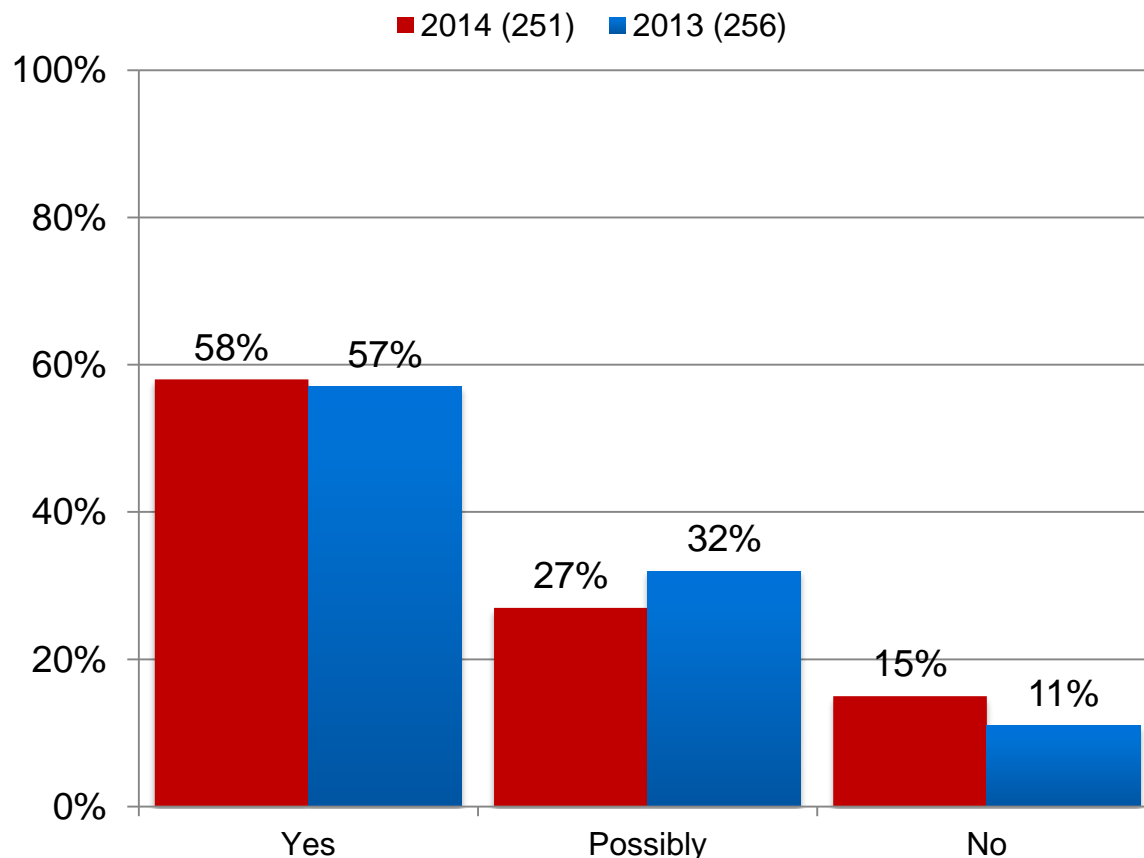
Fairlie Yes (62%)

Lake Tekapo Yes (67%)

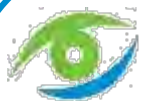
Twizel Yes (54%)

Rural Mackenzie Yes (56%)

Only a slight increase in the proportion of those who are not satisfied with the performance of Council staff and management from 11% to 15% in 2014. The proportion of those who are satisfied remains consistent with 2013 results (58% and 57%).



Excludes 'don't know' responses



Are you satisfied with the performance of the Mackenzie District Council councilors and Mayor?

111

Mode Responses

All (2014) Yes (58%)

All (2013) Yes (53%)

Permanent Ratepayer Yes (54%)

Absentee Ratepayer Yes (71%)

Resident Yes (62%)

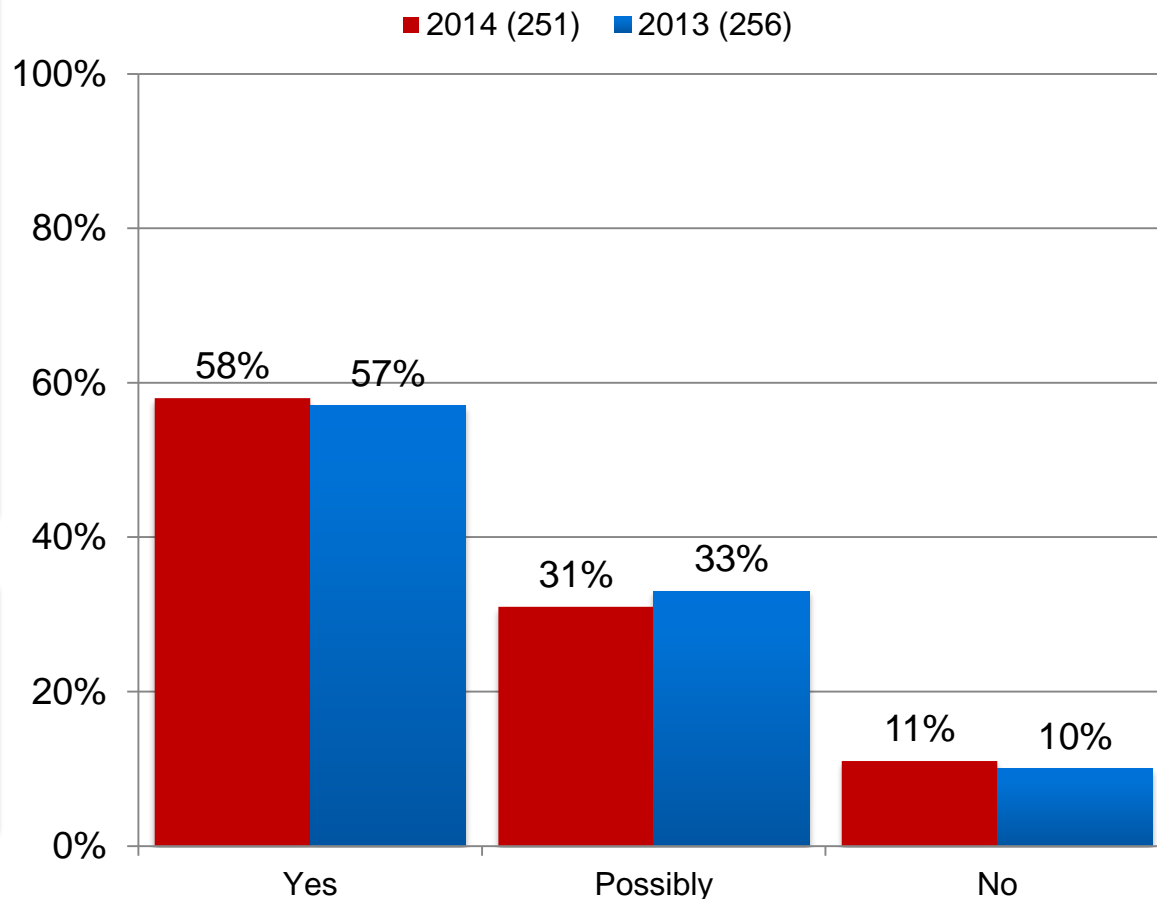
Fairlie Yes (81%)

Lake Tekapo Yes (66%)

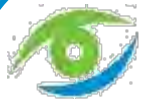
Twizel Yes (46%)

Rural Mackenzie Yes (58%)

Only slight changes in how satisfied ratepayers are with the District councilors and mayor since 2014 with 11% saying they are not satisfied



Excludes 'don't know' responses

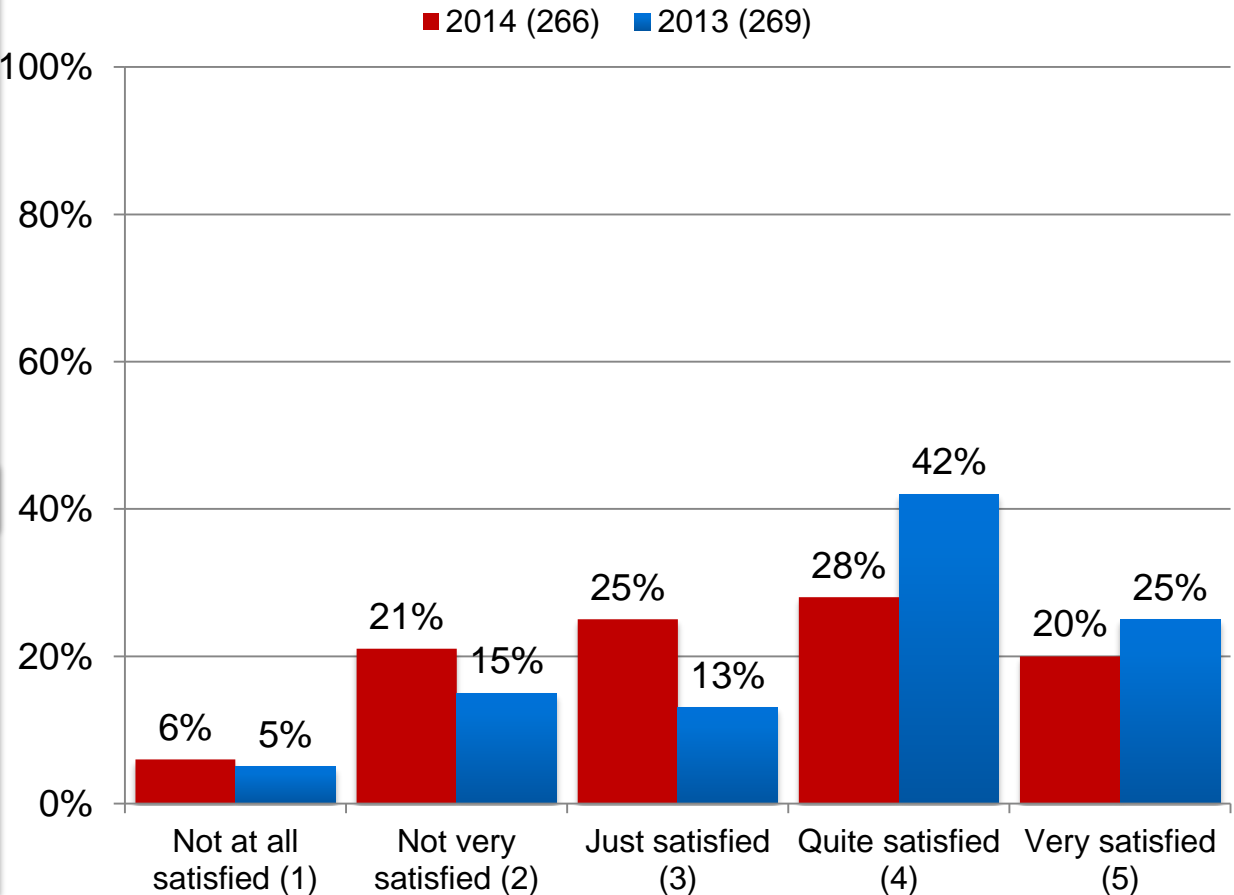


Thinking now how the District Council communicates and consults you through the website, community newspapers, public meetings, ratepayer newsletters and the annual plan – how satisfied are you with the way you are consulted about Council matters and given the opportunity to be involved in community level decision making?

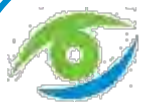
Average Ratings

All (2014)	3.4
All (2013)	3.7
Permanent Ratepayer	3.4
Absentee Ratepayer	3.4
Resident	2.7
Fairlie	4.2
Lake Tekapo	3.4
Twizel	2.8
Rural Mackenzie	3.6

Ratepayers are significantly less satisfied (Quite and Very satisfied combined) than in 2013 with less than half of ratepayers saying they are satisfied (48%) with the communication and consultation from the Council in 2014 compared with 67% in 2013.



Excludes 'don't know' responses



Do you believe for the rates you pay to the Mackenzie District Council you receive

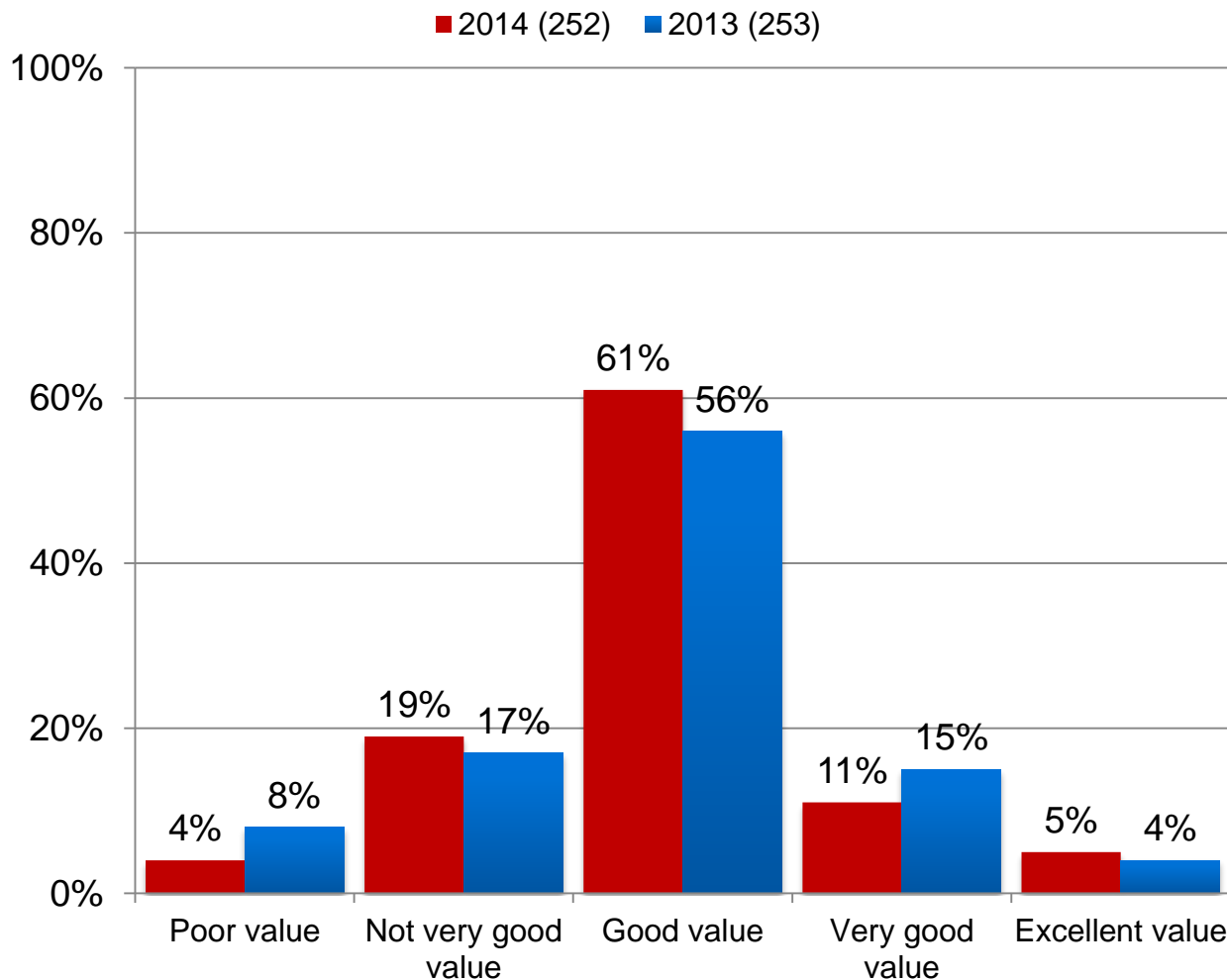
Average Ratings

All (2014)	3.0
All (2013)	2.9

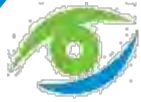
Permanent Ratepayer	2.9
Absentee Ratepayer	3.0

Fairlie	2.7
Lake Tekapo	2.9
Twizel	2.9
Rural Mackenzie	3.1

Nearly two-thirds of ratepayers (61%) say they receive Good value from their Council rates, while 6% say they get Very good or Excellent value. Nearly a quarter (23%) say the value is Not very good or Poor in 2014 from their rates.

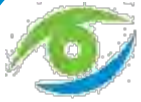


Excludes 'don't know' responses



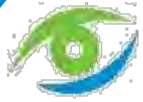
Satisfaction with Council Services & Facilities

Demographic Analysis



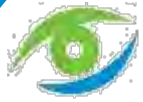
Detailed demographic comparisons have only been included where a Chi-Square test revealed statistically significant differences between demographic groups at 95% significance (e.g. where we can be 95% confident that differences in demographic groups reported in the sample would also be true of the population).

Where demographic comparisons have not been reported, there were no statistically significant differences between demographic groups.



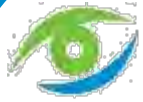
Overview of satisfaction with Council Services and facilities by Ratepayer? ¹¹⁶

Rank	Permanent Ratepayer	Absentee Ratepayer	Resident
1st	Cemeteries/ Library Services 4.6	Cemeteries/ Library Services 4.6	Cemeteries 5.0
2nd			Library Services/ Sewerage 4.9
3rd	Sewerage 4.4	Community buildings 4.5	
4th	Community Buildings 4.3	Sewerage 4.4	Rubbish Collection 4.2
5th	Rubbish Collection 4.2	Rubbish Collection 4.2	Community Buildings/ Roads 4.1



Overview of satisfaction with Council Services and facilities by Area? ¹¹⁷

Rank	Fairlie	Lake Tekapo	Twizel	Rural Mackenzie
1 st	Parks/ Community Buildings/ Library 4.4	Sewerage 4.5	Cemeteries 5.0	Library/ Cemetery 4.5
2 nd		Community Buildings 4.4	Library Services 4.9	
3 rd		Cemeteries/ Rubbish Collection 4.3	Sewerage 4.8	Community Buildings 4.2
4 th	Parks 4.3		Community Buildings/ Rubbish Collection 4.3	Rubbish Collection/ Parks 4.1
5 th	Rubbish Collection 4.2	Water Supply 3.9		



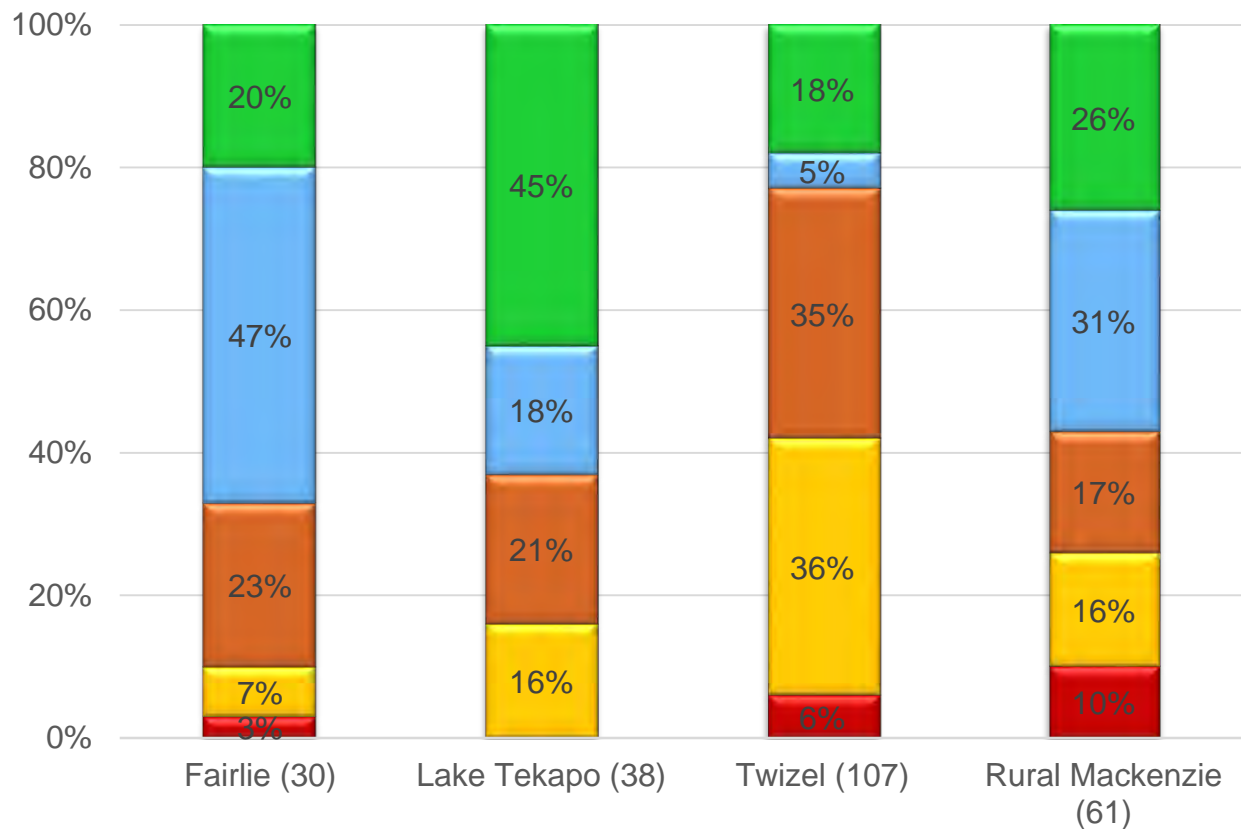
How satisfied or dissatisfied are you with the water supply and quality the Mackenzie District Council provides by Area?

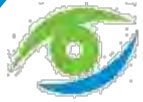
Average Ratings

Fairlie	3.7
Lake Tekapo	3.9
Twizel	2.9
Rural Mackenzie	3.5

Twizel respondents are significantly less likely to say they are Very or Quite satisfied (combined) relative to residents overall. Conversely, Lake Tekapo residents are significantly more likely to be satisfied overall.

- Not at all satisfied (1)
- Just satisfied (3)
- Very satisfied (5)
- Not very satisfied (2)
- Quite satisfied (4)





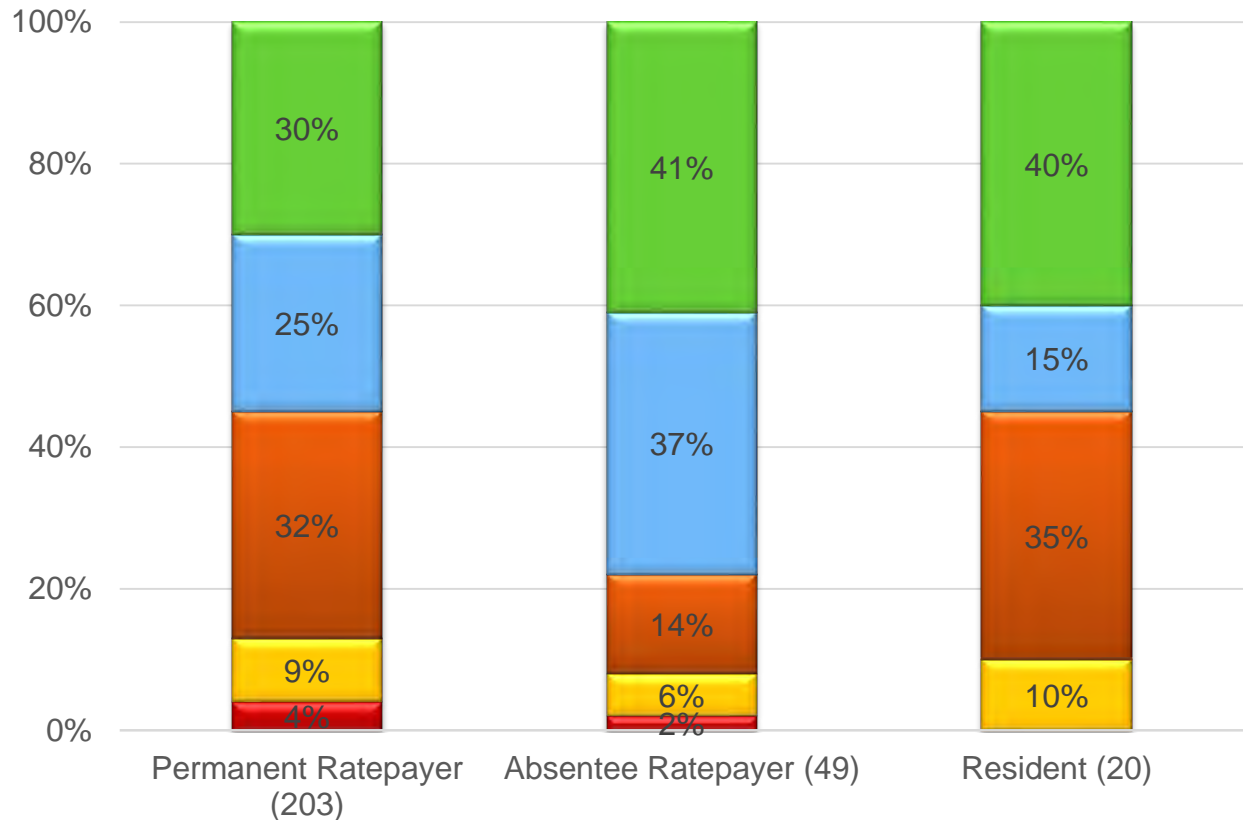
How satisfied or dissatisfied are you with the road conditions, signage and road maintenance the Mackenzie District Council provides by Ratepayers?

Average Ratings

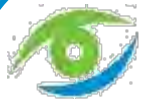
Permanent Ratepayer 3.7
Absentee Ratepayer 4.1
Resident 3.8

Absentee ratepayers are significantly more likely to say they were Quite or Very satisfied (combined) with the road conditions, signage and road maintenance in their area compared with ratepayers overall.

■ Not at all satisfied (1) ■ Not very satisfied (2)
■ Just satisfied (3) ■ Quite satisfied (4)
■ Very satisfied (5)



Excludes 'don't know' responses



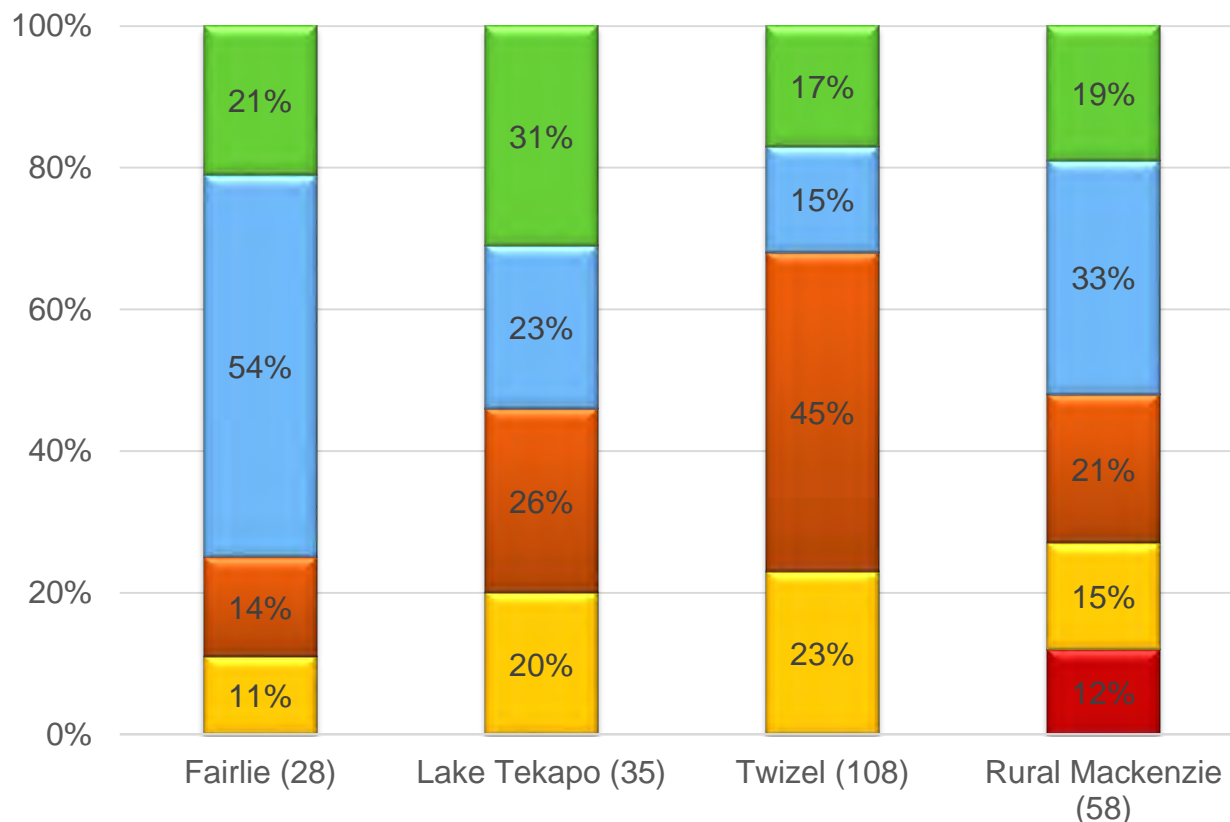
How satisfied or dissatisfied are you with the stormwater and surface flooding control the Mackenzie District Council provides by Area?

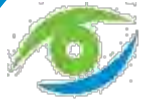
Average Ratings

Fairlie	3.9
Lake Tekapo	3.7
Twizel	3.2
Rural Mackenzie	3.3

Fairlie residents are significantly more likely to be Quite or Very satisfied (combined) with the stormwater and surface flooding control compared with residents overall.

■ Not at all satisfied (1) ■ Not very satisfied (2)
■ Just satisfied (3) ■ Quite satisfied (4)
■ Very satisfied (5)



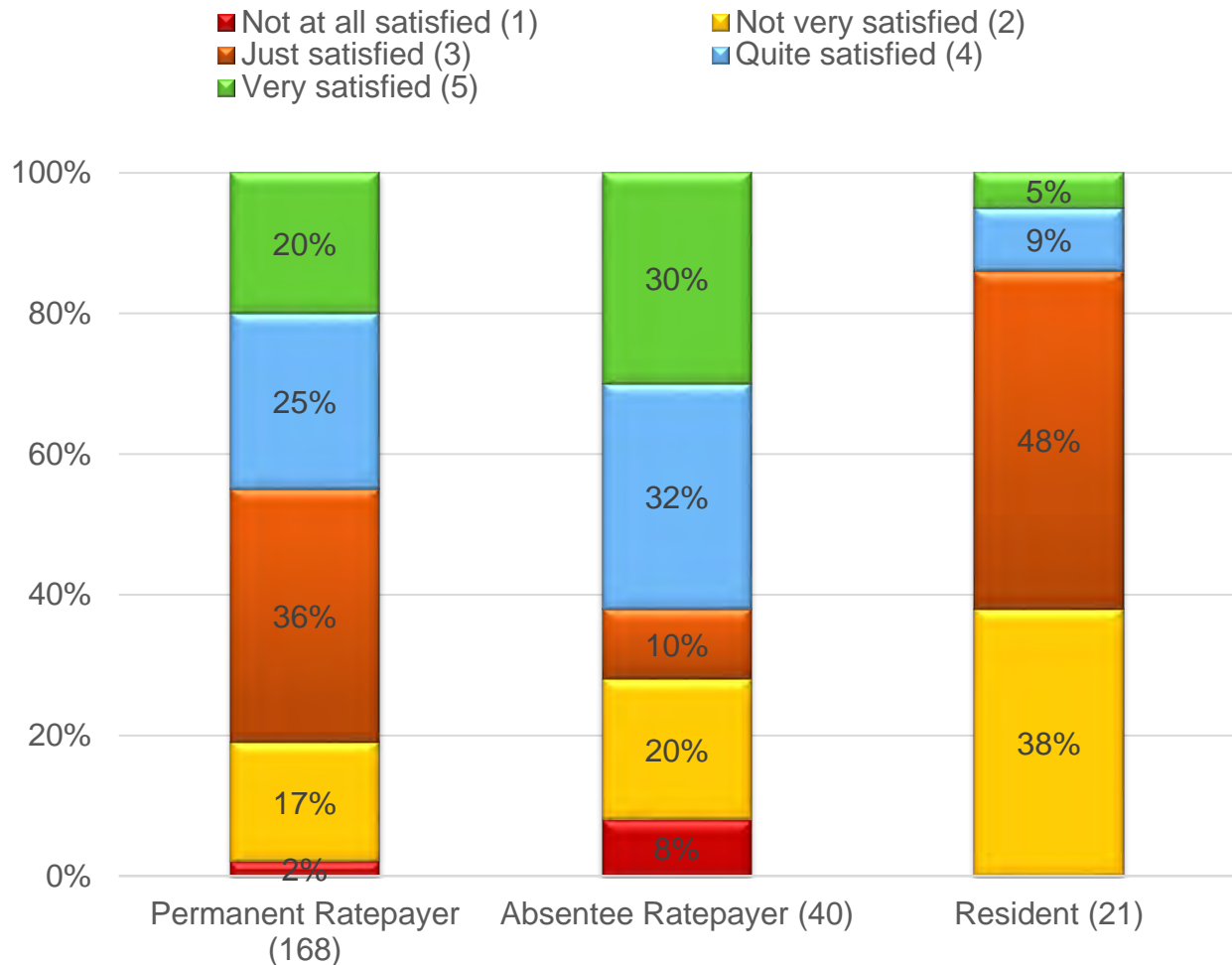


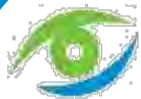
How satisfied or dissatisfied are you with the stormwater and surface flooding control the Mackenzie District Council provides by Ratepayers?

Average Ratings

Permanent Ratepayer 3.4
Absentee Ratepayer 3.6
Resident 2.8

Residents are significantly less likely to be Quite or Very satisfied (combined) with the stormwater and surface flooding control compared with ratepayers overall.





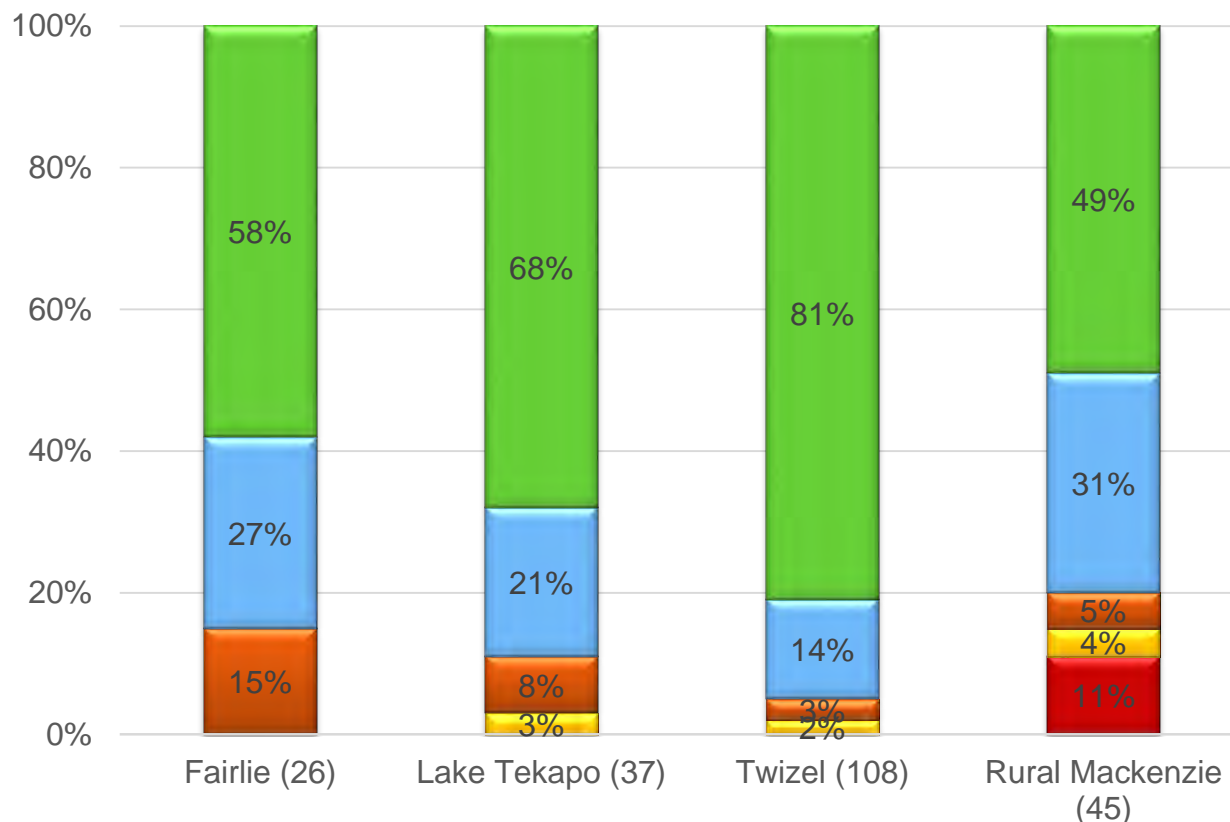
How satisfied or dissatisfied are you with the sewerage treatment and disposal service the Mackenzie District Council provides by Area?

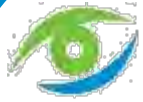
Average Ratings

Fairlie	4.4
Lake Tekapo	4.5
Twizel	4.8
Rural Mackenzie	4.0

Twizel residents are significantly more likely to be Very satisfied, while Rural Mackenzie residents are significantly less likely to be Very satisfied with the sewerage and disposal service compared with residents overall.

■ Not at all satisfied (1) ■ Not very satisfied (2)
■ Just satisfied (3) ■ Quite satisfied (4)
■ Very satisfied (5)



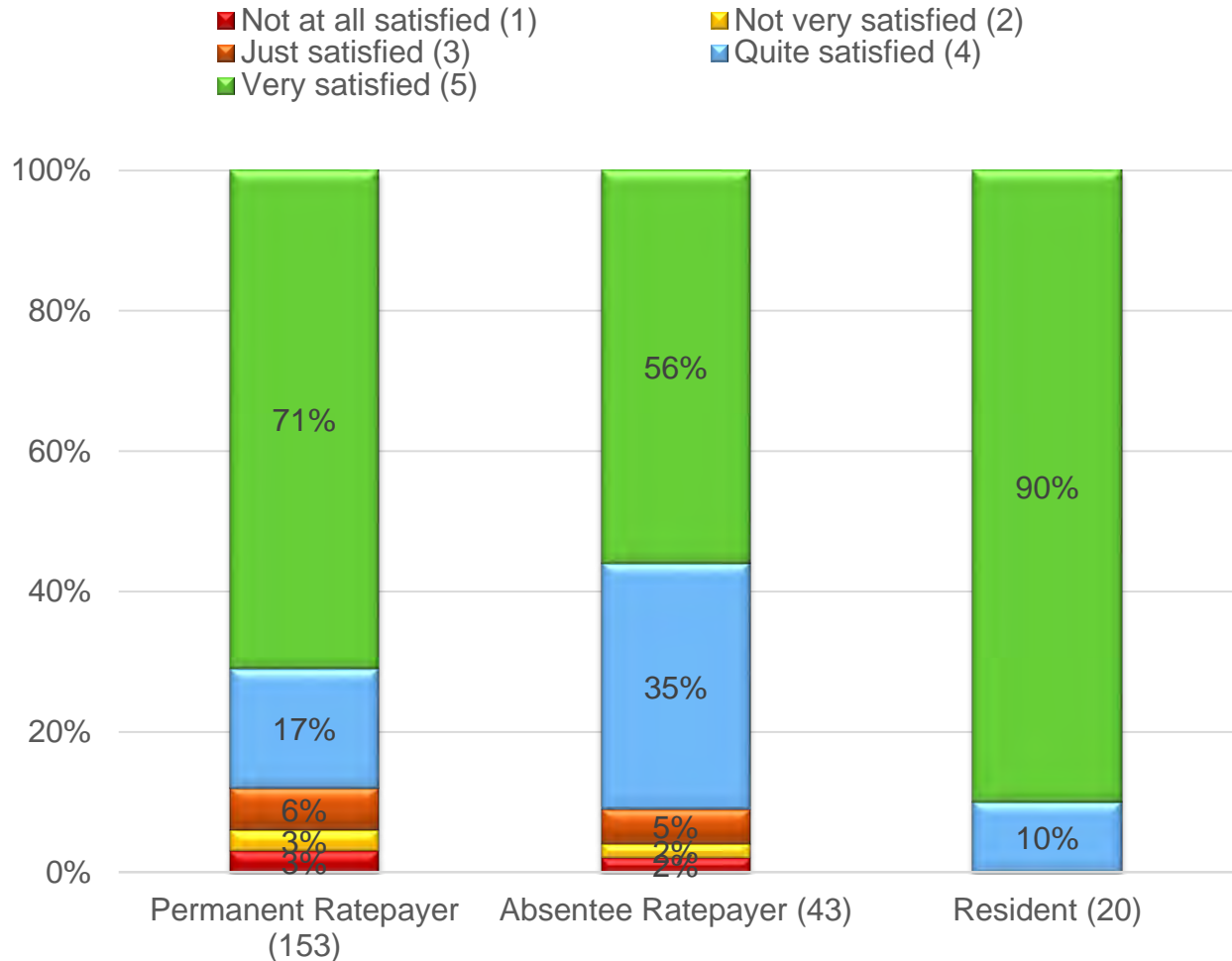


How satisfied or dissatisfied are you with the sewerage treatment and disposal service the Mackenzie District Council provides by Ratepayers?

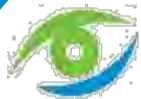
Average Ratings

Permanent Ratepayer 4.5
Absentee Ratepayer 4.4
Resident 4.9

Residents are significantly more likely to be Very satisfied with sewerage treatment and disposal service compared with ratepayers overall.



Excludes 'don't know' responses

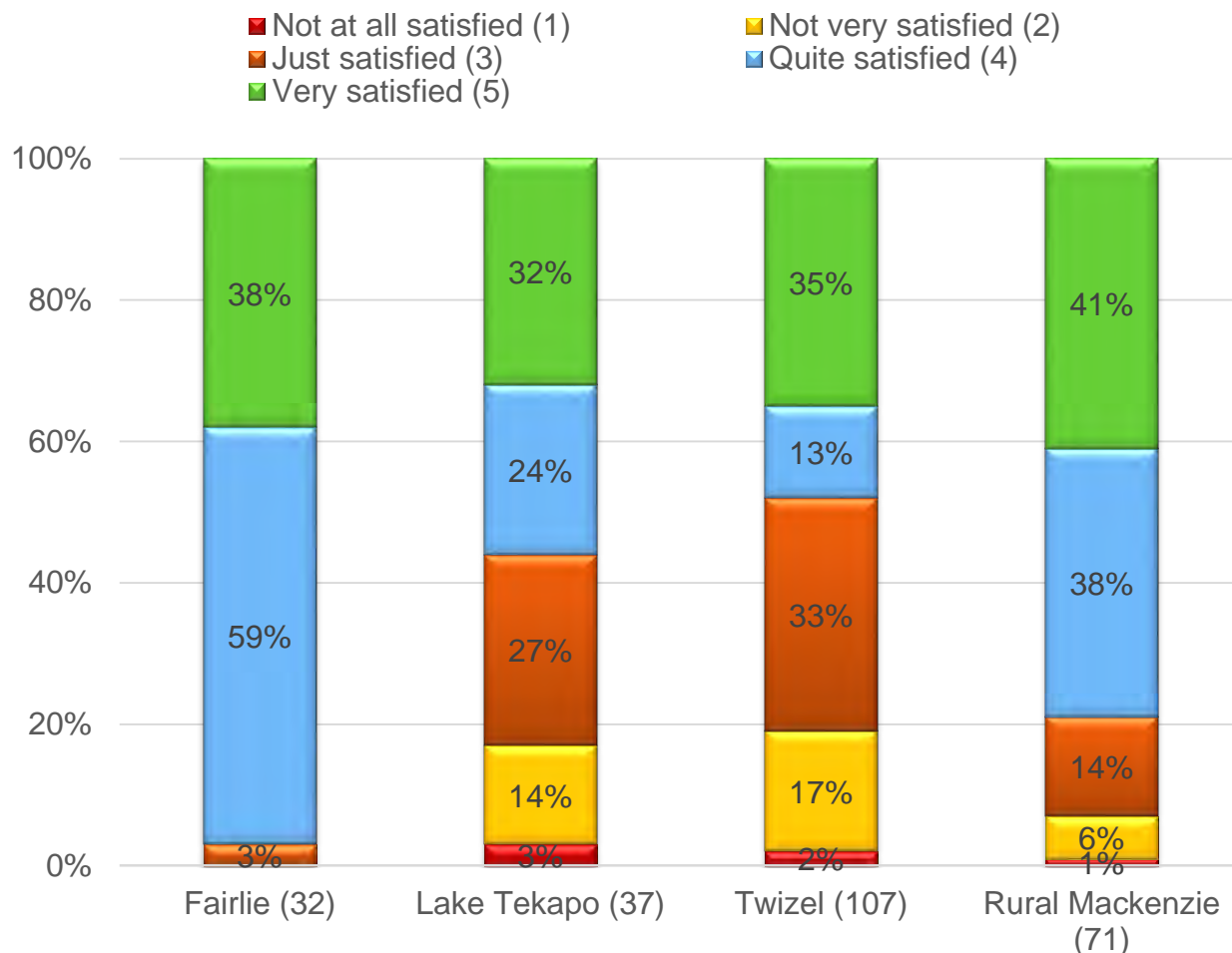


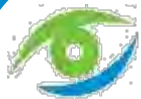
How satisfied or dissatisfied are you with the parks, reserves and playgrounds the Mackenzie District Council provides by Area? ¹²⁴

Average Ratings

Fairlie	4.3
Lake Tekapo	3.7
Twizel	3.6
Rural Mackenzie	4.1

Fairlie residents have the highest proportion of Very and Quite satisfied ratings (combined) for the parks, reserves, and playground compared with residents of the areas overall.



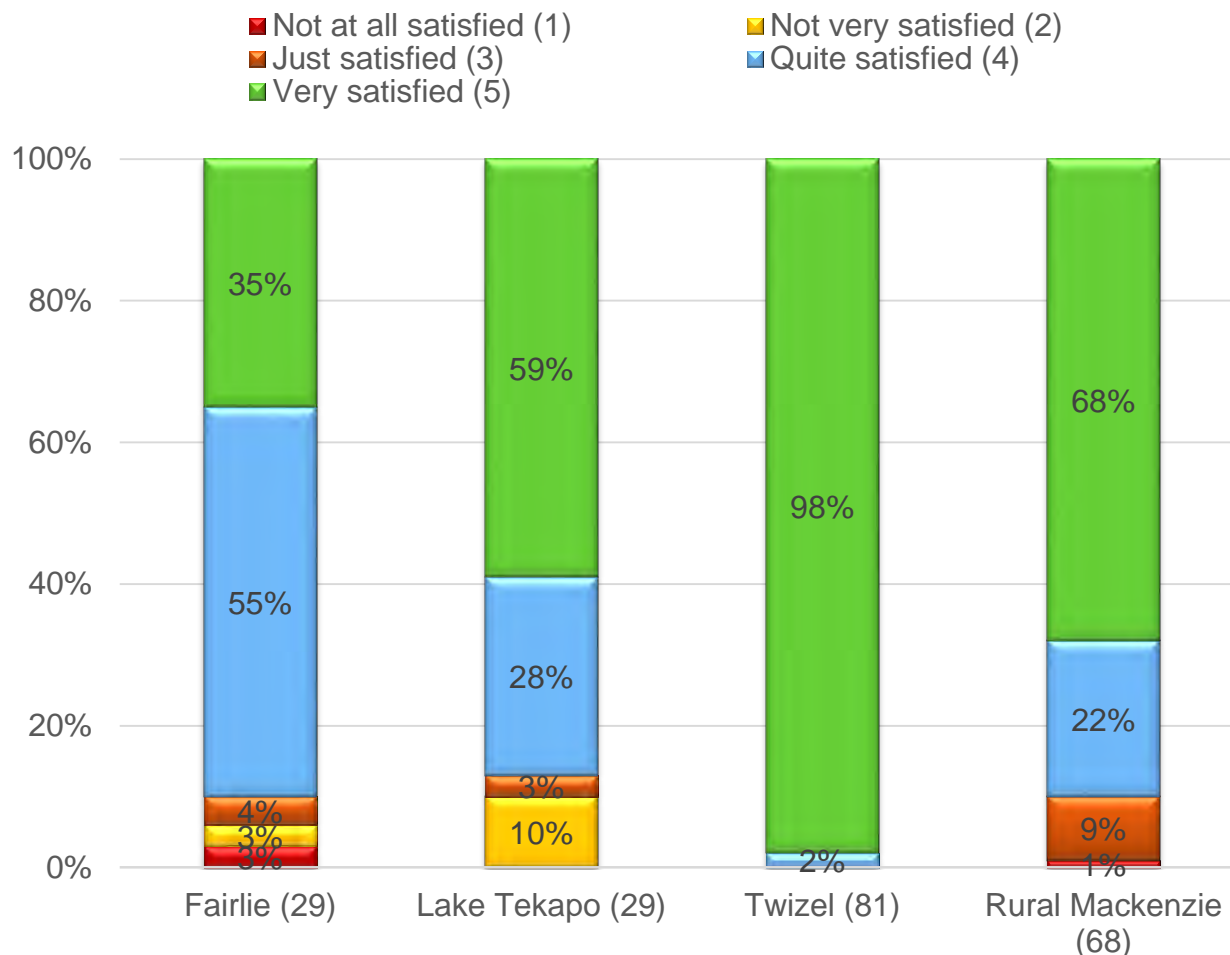


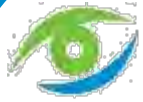
How satisfied or dissatisfied are you with the cemeteries and maintenance of cemeteries in your district by Area?

Average Ratings

Fairlie	4.1
Lake Tekapo	4.3
Twizel	5.0
Rural Mackenzie	4.5

While Fairlie residents have the lowest proportion of Very satisfied ratings for the cemeteries and maintenance of cemeteries, Twizel residents have the highest proportion of Very satisfied ratings compared with residents in the District overall.



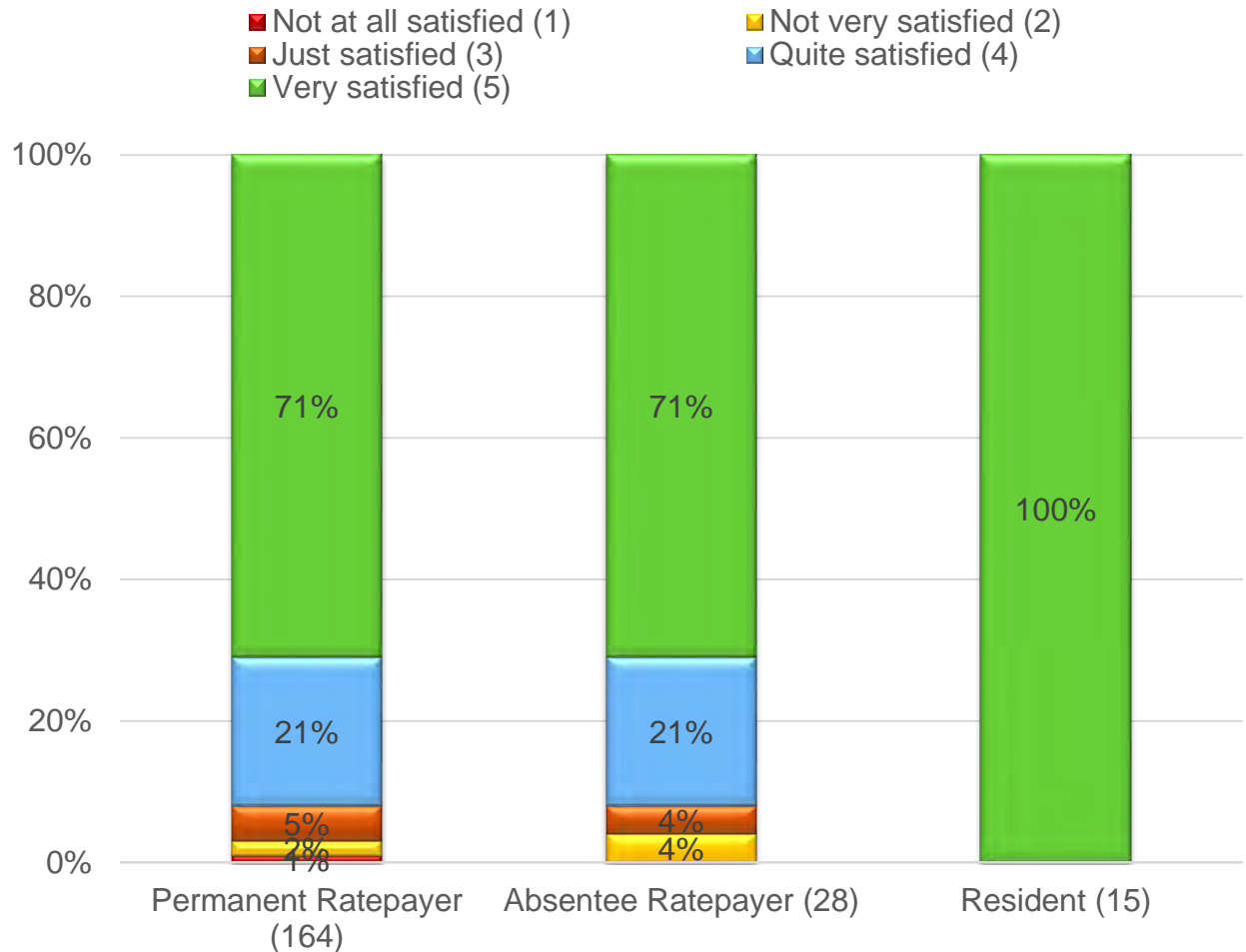


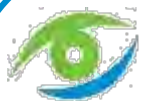
How satisfied or dissatisfied are you with the cemeteries and maintenance of cemeteries in your district by Ratepayers?

Average Ratings

Permanent Ratepayer 4.6
Absentee Ratepayer 4.6
Resident 5.0

Residents have the highest proportion of Very satisfied ratings for the cemeteries and maintenance of cemeteries compared with ratepayers in the District overall.





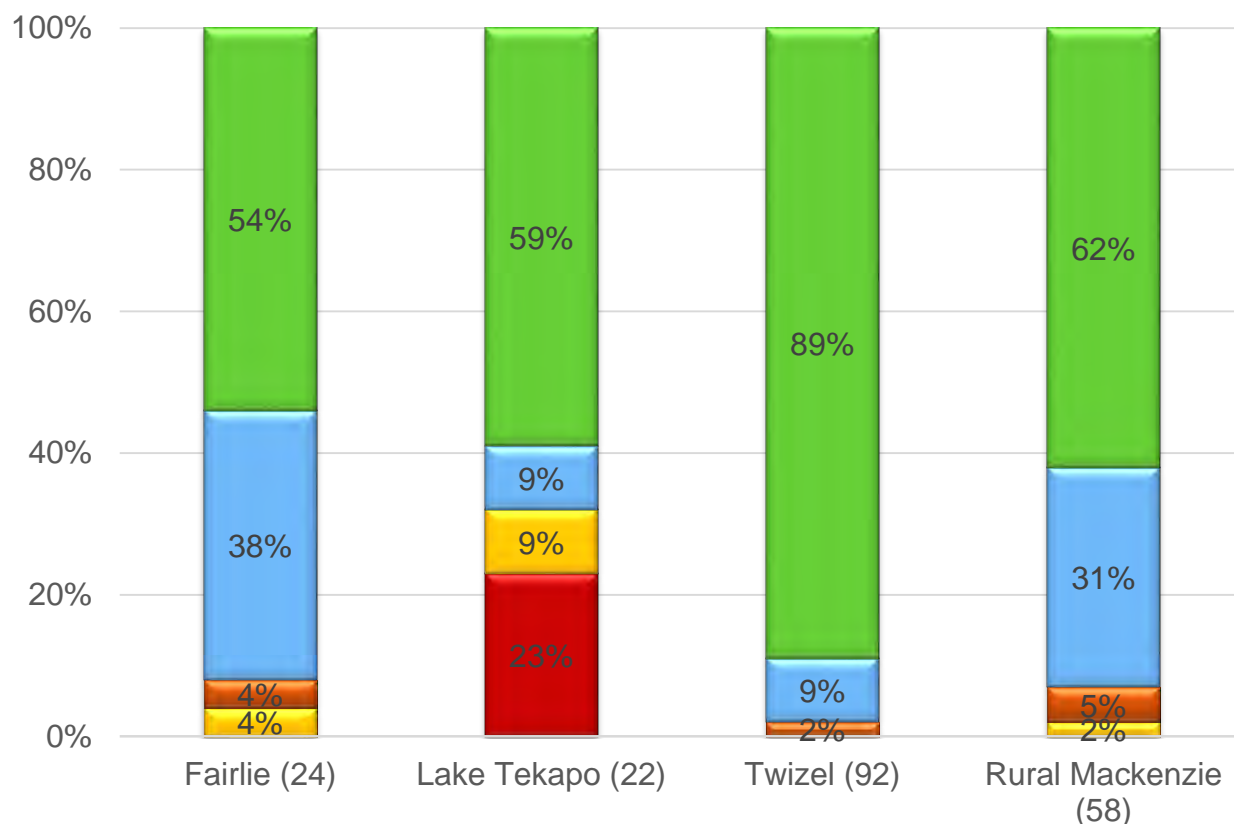
How satisfied or dissatisfied are you with the library services and hours of operation by Area?

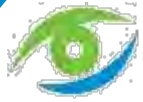
Average Ratings

Fairlie	4.4
Lake Tekapo	3.7
Twizel	4.9
Rural Mackenzie	4.5

Lake Tekapo residents are significantly less likely to say they are Very or Quite satisfied (combined) with the library services and hours of operation, while Twizel residents are significantly more likely to say they are Very or Quite satisfied (combined) relative to District residents overall.

■ Not at all satisfied (1)
■ Just satisfied (3)
■ Very satisfied (5)
■ Not very satisfied (2)
■ Quite satisfied (4)



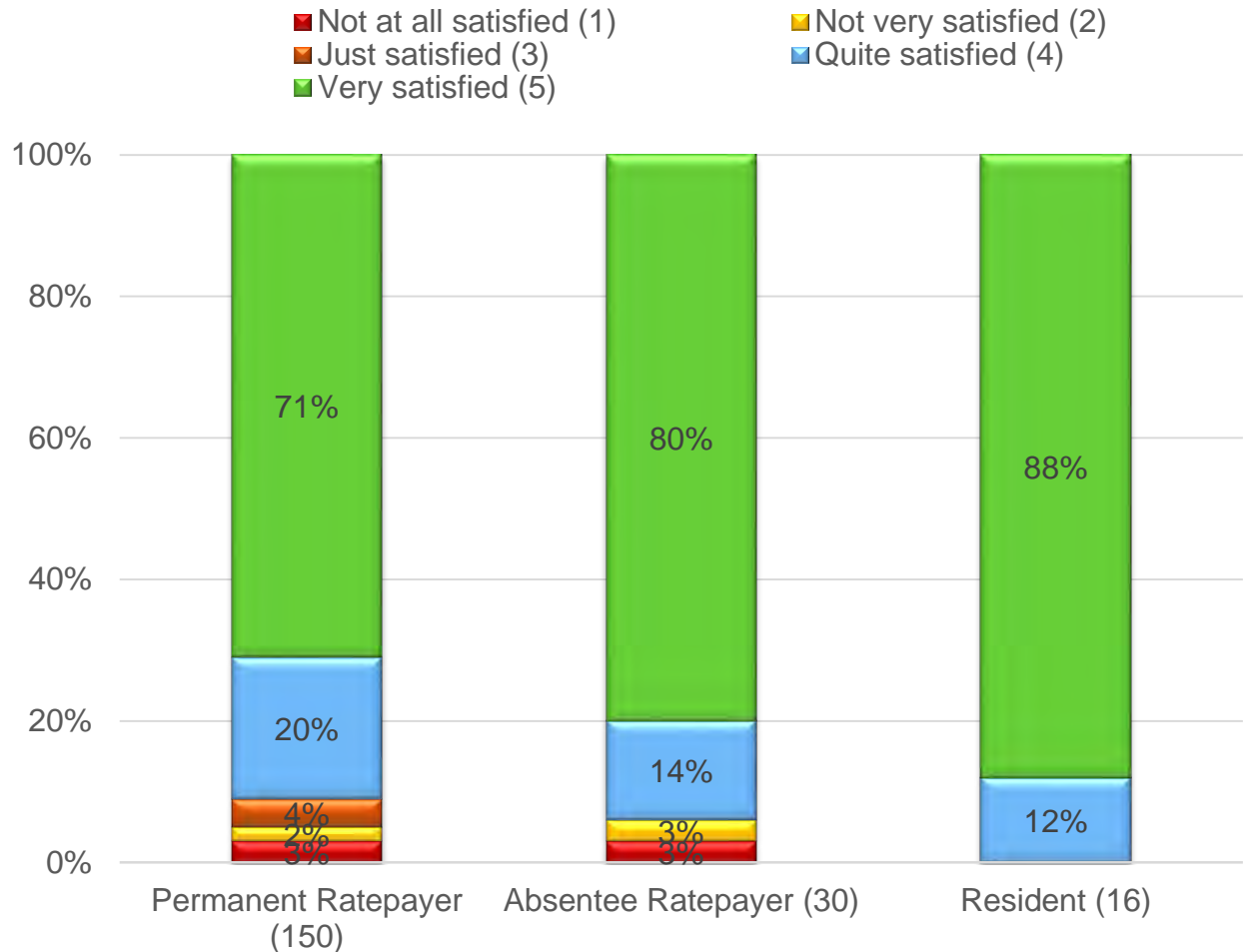


How satisfied or dissatisfied are you with the library services and hours of operation by Ratepayers?

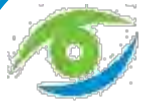
Average Ratings

Permanent Ratepayer 4.6
Absentee Ratepayer 4.6
Resident 4.9

Residents are significantly more likely to say they are Very satisfied with the library services and hours of operation relative to ratepayers overall.



Excludes 'don't know' responses

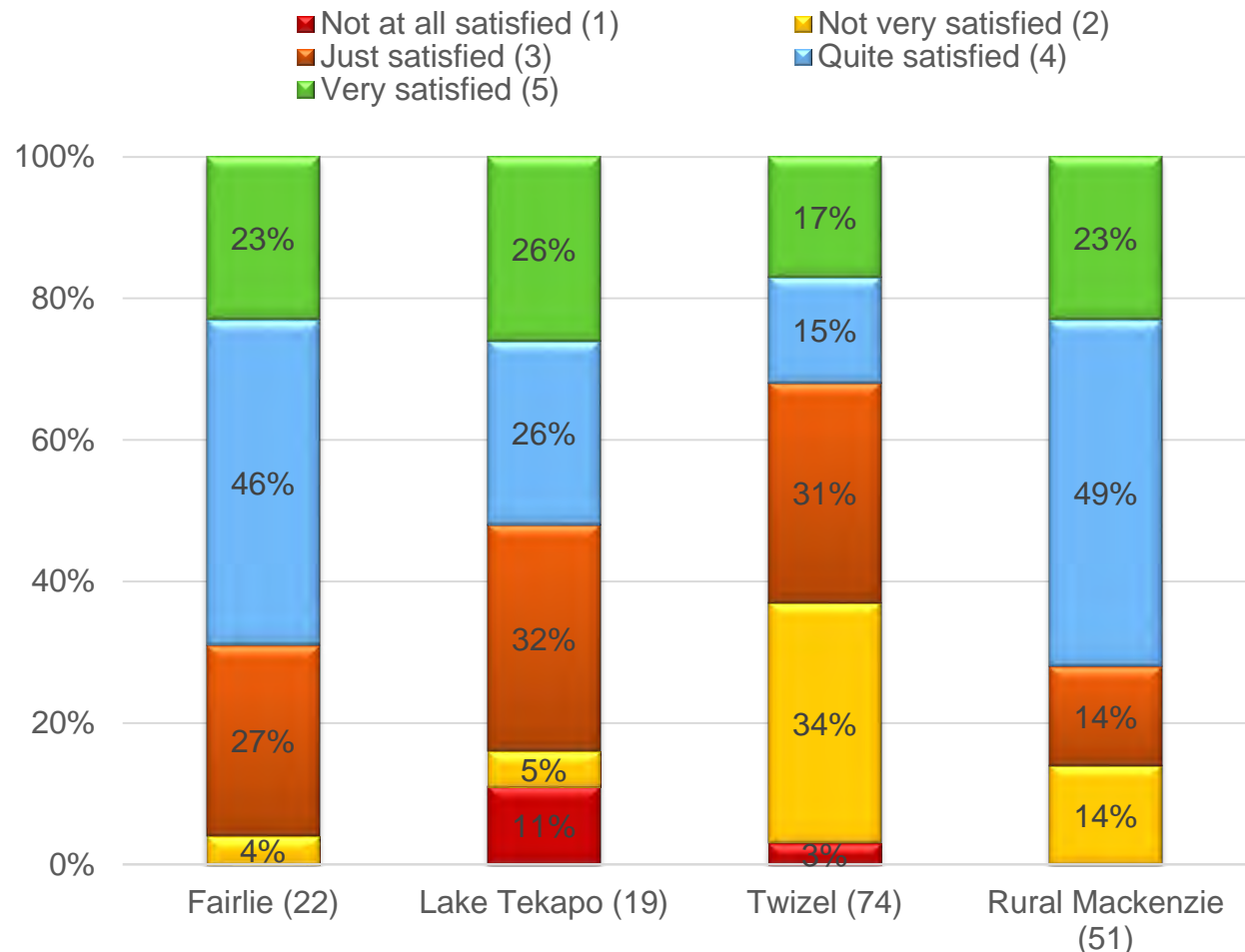


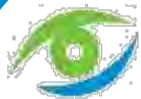
How satisfied or dissatisfied are you with the swimming pools and the swimming pool hours of operation by Area?

Average Ratings

Fairlie	3.9
Lake Tekapo	3.5
Twizel	3.1
Rural Mackenzie	3.8

Twizel residents are significantly less likely to say they are Very or Quite satisfied (combined) with the swimming pools and their hours of operation, while Rural Mackenzie residents are significantly more likely to say they are Very or Quite satisfied (combined) relative to District residents overall.



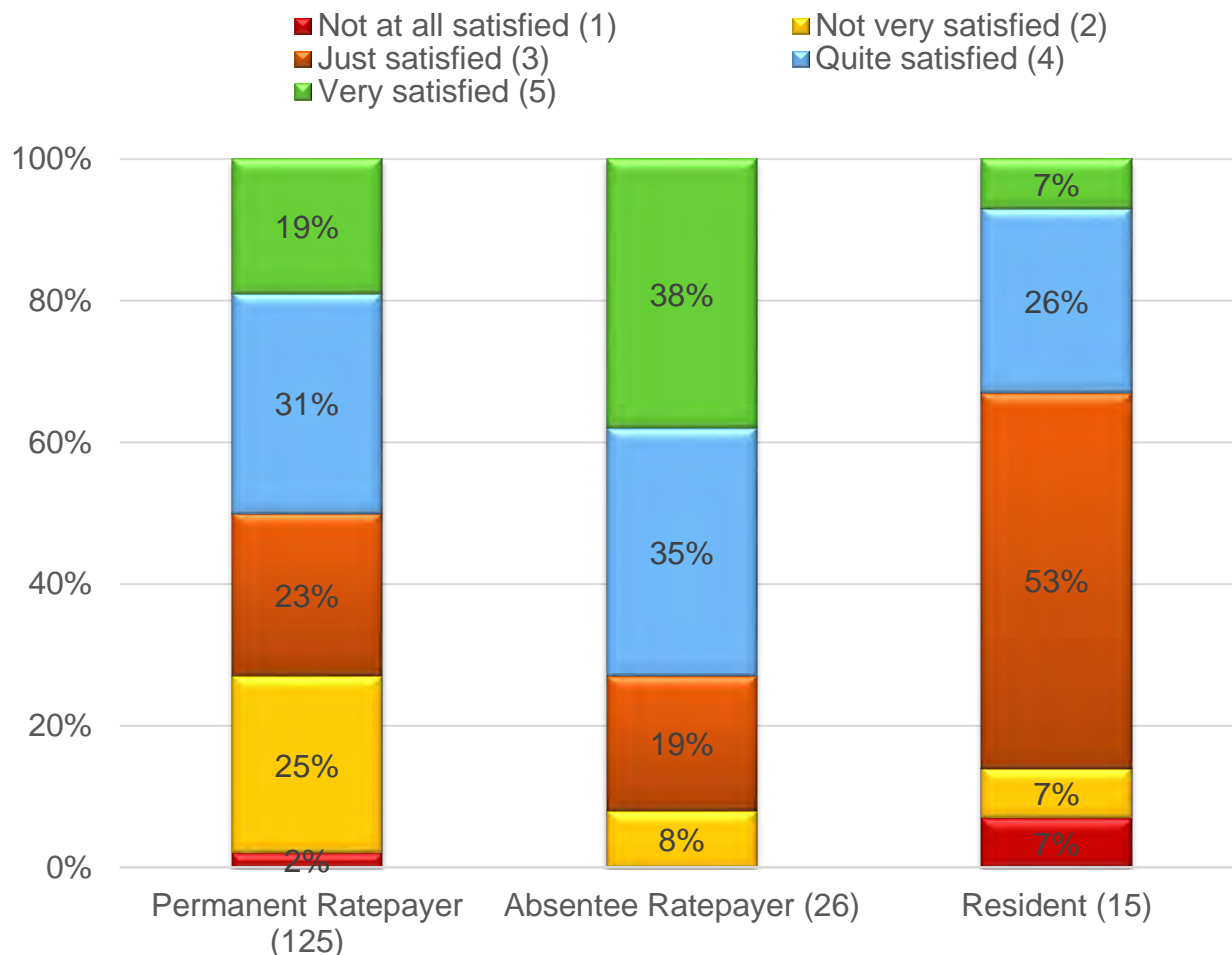


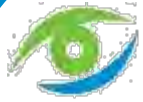
How satisfied or dissatisfied are you with the swimming pools and the swimming pool hours of operation by Ratepayers?

Average Ratings

Permanent Ratepayer 3.4
Absentee Ratepayer 4.0
Resident 3.2

Absentee ratepayers are significantly more likely to say they are Very or Quite satisfied (combined) with the swimming pools and their hours of operation compared with ratepayers overall.



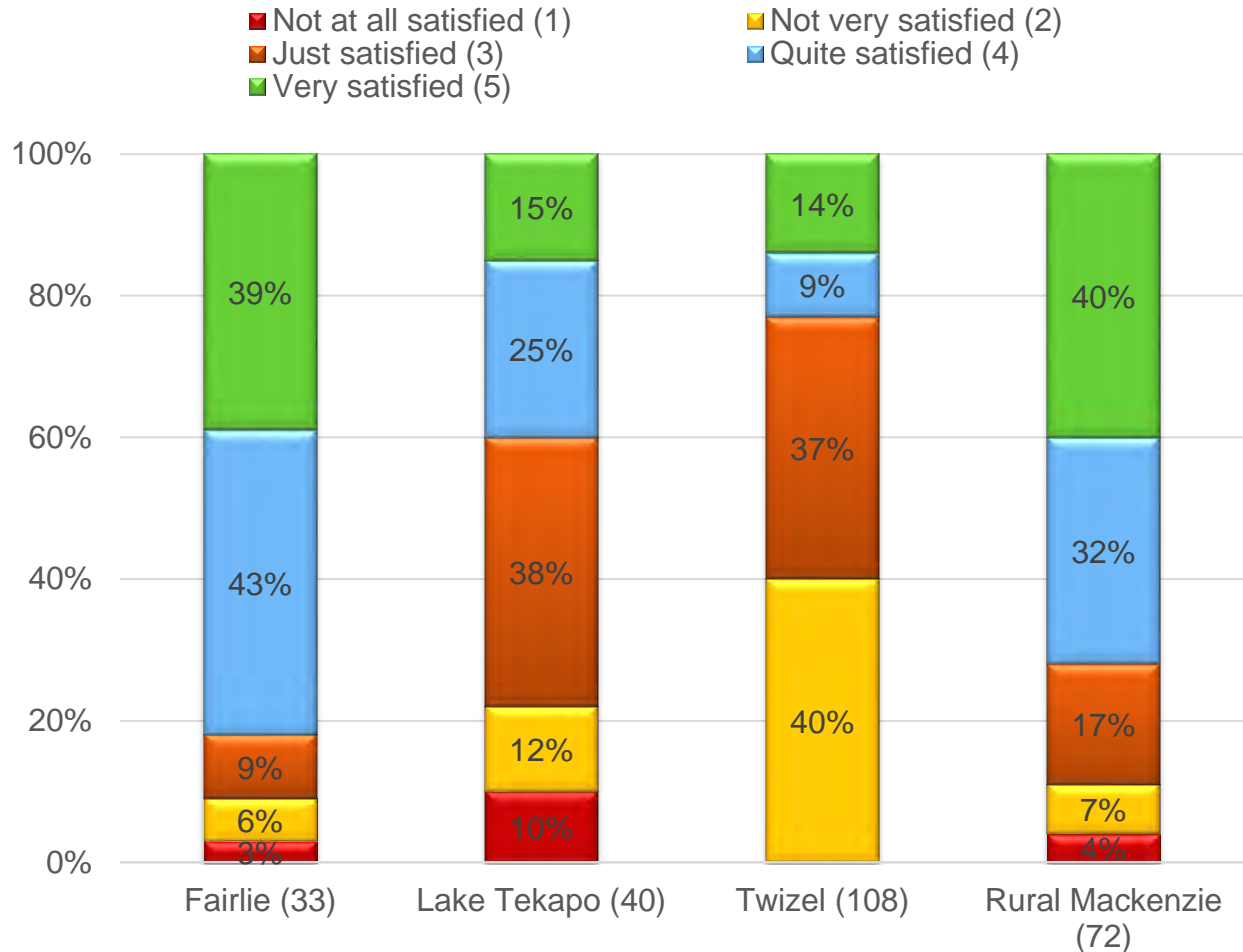


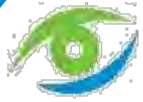
How satisfied or dissatisfied are you with public toilets in your district the Mackenzie District Council provides by Area?

Average Ratings

Fairlie	4.1
Lake Tekapo	3.2
Twizel	3.0
Rural Mackenzie	4.0

Rural Mackenzie and Fairlie residents are significantly more likely to say they are Very or Quite satisfied (combined) with the public toilets in their area compared with District residents overall. Conversely, Twizel residents are significantly less likely to say they are Very or Quite satisfied (combined).



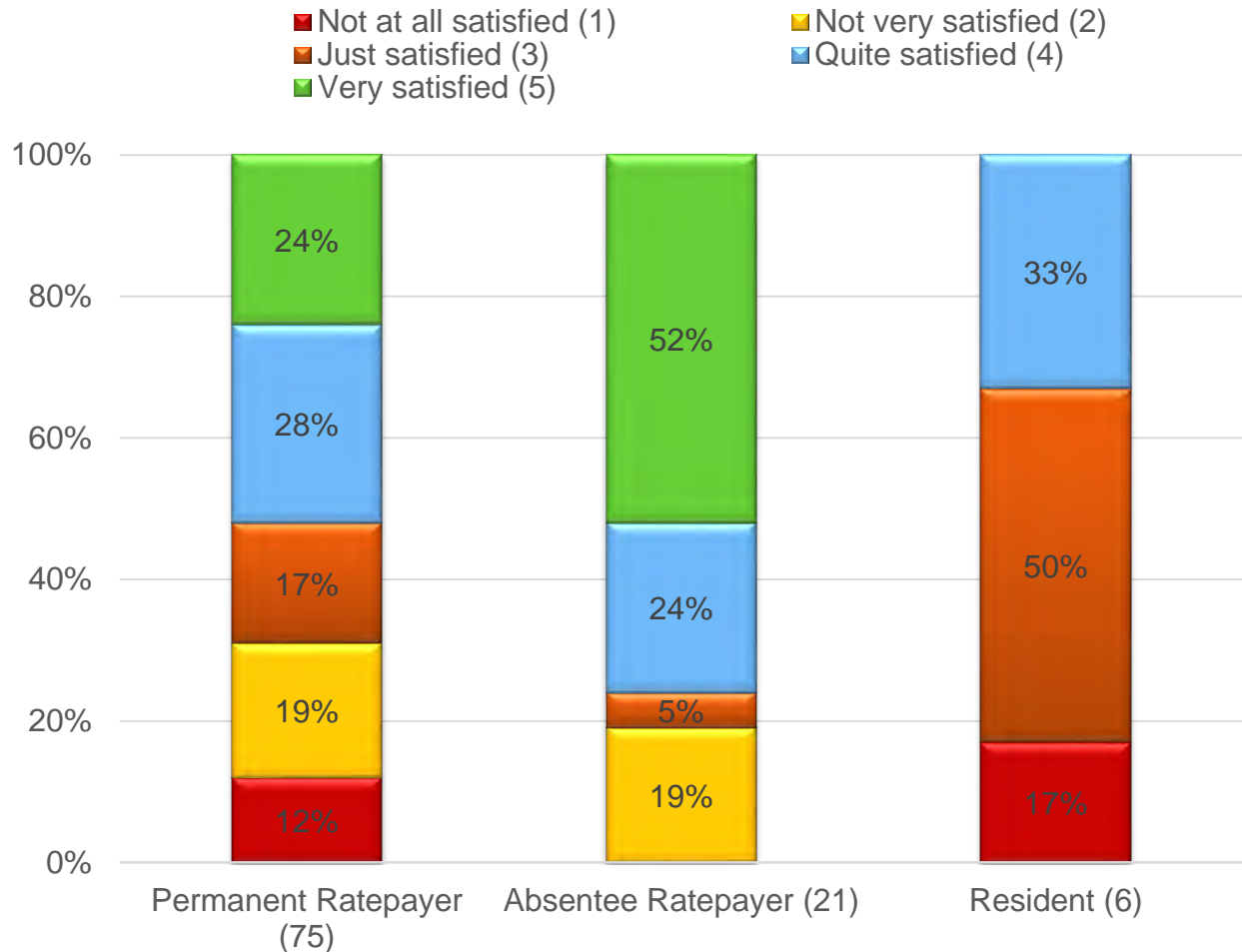


How satisfied or dissatisfied are you with the building inspection and consent process by Ratepayers?

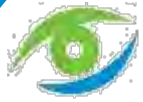
Average Ratings

Permanent Ratepayer 3.3
Absentee Ratepayer 4.1
Resident 3.0

Absentee ratepayers are significantly more likely to say they are Very satisfied with the building inspection and consent process compared with ratepayers overall.



Excludes 'don't know' responses



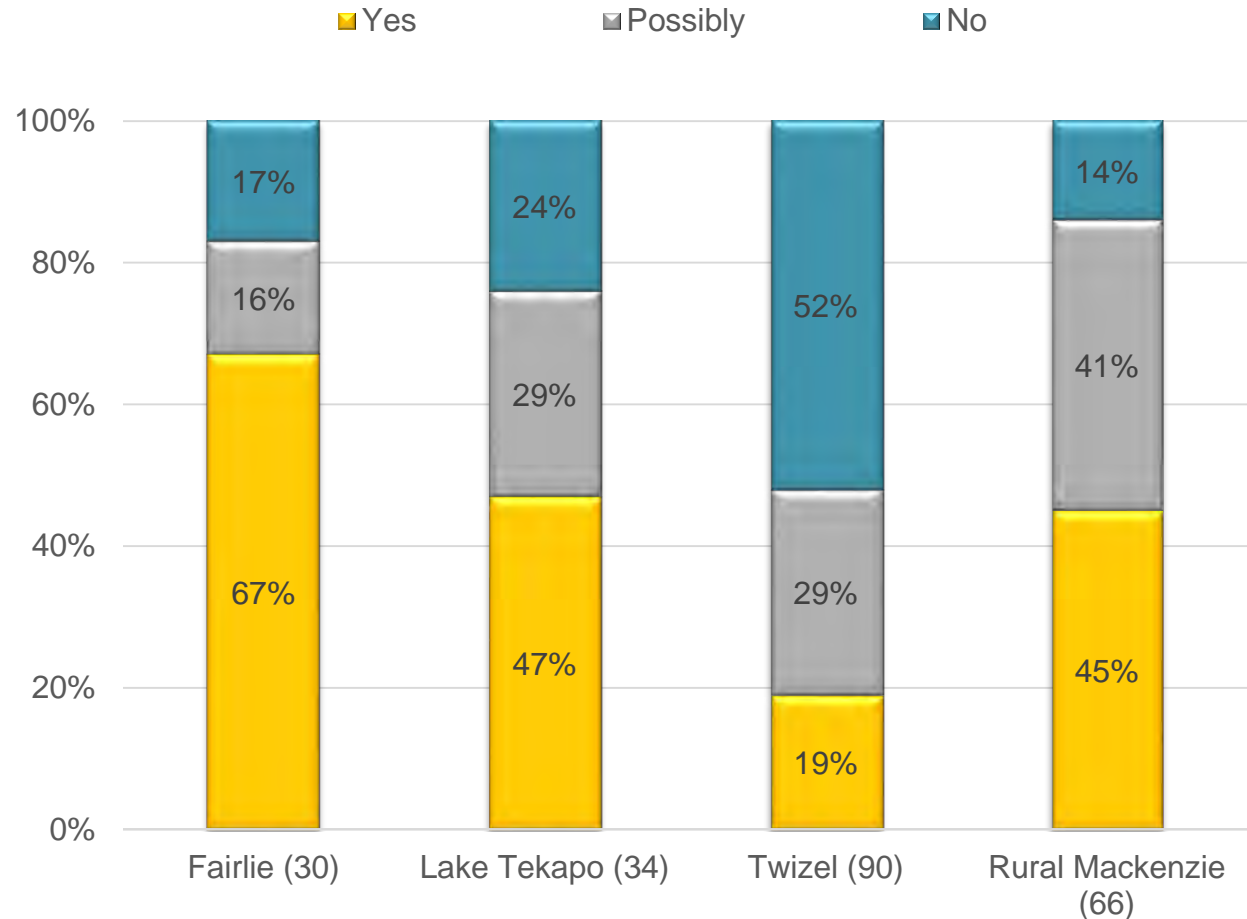
Do you believe the Council is adequately managing resource management issues with the district such as potential intensive farming, urban sprawl, while still enabling development by Area?

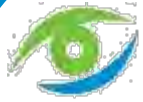
133

Mode Ratings

Fairlie Yes - 67%
Lake Tekapo Yes - 47%
Twizel Yes - 19%
Rural Mackenzie Yes - 46%

Fairlie residents are significantly more likely to say they believe the Council is adequately managing resource management issues compared with District residents overall. However, Twizel residents are significantly less likely to say they believe this.





Do you believe the Council is adequately managing resource management issues with the district such as potential intensive farming, urban sprawl, while still enabling development by Ratepayers?

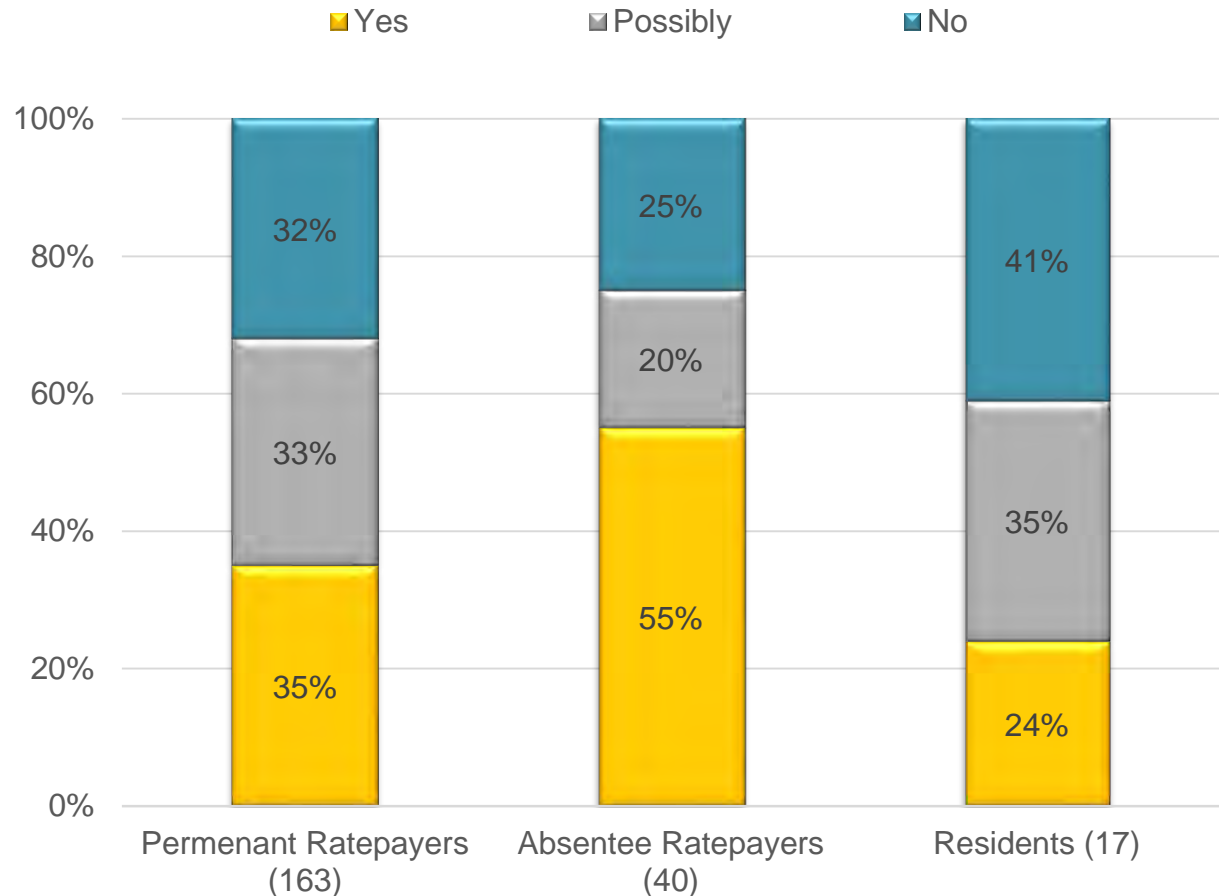
Mode Ratings

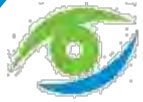
Permanent Ratepayers Yes - 35%

Absentee Ratepayers Yes - 55%

Resident Yes - 24%

Absentee ratepayers are significantly more likely to say they believe the Council is adequately managing resource management issues compared with ratepayers overall.



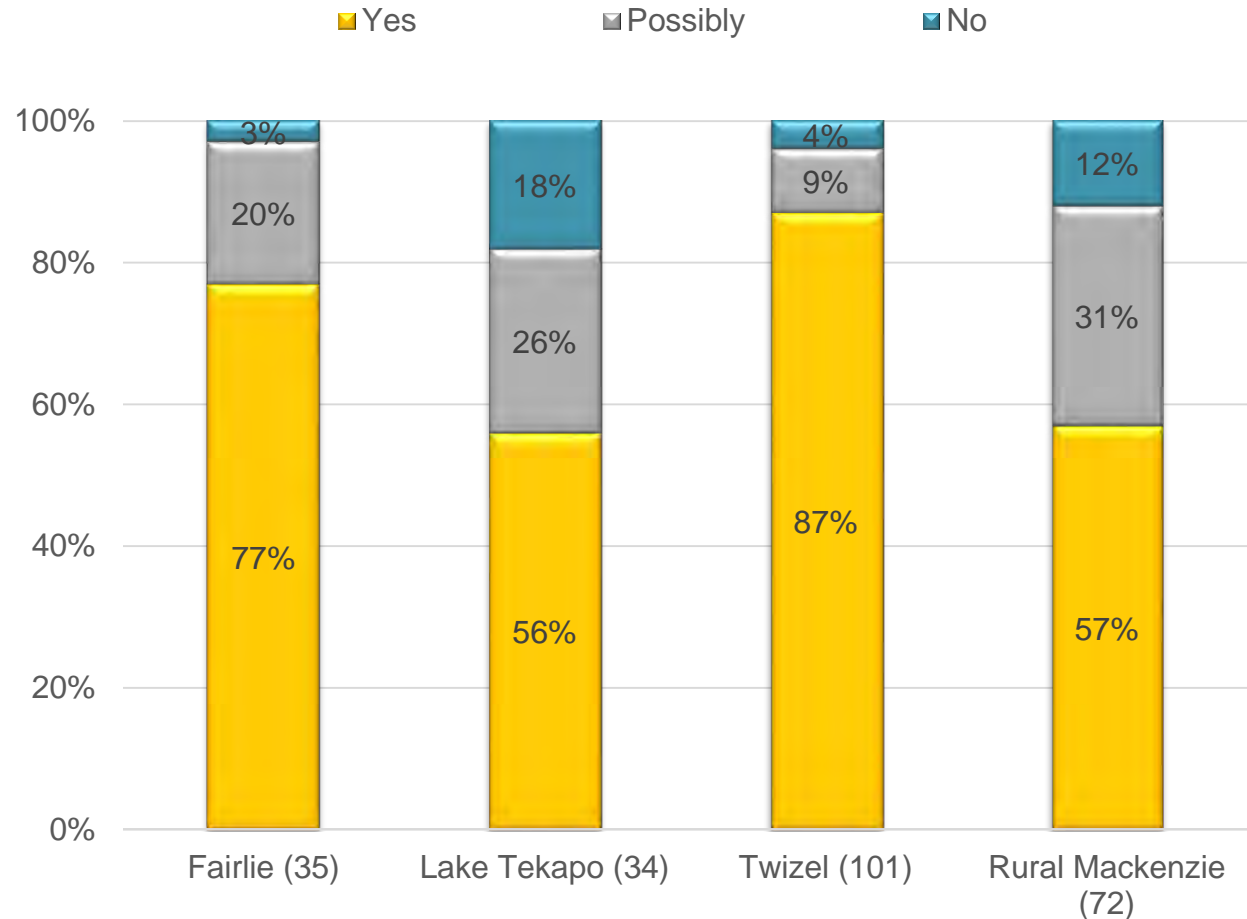


Now thinking of emergency management, do you believe the district is well prepared for civil defence emergency such as earthquakes, flooding and fires by Area?

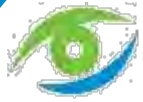
Mode Ratings

Fairlie Yes - 77%
Lake Tekapo Yes - 56%
Twizel Yes - 87%
Rural Mackenzie Yes - 57%

Twizel residents are significantly more likely to say they believe the Council is well prepared for a civil defence emergency compared with residents overall. However, Rural Mackenzie residents are significantly less likely to say they believe this.



Excludes 'don't know' responses

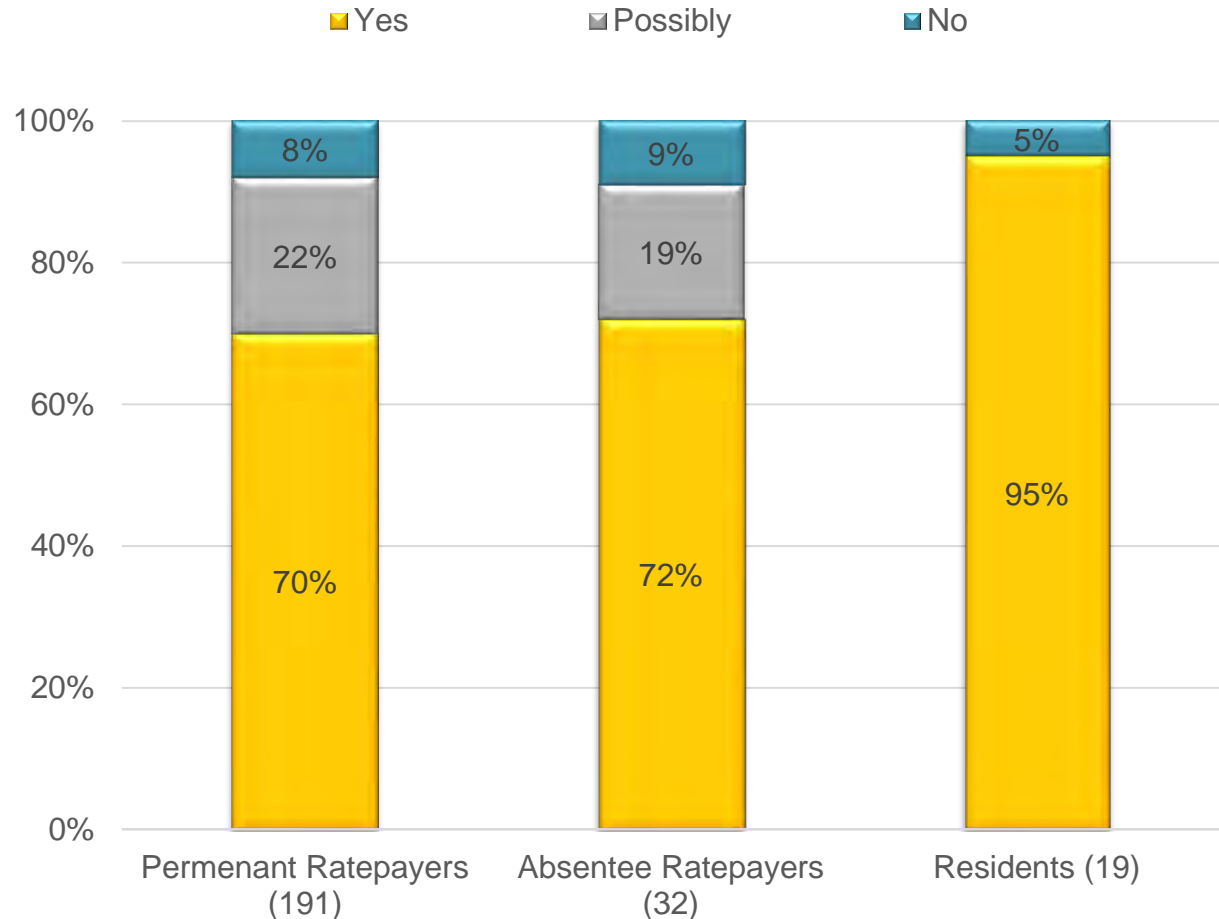


Now thinking of emergency management, do you believe the district is well prepared for civil defence emergency such as earthquakes, flooding and fires by Ratepayers?

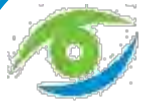
Mode Ratings

Permanent Ratepayers Yes - 70%
Absentee Ratepayers Yes - 72%
Resident Yes - **95%**

Residents are significantly more likely to say they believe the Council is well prepared for a civil defence emergency compared with ratepayers in the District overall.



Excludes 'don't know' responses



Do you believe the Mackenzie District Council promotes the district well to attract visitors by Area?

Mode Ratings

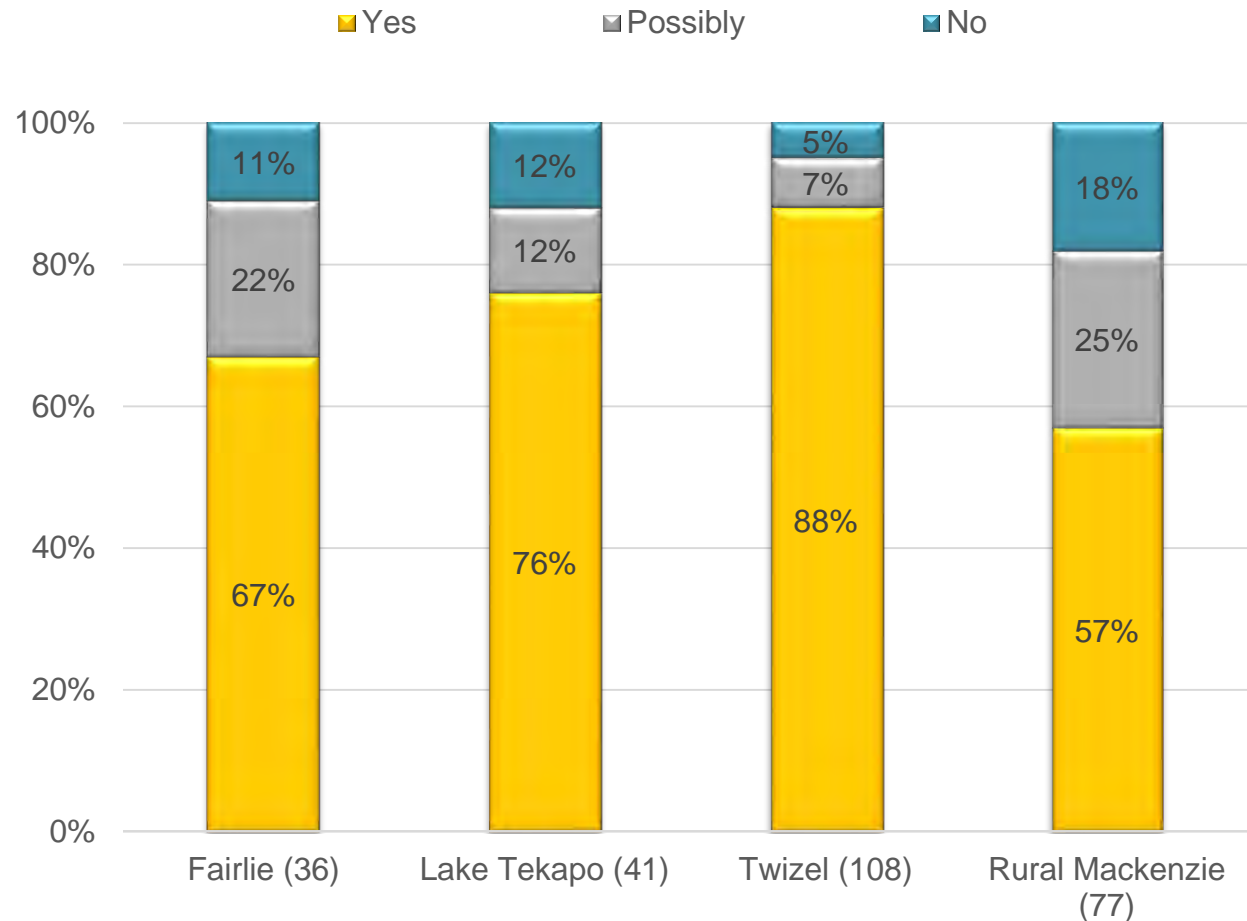
Fairlie Yes - 67%

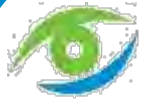
Lake Tekapo Yes - 76%

Twizel Yes - 88%

Rural Mackenzie Yes - 57%

Twizel residents are significantly more likely to say they believe the Council promotes the District well compared with residents overall. However, Rural Mackenzie residents are significantly less likely to say they believe this.



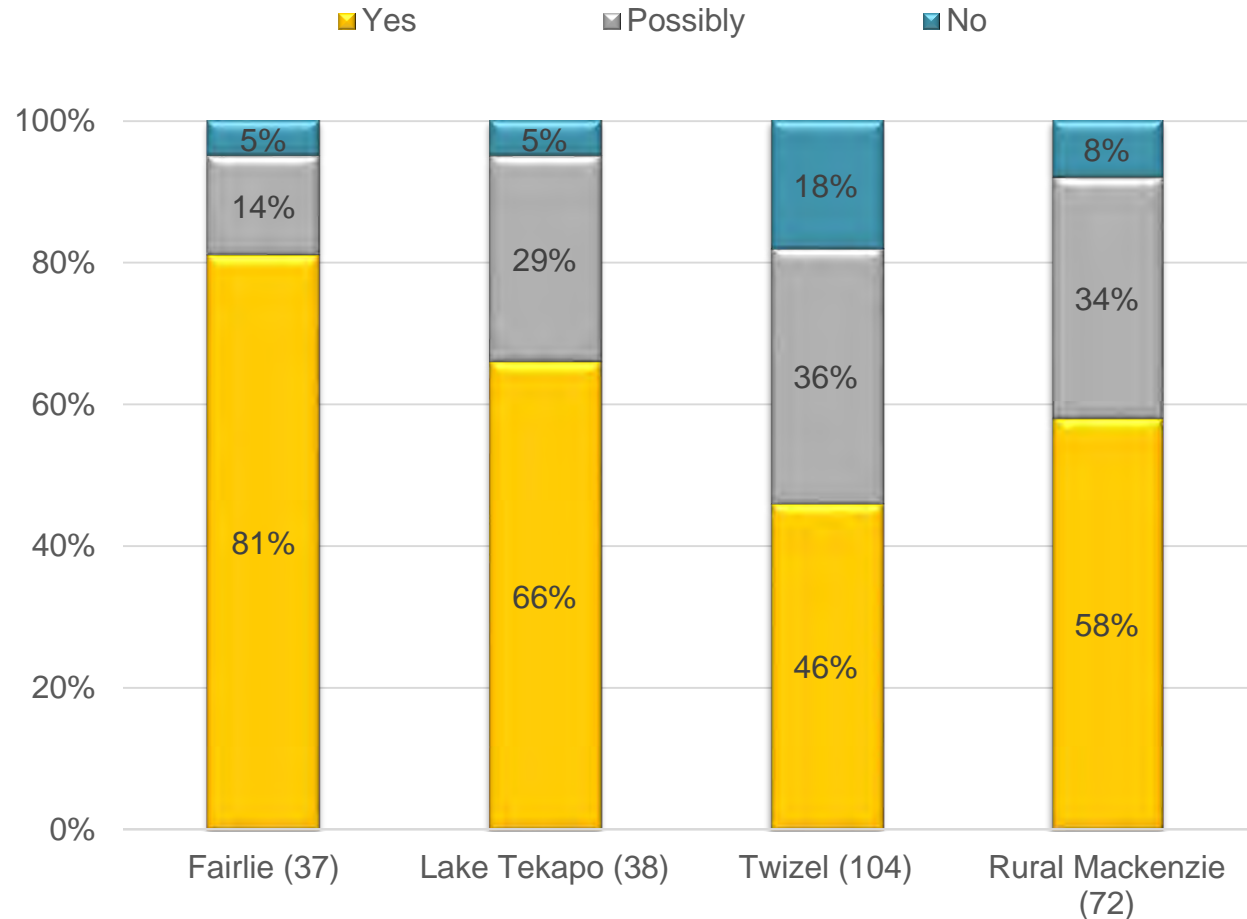


Are you satisfied with the performance of the Mackenzie District Council councilors and Mayor by Area?

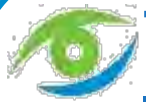
Mode Ratings

Fairlie Yes - 81%
Lake Tekapo Yes - 66%
Twizel Yes - 46%
Rural Mackenzie Yes - 58%

Fairlie residents are significantly more likely to say they are satisfied with the performance of the councilors and Mayor compared with residents overall, while Twizel residents are significantly less likely to say they are satisfied.



Excludes 'don't know' responses

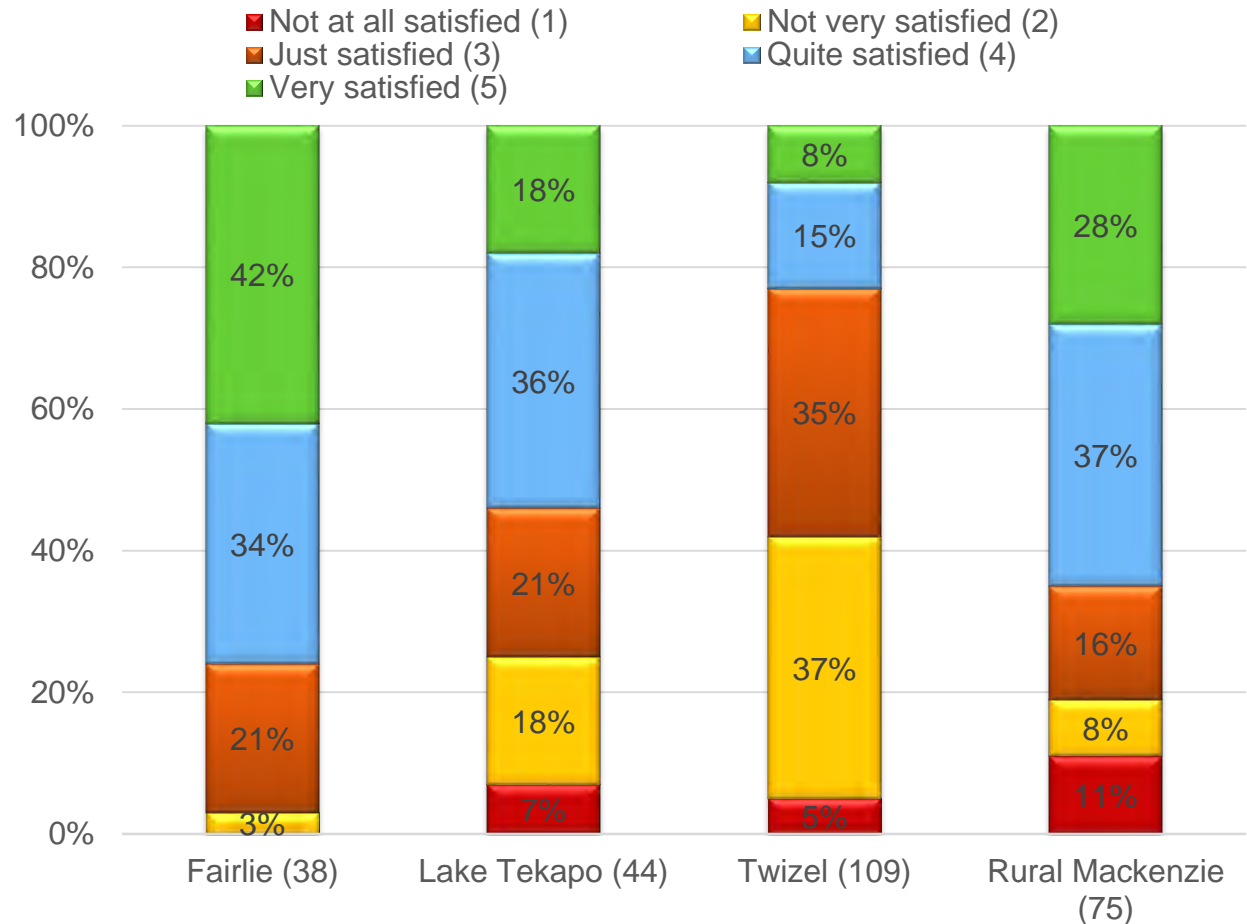


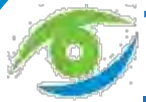
Thinking now how the Council communicates and consults you¹³⁹ – how satisfied are you with the way you are consulted about Council matters and given the opportunity to be involved in community level decision making by Area?

Average Ratings

Fairlie	4.2
Lake Tekapo	3.4
Twizel	2.8
Rural Mackenzie	3.6

Fairlie residents are significantly more satisfied (Very or Quite satisfied combined) with communication from Council compared with residents in the District overall, while Twizel residents are significantly less satisfied (very and Quite satisfied combined).



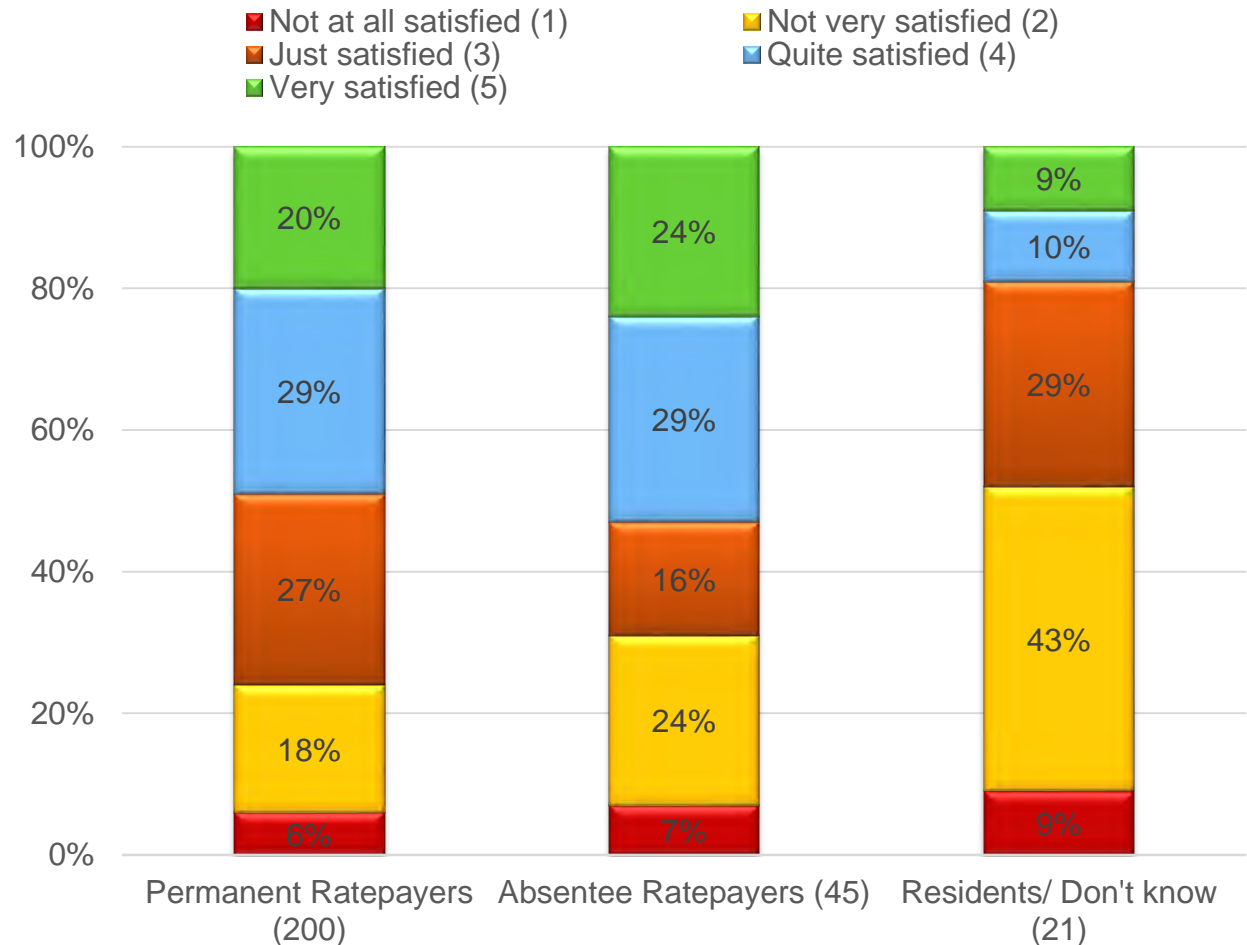


Thinking now how the Council communicates and consults you¹⁴⁰ – how satisfied are you with the way you are consulted about Council matters and given the opportunity to be involved in community level decision making by Ratepayers?

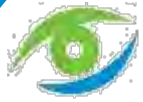
Average Ratings

Permanent Ratepayer 3.4
Absentee Ratepayer 3.4
Resident 2.7

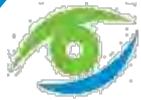
Residents are significantly less likely to say they are Very or Quite satisfied (combined) with the communication and consultation from compared with ratepayers overall.



Excludes 'don't know' responses



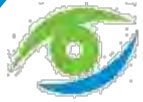
Conclusions and Recommendations



Conclusions

142

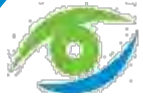
- Ratepayers are most satisfied with:
 - Cemeteries
 - Library services
 - Sewerage
 - Community buildings
 - Rubbish collection
- Sewerage had the largest improvement for ratepayer satisfaction between 2013 and 2014
- Ratepayers were least satisfied with:
 - Resource management
 - Water supply and quality
- Resource management and water supply and quality were also the least satisfactory in 2013 and 2012.
- The largest decreases in satisfaction ratings since 2013 is for the Council communication and consultation with residents



Conclusions – Satisfaction by area

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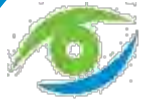
- **Fairlie** residents are most satisfied with their parks, library services, and community buildings, which is similar to 2013
 - Weaker areas for focus include building inspections and resource management issues
- **Lake Tekapo** residents are most satisfied sewerage treatment and disposal service and community buildings
 - Weaker areas for focus include resource management issues and public toilets
- **Twizel** residents continue to be most satisfied with their cemeteries and library service (as per 2012 and 2013)
 - Weaker areas for focus include water supply and communication issues with Council
- **Rural Mackenzie** residents are most satisfied with library services and cemeteries
 - Weaker areas for focus include stormwater and surface flooding control and Resource Management issues.



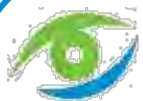
Recommendations

144

- Ratings for most measures have been decreasing since 2013 and the trend has continued in 2014, although not all are significant decreases
 - 7 of 16 measures have weakened significantly since 2013 and require attention
- Communications and consultation has been more of an issue 2014 than previously
 - This is especially an issue amongst Twizel residents
- There have been significant improvements in terms of emergency preparedness by the Council and promoting the District, which are very positively rated by residents overall in 2014
 - Rural Mackenzie residents are significantly less likely to agree with this and may require attention from the Council
- Areas the Council should consider focusing on are:
 - Improving Resource Management planning and the consent process – throughout the District
 - Addressing communication and consultation issues between residents and the Council
 - Bettering the public toilet and water supply issues for Twizel



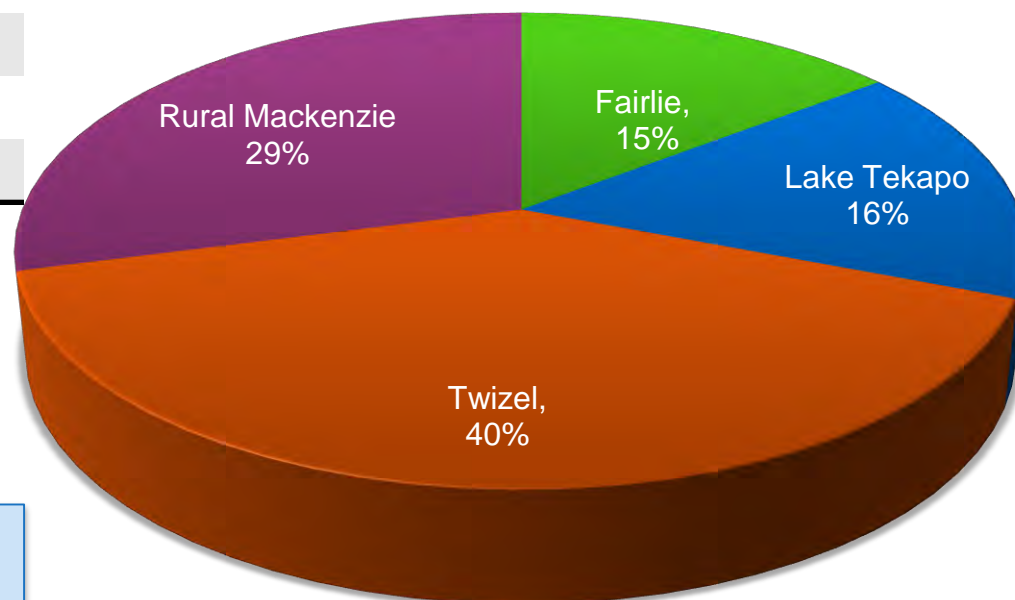
Who took part in the survey?



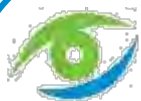
Area

146

	Frequency	Percentage
Fairlie	40	15%
Lake Tekapo	45	16%
Twizel	111	40%
Rural Mackenzie	79	29%
Total	275	100%



Similar to the proportion of respondents in 2013, just less than half of respondents were from Twizel.

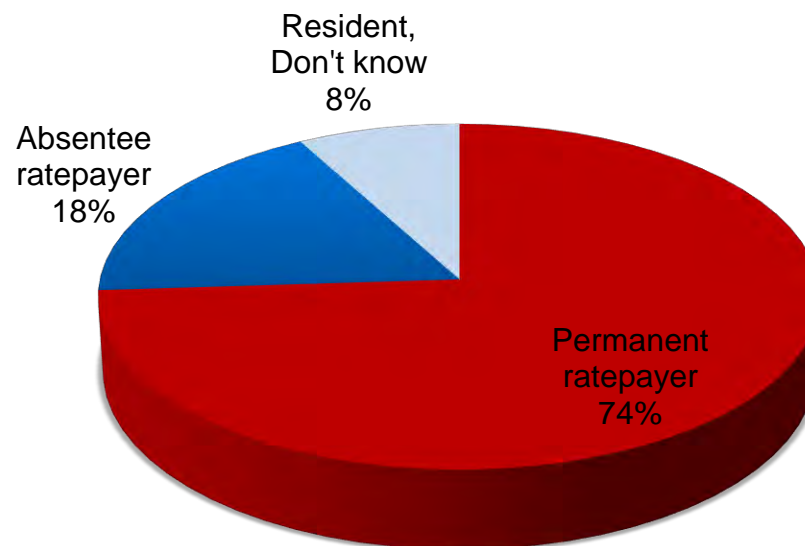


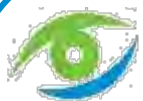
Ratepayers

147

Frequency Percentage		
Permanent Ratepayer	205	74%
Absentee Ratepayer	49	18%
Resident, Don't Know	21	8%
Total	275	100%

Ratepayers proportions of were the similar with 2013, with nearly three-quarters of District residents (74%) permanent ratepayers.



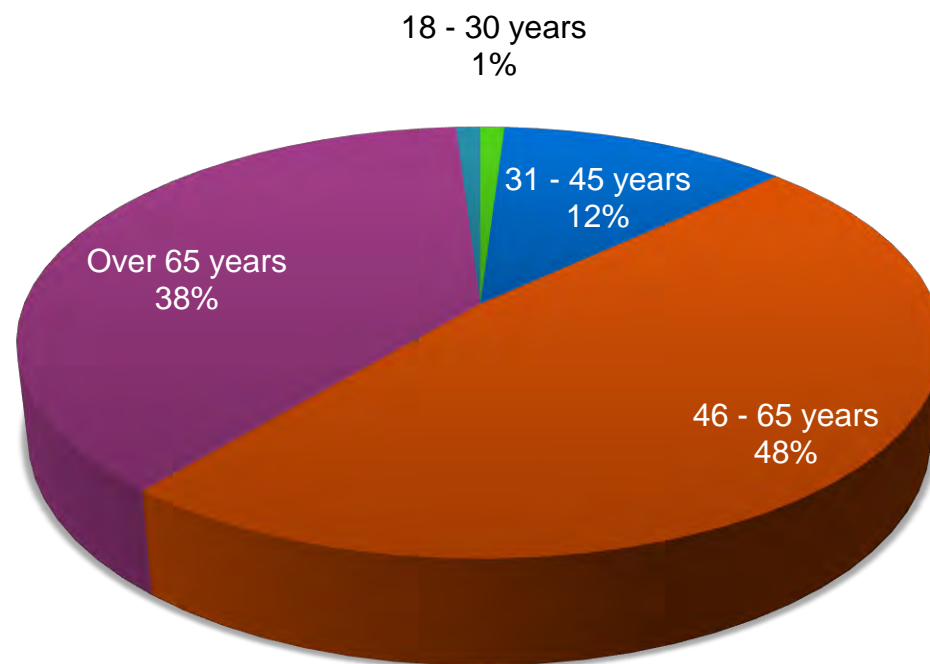


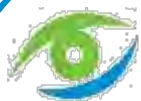
Age

148

	Frequency	Percentage
18 – 30 years	4	1%
31 – 45 years	34	12%
46 – 65 years	132	48%
Over 65 years	103	38%
Undisclosed/DK	2	1%
Total	275	100%

Just over a third of the sample (38%) was over the age of 65 years.



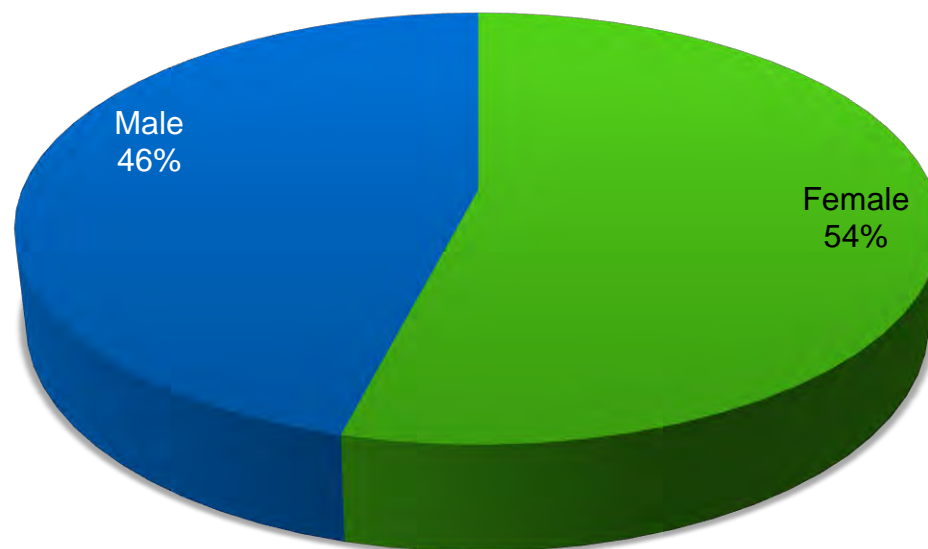


Gender

149

	Frequency	Percentage
Female	149	54%
Male	126	46%
Total	275	100%

Just over half the sample was female (54%)





For more information please contact:

Fiona Hudson: Fiona@cinta.co.nz

Robyn Moore: research@cinta.co.nz

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL

SUBJECT: COMMON SEAL AND AUTHORISED SIGNATURES

MEETING DATE: SEPTEMBER 16, 2014

REF: PAD 15/7

FROM: COMMITTEE CLERK

ENDORSED BY: CHIEF EXECUTIVE OFFICER

PURPOSE OF REPORT:

To advise of the documents signed under the Common Seal from June 17, 2014, to , August 13, 2014.

STAFF RECOMMENDATIONS:

1. That the report be received.
2. That the affixing of the Common Seal to documents numbered 784 to 786 be endorsed.

Number	Detail of Document	Date Signed & Sealed
784	Deed of Variation of Licence to Occupy – Pukaki Information Kiosk. Between Meridian Energy and Mackenzie District Council	5 August, 2014
785	Agreement for Sale and Purchase of Real Estate – Part Lot 1 DP:445569 Part CFR560547 Canterbury District, between Mackenzie District Council and Meridian Energy Limited.	6 August, 2014
786	Agreement for Sale and Purchase of Real Estate – Part RS4037013 between Mackenzie District Council and Tekapo Lake Resort Ltd.	13 August 2014

ARLENE GOSS
COMMITTEE CLERK

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

REPORT TO: MACKENZIE DISTRICT COUNCIL
FROM: CHIEF EXECUTIVE OFFICER
SUBJECT: COMMUNITY BOARD RECOMMENDATIONS
MEETING DATE: SEPTEMBER 16, 2014
REF: PAD 5

PURPOSE OF REPORT:

To consider the recommendations made by community boards.

RECOMMENDATIONS:

1. That the report be received.

TWIZEL COMMUNITY BOARD:

2. That council **notes and considers** the following resolution regarding the sale of land to Meridian Energy:

Resolved that the Twizel Community Board recommend to Council that the sale and purchase agreement with Meridian Energy Ltd go ahead as previously agreed.

Bruce White/Phil Rive

3. That council **notes** the following resolution regarding a proposal for a climbing wall in the Twizel Events Centre:

Resolved that the Twizel Community Board ask Shaun Norman to come up with a full concept plan for a climbing wall in the Twizel Events Centre and bring it back to the community board.

Russell Armstrong/Phil Rive

4. That council **notes** the following resolution regarding a road problem:

Resolved that the Twizel Community Board instructs council staff to work with Chorus and make right the problem with the manhole on the corner of Mackenzie Drive and Ostler Road as soon as possible.

John Bishop/Pat Shuker

5. That council **notes** the following resolution regarding Christmas decorations for Market Place:

Resolved that the Twizel Community Board gives \$500 towards the cost of town Christmas decorations.

Russell Armstrong/Bruce White

TEKAPO COMMUNITY BOARD:

6. That council **notes** the following resolution regarding improvements to the Tekapo Community Centre with a total cost of \$1,760:

Resolved that the Tekapo Community Board approve this work and fund it from the township projects account.

Stella Sweney/Murray Cox

7. That council **notes** the following resolution regarding the purchase of a screen for the Tekapo Community Centre from Alpine Recreation:

Resolved that the Tekapo Community Board delegates the chairman to negotiate a deal with Alpine Recreation.

Lyn Martin/Murray Cox

FAIRLIE COMMUNITY BOARD:

8. That council **notes** the following resolution regarding the replacement of the sewer pump station in the Fairlie campground:

Resolved that the community board approves the replacement of the sewer pump station in the Fairlie campground as a non-budgeted item.

Trish Willis/Warren Barker

ATTACHMENTS:

The minutes of the meetings of the Twizel, Tekapo and Fairlie Community Boards.

BACKGROUND:

The community boards have made a number of decisions for council to note and/or consider.

POLICY STATUS:

N/A

SIGNIFICANCE OF DECISIONS REQUESTED:

No significant decisions are required.

CONSIDERATIONS:

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

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

- The ability to consider requests from local organizations for financial assistance in the form of grants, where budget exists for such matters and subject to no one grant exceeding \$1,000.
- The ability to appoint local representatives to organizations within the community board area and other organizations where local representation is requested.
- The ability to authorize, within approved budgets, board members' attendance at relevant conferences and/or training courses.

- The ability to provide or withhold affected persons approval for planning applications on land adjoining Council owned land within the community board area.
- The ability to approve routine changes in policy affecting locally funded facilities within the community board area.

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

WAYNE BARNETT
CHIEF EXECUTIVE OFFICER

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE COUNCIL SERVICE CENTRE, TWIZEL ON MONDAY, AUGUST 25, 2014 AT 4.05PM

PRESENT:

John Bishop (Chairman)
Bruce White
Pat Shuker
Phil Rive
Cr Russell Armstrong

IN ATTENDANCE:

Cr James Leslie
Claire Barlow (Mayor)
Wayne Barnett (Chief Executive)
Garth Nixon (Community Facilities Manager)
Geoff Horler (Utilities Manager)
Arlene Goss (Committee Clerk)
18 members of the public

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on July 28, 2014, be confirmed and adopted as the correct record of the meeting.

Phil Rive/Bruce White

DISCUSSION ON THE PUBLIC MEETING REGARDING THE LAND SALE TO MERIDIAN ENERGY, HELD AT THE TWIZEL EVENTS CENTRE ON AUGUST 23, 2014

The chairman tabled a letter from Rick Ramsay regarding the Meridian proposal and said the community board members had considered it. A copy of that letter is attached to these minutes.

The chairman said that although the public were not entitled to speak at the meeting unless asked, he would like to ask those present if they wished to raise any new points or issues that had not been raised previously, or discussed at the public meeting on Saturday. Nobody spoke.

The chairman summarised the points raised at the public meeting. He said the community board had received the message that people wanted to see the building sited differently. A suggestion was made at the public meeting that council sells an alternative site to Meridian cheaply to encourage them to move their building from the bowling green site. The

chairman asked Cr Smith, who is the chairman of the Finance Committee, to explain the problems involved in doing this.

Cr Smith said it was not as simple as what was proposed at the public meeting. The land belonged to the entire district and selling it cheaply would require a public consultation process and the consent of the entire district.

A member of the public spoke to say it wasn't about giving Meridian a discount but giving them financial support to help them move to a different location.

Cr Smith said the money raised in land sales goes into the real estate account. This goes towards reducing rates, and into projects like the new public toilets.

Cr Armstrong said if the council shifted Meridian to the south, Meridian would end up with more land at the same price, and he thought that would be a good deal for them.

The chairman said he had spoken to Mat Bayliss on the phone since the public meeting and had asked if Meridian were prepared to move the building. They do not want to move it. On hearing this, the community board had to consider "do we want to lose the development altogether?"

Cr Armstrong questioned this as he believed that Mat Bayliss had shown he was listening to the community. The chairman said if the council told Meridian to move the building it would be a long and expensive process and we could lose the deal.

Cr Armstrong did not believe Meridian had spent money on the plans they had drawn up to date. They might have spent time but not money.

The chairman said as soon as Meridian picked their preferred builder they would have to pay for the plans. This land had always been zoned commercial and had always been available, and this community board had no desire to change it to green space.

Cr Armstrong said just because it's for sale "you don't have to sell it".

A member of the public wanted to comment. The chairman said he was not asking for questions from the floor at that moment.

Phil Rive said he would like to say why he supported Meridian going in the spot they desire. He believed there were more people who thought it was a great idea than people who opposed it. He was voting in support of those people. Although there were people who were against it, it was not unanimous.

Cr Armstrong said if Phil Rive had been at the public meeting he would have seen there was opposition.

The chairman said he had consulted with a lot of people who were not at the public meeting and had seen a groundswell in support of the proposal.

Cr Armstrong wondered why these people weren't at the meeting.

Somebody said those who were against the proposal were most likely to attend.

Pat Shuker said she did not mind where Meridian went but the majority of the people did not want to lose the bowling green and she would be voting on behalf of the majority of the people.

Bruce White said he appreciated the variety of views. He believed it was an attractive building. When making decisions it was with the best intentions and with the information he had been given. He wanted to stick with the community board's original decision to support the proposal.

Cr Armstrong agreed it was a nice building but he wanted it shifted to the side.

Bruce White believed a lot of people were in favour of it going where it was planned and said he would put a motion to the meeting. His motion was: that the Twizel Community Board recommends to Council that the sale and purchase agreement with Meridian Energy Ltd go ahead as previously agreed.

This was seconded by Phil Rive and a vote was taken. The motion was supported by the chairman, Bruce White and Phil Rive. Cr Armstrong and Pat Shuker voted against the motion. Therefore the motion passed with three votes for and two votes against.

Resolved that the Twizel Community Board recommend to Council that the sale and purchase agreement with Meridian Energy Ltd go ahead as previously agreed.

Bruce White/Phil Rive

The Mayor asked to speak. She said this had not been an easy decision but the elected members had given it a lot of thought and time. She believed there was a silent majority. Addressing the public she said they had elected their community board members to make decisions on their behalf and it had been a difficult decision to make. She believed the community board were making a good decision for the long term future of the district. This was democracy working. It would be very rare for the council to go against the wishes of the community board. She wanted to stand by the community board for the decision they had made.

Cr Armstrong asked the chairman why he had not been invited to a meeting/workshop of community board members held in advance of the public community board meeting. The chairman said he had believed that Cr Armstrong's conflict of interest, declared at previous meetings, still applied and that Cr Armstrong would not be contributing to the debate or voting on the issue.

Cr Armstrong said the community board members had come to this meeting ready to make a decision. Cr Armstrong asked why have a meeting before this one? The chairman said there were a lot of issues to work through.

Various comments were made by members of the public. Approximately 10 members of the public stood up and left the meeting. Eight remained in the room.

Rick Ramsay spoke from the floor and asked if there was a requirement for the earlier meeting/workshop to be notified. No, because no resolutions were passed. It was considered to be the same as community board members phoning each other.

Cr Armstrong was concerned that he had not been invited to the earlier meeting/workshop. The chairman apologised to Cr Armstrong and said it was not intentional.

Pat Shuker said when she arrived at the earlier meeting/workshop the chairman had already written down what the decision of the community board would be. The chairman denied that there was a decision written out in advance of her arriving. Community board members had written notes. There was further discussion on this matter.

A member of the public said he was amazed to hear what happened and it did not feel like democracy. He said the community board were not listening to the people. He did not think what was being requested was huge, "it's only 50 meters". The chairman said this had been fully discussed and it was time to move to the next item on the agenda.

TWIZEL COMMUNITY BOARD MATTERS UNDER ACTION:

Twizel Public Toilets:

Garth Nixon said the new public toilet is going well and due for completion in September.

Traffic Issues at Maitland Place and Irishman Drive:

Garth Nixon said Bernie Haar has proposed a solution to the traffic issues, minus the traffic island at this stage. A report will be presented at the next meeting.

FINANCIAL REPORT TO JUNE, 2014:

The purpose of this report was to update board members on the financial performance of the Twizel Community as a whole for the period to June, 2014. The chairman asked if members had any questions.

Cr Armstrong asked if the money coming back from the Twizel office theft was included in the report. Garth Nixon said the money was paid back last week and this shows in the report.

The chairman asked regarding the item operational maintenance in Twizel reserves. It was \$5,175 over budget. Garth Nixon said we pulled the mowing out of this account and two public toilets were included in the account, which explains the extra costs.

The item Twizel Information Centre has no figure. Garth Nixon said the money was taken from that account and put into the administration account when information centre services were moved in house.

Resolved that the report be received.

Russell Armstrong/Phil Rive

VERBAL UPDATE ON TWIZEL WATER SUPPLY UPGRADE:

Geoff Horler said this project was moving ahead. At the next community board meeting he will have a full report on what has been found during the pipe investigation. The desired water pumps have been decided on and will be pre-purchased and stored on site, so when it's time to put them in they are ready to go.

WARD MEMBER'S REPORT:

Cr Russell Armstrong said council has voted to stay with the First Past the Post voting system for the next two elections.

The council supports the High Country Medical Trust and has instructed staff to get an engineering design and costing, and prepare a statement of proposal to go out for public consultation.

The Cancer Society and Heart Foundation gave a presentation to councillors on smoke free public areas.

Regarding the Twizel land sale to Meridian, after a lengthy debate Council signed a Sale and Purchase Agreement with Meridian. At that meeting Cr Leslie asked for reassurance that this resolution did not rule out his suggestion that the building be moved to the south and allow for community consultation. Cr Armstrong said he declared a conflict of interest and took no part in the debate or vote on this issue at the council meeting.

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

Bruce White is a member of the Community Care Trust and said the trust will reapply for funding at the next Twizel Community Board meeting.

VISITOR: SHAUN NORMAN FROM THE CLIMBING WALL GROUP:

Shaun Norman spoke to the community board about his idea to install a “bouldering” wall made from chip board with climbing holes in it, so people can climb in the Twizel Events Centre. Blue mats would be put down below the wall for safety for climbers and would be lifted up when the wall is not in use to provide a smooth surface for ball players.

A question was asked about how far into the room this would intrude. Not far. The first option is to drill holes in the existing wall. The second option would be to put framing up and install a new wall in with holes. Bruce White asked if it would prevent the basketball hoops from rolling into the corner. No. No extra loading on the sprung floor. The wall would be made from chipboard or plywood, but Mr Norman preferred chipboard because it fits with what is already there.

The chairman asked Mr Norman if he has funding organised. Not yet because he was looking for approval first. He believed it would take about \$6000 for the whole job. He has talked to a painter about having the new wall presented the same as the current wall, to blend in. The chairman asked Garth Nixon if he had any problems with this. He replied no.

Resolved that the Twizel Community Board ask Shaun Norman to come up with a full concept plan for a climbing wall in the Twizel Events Centre and bring it back to the community board.

Russell Armstrong/Phil Rive

GENERAL BUSINESS:

DISCUSSION ON THE SALE OR DEMOLITION OF THE OLD PUBLIC TOILETS:

Garth Nixon said he has signalled in the Mackenzie Messenger that the community board will be talking about this. Bruce White asked what the toilets would be worth if demolished or taken away whole. This hasn't been explored yet.

The chairman said the community board needed to find out if there was anyone interested in taking it away, if not what was the cost to demolish it. Cr Armstrong said hopefully we could get it moved at no cost.

Bruce White suggested advertising it in the Press or Otago Daily Times. Garth Nixon asked if the community board had a view to what happened to that site. What if someone wants to develop on that site?

The chairman wants to do some advertising and see if someone wants to take it away. Cr Armstrong suggested the members listen to everyone's opinions and then debate.

Cr Leslie asked what the land was zoned for. All of Market Place is zoned commercial.

Cr Armstrong said it would be hard to build a new shop when there were already empty shops in town. He thought it would look better if those shops were full and the space was a green area.

The chairman said one suggestion received previously was for it to become a bike storage area.

Cr Armstrong would like to see the building pulled down by Christmas and gone. The chairman said it was currently occupied by the radio station and we needed to tell them we were not going to push them out. They are trying to get a lease agreement with the school to move there.

The toilets are not separate to the rest of the building. The old toilets will be closed when the new public toilets open.

DISCUSSION ON SECURITY CAMERAS ON TWIZEL:

Garth Nixon said there are problems with the existing security camera system. He has no budget to replace this and is talking to people about a new proposal. At the moment the two cameras are only as good as the life of the batteries. We missed catching someone who set fire to the public toilets because the batteries went flat. Current system is out of date and old.

The chairman suggested Garth Nixon speaks to a local person with expertise in this. Garth Nixon will report to the next meeting. He would like to see security cameras for all of Market Place, covering the main entrances, the play area and the public toilets.

EMAIL FROM MALCOLM DODDS REGARDING ROAD SURFACES:

The chairman summarised an email from Malcolm Dodds regarding road surfaces. This is attached to the agenda. Garth Nixon said the roading manager has been dealing with Chorus directly and they have promised to deal with this problem within the next 3-4 weeks.

Discussion was held on the location of the inspection hatch and the fact it has slumped. Cr Armstrong believed it should be shifted off the road.

The other area of concern was the rear of the new Four Square. The chairman said he couldn't see the hot mix mentioned in the email. Garth Nixon said this is no longer obvious now. This area has been on the community board projects list with a view to tidying it up. He suggested extending the tar seal tongue and sealing to the edge of the car park in asphalt, and getting some markings in that area. Final design would be up to the board and the money available.

Resolved that the Twizel Community Board instructs council staff to work with Chorus and make right the problem with the manhole on the corner of Mackenzie Drive and Ostler Road as soon as possible.

John Bishop/Pat Shuker

EMAIL FROM AMY LAMB REGARDING CHRISTMAS DECORATIONS:

Discussion was held on what had happened in the past at Christmas in central Twizel. There are a few decorations left but not many, some were stolen.

The chairman said the community board could support this and the shop keepers could also support it.

A member of the public said there were still lights sitting in a tree by the old corner café. She was not sure if they still work.

Garth Nixon said when Market Place was redecorated there was a sleeve put in to hold a Christmas tree. He has talked to people about decorations, in recent years these have been solar powered lights and the school has contributed. Someone needed to take ownership of the decorations and that could either be the community board or the TPDA.

A member of the public said she was a member of the TPDA and they would be prepared to be responsible but the biggest problem was that the decorations got vandalised. Involving the school children in making decorations might reduce the damage.

The chairman asked her how much they TPDA were looking for. She suggested \$500. The Mayor asked if businesses would sponsor a good decoration each. Cr Armstrong also offered to use his equipment to transport a tree and install it at no cost to the community board. He also offered to provide storage space for the decorations. The chairman thanked him.

Resolved that the Twizel Community Board gives \$500 towards the cost of town Christmas decorations.

Russell Armstrong/Bruce White

EMAIL FROM RICK RAMSAY REGARDING THIRD RAFT CONSTRUCTION AT OHAU B CANAL:

Rick Ramsay was at the meeting to answer questions on this item. He spoke regarding the history of activity on the canal. The third raft needs to be operational by November 1. He would like it to be out of the way by Labour weekend, but there is a risk this would not happen, however it would not be blocking the boat launching ramp. The chairman said the community board did receive complaints last time because the last raft was considered to be in the way at Labour weekend.

Cr Smith asked from the floor if this was the last raft to be built. Rick Ramsay said this was the last consented raft.

LATE ITEMS:

The chairman has received information from Laurie Forestry regarding the removal of trees from the shore of Lake Pukaki. They are aware of people camping in some areas and intend to leave some trees on one point used by campers. It's a LINZ project and they would like to keep the community board informed. There has been some controversy regarding the taking of trees to date.

Garth Nixon said it was worthwhile for the community board to respond to LINZ in relation to how they feel about the tree removal.

Complaints have been received about heating and lights left on in Events Centre at night. The coin box is full and there is no key to empty it. Garth Nixon has been looking at replacing the coin box. Cr Armstrong asked if the locksmith who visits the town might be in the area soon.

A member of the public said TPDA staff have gone in early and discovered heaters on all night. In the past if you were the last group to use the centre you got a bill from the council for leaving the lights on, but this hasn't been happening. People using the building should be made responsible.

Garth Nixon said things have changed in recent times. New staff are on board and working through those issues at the moment.

There was discussion on the Events Centre looking un-loved and who manages it and cleans it. Council Reception manages the bookings and there is a caretaker plus a cleaner. Garth Nixon is looking at this and at current usage.

Pat Shuker said the community patrol has often turned lights off in there. She also noted that people going into the gym were opening the doors for people who didn't have keys.

A member of the public asked if it was possible to reduce the rate to get more people using the facility. The chairman said the community board looked at this issue a while back but there were problems with it. Garth Nixon said the council policy for halls was that they were funded 20% by user charges and 80% from rates. We give a discount to local ratepayers who use the facility.

CLOSING COMMENTS:

The Mayor asked to make a closing comment. She said the members had made a difficult decision at the meeting but they had representative the community well, made all views well heard and she admired them for continuing to discuss other business at the meeting. The chairman thanked her and said it would not be possible to please everyone.

Rick Ramsay asked if the CB is going to address issues in his letter like parking and traffic. The chairman agreed there were some good points in his letter and some of the issues still need to be looked at.

The chief executive said he could ensure those points were considered when the traffic management plan was assessed.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 5.39PM**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON MONDAY, AUGUST 25, 2014, AT 7.30PM

PRESENT:

Peter Munro (Chairman)
Stella Sweney
Cr Murray Cox
Lyn Martin

IN ATTENDANCE:

Wayne Barnett (Chief Executive)
Garth Nixon (Community Facilities Manager)
Geoff Horler (Utilities Manager)
Arlene Goss (Committee Clerk)
Cathy Hemsworth (Tekapo Springs)
2 members of the public

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

Resolved that an apology be received from Mayor Claire Barlow and community board member Alan Hayman.

Lyn Martin/Stella Sweney

DECLARATIONS OF INTEREST:

Stella Sweney declared an interest in the item named "Purchase of screen from Alpine Recreation". She will not vote on this matter.

MINUTES:

Stella Sweney asked for a correction on page 7 under Nathan Hole's comments. She felt that his comment regarding noise gave an incorrect impression, as neighbours have complained about the noise. The chief executive said the minutes reflected Nathan Hole's views.

Stella Sweney said she was happy that the minutes were correct but would like to raise this as a comment because of complaints from neighbours regarding noise from the arc welding that occurs on the site. The owners have been asked to provide a noise decibel reading and she wondered why the council was not initiating this. The chief executive said it was normal practice for people applying for consent to be asked to provide their own readings. Council does not have an official complaint on the records.

The chairman asked if the council employed a noise control officer. The chief executive said there were warranted officers but no noise meter, and there was not a lot of call for this service.

Resolved that the minutes of the meeting of the Tekapo Community Board held on June 3, 2014, be confirmed and adopted as the correct record of the meeting.

Murray Cox/Stella Sweney

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:

1. Civil Defence:

Murray Cox has met with Ray Gardner to go over updates to the draft Tekapo Community Response Emergency Plan. The chairman suggested that Ray Gardner be invited to a community board meeting.

Stella Sweney said civil defence would also like a locked box or cupboard in the community centre to hold items for setting up a welfare centre. There was discussion on this and also on the best site to install the new defibrillator.

The chairman asked what size cupboard would be needed by Civil Defence to hold the equipment for the welfare centre. Garth Nixon said there is a space available that might suit.

The defibrillator needs to be available in a public place like the deck near the courts or at the front of the building. Its main use would be for people in the hall or using the courts. It's in a dust proof packet, inside a locked box that is weather proof. It needs to be put up. Garth Nixon said to maximise use, the more people who know where it is the better, and the front porch is the best place for this.

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

Cr Cox said the draft bylaws, including the Freedom Camping Bylaw, were going to the planning meeting on September 2 and would be signed off there before going to the community boards. Discussion was held on a bylaws workshop, Monday September 8, at 7.30pm, was agreed as the best date for this.

Discussion was held on the need for signage and an education strategy for people to tell them where to freedom camp. This would be better than enforcement.

3. Community Hall:

Garth Nixon said some problems with the new screens are being addressed with the manufacturer.

4. Lighting Ordinances:

Cr Cox attended a meeting of the Aoraki Mackenzie International Dark Sky Reserve. This is one of the items on their agenda. They said that generally the lighting in Tekapo is meeting the requirements but they were concerned about 2-3 signs in Tekapo. One was the Monteith's sign, the second was window lights in New Zealand Naturally, and the third was the Challenge forecourt reflection. These lights are increasing the reflection upwards. More light is also coming from council bollards. They asked why this has changed. Garth Nixon suspects there has been a change in the bulb or fittings. It would be a good idea when we look at the landscaping for the town to also look at lighting. Cr Cox would also like to ask council to include this in the long-term plan process.

5. Lochinvar Subdivision:

No update. Remove from list.

6. Council Owned Units for Worker Accommodation:

The chief executive said there was no update in relation to council-owned units. He was aware of businesses looking to create worker accommodation. He had been negotiating to try and free up the land owned by DoC behind the fire station for worker accommodation, but had been unsuccessful to date.

7. Walkways and Cycle ways:

The chairman has looked into possible routes to connect the township to the Alps2Ocean canal road alongside the river. The track beside the river is not suitable. He produced a map of Tekapo and suggested another route using the land behind the fire station, which connects to a fire break. Discussion was held on the suitability of this option and various alternatives. Getting approval from DoC to use this land was the next step. The chief executive asked about timing for this, could we start with the road route and transition to this one later? Yes the road route was currently advertised on the Alps2Ocean website.

8. Tekapo Plantation: Murray Place/Section A:

Plants are available but first need to get rabbit fencing done. Lyn Martin asked for a list of plants to inform people. Garth Nixon offered to forward this to her.

9. Future of Moturiki Island:

Garth Nixon has talked to Sally Jones from the Department of Conservation. This was currently with Ngai Tahu and nothing would happen until spring when they will go and look. Sally has offered to talk to the community board about this at the next meeting. Cr Cox said they were also waiting for the nor'westers to go through in spring and bring the burnt trees down before they assessed it further. Garth Nixon to organise Sally Jones for the next meeting.

10. Request to YHA:

Currently under action. Stella Sweney said she had done some discrete community consultation and the community were adamant that the YHA should be moved away from that waterfront area. The chief executive said there was an alternative site but they haven't been able to make that viable at this stage, but were still investigating options. Stella Sweney asked if this would come back to the community for consultation. It would go the Tekapo Property Group first. A member of the public said there was a lack of understanding as to why the YHA could not stay where they were and re-build on that site. She asked for that to be explained to the public, as it might help the process.

11. Town Planter Boxes:

Planter boxes have been removed and will be replaced in spring. Garth said planting is underway. He expects them to be ready in October.

12. Litter at the Church of the Good Shepherd:

The chief executive will contact representatives from the church and invite them to a future meeting. Garth Nixon said he has recently spoken to Phil Brownie regarding sweeping the road in front of the church.

FINANCIAL REPORT TO JUNE, 2014:

Stella Sweney noted that the Tekapo Hall finances look very good. Utilities manager Geoff Horler said there were no issues in sewerage except at the main pumping station where it was costing a bit to clear out the wet wipes from the pumping system, but he was hoping this problem had been solved.

Storm water costs are up. The issues have been around connecting the sewer into the storm water line and other issues around water mains breaking. Discussion was held on problems in different parts of the township. A member of the public notified Geoff Horler of another place in town with water flowing from it.

Resolved:

1. That the report be received.

Murray Cox/Stella Sweney

TEKAPO COMMUNITY CENTRE IMPROVEMENTS:

Community facilities manager Garth Nixon said the issues in this report had been raised by Tekapo weddings. They were all valid requests for work. He explained the projects and the total cost of \$1,760. The community board agreed that this work should be carried out.

Resolved:

1. That the report be received.

Stella Sweney/Lyn Martin

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

Stella Sweney/Murray Cox

PRIORITISING AND ALLOCATING FUNDS TO TOWN PROJECTS:

The chairman asked the community board to decide where they believe the priorities lie in town projects. The list of projects is attached to the agenda.

Landscaping and car parking at the community centre - Garth Nixon said the estimated cost of this was about \$80,000. The chairman asked if this could be done in two stages.

Lakefront walkway - This might be a year or two away because the community board wanted to see what was happening with the footbridge. The same applied to the the domain playground and landscaping.

Playground – The community board needs to get involved in this and needs more information from the playground group. They have bought some equipment already.

Link to Alps2Ocean track – this is something the community board can make progress on. Discussion was held on this.

Tekapo plantation – This was almost finished.

Hamilton Drive lookout upgrade – This is included in the landscape plan currently underway.

A member of the public asked if it was possible to block the Hamilton Drive car park from large trucks. The chief executive said this was not possible but council could put a parking time restriction on it. He was not aware of any open road spaces with weight limits.

Total spend for projects this year will \$250,000.

Stone wall at Aorangi Crescent corner – The would cost about \$30,000.

The chairman said there had been two requests for money, one for regional park water tanks and the other for information providers. Cr Cox said the capital cost of the tanks was about \$6000.

Support for information providers was raised due to a request from Tekapo Springs for financial support, but the community board felt if they supported one information provider they would also need to support others. They talked about splitting money between the two information providers in Tekapo and Alps2Ocean.

Stella Sweney asked if it would be better for there to be only one information centre. Cr Cox said the council does not have an appetite for establishing an I-site. One model is for local businesses to provide information services. But there was still a question as to whether this was financially viable.

Cathy Hemsworth from Tekapo Springs was at the meeting. She said accommodation providers do pay to have their brochures in the information centre, but businesses are generally not supporting it. Tekapo Springs decided to provide this as a service to the town, funded out of Tekapo Springs operating expenses, and they make a loss on this.

Stella Sweney asked if they had a different location would it make a difference. Cathy Hemsworth said yes - on state highway 8. Tekapo Springs referred 105,000 people to local businesses in the last financial period. "We are funding the service and are asking for help from the council to do this."

The chairman said he would like to write a report on town projects and recommendations to go to the next community board meeting.

There were other items on the agenda that might require funds.

Cr Cox offered to expand on these items. The Lakeside Drive one was about progressing the Lakeside Drive walkway and tidy up the trees. He has had requests on removing the trees. Garth Nixon has already instructed staff to remove the small wilding pines.

The squash court idea was to see if there was a possibility to shift the squash courts, so if someone wants to buy the land down there it is available. The courts are owned by the squash club and are on leased land in perpetuity. The club are willing to talk about how the transition might happen. This would ultimately end up as shared funding. It would cost less than a thousand dollars to get a package of information together to guide the community board on the next step. Cr Cox suggested doing the work now to move the courts, so when the land is needed it is available.

Cr Cox asked if the community board were happy with him continuing to talk to the squash club. Yes. A member of the public said the squash club had a meeting yesterday and were happy to move forward.

WARD MEMBER'S REPORT:

Cr Cox reported a busy month with workshops on the district plan review. The bylaw review is underway. He has also attended a few property group meetings. He has also met with the International Dark Sky group; they are looking to have another starlight festival next year in Twizel.

He is also working with farmers on biodiversity in the basin and attended the public workshops for the water zone committee, one at Tekapo and one at Omarama. These were well supported. Another public meeting is due in mid-October to look at the scenario where the maximum consents in the basin would be given.

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

Cr Cox is on the regional park committee. Work lately has been around cutting trees down. In a couple of weeks they will get a tractor in to gravel tracks. There is a new track that links with Cowan's Hill walkway.

The chairman reported from the Tekapo Footbridge committee. Steel work has begun and there was a meeting with the council. There is a possibility of receiving funding from Transit. The chairman said this is an exciting time and there is talk of a grand opening. He will keep the community board posted.

He also reported from the white water trust. The first recreational water release will be held on South Canterbury Anniversary weekend. There are groups who will be using the course that weekend.

PURCHASE OF SCREEN FROM ALPINE RECREATION:

Stella Sweney requested that this item be included on the agenda. Alpine Recreation has a large screen that has been used in the hall previously. It cost them a thousand euros when bought new and hasn't been used a lot. It's a folding one. Freestanding. It's about 3m by 3m or possibly 4m by 4m. The chairman suggested a fixed screen might be simpler. He asked if there was room at the top of the stage for a drop down screen. Yes. Would the hall want a portable screen? Cr Cox said it can be moved around the hall. It's good for conferences and has already been used by the photographic society and for promotions. The chairman will find out more about it and report back to the community board.

Resolved that the Tekapo Community Board delegates the chairman to negotiate a deal with Alpine Recreation.

Lyn Martin/Murray Cox

STREET NAMES COMMERCIAL LANE:

Murray Cox requested that this item be included on the agenda. He said this was discussed some time ago. He wants a process to find a street name. Might also need names for other streets in the lakefront development. The chief executive said one of the discussions with Arowhenua in relation to the storm water discharge consent was the need for some Maori influence on street names. This would be a good show of faith in terms of that relationship. The community board agreed that the chief executive initiate a discussion with iwi regarding street names.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 9.44pm**

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE FAIRLIE COMMUNITY BOARD HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON MONDAY SEPTEMBER 1, 2014, AT 7:00PM

PRESENT:

Owen Hunter (Chairman)
Warren Barker
Trish Willis
Cr Noel Jackson – until 8.04pm

IN ATTENDANCE:

Claire Barlow (Mayor) – from 7.19pm
Wayne Barnett (Chief Executive)
Arlene Goss (Committee Clerk)
Paul Morris (Finance and Administration Manager)
Geoff Horler (Utilities Manager)

APOLGIES:

Resolved that apologies be received from board member Les Blacklock, Community Facilities manager Garth Nixon, and an apology for lateness from Mayor Claire Barlow.

Warren Barker/Noel Jackson

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Trish Willis asked for the following corrections:

- The Fairlie District Promotions “Group” instead of “Society”.
- Page 6 – under general business, third paragraph, she would like to rephrase her comment to say she suggested “we have a form of promotion at the Mount Michael site that could include icons that represent our services”.

Resolved that the minutes of the meeting of the Fairlie Community Board held on July 21, 2014, be confirmed and adopted as the correct record, with the corrections noted above.

Warren Barker/Trish Willis

FAIRLIE COMMUNITY BOARD MATTERS UNDER ACTION

Allandale Bridge – Walkway:

Our original pricing and designs for a clip-on walkway have been sent to NZTA. Will follow up with a letter. Need to keep pressure on NZTA to get it into their budget.

SH 79 Approach to Fairlie – Signage:

Cr Jackson has talked to Maria Prince from Fairlie Promotions Group about a border on the new sign and she thought it was a good idea.

Give Way sign on main highway:

This give way sign has been removed, which changes the traffic rules on this corner. Discussion was held on who gives way. The board would like something published in the Fairlie Accessible to let people know about this change.

Green Sign and Power Pole in front of Old Library Building:

The community board hopes to get this sign moved when other work is done by NZTA in this area at some stage.

Trish Willis asked regarding the power pole and power lines in front of the old library café. The chairman said he had spoken to Alpine Energy about it and the cost to move this pole would be about \$500,000. Council is supposed to be putting money towards underground reticulation but this hasn't been happening. The chief executive said the Mayor was also planning to raise this matter with Alpine and he would check with the Mayor on the result of this discussion.

Suggestions from Fairlie District Promotions Association:

Regarding parking behind the shops, the property at the back is not owned by the Four Square so it's only possible to suggest that people park there. This is a courtesy thing. The chairman said we could publish this request in the Accessible on behalf of the community board. Arlene Goss to action this.

The Mayor joined the meeting at 7.19pm

Warren Barker noted there is still no disabled car park in front of the Four Square.

Domain Campground Lease:

To be discussed later in the meeting.

Raised ground on the north side of the bridge heading to Tekapo:

The chairman said the owners are happy for this to be planted so it's just a matter of cost and time.

The chairman asked for the items numbered 8, 9, 10, 11, and 13 (in the agenda) to be removed from list of matters under action, as these matters have been dealt with.

REPORTS:

FAIRLIE COMMUNITY BOARD FINANCIAL ACTIVITY REPORT TO JUNE:

The purpose of this report is to update community board members on the financial performance of the Fairlie community as a whole for the period to June, 2014.

Paul Morris spoke regarding variances to budget. On page 14 that the water schemes are \$13,000 over budget due to breakages. Geoff Horler explained where the line breakages had occurred and what he was planning to do to resolve them. These breakages are unforeseen and repairs are budgeted for the next financial year.

On page 20 community centre insurance costs are higher than budgeted. Community Centre operational maintenance is \$4,500 over budget due to repairs and maintenance on the community centre. This is offset by lower than anticipated electricity costs. Repairs relate to a burst pipe in community centre kitchen.

Swimming pool operational maintenance is \$8,500 over budget. This relates to re-painting the swimming pool and the purchase of chemicals.

Cr Jackson asked about Strathconan Park. Are any rates paid on this? Yes. It's a council owned park but the buildings are not council owned. The Mayor said the ground was vested in council and there are strict requirements as to what the land can be used for.

The Mayor asked a question regarding an item on page 14 called "other income". What is the reason for this variance? Paul Morris said this was the cost of the water readings done at the end of each year.

Warren Barker asked about swimming pool expenses and whether there was an extra staff member. Paul Morris said higher staff costs were due to a longer swimming season last summer. On the other side, the pool income is up \$2,500, which also indicates a longer season.

Resolved that the report be received.

Noel Jackson/Trish Willis

The chairman moved the item named "Domain Campground Lease" forward in the agenda, and the community board agreed to consider this matter in public excluded due to the commercially sensitive nature of the discussion.

PUBLIC EXCLUDED:

Resolved that the public be excluded from the following parts of the proceedings of this meeting namely 'Domain Campground Lease' and 'Paintball Ground Lease'.

Owen Hunter/Warren Barker

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
Domain Campground Lease	Commercial sensitivity	48(1)(a)(i)
Paintball Ground Lease	Commercial sensitivity	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Domain Campground Lease and Paintball Ground Lease under section 7(2)(b)(ii).*

The Fairlie Community Board continued in open meeting.

OLD LIBRARY CAFÉ BUILDING RESTORATION UPDATE:

Chief executive Wayne Barnett updated members on this project. The structural work is nearing completion. From a contractual point of view we have issued variances worth \$9000 from the contingency fund of \$50,000.

COMMUNITY CENTRE COURTYARD UPDATE:

The chairman noted the interesting responses from members of the community regarding this upgrade. Warren Barker said he has had verbal feedback from people asking why put grass there. The chairman has had feedback that the money could be put into something that made money, however the community board was not a money-making group.

A budget of about \$30,000 was set aside in last year's budget for this upgrade and was still available. There is also a need to return to council with a plan and request that council contributes to the costs. It is also on the current projects list.

The chairman said as this is already budgeted and planned we need to go ahead subject to acceptable pricing. If the price comes under budget we can proceed.

Trish Willis asked if community board members could be given the opportunity to view the final plan before sign-off. The chairman will talk to Community Facilities manager Garth Nixon and liaise with community board further. The community board agreed to receive the report, but did not pass the second resolution recommended in the report.

Resolved:

1. That the report be received.

Trish Willis/Warren Barker

FAIRLIE CAMPGROUND SEWER PUMPS:

The purpose of this report is to approve the replacement of the Fairlie campground sewer pump. Utilities manager Geoff Horler spoke to this item.

There is currently a sewer pump station in the campground. A pump recently burnt out so a second pump was put in and that was faulty. The cost to repair both pumps is more than half their value, so he recommended buying a new pump.

There is also a problem with groundwater being pumped with the sewerage and into the ponds. We don't want that. The proposal is to address this issue at the same time, and also move the pump from the current site to a more convenient site nearby.

Trish Willis asked how old the pumps were. One was purchased 2011 so should last longer than it did, but Geoff Horler suspects the pumps have been bound up by wet wipes and this has burnt the motor out. The new pump will cut up the wet wipes so they don't wind around the pump.

The chairman said the ground water was an issue because it put us over the limit at the outlet. Eliminating groundwater means you are only pumping what you need to be pumping.

The chairman asked what money was available in the capital reserve. This reserve is in \$140,000 debt.

Trish Willis asked about the wet wipes. Geoff Horler said there have been issues elsewhere with wet wipes and he thinks the wipes come from campervans emptying their effluent at the campground.

Geoff Horler explained the process of installing the new pump and said it could be done quickly.

Resolved:

1. That the report be received.

Trish Willis/Warren Barker

2. That the community board approves the replacement of the sewer pump station in the Fairlie campground as a non-budgeted item.

Trish Willis/Warren Barker

Cr Noel Jackson left the meeting at 8.04pm.

FAIRLIE COMMUNITY BOARD PLANNING AND PROJECTS LIST IN THE CONTEXT OF THE MACKENZIE DISTRICT:

This agenda item has been put forward by board member Trish Willis. She said the purpose of her report was to help consolidate the ideas and discussions the community board has had. She would like to move that the report be received and consider whether it's a reasonable framework to help the board consider projects moving forward.

The chairman said he would second that motion and said it is relevant.

He asked to add the world war one memorial on the village green to the projects list. This will require landscaping. He does not know the costs involved. Paul Morris believed this would be funded from the gardening budget. It might also be a village green project.

Geoff Horler asked for clarification of item 10 on the projects list regarding water at Eversley. The chairman said this relates to water pressure. Geoff Horler said the pipes are small bore and there would be a cost involved in increasing the water pressure.

The Mayor said although the projects list is a wish list, it would be good to prioritise it. Trish Willis said it shows we are listening to the community.

The chairman said at present there is \$60,000 available for projects. He would like to consult with community board member Les Blacklock and come up with the first priority on the list and get something happening. The chairman will call in and check on Les and will update the community board after visiting him.

WARD MEMBERS REPORT:

Cr Jackson was not present to provide a ward member's report. The Mayor offered to fill in the community board on council activity. She said Meridian Energy's proposal to build their new building had created controversy. Tekapo is also facing land sales with a new hotel on Lakeside Drive.

Council is working collaboratively with neighbouring councils to see how we can collaborate on roading, GIS mapping and IT. Also of interest at the moment is the upcoming review of the Ecan commissioners. Council's economic development contracts are going well and there is some good work happening in this area.

REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

The chairman reported on a Lions Club project to cover the stage on the village green. He said the stage framework is welded and construction is occurring this week. They had a big Lions Club working bee on Saturday. This is on track to be finished at the end of this month and will look authentic.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRPERSON DECLARED THE MEETING CLOSED AT 8.30pm.**

CHAIRMAN: _____

DATE: _____

Unconfirmed

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE FINANCE COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY, SEPTEMBER 2, 2014, AT 9.30AM

PRESENT:

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

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
 Paul Morris (Finance and Administration Manager)
 Arlene Goss (Committee Clerk)
 Gail Smits (Quotable Value) – from 11.30am
 Luke van den Broek (Quotable Value) – from 11.30am
 Alex Wills (Quotable Value) – from 11.30am
 Pauline Jackson (Rates Officer) – from 11.30am

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

The chairman asked a question regarding the resolutions related to the land sale to Meridian in the minutes. He wanted to know why this was not recorded as a unanimous decision. The Mayor said we don't usually record this. No changes were requested to the 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 confirmed and adopted as the correct record of the meeting.

Evan Williams/Claire Barlow

REPORTS:

FINANCIAL ACTIVITY REPORT TO JUNE, 2014:

This report is the financial report for council for the full year to June, 2014.

Resolved that the report be received.

Claire Barlow/Evan Williams

The chairman and Finance and Administration Manager Paul Morris went through the report one section at a time.

Governance – There has been a small overspend on two items. One was caused by unbudgeted employment, the other was extra meetings at Tekapo.

Cr Cox asked why the water zone committees were costing so much. Paul Morris said we are involved with two water zones, one we administer, the other we contribute to. Our contribution is 25% of the cost of each of those. Those costs involve members remuneration, food and accommodation. Ecan is paying 50% and other councils are paying 25%. Costs depend on the number of meetings, the distance people travel, and the time of day the meeting is held.

The chairman said we didn't know what it was going to cost when we started contributing. Paul Morris said there will potentially be extra costs coming through for extra water testing.

The Mayor asked how much the budget for the zone committees was increased for the coming year. \$45-\$47,000. The Mayor asked if anyone had written to the chairs asking them to reduce the costs. Cr Cox said the zone committee spends a lot of wasted time in the public forum not progressing far, so it would be better to have more workshops and take the results of those workshops to the public meetings.

The chairman said the council needs to look at ways to reduce these costs and he would like this recorded in the minutes.

The chairman said the by-elections for the Tekapo and Fairlie community boards also added to the cost of governance this financial year.

Corporate – The chairman noted that internal charges for motor vehicles were showing as a loss but the money had not been spent - it's just that people were not using the cars as often. He asked if we had over-budgeted on car use. Paul Morris said when we do the budgets we look at the mileage done in the past, likely changes in fuel costs, and maintenance costs. We were expecting more kilometres to be done and were expecting the fuel costs to be higher. Council has received a significant discount on its fuel bill with the all-of-government contract.

Consultancy expenses are a little over budget because we used Strategic Pay this year.

Water – The Albury Water Scheme has invested money previously which has now come back to council and shows as a credit.

Paul Morris said the financial contributions of \$134,000 will go into various water schemes and capital reserves.

Sewer - Notes 4 and 5 in the accounts are around the wrong way and need to be swapped.

Roading – This budget shows a loss for the year. This was because of extraordinary weather events. Paul Morris said page 37 of the agenda contains the details.

In the capital area on page 38 we have only spent \$80,000 on minor improvements from a budget of \$290,000, so the remainder can be carried over into this financial year to use on bridge replacements. This money has to be spent in the 2014/15 financial year.

The Mayor asked how much council was contributing from reserves towards emergency reinstatement work. The chief executive said it was a sliding scale depending on how much NZTA contributed. They paid 65% of minor works.

The chairman said rural reserves may need to come into play with the bridges. We will need to see how it goes.

The Mayor asked regarding the Alps2Ocean fund. The feasibility study for off-roading Haymans Road will come from this money.

Planning – This area is showing a loss of \$106,000 which is \$225,000 better than we thought it would be, however the reserve contributions have contributed to the lowering of the loss. If you take that out you are looking at a favourable variance of about \$80,000. This is mainly due to under spending in consultancy expenses because we are managing Plan Change 13 and the district plan review.

There is a \$1.236million deficit sitting in an operating reserve. No interest is being charged or any repayment made towards this. At the next council meeting when we do the wash-up of balances at year end, council will need to decide whether we should be transferring that deficit into a capital reserve and start charging interest on it. Part of the long term plan work will be how we are going to deal with this. Also need a plan to deal with solid waste deficits.

Regulatory – We are making surpluses in this area but this money is being used to fund an extra building inspector. The chairman said it's always hard to estimate building activity. If there is a downturn we could run into a deficit situation. Currently there is a \$144,000 surplus at year end in building. The Mayor asked if council could be taken to task over that surplus. Paul Morris did not think so. It was likely to disappear as soon as building activity dropped.

Solid Waste – The deficit is growing in solid waste. Now sits at \$766,000. Paul Morris said the tonnage of waste is increasing and the tonnage diverted to recycling is increasing, but as part of that there is also more being diverted to landfill. Despite the deficit we are only \$8,000 over budget. The chairman said the deficit is not going down. The issue of what to do with deficits will be discussed as part of the long term plan process.

Community Facilities – The chairman said the Twizel Events Centre is not earning the revenue it used to earn. There is still money available to spend on the new public toilets at Twizel.

Recreational Facilities – Paul Morris said the money that was stolen has been fully repaid and this has been included in these results.

Commercial – Council received \$255,000 worth of unbudgeted log sales due to trees falling down in windstorms, but the write down of the value of the forestry was more than this amount. The valuation of the forests is done at June 30 and takes into account log prices at that time, so this has impacted because log prices went down between selling the logs and valuing the forests. Pukaki Airport is showing lower costs. It is encouraging to see another building being built there. Council has spent nearly quarter of a million dollars on subdivision costs at Tekapo to date.

The meeting adjourned for morning tea at 10.25am and reconvened at 10.44am.

AORAKI DEVELOPMENT BUSINESS AND TOURISM QUARTERLY REPORT TO JUNE, FINANCIAL ACTIVITY REPORT TO JUNE, 2014:

This report is the quarterly report on activity carried out by ADBT. The chairman questioned the number of businesses using this service. The Mayor said it takes time for people to engage and this has only been going for six months. The chief executive said the feedback he has received is in line with what is expected. The chairman feels it is not being publicised. Cr Cox said the service was talked about at a promotions meeting in Tekapo and most businesses were aware of it.

Resolved that the report be received.

Claire Barlow/Evan Williams

The meeting adjourned at 10.47am to await the arrival of visitors at 11.30am.

At 11.30am the chairman reconvened the meeting and welcomed Gail Smits, Luke van den Broek and Alex Wills from Quotable Value, and rates officer Pauline Jackson.

The Finance Committee agreed to the presentation from Quotable Value being considered in public excluded due to the commercially sensitive nature of the information.

PUBLIC EXCLUDED:

Resolved that the public be excluded from the following parts of the proceedings of this meeting namely 'Presentation from Quotable Value'.

Claire Barlow/Murray Cox

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

The Finance Committee continued in open meeting.

THE CHAIRMAN DECLARED THE MEETING CLOSED AT 12.03pm

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE ASSET AND SERVICES COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY, SEPTEMBER 2, 2014, AT 10.48am

PRESENT:

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

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
 Bernie Haar (Asset Manager)
 Geoff Horler (Utilities Manager)
 Suzy Ratahi (Roading Manager)
 Angie Taylor (Solid Waste Manager)
 Arlene Goss (Committee Clerk)

APOLOGIES:

There were no apologies.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Asset and Services Committee held on July 24, 2014, including those parts taken in public excluded, be confirmed as an accurate record.

Claire Barlow/Graham Smith

REPORTS:

ASSET MANAGERS MONTHLY REPORT – AUGUST 2014:

The purpose of this report was to update the Asset and Services Committee on the progress on various projects and also the normal operation of the department for the past month. The following matters were included in the discussion of this report:

Bernie Haar said the council would be buying the pumps for the Twizel water upgrade as soon as we know what is needed. A draft layout of the pump building and where things will fit is now available on request. Opus is also looking at the best cost solution for water treatment.

He is keeping track of staff hours going into the 30-year infrastructure plan and to date there has been 438 hours. This indicates how big a job this is for the organisation.

Questions were asked of Geoff Horler regarding testing for cryptosporidium and other water matters.

Cr Smith asked if the Twizel water supply project was on time. It is programmed to start work in March/April and Opus is aware of this. That is why we are purchasing gear in advance, including pumps, generator and pipe work.

Regarding roading, Suzy Ratahi said in the first month of the financial year we have already spent \$40,000 from the environmental reinstatement budget. She also spoke about the implementation of an asset management tool to look at evidence based asset management. She spoke regarding the need to maintain unsealed and sealed roads and explained the work that was needed. With bigger vehicles on the road there was investment required over the next three years to catch up on the back-log.

The Mayor asked regarding the classification of roads. The charts that NZTA have produced take into account tourism use of roads. Suzy Ratahi said she hoped this would allow us to have real conversations with NZTA. The Mayor would like to see a standard classification for roads across the country so when councils are not doing their part they won't get the investment, whereas if we are doing a good job we should get funding quite easily.

Cr Smith asked regarding the application of gravel - we currently apply about 15,000 tonnes per year. He also asked for an update on the gravel clay mix that was being trialled. Suzy Ratahi said it's too early to say we are not going to get gravel loss off those roads done in the gravel clay mix, but there are potential savings there. Cr Smith congratulated Suzy Ratahi on the information she is gathering and work she is doing on the roads.

Cr Leslie asked how our 17mm gravel loss per year compares with other districts. Suzy Ratahi said she doesn't think other districts do gravel loss surveys. The new data tool will record data in the RAMM database.

Cr Armstrong asked for an update on road marking at Market Place, Twizel. She said the road markers will be there in the next week. She will confirm the date and email him. He asked if it was possible to put bigger arrows on the ground because people are going out the wrong way in the car park.

Mayor Barlow mentioned the loss of road markings in other areas. The district is due for road marking. This is happening soon.

Consent has been lodged for bridge replacements. There was discussion on how long this will take.

Cr Armstrong asked what the procedure is to change a stop sign to a give way sign. Suzy Ratahi said to contact her and she will look into it. The Asset Manager has the delegated authority to put signs in place, or modify signs. They would consider the guidelines regarding distance and speed before making a decision.

Suzy Ratahi provided an update on the roading collaboration. The group is concentrating on the road maintenance contract at the moment. Ashburton District Council has come on board.

Geoff Horler said he is collecting data on the spring at Charles Water's property in Fairlie and will know soon if it's a suitable source for Fairlie water. He went over other matters in the Asset Manager's report.

Cr Smith said Fairlie continually comes in over budget for water repairs and will the work that is planned stop this from occurring. Geoff Horler said he's not saying the works will solve all the problems, but will reduce it.

The chairman welcomed back Angie Taylor, Solid Waste Manager, who has been on parental leave. She said she was working on improving bins and signage to help improve recycling in public places. She hoped the new recycling line in Twizel would be starting soon.

The graphs in the report show trends in waste. The Mayor asked regarding the Four Square in Twizel. They have met with her to say they can't recycle everything, so can we come up with a solution to help them. Bernie Haar said he and Angie Taylor are keen on using this business as a trial site. Any good systems could then be shared with other businesses.

Cr Smith asked if the wheelie bins were working given that the waste carted to landfill was increasing. The chief executive said the amount of waste in the community is connected to the wealth of the community.

Cr Armstrong said he carted steel for Meridian to the dump and was not charged for dumping steel. Bernie Haar said this was a previous council decision and council can change this. We make money out of steel that is dumped. He suggested that Angie Taylor look at the policy and bring a paper back to the committee on this matter.

Cr Cox asked regarding commercial waste. Was this going to Twizel? Yes it comes through the Twizel Park and then goes down to Winton. It was not included in our figures so does not show on the graphs.

Resolved that the report be received.

Claire Barlow/Noel Jackson

The committee meeting adjourned for lunch at 12pm and reconvened at 12.45pm.

WARREN LESLIE INVOICE FOR FENCING:

The purpose of this report is to present to the committee the invoice received from WJ and AG Leslie for fixing a small amount of fencing by McKercher's Bridge on Gorge Road.

Cr Smith said he initially got involved because he did not know if the staff had acted correctly, but after investigating he saw the staff had done everything they could.

He said Warren Leslie blamed council for the flood. Roading Manager, Suzy Ratahi and Cr Smith went to meet him and explained that council cannot be responsible for a flood, but he was irate so council agreed to do some extra work. Council shifted the shingle off his paddock, put a dozer around the edge and levelled the stock bank so he could fence on it, and did some extra work in the river to protect his property. He was happy with this and it was a surprise to receive the invoice from him.

Cr Smith phoned Warren Leslie on receiving the invoice and Mr Leslie said he was not happy with the arrangement agreed between them on the day of the meeting.

Cr Jackson asked if any agreement was put on paper. No, the agreement was verbal.

The Mayor asked if Mr McKercher, who was present at the meeting, would be able to confirm Cr Smith's version of events. Cr Smith believed yes.

Cr Smith said rivers are Environment Canterbury's responsibility and the council has never paid compensation for a flood.

Cr Leslie asked if the farmer would have insurance. Maybe for their dwellings but not for damage to a paddock.

Cr Smith said we were very fair. We spent more money in the river than we needed to and cleaned up the mess on his paddock. It is an insult for Warren Leslie to send us an account. We could equally send him an account for the extra work that was done, but this would just inflame the situation.

Cr Leslie asked if claiming three days' work was reasonable for that small amount of fencing. No. It would not take three days.

The Mayor wants to know if someone had spoken to Mr McKercher. No. She would like to hear his version of what happened at the meeting.

The chief executive asked Roading Manager Suzy Ratahi for her version of the discussion. Suzy Ratahi confirmed that her version of events was outlined in the report on the agenda, and that she was very surprised to receive the account. "It's a riverbed paddock and the river has gone through there in the past. We shook hands on it."

She explained that Warren Leslie now has more flood protection than he would have if the original job had been done. Cr Armstrong asked if she kept notes from the meeting. She did not.

Cr Smith said he wished to withdraw from voting on this issue as he could be seen as having a conflict of interest. He would like to put a motion that council sends Warren Leslie a bill for the cost of removing the gravel from the paddock. This was not seconded.

The chief executive said the only reason council undertakes maintenance on the river is to protect the council-owned bridge, not to protect farmland. If a farmer wants maintenance done to protect their farmland they need to work with Environment Canterbury and do it themselves. A letter to Warren Leslie needs to reflect this.

Resolved:

1. That the report be received.

Claire Barlow/Noel Jackson

2. That council do not pay the invoice from WJ and AG Leslie for fencing and loss of production.

Russell Armstrong/Murray Cox

Cr Smith did not vote on this matter.

PUBLIC EXCLUDED:

Resolved that the public, be excluded from the following part of the proceedings of this meeting namely Road Maintenance Management Contract 1186.

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 July 28, 2014.	Enable Commercial Negotiations	48(1)(a)(i)
Road Maintenance Management Contract 1186	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 Asset and Services Committee and Road Maintenance Management Contract under section 7(2)(i).*

Russell Armstrong/Claire Barlow

The Asset and Services Committee continued in open meeting.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 1.13PM**

CHAIRMAN: _____

DATE: _____

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE PLANNING AND REGULATION COMMITTEE HELD IN THE COUNCIL CHAMBERS, FAIRLIE, ON TUESDAY, SEPTEMBER 2, 2014, AT 1.14PM

PRESENT:

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

IN ATTENDANCE:

Wayne Barnett (Chief Executive Officer)
Toni Morrison (Senior Policy Planner)
Geoff Horler (Utilities Manager)
Arlene Goss (Committee Clerk)

APOLOGIES:

Apologies were received from Cr Evan Williams and Planning and Regulation Manager Nathan Hole.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Planning and Regulation Committee held on July 24, 2014, including those parts taken in public excluded, be confirmed and adopted as the correct record of the meeting.

Graham Smith/Claire Barlow

REPORTS:

PLANNING AND REGULATION MANAGER'S ACTIVITY REPORT:

The purpose of this report was to provide the committee with an activity report for planning and regulations for the period 17 July to 22 August, 2014. There were no questions on this report.

Resolved that the report be received.

Claire Barlow/Graham Smith

SUBMISSION ON PLAN CHANGE 3 – WAITAKI WATER ALLOCATION PLAN:

The purpose of this report was to seek retrospective approval for the Mackenzie District Council's submission on Plan Change 3 to the Waitaki Water Allocation Regional Plan. This follows a report to the last council meeting on this matter.

The chairman said council is not opposed to the plan change but would like to see the allocation process done first, before this plan change comes in. Toni Morrison said the next step was another round of submissions and a hearing, which we will attend.

Resolved:

1. That the report be received.

James Leslie/Russell Armstrong

2. That the committee approve the submission of the Mackenzie District Council on Plan Change 3 to the Waitaki Water Allocation Regional Plan, lodged on 22 August, 2014.

Graham Smith/Claire Barlow

REVIEW OF BYLAWS:

This report is for the committee to approve the draft bylaws for preliminary consultation with community boards and other interested parties and stakeholders.

The chairman thanked Toni Morrison and Jane Whyte for their work on this. These bylaws come from the results of the workshops that were held earlier and some good work has gone into these. The next step is for them to go to the community boards and stakeholders, before they go out to the public.

Freedom Camping Bylaw and Strategy - The Mayor commented that the freedom camping strategy and bylaw contained grammatical errors. A copy of corrections will be given to Toni Morrison.

On page 29, under places where freedom camping is encouraged, do we need to discuss some privately owned sites. There is a need to talk to these owners and there is a provision for contacting owners of private land. Has our bylaw been reviewed by the caravan association? No that is the next step.

On page 34 it says council can close a freedom camping area temporarily. The reasons given need to include a clause protecting access for the public.

Cr Cox asked if the workshops with the community boards would have other stakeholders present. No. Cr Cox would like to consult with DOC.

Cr Leslie asked for clarification regarding the photo of the area around the Church of the Good Shepherd at Tekapo. There was discussion regarding the extent of council owned land near the church. Toni Morrison agreed to make a minor change to clarify the status of this area.

Dog Control Bylaw – The chairman asked whether the description of dog exercise areas in Tekapo, mentioned in appendix one, page 47, should just say the regional park. Toni Morrison agreed.

Cr Jackson asked regarding township areas. Was it normal to permit dogs on leads in the village? The current bylaw says no dogs in the village centres but this had not been enforced to date. So the bylaw is changing from no dogs to dogs on a leash.

The Mayor said page 39 talked about microchips. Aren't working dogs exempt from chipping? This needs to be noted.

On page 41 she wondered, regarding education, whether council would need more resources to do this work. There was a question whether this needs to be left in the draft with resources allocated or not. The policy does not fit with what council is prepared to pay for it.

On page 43, point "o", the requirement for implantation of a microchip needs to add "except for working dogs".

On Page 44 under summary, regarding the rule requiring dog owners to undertake education. We need to identify that we don't require this.

On page 52 there is a question regarding a "responsible person over the age of 9 years". Where does this age come from? Toni Morrison thinks it probably came from the legislation. She will find out.

Draft Mobile Shops and Traders Bylaw – The Mayor asked regarding page 64 where there is a note that the council resolves that no itinerant traders are to be in the heritage space. This means in front of the church at Tekapo. We need to clearly identify this.

The chairman asked where buskers fall in this bylaw. We don't worry about them unless they are causing a nuisance.

Liquor Ban Bylaw in Twizel Market Place – On page 68, the date of the bylaw coming into effect needs to be updated.

Wastewater Network Bylaw – This is the same bylaw as used by Hurunui District Council. The chairman asked Geoff Horler if any changes had been made as a result of the workshops. No, only names, and a change on where our point of supply is.

Water Supply Bylaw – Cr Jackson asked regarding who pays for water leaks. Geoff Horler said we need to come up with a policy on this, but it's not really a

bylaw. A policy needs to be put to council so leaks can be dealt with without the need to bring these matters to council each time.

Downlands Water Supply Bylaw – this is Timaru District Council’s bylaw and they administer it.

Resolved:

1. That the report be received.

Russell Armstrong/James Leslie

2. That the committee agrees to preliminary consultation being undertaken with community boards, interested parties and stakeholders, on the draft bylaws, Freedom Camping strategy and dog control policy, subject to the changes made as listed above.

Claire Barlow/Russell Armstrong

UPDATE ON DISTRICT PLAN REVIEW:

Toni Morrison said in respect of the senior planner vacancy we haven’t yet found a candidate with sufficient skills and experience to do this job. This has resulted in some delays to the district plan review programme.

Some work has been given to consultants and they will be doing workshops. To avoid further delays we are considering contracting out the review in its entirety. There are some options for firms who can do this. She asked for the committee’s views on contracting out this work.

Cr Smith said while he accepts the plan review has to progress, at what cost? The Mayor said the idea of doing it in-house was because local farmers wanted to deal with someone locally who lived in the district, rather than with an outsider.

The best solution would be to have someone in-house to handle the public consultation and manage the project, with support from consultants.

The chief executive said the objective was still to engage a senior planner with experience to do as much as possible in-house. But if we can’t get the right person we would need some back up with a consultant resource behind it.

The Mayor asked what the cost implications might be. The chairman said we needed a paper on the roles and the cost. Cr Smith said there was a risk we might end up paying for both a planner and a consultant.

Toni Morrison said it wasn’t a matter of one or the other. There was so much work involved that most councils had teams doing this work. Both a person on salary and consultants would be used.

It was agreed that staff come back to the committee with a summary of costs.

REPORTS FROM THE WATER ZONE COMMITTEES:

Cr Cox reported from the Upper Waitaki Zone Water Management Committee. They have held a first round of public workshops. Those workshops were to look at the existing scenarios in place at the moment and what would happen if the existing water consents were picked up in terms of water quality and nutrient loading.

There was a lot of discussion around the need for continued development, but at the same time people don't want the water quality going backwards, and some of the sensitive areas need to be addressed like the small lakes and some rivers.

The next stage is to hold more public meetings in October to look at what happens to the Mackenzie basin if you go up to 25,000 hectares of irrigated land. Once the workshops are finished the zone committee needs to look at what they consider the nutrient loading should be across the basin and what that means for future consents and current consents. One of the discussions at the next meeting will be around the Mackenzie Agreement.

PUBLIC EXCLUDED:

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

1. Discussion on the previous minutes of the Planning and Regulation committee on July 24, 2014.
2. Plan Change 13.

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
Discussion of previous minutes July 24.	Maintain legal professional privilege	48(1)(a)(i)
Plan Change 13	Maintain legal professional privilege	48(1)(a)(i)

This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Discussion of previous minutes, and Plan Change 13 under section 7(2)(g).*

Claire Barlow/Graham Smith

The Planning and Regulation Committee continued in open meeting.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 2.21PM**

CHAIRMAN: _____

DATE: _____

Unconfirmed

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.

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
Presentation from Alpine Energy	Commercial sensitivity	48(1)(a)(i)

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

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

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 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: _____

Unconfirmed