



**Mackenzie**

DISTRICT COUNCIL

# **MINUTES**

**Ordinary Council Meeting**

**8 February 2022**

**MINUTES OF MACKENZIE DISTRICT COUNCIL  
ORDINARY COUNCIL MEETING  
HELD ON ZOOM  
ON TUESDAY, 8 FEBRUARY 2022 AT 9.30AM**

**PRESENT:** Mayor Graham Smith, Deputy Mayor James Leslie, Cr Anne Munro, Cr Stuart Barwood, Cr Murray Cox, Cr Emily Bradbury

**IN ATTENDANCE:** Angela Oosthuizen (Chief Executive), David Adamson (Acting General Manager Operations), Paul Numan (General Manager Corporate), Aaron Hakkaart (Planning and Regulatory Manager), Fiona McQuade (Property and Commercial Manager), Arlene Goss (Governance Advisor), Chris Clarke (Communications Advisor), Sandy Hogg (Finance Manager), Joni Johnson (Engineering Manager).

**1 OPENING**

The Mayor opened the meeting with a karakia and welcomed everyone.

**2 APOLOGIES**

There were no apologies.

**3 VISITORS**

There were no visitors.

**4 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5 BEREAVEMENTS**

A minute's silence was observed for the following bereavements:

- Wilfred Desmond BELCHER (Wilf): Passed away peacefully at home on January 20, 2022. Much loved husband of Beverley and treasured Dad of Bob, Leanne, and Janine.
- Stephanie HELLMRICH (Sue): Peacefully at home on Monday, January 10, 2022. Dearly loved wife of Jon for 50 years. Dearly loved mother and mother-in-law of Marcus and Nancy (Colorado) and Lain and Heather.

The Mayor also noted a number of bereavements that were recorded at the last council meeting.

**6 MAYOR'S REPORT**

**6.1 MAYORAL ACTIVITIES REPORT**

The Mayor updated Council on discussions with Ngai Tahu related to Three Waters. Another meeting was planned this week. He also spoke about wider council discussions, including the agreement between 25 councils to push back on some matters.

A meeting with Runanga in Tekapo was successful, with the Runanga being very engaged in Te Manahuna Ki Uta/Destination Mackenzie.

Cr Munro noted there had been seven meetings related to Te Manahuna Ki Uta/Destination Mackenzie in the past few weeks and she hoped it was not taking too much staff resource. DOC had raised some concerns and these needed to be addressed. The process was being streamlined.

The Mayor was confident that this project would be completed and he felt confident after the two-day workshop.

Cr Leslie raised some concerns about the Emergency Committee proposed in the chief executive's report. This was raised again under that item.

The Mayor then updated the council on the rowing events planned at Lake Ruataniwha.

#### **RESOLUTION 2022/1**

Moved: Cr Emily Bradbury

Seconded: Deputy Mayor James Leslie

That the report be received.

**CARRIED**

## **7 REPORTS**

### **7.1 CHIEF EXECUTIVE'S REPORT**

The chief executive said it had been a busy month and she outlined the main activities of council over that time.

She then raised the idea of forming an emergency committee for continuity of decision-making in the event of an emergency. She said she was happy to be challenged on this proposal.

Changes to the Emergency Management Framework were discussed. This would include changes to who was responsible for calling a state of emergency. A submission would be drafted and circulated to meet the deadline of the end of the week. The detail still needed to be worked through.

The Mayor noted that staff had been split into two teams to keep service provision going in the event of a Covid infection.

Cr Munro asked for clarification around when the bill on governance of the Three Waters would go to a select committee. This would happen in 2023.

Progress had been made on staff recruitment. An emergency management officer was appointed and work continues on filling a number of other roles. An offer was made to a potential communications manager but they declined due to being unable to find accommodation in Twizel. A flexible working arrangement would be considered.

The chief executive updated the council on negotiations related to using vaccine passports at the shared library in Twizel.

David Adamson updated the council on progress with legislation related to water reforms.

Cr Barwood asked about current headcount. Currently at about 40FTE.

The Mayor noted that roading and building control received a lot of service requests. He thanked the staff for responding to service requests well. The chief executive was thanked for her report.

The Mayor moved to item 7.2 Council Monthly Financial Report, then later came back to this item to consider the recommendations from the chief executive. These included the request to establish an emergency committee.

Cr Leslie felt the emergency committee was a significant shift in power and said he would like some of the words in the terms of reference defined.

The Mayor suggested more work be done on this matter and it comes back to council at a later meeting.

Cr Munro questioned the suggested quorum of two councillors and thought three would be better.

The councillors agreed to consider this recommendation further before making a decision and it was left on the table.

### **RESOLUTION 2022/2**

Moved: Deputy Mayor James Leslie

Seconded: Mayor Graham Smith

1. Council notes the progress on the Strategic Projects.
2. Council notes the submission date for the Trifecta – Modernising the Emergency Management Framework as the 11 February and delegates authority to the Mayor and Chief Executive to finalise the contents of the submission.

**CARRIED**

## **7.2 COUNCIL MONTHLY FINANCIAL REPORT - OCTOBER AND NOVEMBER 2021**

Finance manager Sandy Hogg introduced her report and asked for questions. The following matters were included in the discussion:

- The Mayor asked when borrowing would be implemented. Council was going to the LGA in about March.
- Projects in the Long Term Plan were starting and money was being spent on these.
- Regarding consultancy costs, these were up due to a lack of staff.
- Some costs that would have gone into the last financial year had been held over due to the delay in passing the Long Term Plan.
- The costs of the destination management plan were discussed. The timing of receiving funding and paying consultants meant this was out of line with the budget.
- Cr Leslie asked if people were paying their rates as planned. Yes. Penalty rates were in line with last year. There were minimal requests from rate payers for time payment arrangements.
- Cr Barwood asked about the street light replacements and the vehicle fleet. Three vehicles were due to be sold. The LED street light replacements were finished. Only the bollard lights remained to be replaced.

- Cr Murphy asked about bollard light hardware. Mr Adamson said it had not yet been ordered. He offered to find out the lead time for this and get back to the council.
- The finance team were thanked for their work over the long weekend.

**RESOLUTION 2022/3**

Moved: Cr Anne Munro

Seconded: Cr Matt Murphy

That the monthly financial reports for October and November 2021, for Mackenzie District Council be received.

**CARRIED**

**7.3 ADOPTION OF STRATEGIC ROUTES**

The purpose of this report was for Council to consider adoption of the Strategic Routes and Priority Thoroughfares Identification document.

David Adamson said buildings that lined strategic routes needed to have a higher degree of earthquake strengthening to avoid the collapse of facades onto strategic roads. This policy needed to be re-adopted every five years so had come back to council to enable this.

Have building owners been notified of this? Mr Adamson said they would have been notified when this was first circulated, but he would ask staff to re-notify owners. This went through a public consultation process and only one response was received.

**RESOLUTION 2022/4**

Moved: Cr Emily Bradbury

Seconded: Deputy Mayor James Leslie

1. That the report on the Strategic Routes be received.

**CARRIED**

**RESOLUTION 2022/5**

Moved: Cr Anne Munro

Seconded: Cr Emily Bradbury

2. That Council adopt the Strategic Routes and Priority Thoroughfares Identification document.

**CARRIED**

#### **7.4 SOUTH CANTERBURY CHAMBER OF COMMERCE REPORTS - NOVEMBER 2021 AND DECEMBER 2021**

The Mayor noted the financial support that had been given to Mackenzie businesses and the one-on-one support they had received.

Paul Numan said a three-year contract with the chamber had been formalised and was providing some good results. A quarterly report would be provided in April.

##### **RESOLUTION 2022/6**

Moved: Cr Stuart Barwood

Seconded: Cr Murray Cox

That the information be noted.

**CARRIED**

#### **7.5 TEKAPO SKY HOLDINGS LIMITED LAND SWAP PROPOSAL WITH MACKENZIE DISTRICT COUNCIL**

Property manager Fiona McQuade said this was the second time this matter had come before council. It was first considered in December, 2020, and she read out the resolutions passed at that meeting.

She then outlined the current proposal from Tekapo Sky Holdings, and went over the positive and negative points related to the proposal, as outlined in her report on the agenda.

It was noted that Council still had a moratorium on land sales, including land swaps.

Cr Murphy said he wanted to raise the overwhelming support of the community board to use the Aorangi site for community use in the future. He said the current proposal was not favourable to the ratepayer base, but there was room for negotiation. He suggested having both sites valued so negotiations could take place.

The Mayor said Cr Murphy was potentially conflicted on this. Cr Cox said the land in Aorangi Cres was identified in spatial planning and Council should consider acquiring it in the future, whether that was by swap or purchase.

Cr Barwood said Council needed a valuation but he did not want a land swap. He wanted to buy back Aorangi Cres and also hold onto the land on Lakeside Drive.

Cr Munro asked if there was a second letter from the community board. No. They re-sent the same letter in response to the current proposal as they had previously sent in response to the earlier proposal. She also asked if valuations would be part of the asset review. Yes but this would not be happening until next year.

The Mayor said he understood from listening to Council there was no interest in a swap, but Council was interested in the Aorangi Cres land for future use. Fiona McQuade said from talking to the director of Tekapo Sky Holdings, his view was the land was worth about \$4.8 million including the consent already gained for the hotel. Council could instruct a valuation for the land only if it was not interested in the hotel, however this idea was challenged as being impractical.

Cr Murphy spoke in support of a purchase of the land and did not want to wait until 2023 for the valuation. Cr Cox said a valuation would not take into account what Council wanted to use the land for, it would be valued under current zoning and consents. It was in the tourist zone.

The councillors then considered the staff recommendations and passed the resolution below, requesting staff to undertake more work on the possibility of community use of the land on Aorangi Crescent.

**RESOLUTION 2022/7**

Moved: Deputy Mayor James Leslie

Seconded: Cr Murray Cox

1. That the report be received.

**CARRIED****RESOLUTION 2022/8**

Moved: Cr Anne Munro

Seconded: Cr Matt Murphy

2. That Council notes the background in this matter including the associated attachments on the offer from TSHL, and the memorandum from the Tekapo Community Board.

3. That Council considers the offer and;

Declines the land swap offer – for the reasons as outlined below:

- a) Council is awaiting the outcome of an asset management review to understand the potential commercialisation potential of its freehold land and
- b) Council currently has a moratorium on all land sales - including land swap.
- c) Council requests that management comes back to Council by the end of June with a further report on this matter to consider community facilities on the Aorangi Crescent land.

**CARRIED****7.6 ORDER OF CANDIDATE NAMES ON VOTING PAPERS**

The purpose of this report was for Council to decide the order of candidates' names on voting documents.

**RESOLUTION 2022/9**

Moved: Cr Matt Murphy

Seconded: Cr Emily Bradbury

That Council resolves that the name of each candidate seeking election will be arranged in random order on the voting documents for the 2022 triennial council elections and any subsequent by-elections..

**CARRIED**

**8 COMMUNITY BOARD RECOMMENDATIONS**

**8.1 MINUTES OF TWIZEL COMMUNITY BOARD MEETING - 6 DECEMBER 2021**

**RESOLUTION 2022/10**

Moved: Mayor Graham Smith

Seconded: Cr Matt Murphy

1. That the Minutes of the Twizel Community Board Meeting held on Monday 6 December 2021 be received.
2. That Council notes the following resolutions passed by the Twizel Community Board:
  - That the Twizel Community Board approves the proposed location of the working man’s hut in principal, and asks staff to investigate the location and report back to the board.
  - That a grant of \$500 be approved for Twizel Promotions towards the cost of information stands.
  - That a grant of \$100 be approved for Twizel Area School towards a prize for school prize-giving.
  - That a budget of \$10,000 from the Twizel Township Budget; “Implementation of Development Plan” be allocated for the preparation of a development, maintenance plan and budget for the development of Man-Made Hill.

**CARRIED**

**8.2 MINUTES OF TEKAPO COMMUNITY BOARD MEETING - 2 DECEMBER 2021**

**RESOLUTION 2022/11**

Moved: Mayor Graham Smith

Seconded: Cr Matt Murphy

1. That the Minutes of the Tekapo Community Board Meeting held on Thursday 2 December 2021 be received.
2. That Council notes the following resolution passed by the Tekapo Community Board:

**COMMITTEE RESOLUTION TKCB/2021/1**

Moved: Member Sharron Binns

Seconded: Member Caroll Simcox

That the Tekapo Community Board allocates the following grants from the ‘Promotion of Tekapo Township’ (Genesis Energy) fund:

**CARRIED**



<b>Organisation</b>	<b>Project</b>	<b>Amount Requested</b>	<b>Amount Granted</b>
Lake Tekapo Bright Stars Trust	Natural Outdoor Play Space	\$4,906.00	\$4,017.14
Lake Tekapo School	Sandpit and Outdoor Learning Area	\$6,560.75	\$5,000.00
Mackenzie Golf Club	Water tank installation	\$4,637.00	\$4,137.00
William Beauchamp	What's the Story?	\$11,800.00	\$0
	<b>Total Requested</b>	<b>\$27,903.75</b>	\$13,154.14
	<b>Total Available</b>	<b>\$13,154.14</b>	

**CARRIED**

**8.3 MINUTES OF TEKAPO COMMUNITY BOARD MEETING - 8 DECEMBER 2021**

**RESOLUTION 2022/12**

Moved: Mayor Graham Smith

Seconded: Cr Matt Murphy

1. That the Minutes of the Tekapo Community Board Meeting held on Wednesday 8 December 2021 be received.
2. That Council notes the following resolutions passed by the Tekapo Community Board:
  - That the Tekapo Community Board supports the proposal from Tekapo Trails to develop a new trail on the unformed legal road from Tekapo Regional Park to Willow Bay, subject to council approval and applicable consents.
  - That the Tekapo Community Board approves a grant of \$689.45 to the Tekapo Community Garden for the purchase of gardening supplies.
  - That the Tekapo Lakefront Improvement Plan for the new path route from the boat club building on Lakeside Drive to the pedestrian bridge at the lake outlet (as attached to the agenda) be approved.
  - That the Tekapo Community Board approves spending \$1,694 from the Tekapo Hall Operational Budget on restocking the kitchen in the Tekapo Hall.

**CARRIED**

**9 CONFIRM COUNCIL MINUTES**

**9.1 MINUTES OF COUNCIL MEETING - 14 DECEMBER 2021**

**RESOLUTION 2022/13**

Moved: Mayor Graham Smith  
 Seconded: Cr Matt Murphy

That the Minutes of the Council Meeting held on Tuesday 14 December 2021 be received and confirmed as an accurate record of the meeting.

**CARRIED**

**10 PUBLIC EXCLUDED**

**RESOLUTION TO EXCLUDE THE PUBLIC**

**RESOLUTION 2022/14**

Moved: Cr Anne Munro  
 Seconded: Deputy Mayor James Leslie

That the public be excluded from the following parts of the proceedings of this meeting.

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
<p><b>10.1 - Approval of Exemption to the Procurement Policy - District Plan Review</b></p>	<p>s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</p> <p>s7(2)(i) - the withholding of the information is necessary to enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information for which good reason for withholding would exist under section 6 or section 7</p>
<p><b>10.2 - Minutes of Public Excluded Council Meeting - 14 December 2021</b></p>	<p>s7(2)(h) - the withholding of the information is necessary to enable Council to carry out, without prejudice or</p>	<p>s48(1)(a)(i) - the public conduct of the relevant part of the proceedings of the meeting would be likely to result in the</p>

	disadvantage, commercial activities	disclosure of information for which good reason for withholding would exist under section 6 or section 7
<b>CARRIED</b>		

**RESOLUTION 2022/15**  
Moved: Mayor Graham Smith  
Seconded: Deputy Mayor James Leslie  
That Council moves out of closed meeting into open meeting.  
**CARRIED**

**The Meeting closed at 11.44am.**

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 8 March 2022.**

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**CHAIRPERSON**