



494TH MEETING

Date: Tuesday, 26 March 2019

Time: 9.30am

Location: Council Chambers

Fairlie

AGENDA

Late Items

Ordinary Council Meeting

26 March 2019

Suzette van Aswegen
Chief Executive Officer

Order Of Business

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6 MAYOR'S REPORT**6.2 RURAL PROVINCIAL REPORT 7-8 MARCH 2019****File Reference:** PAD**Attachments:** Nil**RECOMMENDATIONS**

That the report be received.

General Forum

- Discussed Emergency Management response with fly in teams. Amendment to CDEM Act with Mayors declaration regarding State of Emergency to give Controllers more decision power.
- Affordable worker housing and issues are a problem in many districts. Housing does bring people and that is a common theme.
- Personal Liability insurance held by Councils for Mayors and Councillors. There are an increasing number of claims against Mayors.
- Call for a review of camping ground legislation.

Dave Cull, LGNZ President

- Climate change major concern and LGNZ needs to take lead over our assets.
- Call for a review of RMA to be able to deal with issues.
- Simplistic view of housing is failing. New Zealanders, more than any other country, are falling behind in decision making. Local Government needs to be equal to Central Government with one size does not fit all and decisions should be made by those affected.

Hon Chris Hipkins, Minister Education

Need to overhaul vocational education. At present not meeting skills level. Needs a nationally connected system. The Minister pledged to keep good parts. Invercargill very concerned with what is happening.

Amanda Moran, Deputy Secretary, MFE

Spoke on waste and how we work around China restrictions. A review of our waste levy both fees and where expenditure is going. Consultation will be in June-July.

Jack Hodder, QC

Spoke about Council's risk on climate change and creative judges. He spoke about the need to plan and act for future needs. Be very careful and make sure exercise a process because vague words are not acceptable. Councils are at risk from uncertainty.

Judith Hardaker, Chair, Environment Protection Authority

Environment Protection Authority is to take on a new role, enforcement, and will become an environment regulator. This body will be independent from Government and will regulate chemicals, administer marine activities and manage ETS, monitor compliance with ozone, measure data and risk, in compliance with international obligations.

Hon Julie Anne Genter, Associate Minister of Transport

Needs to work closer with Local Government. There has been a 50% rise in road deaths in the last 5 years, 8 in 100 deaths in NZ compared to .5 in Australia and .16 in Sweden. \$600,000 more to be spent on rural roads, need to reduce speed, more funding for safety and ABS brakes to become compulsory on all new motor cycles.

Richard Stokes, Director Census, Statistics New Zealand

Very concerned at poor data that came from last census with inaccurate figures. Census has failed us. The next Census will be in 2023. Cost of last census was \$126 million.

Allan Prangnell, Department Internal Affairs

DIA will report in the middle of year over the establishment of a regulator for drinking water. Will be engaging with Councils and hope to have legislation by end of the year. Focus will be on drinking water.

Kirk Hope, CEO, Business NZ

Rate rises real concern as CPI is 2.5 yet AV rate increases are at 5.7%. Need to change way we are rating, more uniform charges, more development contributions, government infrastructure bonds and other funding. Growth is not paying for itself.

8 REPORTS

8.4 REQUEST FOR SPONSORSHIP - SOUTH CANTERBURY SPORTS AWARDS MAY 2019

File Reference: FIN 9/4

Author: Garth Nixon, Group Manager Community Facilities

Authoriser: Suzette van Aswegen, Chief Executive Officer

Attachments: 1. Sports South Canterbury Sponsorship Agreement 2019  

PURPOSE OF REPORT

For the Council to consider the sponsorship request for the South Canterbury Sports Awards on 17 May 2019.

STAFF RECOMMENDATIONS

1. That the report be received.
2. That the Council approves the request of Silver Sponsorship totalling \$650 + GST, for the South Canterbury Sports Awards 2019.

BACKGROUND

For many years the Mackenzie District Council has sponsored the South Canterbury Sports Awards held in Timaru. These are one of the top sports celebration events held annually in South Canterbury where local sports teams, individuals, coaches and administrators are recognised for their effort and nominated for awards.

This is an opportunity for showcasing our Mackenzie District sports people and individuals who are often nominated for awards each year. We have been invited to sponsor these Awards once again at a Silver Sponsorship level of \$650 + GST.

POLICY STATUS

Not applicable.

SIGNIFICANCE OF DECISION

Not considered to be significant.

OPTIONS

The Council has two options:

- 1) Accept the sponsorship invitation for \$650 + GST, or
- 2) Decline the sponsorship invitation.

CONSIDERATIONS

Legal

Not applicable.

Financial

This would be an unbudgeted amount and would be funded from the District General account.

Other

Not applicable.

CONCLUSION

The South Canterbury Sports Awards are a worthwhile event, and sponsorship should be considered.

SUZETTE VAN ASWEGEN

CHIEF EXECUTIVE OFFICER



Silver Sponsorship Agreement 2019 South Canterbury Sports Awards Friday 17 May

Background

The South Canterbury Sports Awards function is acclaimed by sporting codes, the media and many South Canterbury businesses, as one of the top sports celebration events in South Canterbury.

The event enters its 53rd year an achievement our entire South Canterbury community is proud of.

Several outstanding achievements on all fronts of sport involvement are honored and the night includes a South Canterbury sporting legend induction and a high quality guest speaker.

Sponsorship Investment:

2019 South Canterbury Sports Awards Silver Sponsorship: \$650 + GST.

Sponsorship Benefits

- Four tickets to the Sports Awards dinner.
- An opportunity to present nominee awards
- Branding exposure on advertising and promotional material including programmes, tickets and audio visual presentation.
- Prominent signage display space at the Sports Awards.
- Exposure to key sports representatives, sponsors and the wider community at the event.
- Recognition given as a key supporter of South Canterbury's premier sporting event through Sport Canterbury website and social media

Signature.....
Mayor Graham Smith
Mackenzie District Council



Date.....

Signature.....
Shaun Campbell
South Canterbury Regional Manager
Sport Canterbury

Date.....

8.5 TWIZEL COMMUNITY PROPERTY MANAGEMENT TRUST - WORKER ACCOMMODATION**File Reference:** LF**Author:** Suzette van Aswegen, Chief Executive Officer**Authoriser:** Suzette van Aswegen, Chief Executive Officer

Attachments:

1. Twizel Business Group Proposal - Twizel Community Property Management Trust [!\[\]\(fa6f3af6bfa46c5d4a2d362681095beb_img.jpg\)](#) 
2. Response to Twizel Business Group regarding Twizel Community Property Management Trust [!\[\]\(855eb27d3d242e620031eb19ab2e732f_img.jpg\)](#) 

STAFF RECOMMENDATIONS

1. That the report be received.
2. That the attached response, dated 15 March 2019, to the Twizel Business Group regarding the creation of a Twizel Community Property Management Trust for the sole purpose of creating and managing Twizel community worker accommodation be noted and endorsed.

BACKGROUND

At its workshop dated 22 February 2019, Councillors and staff discussed a proposal received from the Twizel Business Group to establish the Twizel Community Property Management Trust to manage worker accommodation in Twizel on land gifted by Council for such purposes.

The discussion revisited previous decisions by Council regarding workers' accommodation and it was felt that it is important to remain consistent in this regard.

For the public record, Council's current position on workers' accommodation is the following:

1. Council is aware of and concerned about the shortage of workers' accommodation across the District;
2. Workers' accommodation is currently not a priority of Council, and has not been included in its Business Strategy 2018-22;
3. Council currently has a moratorium on the sale of Council owned land;
4. The provision of workers' accommodation is the responsibility of businesses; and
5. Council's priorities for the next three years are the organisational review, the feasibility study, a visitor accommodation review, the district plan review, a sustainable infrastructure strategy, a risk management framework, district plan enforcement and a development contributions policy.

CONCLUSION

Council is asked to note and endorse the Chief Executive's response dated 15 March 2019 to the Twizel Business Group in relation to its proposal, as per attached documents.

SUZETTE VAN ASWEGEN

CHIEF EXECUTIVE OFFICER

Tuesday 5th February 2019

**AGENDA ITEM REQUEST FROM TWIZEL BUSINESS GROUP REGARDING TWIZEL
COMMUNITY PROPERTY MANAGEMENT TRUST**

The Twizel Business Group (TBG), a sub committee of the Twizel Promotions Development Association, has been liaising with Mackenzie District Council of the critical issue of a shortage of worker accommodation and the serious impact this has on both the Twizel business community and the wider Twizel community. Attracting and retaining full time committed workers to our community is a goal of the TBG.

After due consideration and consultation with the Community Housing Trust Queenstown Lakes the TBG has resolved to adopt and implement the same format as this proven and effective organisation and establish the Twizel Community Property Management Trust (TCPMT). In support of this decision the Community Housing Trust Queenstown Lakes has gifted the TCPMT the legal documentation for the establish of our organisation and ongoing support.

The sole purpose of the TCPMT will be to provide appropriate, affordable and secure tenure to workers who are living in New Zealand on a permanent basis and have made Twizel their home. In addition;

- At least one member of the family must be working fulltime.
- They must not own, or have shares, in any property or land, anywhere in the world.
- They must not own or be a beneficiary of a business or trust that has adequate income and/or assets that enable you to enter into home ownership independently.

We request the the Mackenzie District Council support the TCPMT by ratifying the following resolutions:

1. We, the Mackenzie District Council, support the creation of a Twizel Community Property Management Trust.
2. We, the Mackenzie District Council, agree in principal to transferring ownership of mutually agreed Council owned land to the Twizel Community Property Management Trust to be owned by the Trust in perpetuity for the sole purpose of creating and managing Twizel community worker accommodation.
3. Council invite the TCPMT committee to proceed, with community consultation, seeking recommendations towards a master plan.

We look forward to your response and working with Mackenzie District Council on this critical project.

Regards,
Amy Lamb
Acting Chair Twizel Business Group

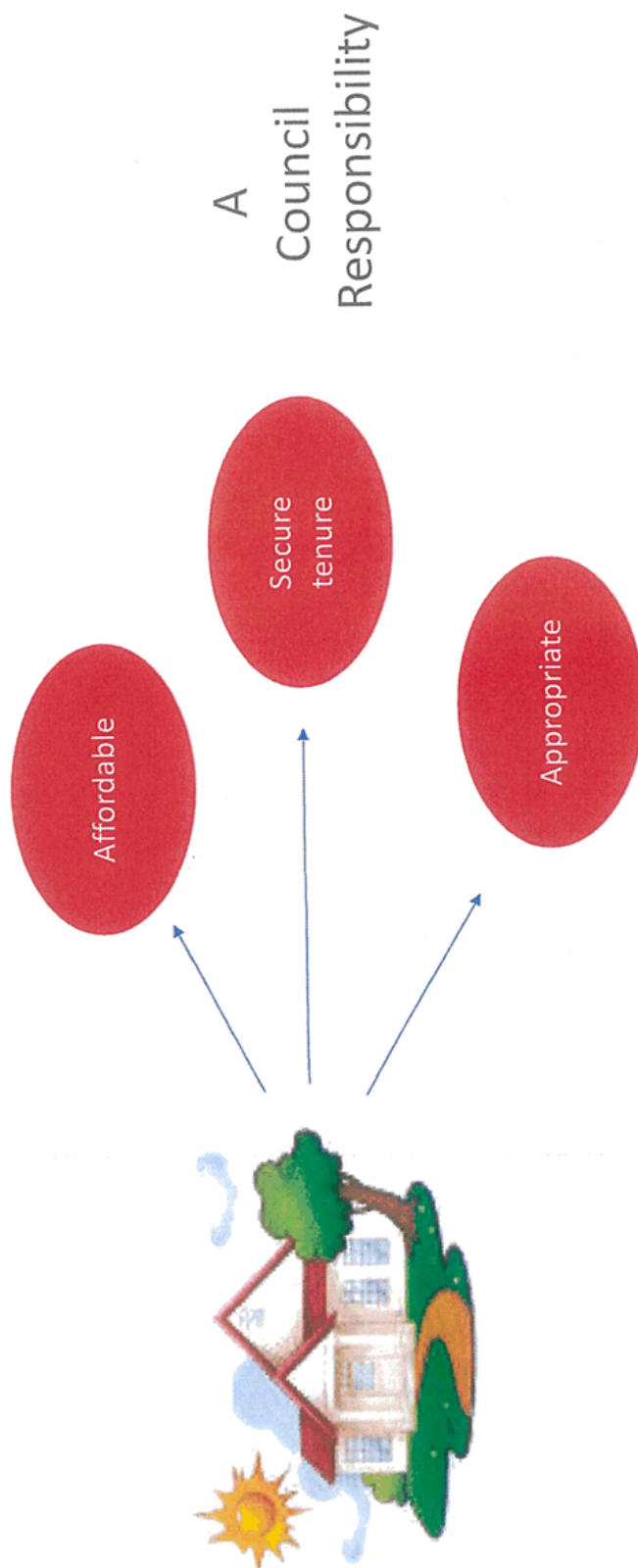
Sharon Blanchard
Twizel Business Group Facilitator

Housing our workforce in our community



February 2019

Housing - Cornerstone of strong communities



A major problem impacting employers

- Some workers spending more than 50% of gross income on accommodation
- AirBnB shrinking supply for fulltime workers
- House prices rising faster than incomes
- Holiday lets – tenure challenge to obtain long term rentals
- Problems being felt by Mt Cook, Meridian, McKenzie Irrigation and other key employers
- New construction not specifically targeting worker accommodation

How can we attract and retain full time committed workers if we can't house them?



Opportunity for
Master planned
community housing

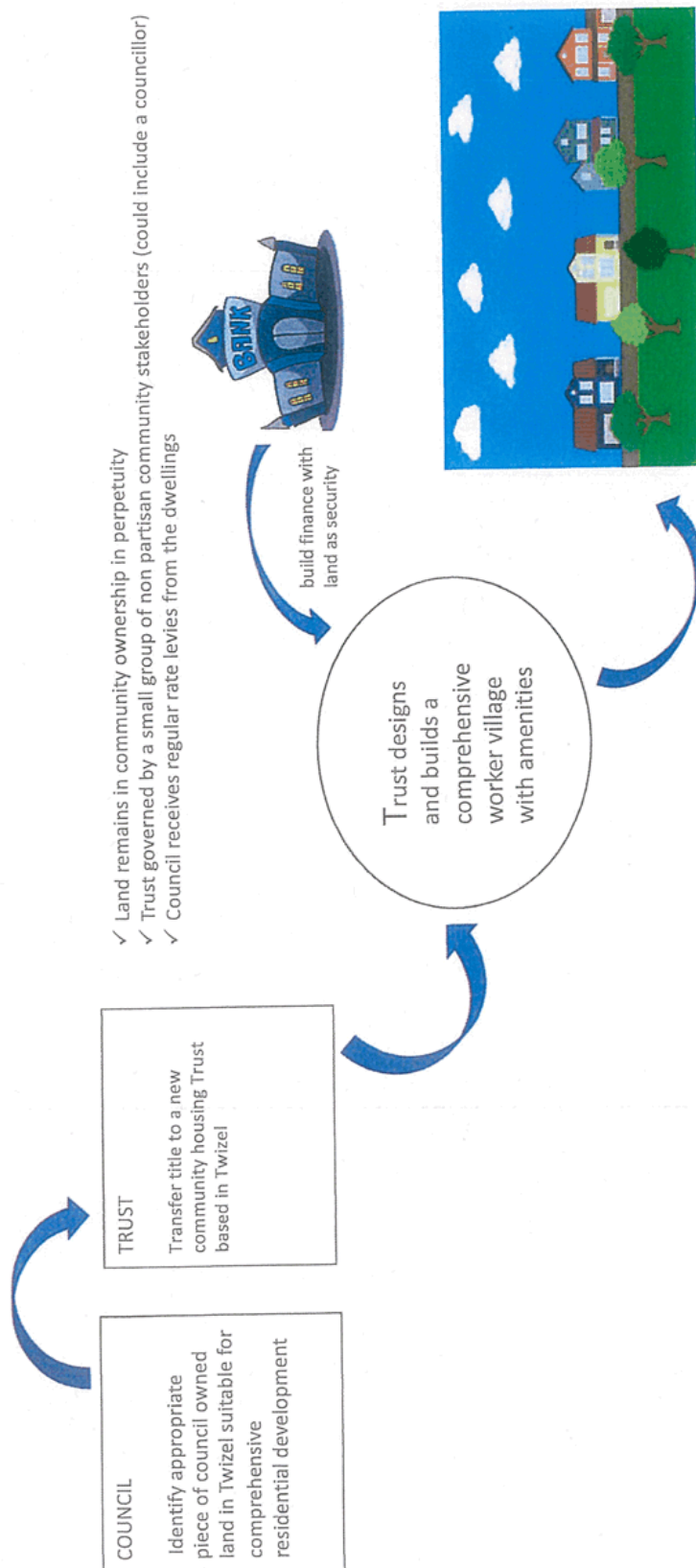
Housing our workers
in the community.

Our single biggest challenge

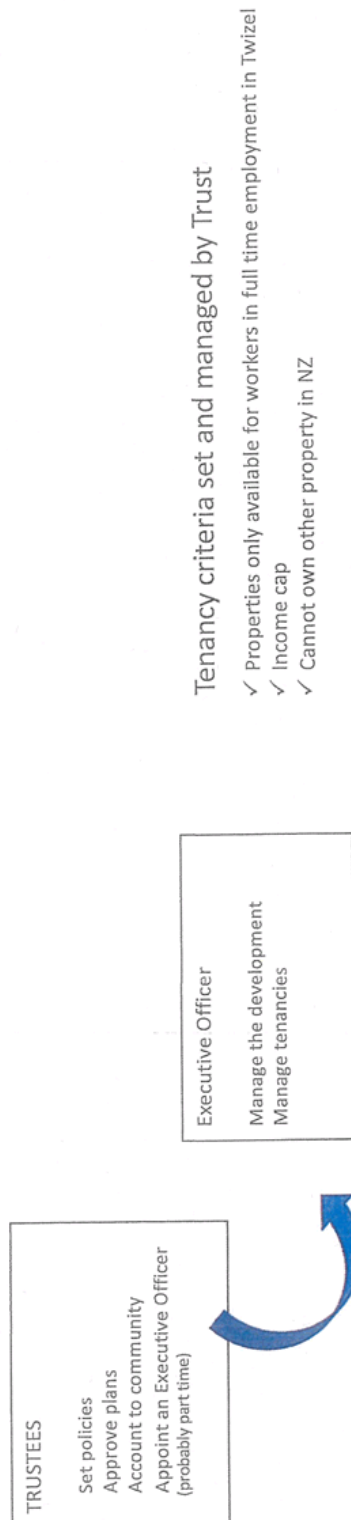
MtCOOK
alpine salmon

A PROVEN model for delivering affordable rentals and security of tenure for committed Twizel workers

A worker village on Council land in a master planned, park like setting



Local Trust is ongoing property manager



Risks/Benefits

Council

- ✓ No financial risks or obligations
- ✓ No additional resources required to set up or administer
- ✓ Meeting a solution for a community need
- ✓ Supporting growth and expanding employment in the region
- ✓ Supporting local businesses
- ✓ Picks up additional rate levies

Trust

- ✓ Assumes the development risk but with low leverage (owns the land)
- ✓ Trust could have master leases with employers to offset tenancy risks
- ✓ Should be cashflow positive from Day 1
- ✓ Opportunity for Trust to continue investing with surpluses

Employers

- ✓ Ability to attract and retain workers with new affordable rentals & security of tenure
- ✓ New warm houses for staff – fewer sick days

All the
paperwork –
Deeds,
Contracts,
Covenants,
are already in
place at
Queenstown
Council

Next steps

- ✓ Identify land options with Council
- ✓ Business case & concept design for master planned village
- ✓ Workshop with key stakeholders in Twizel
- ✓ Develop full proposal for Council decision

A proven model that retains the land in community ownership forever, is cashflow positive from the outset and meets a community need.

Needs Council “will” – not Council “resources” to make happen.

Community Housing – an acknowledged local government responsibility

Ashburton	118
Buller	44
Central Otago	98
Kaikoura	17
Kaipara	56
Kapiti	118
Ruapehu	66
Selwyn	25
Southland	66
Waimakariri	126
Wairoa	32
Waimate	27



Mackenzie District Council

15 March 2019

Amy Lamb
Acting Chair
Twizel Business Group
TWIZEL

By email: alambtwizel@gmail.com

Dear Amy

TWIZEL COMMUNITY PROPERTY MANAGEMENT TRUST

The Mackenzie District Council is very concerned at the lack of worker accommodation. We are also grateful and appreciate the time and work that you have committed into looking for solutions.

The Mackenzie District is going through huge change. The boom in tourism has put us all under significant pressure. We need to look at all the issues this boom has caused. To ensure that growth is appropriately managed we have requested funding from Government to look at all the issues and how they interrelate to each other.

High priority is our feasibility study which once we have, will drill into land sales and worker accommodation etc. We are committed to further enhancing our wellbeings which include economic, social, cultural and the environment.

Council is at present under an organisational review. We are also developing policy around Development Contributions, sustainable infrastructure, and undertaking a District Plan review.

Worker accommodation sits amongst this. Housing is one of the issues but finding skilled labour is another. Council through effective lobbying has recently negotiated and had approved worker visa exemptions for Mackenzie.

We believe at this present time, that employers need to consider worker accommodation as part of their business planning and it is not Council's responsibility to find accommodation for their staff.

2019 will be an exciting year for our Council as we work through our feasibility study with our communities.

Yours sincerely

Suzette van Aswegen
Chief Executive

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