

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON MONDAY 27 JANUARY 2014 AT 7.30PM

PRESENT:

Peter Munro (Chairman)
Alan Hayman
Stella Sweney
Lynette Martin
Cr Murray Cox

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive)
Bernie Haar (Asset Manager)
Suzy Ratahi (Roothing Manager)
Garth Nixon (Community Facilities Manager)
Arlene Goss (Committee Clerk)
Visitor Colin MacLaren
7 members of the public

APOLOGIES:

Resolved: that an apology be received from Paul Morris, Manager Finance and Administration.

Alan Hayman/Stella Sweney

DECLARATIONS OF INTEREST:

There were no declarations of interest.

SWEARING IN OF NEW MEMBER:

Mayor Claire Barlow took the declaration from new member Lynette Martin. Mrs Martin then joined the meeting as a member of the community board.

VISITOR:

Colin MacLaren presented to the community board regarding using money from the Genesis community fund to establish trees along the road to the resource recovery park.

Mr MacLaren handed out a copy of the proposal he had put to the Genesis Community Fund. He has made an application under the auspices of the Enhancement Society for money to plant trees, and has been granted \$2,000 on the condition that the work is done by volunteers and done within six months, which ends in March. He was seeking guidance from the community board regarding planting.

The chief executive said he did not expect the Forestry Board to have any objections to this taking place. The only issue would be that planting would need to take place away from the sewer.

The board agreed it would be good to work with the Enhancement Society on this and also on replanting section A near Murray Place. Cr Cox has already met with residents on Murray Place. The meeting agreed that further information to residents regarding planting would be needed.

Resolved that the Tekapo Community Board support the Enhancement Society's proposal to do amenity planting on the peripheral sections of section B, specifically the resource recovery road and alongside the cemetery.

Stella Sweney/ Alan Hayman

There was also a request that Mr MacLaren seek advice from Bernie Haar, Asset Manager, regarding the location of the sewer.

MINUTES:

Resolved that the minutes of the meeting of the Tekapo Community Board held on November 18, 2013, be confirmed and adopted as the correct record of the meeting.

Alan Hayman/Murray Cox

MATTERS UNDER ACTION:

1. Civil Defence:

Cr Cox has had informal conversations and plans a meeting with the wardens.

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

A draft from Motor Caravan Association is out and council can now put that out for consultation and adoption as a new bylaw. The community board were asked to consider if there is anywhere in the town or near the town that is appropriate for freedom camping for motor homes. He will provide the existing schedule to the community board. Cr Cox said we can only deal with council and regional council land. The chairman said this topic has been important to the community board and they would like to look at it. The chief executive said staff will produce a report for the next meeting. The Mayor asked the board to also consider how freedom camping would be policed.

3. Community Hall:

Staff will come back to the community board with concept plans for car parking and these will be put out to the community. The veranda needs a plastic cover. Garth Nixon has approached four companies and got one price back. He will follow up to try to get more prices. There was discussion on closing in the southern wall permanently.

4. Lighting Ordinances:

Cartoons have been produced and sent back for changes. There are some positive moves from the community on lighting. Monteith lights are worse than before and the chairman will talk to Alan before the next meeting. The meeting agreed to attach the lighting brochure to rates emails as an attachment. International Dark Sky has meeting in February and town lighting is on the agenda for that meeting.

6 Lochinvar Subdivision:

Haven't done any rabbit control in last couple of months but a recent inspection does not indicate a lot of rabbits. Will need to do some replanting in autumn. More night shooting of rabbits is not a bad option. Whitestone have been doing work in the subdivision. Irrigation has been serviced but there is still more work to be done.

7. Council Owned Units:

Council has instructed staff to investigate worker accommodation and staff will be reporting back to council on this. This topic was also brought up in workshops so will be included in the recommendations that come from the public workshops.

8. Walkways and Cycle ways:

The group asked if there was going to be any provision for bike racks. There has been a request for a horse hitching post and there is already one on the village green. The board needs to consider upgrading the walkway along the Tekapo River. The chairman has made informal approaches to Genesis and DOC. They are interested in meeting with the community board to discuss this. The track to Air Safaris has been sprayed.

9. Tekapo Plantation:

An irrigation line has been purchased and is ready to go. There is a need to meet with the members of the enhancement group and the residents of Murray Place to go over planting. A member of the public asked if the board was still committed to producing a re-vegetation plan for section A. Cr Cox said this was underway. Weeding is needed in that area.

REPORTS:

FINANCIAL REPORT:

The Chief Executive spoke to a financial report for the period to December, 2013, the purpose of which was to update board members on the financial performance of the Tekapo Community as a whole for that period.

A pencil comment on the report refers to a major leak in a water drain that was straightforward to fix, so was not as much of a financial burden as expected.

The Tekapo Community Hall budget is for the hall to produce \$10,000 income for the year and at six months is almost at that point, so hall income is likely to be double by the end of the year. This shows the hall is well used.

There was a question on road sweeping. Sweeping is generally done twice yearly, but often there is a need to do an extra sweep to pick up ice gritting or respond to adverse weather.

Resolved:

1. That the report be received.

Murray Cox/ Alan Hayman

VERBAL REPORT FROM THE PUBLIC WORKSHOPS ON THE TEKAPO LAKEFRONT DEVELOPMENT HELD ON JANUARY 15 AND JANUARY 25:

Cr Cox reported from the workshops. They were called to advise the community on progress and put some concept plans in front of the community to get feedback. 120 people in total attended the workshops. Feedback was positive. There was general support for the development going ahead and for council being involved. Matters raised at workshops are being drawn up now and will go on the website in the format of question and answers. This will also be sent out with rates. Some people who weren't at the meetings will be targeted for their views. There have been

conversations with some owners of land and buildings in the town since the meetings.

There were general comments around reviewing parking, roading and traffic flows. The new development will put strain on traffic flow, including road ways and service lanes. There was also feedback on tying the new development into the existing one, making sure the town has a cohesive look, and feedback on landscaping. There was concern about the YHA and where it is located. The meeting was unsure if the concerns were about the YHA building or the clients the YHA might attract.

The workshop process worked well and gave all people a chance to have an input. Need to sit down and work out how to approach the YHA and talk to them about what they are proposing and what their needs are. Need to come back to the community in a public forum regarding that issue.

Stella Sweney tabled a list of her concerns regarding the YHA. She said she is a lifetime member of the YHA. She said feedback from the community was that it's not a good fit for Lot 5.

The meeting discussed Stella Sweney's concerns. The YHA is a valued business in the community. It brings a lot of people into Tekapo. Considering how much they are looking to pay for the site it is unlikely that a great deal of low cost accommodation will be provided. Council will look at the concept plans provided by the YHA before the building goes ahead. Whatever is built there will affect the views of the building behind, no matter who goes there. Council needs to be careful it doesn't discourage people who want to develop in Tekapo. The YHA is an existing business and will bring more people into the centre of Tekapo to support existing businesses.

The Mayor said an YHA representative was at the public workshop and heard the concerns of the community. His feedback at the workshop was that the YHA is attracting family accommodation rather than backpackers.

A member of public asked why the YHA was going from the lakefront to centre of the township and why they were not allowed to stay where they are.

The chairman said if it was a major luxury hotel chain rather than the YHA we would still be facing a lot of these issues. He said there are serious questions about the YHA. If the community were trying to encourage people to eat in the Tekapo township it didn't want an accommodation provider who provides a kitchen for their guests. The chairman said too many people are used to 180 degree views and you can't have development with 180 degree views. The council will have to be smart in how it uses the view corridors to make sure everyone has their piece of view.

Stella Sweney said ideally she would prefer a one storey restaurant in that position.

Stella Sweney put the motion:

That the Tekapo Community Board request the Mackenzie District Council to negotiate with the YHA for the planned sale and development of a site other than Lot 5.

The chief executive said the motion had not been included in the agenda that went out before the meeting, and therefore did not comply with legislation that states all agenda items must be publically notified in advance of the meeting to give the public

advance notice and the opportunity to attend. It was not possible to formally pass the resolution, but still possible to send the message to council. A formal resolution could then be put at the next meeting of the community board.

The meeting heard that the council and the property group have a clear indication of the community's views, and will raise this at the council meeting.

A member of the public commented regarding the planning of two-storey buildings on the lakefront and suggested having two-storey buildings at the back of the development where the current businesses are located.

Cr Cox answered that the design parameters were agreed in the Tekapo Vision document, which went to the public for consultation, and council has no jurisdiction over the older private buildings currently in Tekapo.

A member of the public asked why land was not put out to public tender, and would council be in breach of contract if it asked the YHA to move.

The chairman said the council did not go and offer the land to the YHA. All land was open to interested parties and the YHA approached council. The chief executive said council and the YHA had signed a conditional contract which does not include a condition in favour of council that says council can withdraw "if we change our mind". He said if council were to construe other reasons to get out of the contract people would question the ethical nature of doing that. However council had the option to negotiate a commercial agreement with the YHA.

A decision was made to negotiate with people who showed an interest in the land rather than go through an open tender process because of the greater flexibility this provided to council. The chief executive offered to talk this through with anyone who contacted him.

The community board accepted that a formal resolution could not be made, but was asked to support taking Stella Sweney's motion to the full council, with this resolution held over until the next meeting to allow legal process to be followed. The group indicated they supported doing this, with the exception of Cr Cox who said he did not give support because he was not sure if it was correct process.

WARD MEMBERS REPORT:

Councillor Cox reported involvement in the Tekapo Development workshops and he has also been appointed chairman of the Tekapo Property Group. He attended the Upper Waitaki Water Zone committee and is now the council representative on that group. He has also attended a number of workshops for counsellors which have been helpful.

Stella Sweney asked if the Tekapo Property Group membership was open. Cr Cox said meetings were open with some information discussed in public excluded if it was commercially sensitive. The group is planning to invite more representation from the public with the addition of new members. There was discussion on membership of group, and the need for someone with commercial experience and skills.

REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

Cr Cox reported on regional park activity. They are busy upgrading tracks and still awaiting feedback from the New Zealand Motor Caravan Association on the parking area.

The chairman reported good progress with the Tekapo footbridge. Construction has been challenged by the rising water levels but was making good progress. Stonework has been done by a local is looking great.

LATE ITEM: LOCHINVAR SUBDIVISION

Resolved that pursuant to the Local Government Official Information and Meetings Act 1987, the email from Mr Jim Murray regarding Lochinvar landscape maintenance be considered by the Tekapo Community Board.

Lynette Martin/Stella Sweney

The chief executive spoke about the process required to add this request to the rates.

If this happened it would apply to all properties in Tekapo with absent owners who do not mow their berms, not just Lochinvar. The community board questioned who would benefit from this and concerns were expressed about the whole community paying for a service that only benefits some properties.

Resolved that the request to consider an additional levy for landscape maintenance in Tekapo be declined.

Alan Hayman/Lynette Martin.

LATE ITEM: UNSUBSIDISED ROADING FUND RESERVE

The board agreed (in general) to consider late item from roading manager Suzy Ratahi. No formal resolution to accept the late item was moved, seconded or passed.

The chief executive noted that this report did not meet the legislative timeframes for public notification so no formal decision could be made. However it would be helpful for the roading manager to get an indication from the community board of member's views on this issue and a formal motion would be taken to the Asset and Services Committee for a decision.

Suzy Ratahi spoke to her report and the three options for spending the roading fund reserve.

Lynette Martin indicated support for Lakeside Drive as her priority. Alan Hayman asked about tree roots affecting the path in Option A and Suzy Ratahi said there is a product available to stop roots. Cr Cox said if the community board did not decide to maintain the walkway in Option A they would eventually need to close it because it will become a danger to the public due to trees and poor lighting. The chairman had looked at all three locations and favoured Options B or C because of the number of people using those walkways, but could see that Option A would still need to be done at some point in the future.

Following discussion the board agreed to favour Option C because it was a major attraction and would encourage people to stop walking along the road. Action would also need to be taken on the trees in Option A.

The chairman read a letter from a member of the community requesting public consultation on the future of Moturiki Island. Cr Cox suggested inviting the Department of Conservation to the next community board meeting to discuss this issue.

PUBLIC EXCLUDED:

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

1. Previous Minutes, Tekapo Community Board, November 18, 2013.
2. Resource Consent and Construction Contract Tender.
3. Genesis Canal Roding Plan (verbal report from Cr Cox).

Murray Cox/Alan Hayman

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
Previous Minutes, Tekapo Community Board, November 18, 2013.	Commercial sensitivity	48(1)(a)(i)
Resource Consent and Construction Contract Tender	Commercial sensitivity	48(1)(a)(i)
Genesis Canal Roding Plan (verbal report from Cr Cox).	Commercial sensitivity Information subject to an obligation of confidence	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: *Tekapo Community Board, 18 November, 2013, and Resource Consent and Construction Contract Tender, section 7(2)(b)(ii). Genesis Canal Roding Plan sections 7(2)(b)(ii) and 7(2)(c)(i).*

The Tekapo Community Board continued in open meeting.

CONFIRMATION OF RESOLUTIONS TAKEN WITH THE PUBLIC EXCLUDED:

Resolved that the following resolutions taken with the public excluded be confirmed in open meeting:

1. That the viewing shaft through Lot 11 is of crucial importance and the board recommends that council retain ownership and control of this shaft. For the viewing shafts between Lot 8 and 4, and to the east of Lot 5, that these be regarded as important with council maintaining a high level of control, though not necessarily

requiring ownership, and that no parking should be allowed; and for the viewing shaft on the western side of Lot 1, next to Foodstuffs, that this is suitable for car parking.

2. That the Tekapo Community Board supports council staff calling for proposals from suitable parties to provide a landscape design for the Village Green, the Domain and viewing corridors at Tekapo.
3. That the Tekapo Community Board supports council staff to commission a parking study for the Tekapo township area and the community centre area.

Stella Sweney/Alan Hayman

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 10.20PM**

CHAIRMAN: _____

DATE: _____