

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: _____

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Date: 25 August 2014

To: The chairman and councilors, Twizel Community Board.

I would respectfully ask the Board consider the following proposition after Saturdays public meeting in relation to the sale of land fronting Mackenzie Drive to Meridian.

- 1) That the Board confirm its support for the construction of a new Meridian office in Twizel.
- 2) That the Board request the Mackenzie District Council negotiate shifting the proposed site some 50m south so that the area known as the “Bowling Green” is removed from the sale process.
- 3) That the Board request the MDC to rezone “the Bowling green” as Rec P in the forthcoming District Plan Review process.
- 4) That the Board consider a development plan in conjunction with the sale along the following lines:
 - 1) That parking for the Meridian site be either on or accessed from the existing one way Street (Two Thumb Drive) between Mackenzie Drive and Tasman Rd
 - 2) That the Board investigate modifying the entrance off Two Thumb Drive into the rear of the shops to better accommodate the large freight vehicles using that service entrance.
 - 3) That the Board consider the removal of the polar trees between the back of the shops in that area and Mackenzie Drive.
 - 4) That the Board consider creating additional parking and picnic tables etc within “the triangle” accessed off Two Thumb Drive
 - 5) That the Board consider imposing a “No Parking Zone “ on the west side of Mackenzie Drive between the entrance to the shopping centre (opposite the Z Station) to Two Thumb Drive and review after the next holiday season whether the No Parking Zone should also be imposed on the East side from the Z garage to Halliwell Road.

It is my belief that the Meridian proposal on its current site would have created traffic hazards in an area of increasing congestion and compromise the sight distances for traffic exiting the shopping centre car park.

It does not appear this study has been done, and it would be unfortunate if the site was sold, only to find there are traffic issues that then have to be resolved.

The opportunity does exist to now have a comprehensive look at this area from public amenity, traffic and business service use.

Best regards

Rick Ramsay

