Submission form

This form can also be completed online at www.mackenzie.govt.nz

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TOOR CC	ONTACT DETAILS (these must be provided for us to consid	er your submission)	
Full name:	STELLA SWENEY		
Name of organi	isation (if applicable):		
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	(submission hearings will take place on 3 May 2018 in the Council Community Lounge in Twizel.)	Chambers in Fairlie and	I on 4 May 2018 at the
Events Centre (Community Lounge in Twizer.)		
	present your submission to Council in person? Twizel 4 May (please circle)	Yes	No x
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Do you wish to	present your submission to Council by telephone conference call on 3 l	May? Yes	No x
If you answered	yes; the hearings will start at 9am on 3 and 4 May. You will be allocate	ed 10 minutes to speak. `	You don't need to read
out your written	submission as councillors will have read it prior to the hearing. If you pla	an to present your subm	nission by phone, we
-	reasonable effort to contact you at the number/s you have provided. If y	ou're unable to speak a	lue to unavailability or
technical issues	s, we may not be able to allocate you another time.		
Would you pref	er to present your submission in the morning or afternoon?	Morning	Afternoon
Note: We will do	o our best to give people their preferred time to present, but we can't gua	arantee everyone will ge	t their preferred time.



I/we prefer Option 1: Set aside a maximum budget of \$300,000 for each year of the plan for roading improvement projects, and borrow to fund Council's 49% share of this amount.
I/we prefer Option 2: Include budgets in each year of the plan for all roading improvement projects that attract NZTA co-funding, and borrow to fund Council's 49% share.
I/we prefer Option 3: Borrow for all roading improvements projects whether they are co-funded or not.
Why is this your preferred option?
I agree with the consultation document statements that roading projects need to continue. The rates increase is already significant. Stay with what is proposed in Option 1.
See further comments in next section.

ADDITIONAL COMMENTS:

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You can include additional feedback on the key issues or any other proposals included in the Draft Long Term Plan 2018–28 here: 1 THE ACTIVITY MANAGEMENT PLAN. this refers to the provision of amenity areas, community centres and halls, and the provision of a range of recreational facilities. Tekapo is in the middle of a massive growth of
tourist numbers and some growth in population. There is nothing in the 10 year LTP that acknowledges meeting the needs of this growth in Tekapo. There is support for facilities based in Twizel and Fairlie but nothing for Tekapo. This is short sighted. Recreational facilities such as a sports complex that could support a range of recreational interest would be attractive to many visitors as well as local residents.
International ski teams from the USA, Austria, Korea and other places come each winter to Tekapo and a gymnasium, sports complex with a physiotherapy facility would be well utilised. In summer months there are many cyclists, and others who would use such a facility. 10 years and no plan for Tekapo is of great concern.
5.1 Population Growth: The LTP projects a growth of 580 persons for the 10 year plan. 58 persons per year. This does not in any way reflect what is happening. For Council to state that growth is not projected to have a significant impact on Council activities seems to be turning a "blind eye" to what is actually happening. Visitor number growth is unprecedented. Check MBIE's latest data. Visitors who stay overnight in their thousands must have workers to meet the need for cleaning, coffees, customer demand. Our towns need to provide for worker accommodation if we are to have a reputation for a quality visitor experience.
The LTP notes there are periods of high demand from visitors implying it is for a few months in the year. Reality is the success of Tourism NZ in filling the shoulder months so that there are only 2 quiet months in the year - May- June. The other 10 are busy. Some accommodation providers are reporting 90% occupancy with holiday homes at 75% or more for the year.
5.4 Comments on older persons and no need for pensioner housing in Tekapo. People who would love to stay leave because there is no pharmacy, no medical facility and no plan to provide these.
In the LTP there is a masterplan suggested for the waterfront and domain for Tekapo. Nothing at all for residents, working population, nothing to encourage families to be resident in the town.
The LTP notes swimming pools in Twizel and Fairlie (and it is good they have these) are subsidised 75%, In Tekapo we are crying out for some support for small businesses to have a place so that resident and visitor needs can be met to try and create a town for the future.
2. TOURISM, ECONOMIC DEVELOPMENT AND COMMERCIAL ACTIVITIES: Promotion of the Mackenzie as a tourist destination? Do we need more tourists? We cannot manage the number we have now. To be a quality sought after destination we could to spend less money on CCT (the selfies do most of the promotion needed) and spend more on planning to manage the number of tourists to provide a quality experience. Note how Indonesia is closing popular beach resorts as they are being ruined by the huge numbers of tourists.
Alps to Ocean - this is a lot of money to spend on a select group of tourists. Why are the cyclists not contributing?. In Central Otago there is a \$20 annual fee to cycle the trails. Why not source some income from those who do the riding rather than costing the ratepayer? It would be great to give some \$ to Tekapo Trails to get new trails under way rather than pay for the off road section of Hayman Road because of logging trucks. How many Az cyclists actually use Hayman Road when 60% start from Tekapo?
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The impact on Tekapo and Twizel residents of unoccupied homes. (Tekapo 75%, Twizel 66%). Short stay visitor accommodation in residential 1 zone areas is out of control. Resource consents for 12 or more persons is permitted in the District Plan which is no longer fit for purpose. It is disappointing to see nothing in the LTP that in any way addresses this problem.
It is not only the visitor impact in the Residential 1 zones, it is the daily cleaning vehicles, night sky tours, excited visitors outside between 11.00pm and 4.00am. It is insignificant if you do not live next door!
p11. Quote: "The commercial development of land may result in significant negative effects on the community, including those associated with construction or subsequent land use. Controls within the District Plan will mitigate adverse effects associated with these activities." The current District Plan is permitting commercial level activity in Residential 1 zones with the Council having no means of enforcement of rules.
Future budget allocation will provide minimal enforcement from July 2018. The current approach from investors is - do what you like the Council does not enforce - must change. It will take at least 2 years to review and charge the current District Plan. What can be done now in the LTP to try and set a direction for the future?
p11. Quote: "Development in Tekapo is expected to be largely commercial development with some residential sections created by subdivisions." in fact the opposite is happening. Commercial development in Tekapo is slow many who would like commercial opportunities find it too expensive while 100 new sections are being developed with strong interest from investors to build yet more holiday home accommodation.
The Council is aware of the need for a strategic plan but the tourism horse is out of the gate and galloping - what can be done to manage holiday homes as commercial developments in residential 1 zones until the new District Plan hopefully prohibits the numbers that can be accommodated as short stay visitors in Res 1 zones and directs this type of activity to Res 2 and Tourist?
There is unprecedented growth in visitor numbers without a real increase in residential population. This situation creates a concern as to whether the demands of visitors will mean a less than quality experience of living in Tekapo, Twizel and Mt Cook village and the risk of "killing the golden goose" as visitor needs are not met. Tourism is critical to the economic success of the Mackenzie. The Council must recognise the opportunites and the
as part of the next 10 year plan. Although we are currently small in numbers we are a high growth area and Council must take responsibility to provide sufficient development capacity to meet the needs of the communities. This includes land for business and managing housing and residential developments.

ADDITIONAL COMMENTS: You can include additional feedback on the key issues or any other proposals included in the Draft Long Term Plan 2018-28 here:
(attach more pages if needed)

Privacy Act 1993: Please note that submissions are public information. The content on this form, including your personal information and submission will be made available on our website, and to the media and public as part of the decision-making process. Your submission will only be used for the purpose of the Long Term Plan process. This information will be held by the Mackenzie District Council, Main Street, Fairlie. You have the right to access the information and request its correction.