

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, ON MONDAY 1 DECEMBER 2008 AT 7.30 PM

PRESENT:

Peter Maxwell (Chairman)
Peter Munro
Catherine Young
Leon O'Sullivan
Murray Cox (from 7.45 pm)

IN ATTENDANCE:

John O'Neill Mayor
Glen Innes (Chief Executive Officer)
Bernie Haar (Asset Manager)
Garth Nixon (Community Facilities Manager)
Rosemary Moran (Committee Clerk)

V VISITORS:

The Chairman welcome Ben Innes and Guy King of The Mackenzie Runholders Tekapo Saleyards Company Ltd who attended to discuss with Board members an application for rates relief for the Company.

The Chairman said that if the Board was to provide the relief sought, it would have to be funded from rates. At \$5,000 per year, it would represent a large sum of money over a number of years.

In response to a question regarding the predicted level of yardings at future sales, Mr Innes said that while there was less stock around than there had been, he envisaged the facility would continue to be used for two days a year for lamb and ewe sales. Local growers had indicated their desire for the Tekapo sales to continue. It was unlikely that the volume of sales would grow.

It was noted that the Company owned a large area of land of which only a small portion was used, and that the sale of part of the land could address the rates problem.

Mr King said that the issue had been raised; however the property was owned by 33 runholders each of whom, under the company structure, could determine the value of their shares. The shareholders were evenly split on the matter of selling; some were of the opinion that it was a community asset.

Mr Innes said that rent was not charged for stock grazing the land.

The Chief Executive Officer explained the options available to the Council with regard to the request. He said it was Council policy to postpone rates only in case of extreme financial hardship. If the Community Board was sympathetic to the request, it could provide a grant rather than reducing the level of the rates.

He suggested that if the area was designated as an historic place under the control of the Historic Places Trust, no rates would be levied.

He also suggested that the Company could promote the rezoning of the land to more accurately reflect its use.

The Chairman considered that ratepayers would be well justified in asking questions if the Board was to make a grant to an organisation with assets valued at \$2.7m. He noted that while Tekapo sale days had been of significant value in the past, the financial advantage to the town no longer existed.

Mr Innes said the shareholders would wait upon the Board's conclusion, and then decide a course of action.

The Chairman thanked the visitors who left the meeting at 7.56 pm.

II MINUTES:

Resolved that the Minutes of the meeting of the meeting of the Tekapo Community Board held on 3 November 2008 be confirmed and adopted as the correct record of the meeting.

Peter Munro/Catherine Young

MATTERS ARISING:

1. **Rabbit Shoot**

It was advised that a contractor had yet to be engaged for this project.

2. **Welcome to Lake Tekapo Signs**

Leon O'Sullivan advised that Opus had approved the signs; they were to be erected before Christmas.

3. **100,000 Budget for Community Centre:**

The Chief Executive Officer advised that \$100,000 had already been rated for the extra project on Pioneer Drive and that a similar budget for the current year could provide \$100,000 for the proposed community centre.

4. **Walking and Cycling Track Mapping:**

Leon O'Sullivan and Peter Munro undertook to complete the mapping.

5. **Meeting with Meridian**

The Chairman undertook to arrange a meeting for members with Dave Herrick of Meridian Energy Ltd early in the following week.

II REPORTS:

1. **LETTER FROM COLIN MCLAREN:**

The Board considered a letter from Colin McLaren which referred to Dog Kennel Corner, Local Library Service and Lombardy Poplars.

Resolved:

1. *That Opus be requested to raise the standard of maintenance at the Dog Kennel Corner area to enhance its visibility.*

2. *That a local service group be requested to take responsibility for the ongoing maintenance of the Corner.*
3. *That an offer to upgrade the Dog Kennel Corner be made to Opus.*

Catherine Young /Leon O'Sullivan

Mr McClaren's suggestion that a local library service be established was supported. Catherine Young undertook to find out if a small number of books could be kept at the Tekapo School.

The Community Facilities Manager offered to investigate the possibility of establishing an on-line library book request service.

With regard to Mr McLaren's suggestion that Lombardy Poplars be planted at strategic locations around the lake shore, Board members noted that the concept had not been supported in the *Tekapo Vision* and that such plantings could detract from the unique character of the area.

Resolved that Mr McClaren be advised that his suggestions regarding Dog Kennel Corner and a library service for Lake Tekapo had been supported, but that his proposal that Lombardy Poplars be around the lake shore did not have the Board's support.

Peter Maxwell/Catherine Young

1. MEETINGS SCHEDULE FOR 2009:

This report from the Chief Executive Officer was accompanied by a meetings schedule for the Tekapo Community Board for 2009.

Resolved:

1. That the report be received,
2. ***That the following schedule of meetings for the Tekapo Community Board for 2009 (including an amendment to the starting time of the August meeting) be confirmed:***

(Starting at 7.00 pm in the summer and 7.30 pm in May, June, July and August)

Monday 2 February 2009

Monday 23 March 2009

Monday 4 May 2009

Monday 15 June 2009

Monday 20 July 2009

Monday 31 August 2009

Monday 12 October 2009

Monday 23 November 2009

Special Meeting:

Tuesday 10 February 2009 at 5.00 pm to consider draft budgets

Catherine Young/Peter Munro

4. REPORTS FROM MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

a) **Lake Tekapo Regional Park:**

Murray Cox advised that a grant of \$50,000 for the Regional Park had been allocated from the Meridian Energy Community Fund. He noted that the issue of the Regional Park was included on the agenda for the next meeting of Environment Canterbury's Southern Area Committee.

Leon O'Sullivan requested information on the number of permanent resident ratepayers in Lake Tekapo Township.

IV GENERAL:

1. POTENTIAL LAND SWAP – WORKERS' ACCOMMODATION:

Murray Cox asked for background information about the land swap proposal with the Department of Conservation of land beside the Fire Station in Lake Tekapo.

The Chief Executive Officer said that the land was involved in the Tekapo Plan Change rezoning; however it had not been the subject of any further staff action. He said a swap would be contingent on identifying an area of land that the Department of Conservation might want. He envisaged the process could take some time.

Leon O'Sullivan said that proposal had arisen from concerns about the lack of affordable accommodation for workers in Lake Tekapo.

Mr Cox warned of the need for care to be taken in disposing of land which could be used for community facilities in the future. He noted that it was adjacent to land used by the fire and ambulance services and could be useful as a site for a medical centre or library.

The Chief Executive Officer noted that the change in zone had been the subject of a public consultation process and that the need for workers' accommodation had been one of the issues which had emerged during the Tekapo Vision planning process.

2. FREEDOM CAMPING:

The Chairman suggested that an information sheet on Council letterhead with information about the Freedom Camping Guidelines and a map showing where camping was encouraged could be useful for visitors to the area.

Peter Munro undertook look at the guidelines on the Council's website and follow up issue.

3. UPKEEP OF GARDENS:

The Chairman reported on the recent inspection of the village and the issues which had arisen following the process.

The Community Facilities Manager said he had formally discussed the matter with the Contractor who had undertaken to employ additional resources to bring the maintenance up to date.

With respect to concerns raised about rubbish bags being left uncollected, the Asset Manager explained the process the contractor had to follow. He asked Board members to let him know as soon as possible in such instances so any concerns could be followed up.

4. RECYCLING STATIONS:

Peter Munro referred to problems with the current recycling stations in village centre and suggested that a more user friendly system was required.

Resolved that a three bin recycling station be trialled in Lake Tekapo.

Peter Maxwell/Peter Munro

V MACKENZIE RUNHOLDERS TEKAPO SALEYARDS COMPANY LTD:

The request from the Mackenzie Runholders Tekapo Saleyards Company Ltd for rates relief was discussed. It was considered that because of the value of the assets held by the Company and the significant precedent that could be set by supporting the request, the Company be advised of options available for reducing rates liability and offered the assistance of Council in this regard.

Resolved that it be recommended to the Council that the request from the Mackenzie Runholders Tekapo Saleyards Company Ltd for a grant towards payment of rates for the Tekapo Saleyards be declined and that the Company be encouraged to investigate other ways of addressing their problem.

Leon O'Sullivan/Peter Maxwell.

IV GENERAL (Continued):

5 PROPOSED COMMUNITY CENTRE:

The Chairman updated Board members on progress towards identifying a site for the proposed new community centre. It was noted that while there was a variety of options being explored, there could be advantages in entering into a partnership arrangement with a business which could assist with ongoing operational costs.

The Chief Executive Officer emphasised the importance of ensuring that any proposals submitted to the Council could work financially from both the capital cost and ongoing operational points of view. The unanimous support of the Board would be vital.

The Chairman noted that a workshop was to be held on Friday 5 December 2008 for Board members, the architect and other interested parties, and consultant Steve Bramley of Simply Great Leisure.

He noted the correspondence from Rene Aukens which had been included with the meeting papers and undertook to respond to Mr Aukens.

The Chief Executive Officer assured the meeting that before Council made any commitments a public consultation process would be undertaken. He asked that, in the meantime, Board members maintain close confidentiality about the proposals being considered.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 10.07 PM**

CHAIRMAN: _____

DATE: _____