

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, ON MONDAY 10 MAY 2010 AT 7.23 PM

PRESENT:

Peter Maxwell (Chairman)
Leon O'Sullivan
Murray Cox
Alan Hayman
Peter Munro

IN ATTENDANCE:

John O'Neill (Mayor)
Paul Morris (Acting Chief Executive Officer)
Garth Nixon (Community Facilities Manager)
Rosemary Moran (Committee Clerk)

I APOLOGY:

An apology was noted from the Chief Executive Officer.

VI VISITORS:

1. LAKE TEKAPO PLAYGROUND GROUP - SNOW LUXTON:

Before the meeting was opened a representative of the Tekapo Playground Group updated the Community Board on progress with planning for the proposed new playground to be sited on the Domain.

2. SAM STALEY – LAKE TEKAPO MILITARY CAMP:

The Chairman welcomed Sam Staley, range warden of the Lake Tekapo Military Camp, and invited him to address the Community Board members.

Mr Staley explained that the military had submitted to the Land Tenure Review process for Braemar Station land pointing out that some of the land which the Crown intended taking was required for an extension of the military training area. Part of the Tekapo Community Board's submission to that same process had referred to their desire to be kept informed regarding the future uses of the training area. Mr Staley said he too was concerned that the Community Board should be kept fully informed about the training activities and also about the New Zealand Defence Force's stance with regard to the Braemar Land Tenure Review process.

Mr Staley said the army had to practice various drills at all hours which would necessitate night time manoeuvres and live firing. He noted that the night drills at Lake Tekapo had never caused any issues for Mt John. There were major exercises once or twice a year. In the previous year the occupancy rate at the camp had doubled to about 32,500 which included civilian as well as army groups.

He said the Lake Tekapo area was an important asset to the New Zealand Defence Force as it was the only live field firing area in the South Island owned by the army.

It was becoming more and more difficult to hold in live firing exercises particularly on Department of Conservation land and as farming intensified in the back country it was becoming harder to find suitable places.

Mr Staley explained that the army was currently negotiating with Braemar to renew its agreement to use an area of the station. He presented a plan showing the extent of the whole training area and the safety templates used for live firing exercises. He said use of the Braemar area provided for more flexibility and a greater area for firing from thus reducing the concentration of manoeuvres in one area.

He referred to discussions with the Department of Conservation over boundary issues noting that concerns about the army's land management practices had never been raised - contrary to the criticism sometimes levelled at the army. He described wilding tree control work which had already been undertaken and the covenants and land form protections the army had put on a number of sites of natural significance including Fred's Tarn and the boulder field.

Mr Staley said that while it had been suggested the army had held up the tenure review process on Braemar, that was not correct. For whatever reason the Department of Conservation had neglected to involve the army until late in the process by which time it had to take part in the public submission process. The main issue was that should the Department of Conservation take over some of the land used by the army, whatever rules were put in place, a public perception would remain that there would be free access because of it being the Department of Conservation land. He said the army would restrict access to the land only in terms of public safety. There was no intention to do otherwise. To that end it was intended to operate a permit system which would enable users to be contacted if necessary, particularly at short notice when the area was needed for use for pre-deployment training.

Mr Staley answered questions regarding public access and the army's suggestion that the area could be closed for training at specific times, eg the Christmas/New Year period, and advertised to enable people to plan trips. He noted however that it was difficult to give the public surety about when the areas would be open for use. He also explained the process that was used to ensure that unexploded ordinance was removed following exercises. He said changing technology was improving all the time to enable this to be done more efficiently.

Mr Staley thanked the board for their time and he left the meeting at 7.56 pm.

II MINUTES:

Resolved that the Minutes of the meeting of the Tekapo Community Board held on 30 March 2010, be confirmed and adopted as the correct record of the meeting.

Leon O'Sullivan/Alan Hayman

ACTION POINTS:

- 1. Wardens to Monitor Litter and Camping on Roadways and Reserves Bylaw**
The Community Facilities Manager undertook to obtain photographs of the prospective wardens. Each member indicated that he was happy to be appointed. The Chairman said the Freidl Hale had indicated her interest in being appointed.

2. **Playground Group**

The Chairman referred to the report which Snow Luxton had given prior to the meeting.

Resolved:

- 1 That the Tekapo Community Board supports the Tekapo Playground Groups concepts plans for the playground area on the lake front land.
- 2 That it be recommended that the Council provides the Tekapo Playground Group with a Licence to Occupy the land deemed suitable for the playground area.

Peter Maxwell/Murray Cox

3. **Removal of Willows on Lakeshore**

The Community Facilities Manager advised that the work was in progress.

4. **Walkway – Village Centre to Camping Grounds**

The Community Facilities Manager referred to the supply and installation of the new fibre optic cable from the top of Mt John to the exchange and the proposal that there be a trade-off for the use of Council land by the formation of a track along the cable line from the Village Centre to the camping ground. He said the easement required was with Council's lawyer and noted that the cable route would not interfere with the proposed new playground. He said there had been a suggestion that the Community Board could contribute to the cost of the cable.

The Community Board confirmed their understanding that the agreement with Canterbury University was for the University to supply and lay the cable and in the process forming a basic pathway from the Village Centre to the camping ground, in return for access across Council land.

5. **Maintenance of Lochinver Verges:**

Cr O'Sullivan advised he was continuing to liaise with the contractor regarding the maintenance of the verges.

6. **Upgrade of Community Hall Aorangi Crescent**

It was advised that the painting of the exterior was almost completed. In response to a question from Alan Hayman regarding concerns expressed to him that the work had not been publicly tendered, the Chairman said that quotes had been obtained for the work two years previously and it had been decided to approach the person who had given the lowest quote at that time and offer him the work.

7. **Murray Place Walking Track**

The Chairman reported that the contractors had undertaken to keep an eye on the condition of the track and take action to repair it if necessary. The Community Facilities Manager was requested to follow up the issue before the cracking was aggravated by frosts.

REPORTS

1. FINANCIAL REPORT TO MARCH 2010

This report from the Manager – Finance and Administration provided an update of the cost centres under the jurisdiction of the Tekapo Community Board to March 2010.

Resolved that the report be received.

Peter Bell/John Bishop

2 EFFECT OF GENERAL RATE ON COMMUNITY BOARD RATES

The Manager – Finance and Administration explained the impact of the Council’s general rate on the rates which had earlier been recommended by Tekapo Community Board. He said the Council decided to offset interest from investments and dividends against the General Rate rather than the Works and Services Rates. This had the effect of reducing the General Rate but increasing the communities’ Works and Services Rates correspondingly. All things being equal the effect should have been neutral, however due to the higher level of fixed-charge components in the communities’ rates, this had resulted in an increase overall.

In the interest of keeping any rates increase to the level which had been originally recommended, the Community Board considered ways in which the effect of the Council’s decisions might be mitigated.

Resolved that the budget for Tekapo Works and Services be reduced by \$20,000.

Peter Maxwell/Leon O’Sullivan

3 VILLAGE MAINTENANCE CONTRACT:

The Community Facilities Manager referred to the circulated notes from the contract meeting between Whitestone Contracting and the Community Facilities Manager.

He suggested that a meeting be held with Whitestone personnel to discuss specifications for the levels of service required for the village maintenance contract.

It was agreed that a meeting be held on Thursday 20 May 2010.

4. WARD MEMBER’S REPORT:

Cr O’Sullivan reported that the Council was to undertake a comprehensive review of the Council’s Waste Management Strategy.

5. MEMBERS WHO REPRESENT THE BOARD ON OTHER COMMITTEES:

Murray Cox referred to the **Lake Tekapo Regional Park** and updated the Board on work being carried out on the eastern car park, entrances to the Park, and new tracks. He said it was hoped to have an official opening in Spring/Summer 2010. He said the Regional Park had its own site on Environment Canterbury’s website and a memorandum of understanding had been signed with Environment Canterbury setting out how the Regional Park Society would operate with Environment Canterbury in the Park in terms of permission for members to work there and store equipment.

Peter Munro reported that the **White Water Canoe Course Trust** was submitting on the Electricity Industry Bill: Supplementary Order Paper 121 – Meridian/Genesis changes regarding its agreement with Meridian. He said the Trust had received a verbal assurance that the agreement would continue with Genesis.

Mr Munro asked for information about **trees being logged in the plantation** near the canoe course and tracks which had been made in the riverbed. He expressed concerns as

a trustee of the White Water Canoe Course about environmental impacts of felling the trees including the potential for soil erosion and effect on river flows, pests and adverse visual effects.

The Community Facilities Manager said that the Mackenzie Forestry Board was harvesting the block and it was to be publicly advertised. The Board was not involved with the construction of the tracks in the riverbed.

The Manager – Finance and Administration explained that the primary purpose of the Forestry Boards activity was logging. He anticipated that the area would be replanted and acknowledged that it would be an eyesore until new trees started growing. He undertook to ask Forestry Manager Kevin O’Neill to talk with Mr Munro.

V GENERAL BUSINESS:

1. CHURCH OF THE GOOD SHEPHERD – 75TH ANNIVERSARY:

The Chairman advised of an approach from the committee organising the 75th anniversary celebrations for funding from the Community Board to assist with the costs of closing the road for the event, viz advertising, traffic management etc.

The Mayor said he had been rung about the same matter and had passed information on to staff.

It was anticipated that the closure would be required between 11 am to 1.00 pm.

It was pointed out that the Church of the Good Shepherd did generate income and that other events based in the Township were expected to fund the costs associated with events requiring road closure.

Resolved that the request for assistance to fund the cost of the road closure for the Church of the Good Shepherd’s 75th anniversary celebrations be declined.

Murray Cox/Peter Maxell

2. PROPOSED COMMUNITY CENTRE – UPDATE ON RESOURCE CONSENT:

The Community Facilities Manager said the initial period for submissions to the public notification of the application for resource consent for the proposed community centre on the lakeside had ended. Four submissions in favour and four objections had been received. However a submission had also been received from the Historic Places Trust expressing interest in the site and seeking confirmation that the Council had consulted Ngai Tahu. This should have happened prior to the consent being lodged. Therefore the submission period was to remain open for a further 20 working days to allow Ngai Tahu the opportunity of expressing a view.

The Chairman referred the need to be aware of noise control issues which were beginning to affect community halls built in residential areas. He said social functions involving bands in such halls had been assessed as not complying with noise restrictions – a situation which could affect the Aorangi Hall site.

3. VARIOUS MATTERS

Alan Hayman requested that a **directional sign to the Lake McGregor** be put up on the Godley Peaks Road. The Community Facilities Manager undertook to arrange for a sign to be put in place.

Peter Munro referred to an approach to the Council from a company interested in purchasing **land in the VC II zone**. He said the company had not received a satisfactory response after six months.

The Chairman said the Council had received a number of similar approaches. The Lake Tekapo Property Group was in the process of developing an overall concept plan for the area to facilitate rational development before recommending that land be sold for any specific activities.

The Manager – Finance and Administration said that the Property Group had been established relatively recently and suggested Mr Munro advise the company to get in contact with the Council again.

**THERE BEING NO FURTHER BUSINESS THE
CHAIRMAN DECLARED THE MEETING CLOSED AT 9.26 PM**

CHAIRMAN: _____

DATE: _____