

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, TEKAPO, ON TUESDAY, JUNE 3, 2014, AT 7.00PM

PRESENT:

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

IN ATTENDANCE:

Claire Barlow (Mayor)
Wayne Barnett (Chief Executive)
Garth Nixon (Community Facilities Manager)
Nathan Hole (Planning and Regulation Manager)
Arlene Goss (Committee Clerk)

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

Resolved that an apology be received from Lyn Martin.

Stella Sweney/Murray Cox

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

The chairman thanked Stella Sweney for standing in for him at the last meeting as acting chairperson.

Resolved that the minutes of the meeting of the Tekapo Community Board held on April 22, 2014, be confirmed and adopted as the correct record of the meeting.

Alan Hayman/Murray Cox

TEKAPO COMMUNITY BOARD MATTERS UNDER ACTION:

1. **Civil Defence:**

Murray Cox is to meet with Ray Gardner to go over updates to the draft Tekapo Community Response Emergency Plan.

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

Workshop to be held tomorrow at the Tekapo Community Centre. Murray Cox and Stella Sweney will attend. The chairman requested an update be provided to the community board at the next meeting.

The chairman said he and Murray Cox received an update from Genesis on the new plan for the canal roads. Their one-way road at the Pukaki End has changed to a two-way road due to objections from locals. They also intend to put in parking areas and toilets, but will not allow any freedom camping, only day parking. The chairman believes pressure will come on the end of Lake Pukaki as a freedom camping site as a result of this.

Stella Sweney said she has been working at the information centre and has had a lot of enquiries from visitors asking where they can freedom camp.

Discussion was held on various camping sites near Tekapo and Pukaki.

3. Community Hall:

This work is almost complete. Two screens need some final adjustment.

4. Lighting Ordinances:

No update.

5. Lochinvar Subdivision:

No update.

6. Council Owned Units for Worker Accommodation:

No update.

7. Walkways and Cycle ways:

Garth Nixon asked for the community board's feelings regarding a Tekapo link to the Alps2Ocean cycleway. He has been talking to the A2O group and it would be good for the community board to indicate a preferred route for this link at the Tekapo end. He asked if this was something Alps2Ocean could be concerned with, or was it a community board project?

The chairman has spoken to Genesis regarding this and there were some favourable comments. He would like Alps2Ocean, Genesis and the community board to get together and come up with a plan. Murray Cox agreed, saying the community board also wants to upgrade the river track and get good quality tracks around the town.

Garth Nixon asked if the community board would make this a project. Certainly worth considering. Stella Sweney would like to see this happen. Alan Hayman is worried that Genesis will not want to contribute. The chairman said when the community board meets to talk about projects they will consider this again.

8. Tekapo Plantation: Murray Place/Section A:

Fencing contractor has been organised to do the corner posts for fencing. Planting is also planned. Irrigation is ready to go.

9. Tekapo Plantation: Planting of Section B by the Enhancement Society:

Oaks have been planted. Rabbit protection in place. Remove from list as this is completed.

10. Future of Moturiki Island:

Chief executive is due to meet with Sally Jones from the Department of Conservation.

11. Request to YHA:

Currently under action. Staff have been instructed to progress a community board resolution that the Mackenzie District Council negotiate with the YHA for the planned sale and development of a site other than Lot 5.

12. Town Planter Boxes:

Planter boxes have been removed and will be replaced in spring.

13. Litter at the Church of the Good Shepherd:

The Mayor said the church have requested to contribute to any discussions held on this issue. The Minister, Rosemary Brown and chairman Phil Brownie have expressed an interest in talking to the council/community board.

TEKAPO COMMUNITY HALL FEES:

The community board considered a report from Community Facilities Manager Garth Nixon with the revised fees and charges for the Tekapo Community Hall.

All fees and charges are reviewed annually. This year there has been a 2.5% increase to cover inflation. A fixed charge has been introduced for cleaning. There has been talk about a need for a non-profit or fundraising event rate. Garth Nixon believes this should not be a hire rate but a decision of the community board. Does the community board want to provide an amount in its budget to allow grants to cover hall hire for non-profit events?

The chairman asked for clarification on the cost of set up and clean up and this was explained. Further clarification showed that the sums of \$350 and \$750 were for the entire day, not an hourly rate.

Resolved:

1. That the report be received.

Alan Hayman/Stella Sweney

2. That the Tekapo Community Board recommends to council that the revised fees and charges schedule be adopted.

Alan Hayman/Murray Cox

Tekapo Community Hall	Current Local Per hour	Current Commercial Per hour	2014 /15 Proposed Local Per hour	2014/2015 Proposed Commercial Per hour
Community Board room – morning or afternoon or evening	\$ 15.00	\$ 30.00	\$ 15.50	\$31.00
Main Hall – morning or afternoon or evening	\$ 15.00	\$ 30.00	\$ 15.50	\$ 31.00
Kitchen for cup of tea/coffee – per use, zip and mugs	Included in Board room hire	Included in Board room hire		
Kitchen for catering use – includes ranges,	\$ 25.00	\$ 50.00	\$ 26.00	\$ 52.00

crockery and cutlery				
Use of whole complex (wedding/function, kitchen and board room included)	\$ 300.00.	\$ 600.00	\$ 350.00 Inclusive of set up and clean up fee	\$ 750.00 Inclusive of set up and clean up fee
Setting up/decorating/cleaning, day before and after	\$ 50.00	\$ 100.00		
Whole Complex per hour			\$ 42.00	\$ 85.00

UPDATE ON RESIDENTIAL LAND USE ISSUES IN TEKAPO:

Planning and Regulation Manager Nathan Hole was requested to attend the meeting and provide background information regarding current land use issues in Tekapo.

He said the residential zone provides for a variety of activities such as visitor accommodation and people running businesses from home. On all those things, once you reach a threshold it requires the land owner to apply for resource consent.

He has called in a specialist to look at zoning in Tekapo as a whole and prepare a report. One of the issues that have been raised is new houses blocking the views of the houses behind. Height restrictions were currently being challenged. There is some case law from the Environment Court with limits to what council can do. No one owns the view, so council cannot impose rules to provide ownership of views.

The Tekapo Vision document will be looked at to see whether there needs to be some changes to this document, which then need to be implemented in the district plan review.

The chairman asked do height restrictions apply across the board, including in older areas. The new subdivisions are ok because everyone knows where they stand when they buy a property. Existing properties, with something occurring in front, is the problem. Making changes to suit one situation will restrict property rights for everyone in Tekapo. People would have brought sections to develop under the rules at the time, so as soon as you start changing rules it affects them.

The current height restriction in the district plan for Tekapo is eight meters. Subdivision heights are less than that because they want each section to have a view. Subdivision heights are set by covenants that the council has no control over.

Murray Cox said you cannot have buildings with the alpine look at five meters, which is the height restriction of some subdivisions. If you want to restrict heights you restrict the style of building and come back to the flat roof. People dig into the ground to get the height they need.

If you go back and change the height restriction in the older part of town you affect people who have bought expecting to build a two storey house. When people buy their land they know what the rules are, but they never think someone will build in front of them.

The eight meters in the district plan is from existing ground level. Some buildings are higher than 8m because they dig down below existing ground level.

Stella Sweney asked does this mean everyone in the old part of town is vulnerable to having their view blocked. The answer was yes.

Discussion was held on a house currently being built in Tekapo. There was a question about what will happen to the dirt that has been dug out and piled on council land in front of the site. The owner agreed to remove it by the end of last month. Only some has been removed. There is a question as to whether council will remove it and charge him, and whether council can legally recover these costs. Next step is to have a further discussion with the land owner.

Discussion was also held on an unrelated property in Tekapo that is currently of concern to neighbours due to commercial activity taking place in a residential zone. Stella Sweney asked for the definition of a handcraft. Nathan Hole said the definition is wide ranging and he does not consider this situation to be an industrial activity. There was discussion on the requirement of screening activity from the view of neighbours. This is not required.

Nathan Hole described the process regarding commercial activity on residential land needing resource consent. Murray Cox said there will be other people in town doing similar work from home and changing the rules will affect them as well.

The chairman asked what the threshold was for a home business needing resource consent. Nathan Hole believes the situation under discussion complies with every standard except being able to complete the activity indoors, but the outdoor activity is not noisy.

He was asked if resource consents are notifiable or non-notifiable. This depends on the effect of the non-compliance. The effects need to be more than minor to publically notify the consent.

The chairman asked if the Tekapo Lakefront Development has an eight meter height restriction- yes. Most of Tekapo is eight meters with some small areas of exception. He also asked regarding tree height. Is tree height a problem? This will be looked at by the specialist planner. There are currently no rules on tree height unless they are protected trees.

Council does not have control over subdivision covenants. Covenants cannot be more lenient than the district plan, but can be more restrictive. Council does not enforce the terms in covenants but will notify a developer if a building does not meet a covenant.

Cr Cox asked regarding the tourist zone. Resource consent is required for any building over 10 square meters built in this zone.

Stella Sweney asked if there are any circumstances when council needs to call in a commissioner. Nathan Hole replied that if an application is notified and goes through the submissions phase, you can either have a hearing with a commissioner or use a commissioner without a hearing to make a decision.

Nathan Hole was thanked for his contribution to the meeting.

UPDATE ON LANDSCAPING OF TEKAPO COMMUNITY CENTRE GROUNDS:

The community board would like to see a price to do the landscaping of the community centre grounds. Garth Nixon said he could do a plan and supply per square meter rates. Cr Cox will talk to Garth further regarding this. There has been a complaint from a neighbour

regarding some dirt in the community centre grounds. Garth Nixon suggested running a digger over it. The chairman would like it left until the community board gets an update, as this will be considered as a town project.

WARD MEMBER'S REPORT:

Cr Cox reported he has been involved with the Tekapo Footbridge Society over the past month. There has been an ongoing discussion between the society and Ecan regarding silt run off at the site. Council staff have stepped in and done some work near the footbridge to rectify the situation. This will enhance this area. Cr Cox will continue to ensure the Footbridge Society is working with council as this progresses.

Cr Cox says there also needs to be some design work to determine how the bridge fits into the footpath and approaches at each end. No point in the council loaning money to the footbridge and then finding more money is needed for the approaches.

He has also attended the Upper Waitaki Water Zone committee meetings. Public workshops will be held on 29-30th July in Tekapo. These will be around nutrient load levels. At some stage the committee will have to come up with a plan as to what they will allow or not allow. This will create lots of issues for farming and land use, including the wintering over of dairy stock.

The community board asked if there was any progress on the resource consent application for Simons Pass, which plans to hold 15,000 cows. This is still going through the Environment Court. Stella Sweney was concerned that 40 milk tankers will be going through Tekapo each day. There is a lot going on that affects farmers at present. Cr Cox suggested that community board members attend the public workshops.

REPORTS FROM MEMBERS WHO REPRESENT THE COMMUNITY BOARD ON OTHER COMMITTEES:

Cr Cox provided the community board with a regional park update. Ecan is reviewing health and safety policies, which impacts on the regional park society because the volunteers work in the park. The society needs to have its own health and safety policy and insurance. Members also need to be trained and have NZQA standards. Cr Cox has recently done a two day course on tree felling.

The chairman also spoke regarding the work of the Footbridge Society. He is a member. It was his impression that the society would build the bridge and the community board would take responsibility for the approaches to the bridge. Things are moving forward. A civil engineer has been employed. The "buy a plank" campaign has raised \$105,000 to date and there has been some positive feedback on some of the other applications for funding.

GENERAL BUSINESS:

Alan Hayman asked who was in charge of the public toilets at Lake Pukaki due to complaints about cleanliness. Garth Nixon said they are cleaned daily but are used by busloads of tourists and some tourists drop toilet paper on the floor instead of in the toilet. The community board discussed the need for a different approach to managing the public toilets including the possible idea of pay toilets.

The Mayor tabled some publicity material she had received from a supplier who builds public toilets in shipping containers.

The chairman would like to get the community board together for a workshop on town projects in the next few weeks. He will put some dates into an email for discussion. Garth Nixon to attend.

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 8.26PM**

CHAIRMAN: _____

DATE: _____