

MACKENZIE DISTRICT COUNCIL

MINUTES OF A MEETING OF THE TWIZEL COMMUNITY BOARD HELD IN THE TWIZEL EVENTS CENTRE ON MONDAY, NOVEMBER 16, 2015, AT 4PM

PRESENT:

John Bishop (Chairman)
Pat Shuker
Phil Rive, from 4.14pm
Bruce White
Cr Russell Armstrong

IN ATTENDANCE:

Wayne Barnett, Chief Executive
Garth Nixon, Community Facilities Manager
Paul Morris, Finance Manager
Bernie Haar, Asset Manager
Angie Taylor, Twizel Town Manager
Arlene Goss, Committee Secretary
Cr James Leslie, observing
About 20 members of the public

OPENING:

The chairman welcomed everyone to the meeting.

APOLOGIES:

An apology was received from Mayor Claire Barlow and an apology for lateness from Phil Rive.

DECLARATIONS OF INTEREST:

There were no declarations of interest.

MINUTES:

Resolved that the minutes of the meeting of the Twizel Community Board held on October 5, 2015, be confirmed and adopted as the correct record of the meeting.

Cr Armstrong/Phil Rive

The chairman asked Garth Nixon if he had received costs for sealing the greenway. Mr Nixon said he has received an estimate of \$12,000 to seal one greenway, but is awaiting a formal quote. The chairman asked about progress on the car park behind the Events Centre. Whitestone have looked at this and will come back with a price.

MATTERS UNDER ACTION:

Site of Old Twizel Public Toilets: completed. Remove from list.

Future Direction for Twizel: completed. Remove from list.

Removal of Trees on Simons/Glenbrook Greenway: completed. Remove from list.

Overgrown Trees, Market Place: completed. Remove from list.

Removal of Trees 33 Jollie Rd: completed. Remove from list.

Rubbish Bin Disposal at Recycling Park: completed. Remove from list.

Improvements to River Walkway: completed. Remove from list.

Twizel Tekapo Vehicle Trust Garage: Remove from list. Pat Shuker asked if the garage included housing the two council vehicles. Yes. Is it necessary to have parking for these cars. Garth Nixon said the Tekapo Twizel vehicle trust is building a garage on that site and Council has agreed to put funds towards building an extra two garages. The trust got money from Meridian to put towards the building. It makes sense to build the extra parks now rather than later.

A member of the public asked about the Early Childhood Centre. Will they consult with the community on their proposed new location. The chairman said the ECE asked for land and Council looked at different land options and chose a section on Glen Lyon Road. Garth Nixon said Council has approved it and the land is zoned appropriately. A member of the public asked about traffic speed on Glen Lyon Road and the chairman said this has been considered and something will need to be done if an early childhood centre goes on that site.

REPORTS:

LATE ITEM: MERIDIAN BUILDING TWIZEL:

A copy of this late item is available as an attachment to these minutes. The purpose of this item was to enable the community board to express its views on an email from Meridian, before Council considers this at its meeting on December 8. A record of the community board's views will be included in the report to Council.

The chairman summarised for the public who were present. He said the building is how it was going to look originally, but Meridian are worried about putting cedar cladding onto it. This is very expensive to buy and requires a lot of maintenance. He added that everyone knew cedar was expensive and required maintenance when it was originally proposed.

The chief executive said the sale and purchase agreement was between Meridian and Council. The contract has a requirement that Meridian submit a concept plan and Council approve the concept plan. That was done. If there was going to be a change from what was proposed in the concept plan it would be a Council decision whether it was acceptable or not. The community board can make a recommendation to council, which they would consider in their deliberations.

The chairman asked community board members what they thought. Pat Shuker spoke first and said she would prefer that Meridian do what they originally proposed.

Cr Armstrong has compared the two drawings and said the visual impact of the change was in contrast to the resource consent application and their original concept. He disagrees with the light colour.

Bruce White would like to recommend to Council that they insist on demanding what was shown in the original drawings. He thinks it looks more like a warehouse now than what was originally presented.

The chairman said he was concerned that Meridian wanted to do this under the radar. He supports the original concept plan and the way it looks.

Cr Armstrong said the community board and Council's original decision to sell the land was made on the strength of the original design and if Meridian had shown them then what they want to do now it would have been a different decision.

The community board agreed unanimously with the following resolutions:

Resolved:

1. That the report be received.

Bruce White/Cr Armstrong

2. That the Twizel Community Board recommends that Council insists that Meridian finish the building to meet their resource consent and the previously approved concept plans, in conjunction with the sale and purchase agreement, before the building is occupied.

Bruce White/Cr Armstrong

The chairman asked if the public had any comments. One member of the public supported the motion. Cr Leslie spoke from the floor and said this was a cynical move and if Meridian go ahead with this idea they will destroy the relationship between Meridian and the town.

One member of the public asked if the building was positioned correctly in relation to the footpath. The chairman said there were no issues with this.

One member of the public said Meridian's budget was not something the community board or council should consider when making a decision. He said this was a slap in the face and a "try on". Another member of the public said Meridian need to finish the building as promised.

Community board member Phil Rive joined the meeting at 4.14pm.

Pat Shuker asked how long Meridian were allowed to use the adjacent site. The chief executive understands this is for the length of the construction period which he assumes to be a year, but does not know if the actual date has been specified. The chief executive will look into this further and get back to her.

FINANCIAL REPORT TO SEPTEMBER, 2015:

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 September, 2015.

Garth Nixon spoke to this report. Employment expenses are over budget but will be offset by reductions in operational maintenance because we now employ a cleaner instead of contracting the work out.

Twizel Swimming Pool income is unfavourable due to not yet opening for the season. Twizel Township account is down due to timing. Tree pruning and maintenance is over budget. This area has been busy due to wind and snow damage.

Resolved that the report be received.

John Bishop/Cr Armstrong

TWIZEL PROJECTS REPORT:

The purpose of this report was to update board members on town projects and the projects budget. Garth Nixon said the total spend is \$6,146 out of a budget of about \$100,000. Bruce White asked about greenway fencing. Garth Nixon said all the roadway fencing has been done and we are now improving shared boundaries with neighbours.

The chairman said the community board got cheap timber and did many fences but now needs to do paths - two or three this year.

Cr Armstrong would like all the available money for greenways spent rather than going into reserve funds. Garth Nixon asked if the community board has a priority for paths. The chairman asked Bruce White to talk to Garth Nixon regularly and make sure these paths are done. Cr Armstrong also said he didn't know who was going to pay for the car park out the back of the Events Centre.

A member of the public asked why don't all the greenways have paths. At the time of the greenway strategy the community board decided to prioritise some paths first. The community board cannot afford to do all of them at once.

PROPOSAL FOR PEDESTRIAN SIGNAGE AND INFORMATION BOARD:

This report was tabled by community board member Pat Shuker. She said over the last 2-3 months people have been asking where to find places. There is a post in town with everything on it but she would like to change the colour to make it more prominent.

She went through the proposals in her report and outlined her ideas for signage. She would like more signage that says Market Place is an alcohol free zone, so visitors to town are aware of this.

The chairman said there used to be an information board and it was taken down when Market Place was upgraded. The information centre has information and maps.

There is no sign on the skatepark side of the alcohol free zone. She has brought this up because some children were drinking one Friday night and smashed all their bottles. A member of the public outlined the problems with drinkers leaving broken glass near the youth centre. Pat Shuker said when people are caught drinking alcohol in the alcohol free zone by the police they say 'where are the signs' and they are not there.

Garth Nixon said he needs to check the bylaw to see if the alcohol free zone includes the skate park. Bruce White asked if the community board could write to the police and ask them to police that area more often.

It was noted the Market Place camera was not working. It's dropping off sometimes and Garth Nixon has organised for someone to look at it and fix it. Garth Nixon to follow up on refreshing signage. Pat Shuker asked if she could be included in that.

The chairman asked for a report back on actions to follow this discussion before the end of next week.

MEETING SCHEDULE FOR 2016:

The community board noted the meeting schedule for 2016.

Resolved that the report be received and the attached schedule of meetings be noted.
Pat Shuker/Phil Rive

WARD MEMBER'S REPORT:

Cr Armstrong had nothing to report.

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

The chairman has spoken to the Linkage Group. They asked questions about council business and how it functions, and he was able to answer them.

GENERAL BUSINESS:

A member of the public named Fred asked about the footpath that used to run from Mackenzie Drive to Market Place, on the boundary of land that had been sold to Meridian. He said he raised this at an earlier meeting and was told that when the builders have finished using the land the pathway would be returned to its earlier state. He would like to know if this walkway giving access to Market Place be replaced.

Cr Armstrong said there is no room for the path at the back of Armstrong Realty due to earthworks by Meridian. There is no way to put a pathway along the back. When council sold the land it sold the pathway with it. Cr Armstrong said everything up to the boundary has been sold.

The chief executive said he understands that Meridian's early intention was to retain the path. The chief executive said he wanted to check the landscape plan to see what they intend to do.

Pat Shuker asked about the bus shelter on the boundary of the land. The chief executive said Council will have an easement over the area of the bus shelter so it remains in place.

Bernie Haar said the shopping sign has been taken down and put in Whitestone's yard so the community can decide on the best place to put it up again. The community board suggested an area near the Shell Service Station. Cr Armstrong said we should put it up now and look at re-vamping it next year.

Cr Armstrong moved that the existing sign beside the bus shelter be moved to a location agreed by the chairman, and indicated a location on the right hand side of the entrance to Market Place, on the corner of Mackenzie Drive. It was pointed out this could be a viewing corridor and possible not allowed. The sign could be lower to allow views.

Regarding the pathway, the chairman said this is Meridian's land but the chief executive thinks Meridian may reinstate the pathway and he will check that with Meridian.

Resolved that a decision on the location of the shopping centre sign be delegated to Cr Armstrong and Pat Shuker to be actioned before Christmas.

John Bishop/Cr Armstrong

Opening of the new Twizel Water Scheme will happen on Sunday the 29th of November. This will be advertised in the Twizel Update. The chairman also mentioned the opening of the new pump station at the Drive.

A member of the public asked about broom bushes near the highway. Garth Nixon said Transit are currently spraying these.

A member of the public asked if the community board would consider putting 'no parking' signs opposite the service station to avoid congestion at the garage. This would require yellow lines across the front of the Meridian building. Bernie Haar agreed to put the signs up and yellow stripes on the road.

Resolved that a no parking line and signs be installed between Two Thumbs Drive and the entrance to Market Place, on Mackenzie Drive.

Cr Armstrong/John Bishop

PUBLIC EXCLUDED:

Resolved that the public be excluded from the following part of the proceedings of this meeting namely 'Proposal to Purchase Land in Twizel – Tony and Jacky Jackson'.

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48(1) for the passing of this resolution
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Proposal to Purchase Land in Twizel	Commercial sensitivity	48(1)(a)(i)
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This resolution is made in reliance on Section 48(1)(a)(i) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as follows: *Proposal to Purchase Land in Twizel under section 7(2)(b)(ii)*.

John Bishop/Phil Rive

**THERE BEING NO FURTHER BUSINESS
THE CHAIRMAN DECLARED THE MEETING CLOSED AT 6.11PM**

CHAIRMAN: _____