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# Submission form

This form can also be completed online at [www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

## YOUR CONTACT DETAILS (these must be provided for us to consider your submission)

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## HEARINGS (submission hearings will take place on 3 May 2018 in the Council Chambers in Fairlie and on 4 May 2018 at the Events Centre Community Lounge in Twizel.)

Do you wish to present your submission to Council in person?

Fairlie 3 May or Twizel 4 May (please circle)

Yes

☒

No

☐

Do you wish to present your submission to Council by telephone conference call on 3 May?

Yes

☐

No

☐

*If you answered 'yes', the hearings will start at 9am on 3 and 4 May. You will be allocated 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 plan to present your submission by phone, we will make every reasonable effort to contact you at the number/s you have provided. If you're unable to speak due to unavailability or technical issues, we may not be able to allocate you another time.*

Would you prefer to present your submission in the morning or afternoon?

Morning

☒

Afternoon

☐

*Note: We will do our best to give people their preferred time to present, but we can't guarantee everyone will get their preferred time.*

Attached Long Term Plan Submissions are modified from documents presented to MDC by Twizel Business Networking Group members (meeting 17<sup>th</sup> April)

### **Tourism Suggestions - Kaye Paardekooper**

#### **Twizel's unique identity in The Mackenzie: **Twizel Heart of the Mackenzie****

##### **Current Challenges to Address:**

- Tourism growth – need to have an accurate and realistic view of the tourism pressures on the town and surrounding area.
- Maximise points of difference with marketing opportunities.
  - e/g/ Event Centre underutilised, salmon underplayed
- Freedom camping – cost to develop and support infrastructure, limited facilities (ROI required)
- Lack of accommodation beds
- Staffing accommodation – seasonal
- Lack of things to do at night
- Low rate of certification?
- 'Off the highway' effects?
- Translation of the heart of the Mackenzie to product and service offerings in a meaningful way.
- Lack of LG strategy planning / unclear strategy
  - Lack of local operator input to LG / CCT strategy planning
  - Lack of coordination across interest groups

##### **Opportunities to Address:**

- Leverage POD's with more related services, better marketing nationally and internationally
- Fast forward the museum interactive centre

### **Tourism Suggestions – Jill Jenkins & Luke Paardekooper**

**Funding allocated specifically to Tourism** in the Mackenzie District Long Term Plan.

**Tourist Tax** collected at national level, how could this reach our region?

**A specific Tourism Working Group** for solutions towards our growing Tourism Industry.

To include MDC, TPDA & Twizel Business Group members.

**Urgent Infrastructure development** How does Twizel manage a population of 5-6 thousand people? Manage crowded parking, traffic flow, toilet facilities in Twizel Market Place.

Employed (and volunteer) wardens to monitor and direct as a short term solution.

**Visual pollution, crowding and actual pollution (human toilet waste and rubbish) is degrading our environment. We need to clean up now and keep it clean!**

Crowding and pollution is spoiling our visitors' experience and our unique environment.

Health hazard to lethal behaviour: Freedom campers, sightseeing and picnicking tourists are driving and parking dangerously, leaving rubbish and toilet waste.

- Collaborative management of tourist sites – Linz, MDC, DOC
- Camping & picnic sites hosted/monitored by employee or contractor.
- Toilets and rubbish bins at all sites (no toilet and bin = no site)
- Contractor to clean toilets, empty rubbish, collect fees, enforce rules & fines
- Limited freedom camper sites managed by contractor
- Limited allocated self-contained campers sites.
- Allocated picnic sites with toilets and rubbish bins.
- Allocated viewing sites – parking area with 'walk only access' beyond parking

##### **Improved Information Services**

Review ways to increase revenue at Twizel Information Centre i.e. sell tourism activities, services *e.g. Queenstown I-site sells approx. 10 million dollars per annum for local tourism businesses.*

Information Centre open 7 days a week from 8.30-5 October-May

Winter hours 7 days a week with reduced staff. Increase staff at peak times e.g. postal service duties.

## Long Term Plan Submissions – HOUSING

### **Bevan Newlands - Possible Solutions to Long term rental shortage**

Council open up parcels of land for specific development of low cost long-term housing.

- The land is still owned by the council if they open it up for development.
- Council to kick start a Trust to manage the development and building of these low cost dwellings.
  - This should not be a council run operation
  - Nor should it be a commercial business that will sell the building at a profit.
- If the job was tendered out to a private business, there must be stringent regulations to avoid them being sold to private individuals for profit.
- An example of such a trust is the Queenstown Housing Trust.
  - <http://www.qhct.org.nz/>

### **Wouter Smit CEO – Your Carpet Guy**

While I recognise housing is not a direct council responsibility, I suggest that the council, together with the local community, look into social responsibility surrounding this area.

Will Council consider its remaining land use within the Twizel township such as social housing trusts, as the Queenstown District Council has done, or perhaps looking at how overseas councils have approached this, such as leasehold titles. These considerations would not only benefit the entire town population but would enable the land and its incomes to be retained by the council for a long period of time. The land would be active in producing continuous income for the council vs selling the land off for a quick profit.

As a small business owner here in Twizel, a father of five, someone who has lived here now for four years **and** becoming a business owner in that time: I have become more and more aware and concerned about the current wellbeing of our town; both from a business and social perspective.

Insufficient rental housing is putting financial and emotional stress on working families. This puts strain onto our local childcare providers, one of which I am the Board Chair.

Twizel Township and McKenzie District businesses wish to employ and retain quality staff. If our businesses cannot find staff, they cannot grow and boost our local economy. For them to grow their business they require capable, long term employees who will stay in the township.

There is not close township where it is affordable for families to buy and live and commute in to order to support the overall Twizel economy.

Jo Johnstone and Julie Johnstone

**Tourism is a large economic provider in the Mackenzie Region** – we must embrace it.

**Register of Council owned land** – Commercial, Recreational and Residential – with a long-term plan with regards to usage and upkeep

**Transparency of land sale process** regarding advertising, timeframes and market value.

Tendered, auctioned or listed with a reputable company as part of the selling process. Are there targeted areas for the proceeds to go or are they put in with general funds? Case in point being the recent sale of the Northwest Arch/Ohau road property, transparency of process would dispel any further conversation and/or misconceptions of wrong doing. Are all avenues explored with regards to future proofing the long-term plan of Twizel and its development? Is there any other parcels of land that have been disposed of/sold in the recent past that the wider Twizel Ratepaying community should have been made aware of, to ensure fair opportunity to all potentially interested parties?

**Twizel Community Property Group** Such as Lake Tekapo to receive generated funds from the sale of land to benefit the town e.g. enhancements of public facilities and environmental areas ( e.g. River walk- exercise stations , Ruataniwha walkway/cycleway around the Lake, Cycle/Walk track around the Town perimeter maintained, community garden enhanced, Tree the industrial area down Ostler road to soften the visual appearance , Manmade Hill – signage/photographs for Tourists to walk and view the surrounding hills with reference signs there.

**Council leasing land** (99 year) on a peppercorn rent to individuals/developers – retaining ownership with the option to purchase back any improvements. Once land is sold – it is gone. e.g. the driving range on Ostler Road, with an aging population in Twizel and the Mackenzie Basin, an Aged care facility being set up on this piece of land in this location (Medical Center) would be a tremendous asset. – encouraging the retention of the elderly citizens, who love the region, to stay and are otherwise forced to separate or leave entirely due to age related issues. This is through lack of availability of suitable units and assistance. Flow on effect is also employment.

**Development/ Business Manager for Twizel** – Project Enhancement Manager

Twizel has the potential for a standalone role that liaises with the community and resides here – oversees all remedial (short term) works that can be time framed, recorded, registered and achieves results with a reporting process to council. E.g. trees, water issues, small roading issues, rubbish removal. Liaises with contractors for results and expediency in achieving deadlines. On the spot attention instead of time delays for ratepayers and business owners with inspections having to wait until someone is up from Fairlie.

**Managing extra community projects** that drive a Vision for town beautifying – e.g. tree planting, Man-made hill clean up etc Could this role also include camping sites and a ranger role in this.

**Marketplace - A feasibility study towards promoting the following :**

**A small Container mall**, especially over the busy season to attract known retailers over busy season without detracting from existing business's, as we must acknowledge that the older population cannot and does not just jump in the car or go online

**A rethink towards the site and services of the Information Center** – upgrade and accessibility – Incorporating the use of technology to enhance visitor experience and a look at the opening times which do not correspond with visitor influx into the town in the evening. A suggestion has been mooted that the postal and council services be removed to an independent site and thus creating a dedicated Council services office.

Clarification of responsibility of the Shop frontages and the 'Market area' – incentives to upgrade and refresh. Vibrant approach to show off this town and bring a unified 'look' –a long-term plan available that envisions what this area would look like in 5 years' time. A financial incentive for building owners to embrace the future vision?