

# MACKENZIE DISTRICT COUNCIL

## MINUTES OF A MEETING OF THE TEKAPO COMMUNITY BOARD HELD IN THE LAKE TEKAPO COMMUNITY HALL, ON MONDAY 12 OCTOBER 2009 AT 7.34 PM

### **PRESENT:**

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

### **IN ATTENDANCE:**

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

## **II MINUTES:**

Resolved that the Minutes of the meeting of the Tekapo Community Board held on 31 August 2009 be confirmed and adopted as the correct record of the meeting.

**Alan Hayman/Murray Cox**

### **MATTERS ARISING**

#### **1. Replacement Plants in the Mt John Subdivision**

The Chairman reported that following an inspection it had been decided to grass areas in the subdivision where the plantings were not flourishing.

#### **2. Willows along SH 8 at the Southern End of the Lake Shore:**

The Community Facilities Manager advised that approval had been gained to remove the willows and the retaining wall; he was in the process of obtaining a further price for the work. The Board authorised the Community Facilities Manager to proceed with the project.

## **III REPORTS:**

#### **1. FINANCIAL REPORT TO 30 AUGUST 2009:**

This report from the Manager – Finance and Administration provided an update on the cost centres under the jurisdiction of the Tekapo Community Board for the period to 30 August 2009.

Resolved that the report be received.

**Leon O'Sullivan/Murray Cox**

The Community Facilities Manager undertook to advise members where the \$2,500 sum had been spent on unplanned maintenance.

2. SUBMISSIONS ON PROPOSED COMMUNITY CENTRE:

This report from the Community Facilities Manager was accompanied by three submissions regarding the proposal to build a community centre on Lakeside Drive, Lake Tekapo.

Resolved that the report be received.

**Leon O’Sullivan/Murray Cox**

The Board members discussed the proposal in general.

Alan Hayman considered it would be better to re-develop the Aorangi Crescent site.

Murray Cox said it would be necessary to determine the future use of the Aorangi Crescent site if it was decided to go ahead and build a new community centre on Lakeside Drive.

Peter Maxwell noted that the Aorangi Crescent site was vested in the Council and would continue to be held for the community. If more sporting and/or recreational facilities were required in the future, that site would be available.

The Chief Executive Officer said the Community Board had, over a long period, debated what was wanted and where it should go. It had considered three or four sites. The advice from *Simply Great Leisure's* Steve Bramley had been that, because of the small size of Lake Tekapo’s population, sporting facilities such as squash or basketball courts might not be viable.

The Chairman agreed, noting that at the Small Towns Conference which he had recently attended, it had been pointed out that statistics had revealed that significant growth in small towns close to urban areas was unlikely and also that the populations in such places were aging. He said the population of Wanaka had increased threefold in the last 15 years; if the 250–strong population of Lake Tekapo were to be multiplied by three over a similar period it would be remain a struggle for the community to support sporting facilities such as a basketball court.

Peter Munro noted that the project was still at the concept stage and he expected that the community’s views would become more obvious when a firmer proposal was included in an application for resource consent.

The Board considered the submissions and made the following observations:

1. **Debra Hunter**

Ms Hunter submitted that the Board and the community were trying to achieve two different things, ie a conference/wedding centre and a community centre solely for local needs.

The Board considered that both uses could be incorporated compatibly into one facility. It would be difficult but not impossible to combine a facility that met the needs of the community and also generated income from commercial uses such as conference and receptions.

## 2. **Walter Speck**

Mr Speck questioned that the community knew about, wanted or could afford the proposed community centre. He suggested there were numerous, more urgent issues in Lake Tekapo that should be the Board's priorities. He considered it would be more appropriate for the proposed facility to be developed by private enterprise.

The opportunities for further public input into the proposal were noted, eg as part of the resource consent process. The Chairman suggested that if a community centre was to be developed by private enterprise, the community would lose control and any ability to generate revenue to support its use for community needs.

## 3. **Colin Maclaren**

Mr Maclaren's submission congratulated the Board on the proposed site of the building. It also referred to the need for careful consideration of a concept which had potential for the problems associated with long thin buildings and passive design structure. He said there was a need for such a project to be supervised by knowledgeable and experienced people with the right skills and expertise.

The Board agreed with Mr Maclaren's comments regarding the need for independent, expert advice. The Chairman advised that he had also arranged a meeting with Mark France of Meridian Energy Ltd; Meridian had interest and expertise in passive solar design, thermal mass buildings.

### Resolved:

1. That the report be received.
2. That the submissions be acknowledged and responded to.
3. That before lodging an application for resource consent to use the Lakeside Drive site, advice be sought from the Manager – Planning and Regulations as to the level of detail of the proposed building which would be needed to accompany it.

**Murray Cox/Peter Munro**

## 3. TEKAPO EFFLUENT DUMP STATION – EMAILS FROM PETER MAXWELL AND THE NEW ZEALAND MOTOR CARAVAN ASSOCIATION INC:

This report from the Community Facilities Manager was accompanied by copies of emails between the Chairman and the New Zealand Motor Caravan Association Inc (NZMCA) regarding the removal of the effluent dump station at Alexander Terrace, Lake Tekapo, and the proposal to relocate it to the new lookout area at the junction of Hamilton Drive and State Highway 8.

It was noted that the project would be funded from the Township Projects budget.

The Chairman requested he be advised of the cost estimate for the job.

### Resolved:

1. That the report be received.

2. That the project proceed on the Hamilton Drive/SH 8 site and that it be programmed for completion prior to Christmas 2009.
3. That the Chairman respond to the email from the NZMCA.

**Peter Munro/Alan Hayman**

4. SMALL TOWNS CONFERENCE:

The Chairman reported on the Small Towns Conference which he had attended in Kaiapoi.

He said it had been a most worthwhile two and a half day event. He encouraged members to attend the next conference which was to be held in Hawera, South Taranaki, in 2010.

5. VILLAGE CENTRE COMMITTEE MEETING:

The Chief Executive Officer reported on the inaugural meeting of the Village Centre Committee which was comprised of Robin Hughes (a property developer from Christchurch), and Lake Tekapo residents Community Board Chairman Peter Maxwell, Cr Leon O'Sullivan and Richie Smith.

He said that the role of the group, to set up as a committee of Council, was to encourage and advocate for progress and assess applications for development of the Council land in the village centre.

The Committee invited Destination Mount Cook Mackenzie General Manager Phil Brownie to join the group because of his knowledge of tourism and the development taking place in the wider District.

Peter Munro suggested that if development was to take place, it could be necessary to encourage it by offering incentives to potential developers.

The Chairman suggested that new businesses enjoying incentives from the Council could be in competition with existing businesses; there would be difficulties with that.

4. TOWNSHIP PROJECTS

This report from the Chairman detailed progress on township projects.

The Community Facilities Manager undertook to organise the relocation of larger recycling bins from Twizel for use in the Village Centre.

The Asset Manager undertook to provide the Board with estimates for the upgrade of the walking track to Murray Place.

5. WARD MEMBER'S REPORT:

Cr O'Sullivan drew attention to a number of pot holes in the roadway in front of the new *i-Site*. It was noted that the roadway belonged to the Godley Resort and it would be the responsibility of that company to repair the road.

Cr O'Sullivan reported that a review of Council's operations was underway and he invited Board members to submit their views on Council's service from the perspective of Tekapo ratepayers.

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

Murray Cox reported that progress on the development of the Regional Park project was going well. A grant of \$10,000 had been received from Alpine Energy Ltd and applications for funds had been made to the Mid South Canterbury Community Trust and COGS. He said the Regional Park Society's AGM was to be held on 14 October 2009.

Mr Cox said an onsite meeting with the Asset Manager regarding the access way to the park had yet to be held.

Peter Munro reported that the new Tekapo White Water Canoe Trust had been set up. The Trust was in the process of applying for a grant from Meridian Energy Ltd. The first working bee was to be held the following weekend.

Peter Munro reported that the Mackenzie Alpine Trust's AGM held been held recently. He said the schedule of work in front of the Trust included the maintenance of the Macauley Hut, the upgrading of the Camp Stream Hut and the rebuilding of the South Opuha Hut.

**IV GENERAL BUSINESS:**

1 SOLID WASTE - KERBSIDE COLLECTION:

In response to a question regarding bags which had been rejected for collection, the Asset Manager explained the process which was to be followed and undertook to make sure that the contractors and staff dealt with such bags in the correct manner.

Cr O'Sullivan noted that the Council had decided to undertake an audit of the Solid Waste Activity.

2 VILLAGE MAINTENANCE

The Chairman said maintenance work in the village was behind schedule. The Asset Manager reported that Whitestone's staffing was currently the subject of a review and at a recent meeting with management it had been made clear that the Company recognised there were issues in terms of service delivery to the Council and Community Boards. He said he was expecting a significant improvement in service.

3 WALKWAY:

Peter Munro suggested that the development of a high quality walkway from Mt John to the Regional Park, including a footbridge across the outlet, be considered as a future project.

4. BRUCE SCOTT MEMORIAL:

Leon O'Sullivan advised that the Lake Tekapo Lions Club had established the *Bruce Scott Memorial Walkway* along the outlet. It had been planted with trees and identified on a plaque fixed to a rock on the site.

V PUBLIC EXCLUDED:

Resolved that the public be excluded from the following part of the proceedings of this meeting namely:

Request to Remove Trees

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
Request to Remove Trees	To Protect the Privacy of Persons	48(1)(a)(i)

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: *Request to Remove Trees* Section 7 (2)(a)

**Peter Maxwell/Leon O'Sullivan**

**THERE BEING NO FURTHER BUSINESS THE  
CHAIRMAN DECLARED THE MEETING CLOSED AT 9.47 PM**

**CHAIRMAN:** \_\_\_\_\_

**DATE:** \_\_\_\_\_