



MINUTES

Tekapo Community Board Meeting

5 August 2020

**MINUTES OF MACKENZIE DISTRICT COUNCIL
TEKAPO COMMUNITY BOARD MEETING
HELD AT THE TEKAPO COMMUNITY HALL LOUNGE, LAKE TEKAPO
ON WEDNESDAY, 5 AUGUST 2020 AT 3.00PM**

PRESENT: Chairperson Steve Howes, Chris Scrase, Caroll Simcox, Sharron Binns, Cr Matt Murphy

IN ATTENDANCE: Mayor Graham Smith, Cr Murray Cox, Tim Harty (General Manager Operations), Charlotte Borrell (Community Services and Facilities Officer), Ann Rodgers (Planning Manager), Aaron Hakkart (Planning Team Leader), Simon Cameron (Chairman Upper Waitaki Zone Water Management Committee), Tami Woods (Ecan), Chris Eccleston (Ecan), Mark Samways (Property and Commercial Manager), Jeremy Dunlop (Ignite Architects), Enrica Flore (Ignite Architects), Arlene Goss (Governance Advisor), and eight members of the public.

1 OPENING

The chairman opened the meeting and asked Tim Harty to introduce himself.

2 APOLOGIES

COMMITTEE RESOLUTION TKCB/2020/162

Moved: Member Caroll Simcox

Seconded: Member Sharron Binns

That the apology received from Chief Executive Suzette van Aswegen be accepted.

CARRIED

3 PUBLIC FORUM

Krissy Rhodes asked for an update on the rebuilding of the Tekapo Tavern. She also asked for the main carpark layout to be reviewed.

She said campervans don't fit into the parking slots. Markings have worn off. "Whole system is silly."

Krissy Rhodes also said she was shocked to read a newspaper report that four projects would possibly not go ahead. Have waited for years and years to get any project finished. Not acceptable. The chairman said these matters would be discussed later in the meeting.

T.J. McConchie asked about a claim there was asbestos in the tavern building. The Mayor said this was a strong possibility and this information came from the owners of the building.

The chairperson raised the issue of the tavern and asked Krissy Rhodes if she wished to speak on that. She expressed concern at the time taken to date with no action. The Mayor responded that he had spoken to the managers of the property. Another tavern would be built on the site. He has asked them to remove the building and screen the area. There was a delay due to insurance liability issues. Asbestos was also causing a delay.

Member Chris Scrase said the area was also dangerous at night.

Member of the public Stu Inch said there was a need for Reflections Restaurant to re-open as there was a shortage of restaurants in the town.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 REPORTS

5.1 UPDATE FROM THE UPPER WAITAKI ZONE WATER MANAGEMENT COMMITTEE

Simon Cameron (Chairman), Tami Woods (Ecan) and Chris Eccleston (Ecan) were welcomed to the meeting.

Simon Cameron said he was aware that the Tekapo area had not been involved much in the water zone committee and if anyone wanted to get involved he would like to have a member of the committee join them from the northern end of the basin.

Tami Woods handed out “A Quick Guide to the Canterbury Water Management Strategy”. She introduced the committee, its membership, and water zone areas. The focus was on water management.

Tami Woods handed out copies of the 2019 Annual Report from the Upper Waitaki Zone Committee. These documents are available as attachments to these minutes.

She noted that the committee had been responsible for setting the on-farm discharge limits used by Environment Canterbury in regional planning. The committee also had about \$100,000 to spend on biodiversity projects.

Simon Cameron noted the areas of concern for water quality in the zone. The next meeting of the committee was on September 18, 9.30am, at the Tekapo Hall. He invited anyone to join them at this meeting. He also asked if there was anything the zone committee could help with.

Chairman Steve Howes asked if there was a connection between the committee’s communications person and Genesis. Yes.

The Mayor said the zone committees had been very effective. The Upper Waitaki was a very valuable committee and it would be good for a Tekapo person to be involved.

5.2 UPDATE FROM PLANNING AND REGULATORY STAFF

Ann Rodgers (Planning Manager) and Aaron Hakkart (Planning Team Leader) were welcomed to the meeting.

Update on District Plan Review

Ann Rodgers updated the community board on the District Plan Review. The recent spatial planning workshops were held with key stakeholder groups. She handed out some information resulting from these workshops. These documents are available as an attachment to these minutes.

She was happy with how the workshops went. They will result in three spatial plan options. Those three options will go out for public consultation for three weeks.

Ann Rodgers handed out a page showing the results of the district housing stocktake. She also mentioned the new “Let’s Talk” platform and advised people to sign up for that, including alerts when it was updated.

Although this is a 10 year plan, staff are looking ahead 30 years to help it be fit for purpose.

Member Chris Scrase asked why “Takapo” was used on one of the documents and Ann Rodgers replied that both names, Tekapo/Takapo, would appear on future documents.

Update on Mobile Trading

Ann Rodgers said the bylaws under review included the Mobile Traders Bylaw and these had not yet gone to Council. Regarding the mobile trading location of Lakeside Drive, it may be the only location that allows for mobile trading that does not affect other businesses in Tekapo.

The community board asked if there was the ability for people to apply for dispensation while this process was being carried out. The three cafes have asked for mobile traders to be closer to serve the public. Ann Rodgers said if the business owners agreed to an exception they could do something, even if it was temporary. The existing process to apply for a permit remains in place.

Can they mitigate the problems on the Lakeside Drive site? Would it be possible to seal the site? The fee for a mobile trader to use the site was only \$150 a year. If ratepayers were being asked to invest in the area Council might look at increasing the fees.

The chairman asked to keep mobile trading on the community board action list.

5.2.1 UPDATE ON PROPOSED COMMUNITY SPORTS FACILITY

The chairman asked everyone to move into the larger hall to watch a presentation on the proposed community sports facility.

Mark Samways introduced himself and the designers, Jeremy Dunlop and Enrica Flore from Ignite Architects. He said this was the early part of the discussion towards a sports centre in Tekapo.

Jeremy Dunlop gave a power point presentation showing various ideas for a sports centre. He asked the community board for feedback on which sports facilities were needed in Tekapo, without doubling up on other facilities available in the district.

Feedback included comments on what had been originally proposed regarding moving the squash courts to the Aorangi Cres site, and what was needed.

There was discussion on the need for a full-sized or half-sized court, and whether a facility would also need to accommodate larger events like large weddings or conferences.

Would a multi-purpose room be big enough for a gym? Comments were that a gym would be crucial.

The possible location of the building was questioned. Did they consider putting the building where the tennis courts are? Yes, but it would cost about \$500,000 to replace the tennis courts.

Could the building be built lower to help avoid shading the tennis courts? Yes it could be lowered.

Timeframes. This is a 2-5 year project.

Was a full-size court needed when there was one in Twizel? Futsal was the most popular sport in Tekapo and needed to be accommodated.

The chairman said it was great to see this happening. The next step was to schedule a workshop with the community board members and Mark Samways present.

Mark Samways was asked to send pdfs of the presentation to the community board and meet them for further discussion.

5.3 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION TKCB/2020/163

Moved: Member Sharron Binns

Seconded: Member Chris Scrase

That the minutes of the Tekapo Community Board meeting held on Wednesday 10 June 2020 be received and confirmed as an accurate record of the meeting.

CARRIED

5.3.1 GENERAL BUSINESS

Proposal for bike park on Genesis and MDC land - T.J. McConchie from Tekapo Trails was invited to speak to the community board. She said Genesis Energy has come to Tekapo Trails with a proposal. They have offered Tekapo Trails a parcel of land with the idea of installing a mountain bike park. This project is beyond Tekapo Trails alone. There was a lot to work through. They want to get some professional bike track makers in for a feasibility study. She then asked for permission to use council land for part of the park.

Charlotte Borrell said she has had a look at the land and passed on the information to property and commercial manager Mark Samways. T.J. McConchie asked for some urgency on this.

The community board asked what would be different to the bike track currently located in the regional park. The answer was that it would be different to what was in the regional park. More scope and the regional park also has walkers.

The community board noted its support for the idea and asked for it to be added to the action list, with Mr Samways to get back to the board.

5.4 COMMUNITY BOARD FINANCIAL REPORT

Member Chris Scrase noted that on the first page of the financials the narrative is carrying forward. E.g. operating expenditure increased by \$60,000. She said it would be nice to know what that was. She asked if staff could update the narrative from the previous month to customise it from one period to the next.

A question was asked about the capital expenditure budget – Tekapo township - on page 17 of the agenda. Charlotte Borrell said it was the budget for the Lakefront Domain and two other reserves.

It was noted that extra money was available for community grants. The governance advisor would be advertising these grants shortly.

COMMITTEE RESOLUTION TKCB/2020/164

Moved: Member Chris Scrase

Seconded: Member Carroll Simcox

That the community board financial report be received.

CARRIED

5.5 PROJECT UPDATE

General Manager Operations Tim Harty spoke about this report. He said it was not about putting projects on hold because they were too hard, but making sure they were done right.

There was feedback coming from the spatial plan process, including other opportunities for funding. There was an ability to connect up more, and deliver more. There was also an opportunity to collaborate more with the community. The work planned at Barbara Hay Reserve may cost as much as \$250,000 so there was a need to plan properly.

The chairman said the community had already spoken that they wanted Barbara Hay and D'Archaic reserves cleaned up. These projects had already been resolved by the community board.

Mr Harty wanted to join the town's reserves with pathways and use some of the money from the land subdivision fund to offset costs.

Discussion on this matter included the following:

- How does the community board know what is a reasonable amount of money to spend on a reserve? Generally this came from a reserve management plan, which the community board did not have.
- Need to resolve way-finding issues.
- Concerned with Mr Harty's suggestion that more community consultation was needed. Already been through all that. Barbara Hay Reserve was a shovel-ready project that the community expects the council to deliver on. The issue of the cost should have come back to the community board.
- The report asking for a pause does not say how long the pause is. The community wants to see it done.
- Concern that the community board has already waited a long time for this.
- These are isolated projects that benefit the community. They should be planned together and priced together.
- Cr Cox said the paper in the agenda, and it appearing in the media, was disrespectful to the community board.
- One of the feedbacks from the spatial planning workshops was that each area of the community needed to have its own green space. This had not happened so far and there were green spaces missing in parts of Tekapo. Slowing things down would allow this planning to occur.
- The shared pathway which was included in the report should not have been there as it was going ahead as planned.

The report in its current state would not be received by the community board.

Cr Murphy supported the community board declining the report. He stated the Barbara Hay Reserve had had community consultation and should go ahead as planned.

Mr Harty suggested that the community board use some of its money to employ someone to progress these projects. The community board agreed.

The community board's expectation was to see plans and costings at the next meeting for Barbara Hay and D'Archiac Reserves, along with any other things that may be included in the project.

Mr Harty apologised for the confusion arising from his report.

The community board did not receive the report and passed no resolutions.

5.6 COMMUNITY BOARD ACTION LIST

Shared pathway – nothing to add.

Tekapo Western Carpark – to be discussed under general business.

Bus Shelters – the chairman asked if the roading manager could attend the next meeting to report on the bus shelters.

Ideas for naming of D'Archiac Reserve – Charlotte Borrell has contacted the runanga representative and will follow up.

Village Walking Trails – The community board did a walk around. This was also part of spatial planning exercise. Wayfinding and signage was needed. Maintenance needed to be done on tracks. Charlotte Borrell to engage contractor.

NZTA requests – There has been no contact from NZTA since before Covid. An NZTA rep attended the spatial plan workshops. Mr Harty was trying to get them to commit to a safe crossing on the highway, and also improve the approaches to town.

Tekapo rubbish – The compactor bin is in Fairlie and broken. The compactor bin at Lakeside Drive gets broken into and coins stolen. Has just been fixed again.

Approaches to boardwalks at the playground – Contractor will put rocks there when he is next in the area with machinery.

Cleaning up green area between the playground and Dark Sky building - Unable to get topsoil at the moment. Charlotte Borrell was asked to price the cost of bringing topsoil from Timaru.

Rope spiders net – Waiting for a plan for the Lakefront Domain early next year.

Any progress on drinking fountain – There was a suggestion to add a drinking fountain onto the side of the public toilets. Charlotte Borrell to action this.

Tekapo Memorial Plaques – Remove from list. This is a council matter.

5.7 GENERAL BUSINESS

CCTV cameras – Transition manager Tim Mulcock and chairman Steve Howes will be working on this issue. At present they need to determine the best four places to locate the cameras. If funding was not available already, it would be put into the Long Term Plan so it was available on July 1 next year.

Squash Court Area – This was being discussed by Council as part of the spatial planning exercise.

Bumpers on Rapuwai Lane – The governance advisor read out a reply from the roading manager as follows:

The installation of wheel stops is to provide a greater walkway along the shop frontages in Tekapo. This is to replace the older existing bollards that are sporadically located along the frontage. These are programmed for removal by council's maintenance contractor. This allows the contractor to clear away snow in front of the businesses with mechanical plant in larger weather events, rather than just by hand. Given each park has a restrictor it then limits encroachment onto the footpath by vehicles, improving the space for pedestrians to move through the town rather than walking along behind the parked vehicles. Vehicles sitting back further into the carriageway is not seen as an issue as it provides greater side friction on Rapuwai Lane, further reinforcing the speed limit of 30km/h.

Car Park Markings – The governance advisor read out a reply from the roading manager as follows:

These markings were repainted in the last re-mark. Given the grit application over winter to deal with the icing issue (acts as sand paper) and the road being resealed means the pavement markings haven't lasted as long as they could. The surface hasn't fully imbedded nor the paint thickness built up. The high usage this carpark gets also doesn't help. We have asked our maintenance contractor to programme this for re-mark again. The road needs to be a certain temperature for paint to set and until recently this hasn't been able to be achieved to ensure a quality product.

Comments from the community board included that arrows were needed instead of diamonds, also an exit sign with an arrow. Car park marking to be added to the community board action list.

Replacement FM Transmitter – Equipment is en-route from China.

Bollard and Street Lights – The governance advisor read out a reply from the roading manager as follows:

We are aware of those outages. NETcon informed us on the 29/06/2020 that they have run out of low pressure sodium lamps and fittings to fix/replace lights in Tekapo and Twizel and they are unable to get any replacements, so no individual lights can be repaired until the LED upgrade is completed. They will continue to investigate and repair circuit faults where numerous lights are not working in one area.

We have ordered LED new gear trays and are working with NETcon on a contract for the replacement of the fittings. It is hoped to have the contract in place prior to the end of the month. The total value of this work is in the order of \$1,200,000 so Council's procurement rules require this to be in place even though we are dealing with a sole supplier.

Outages will be addressed once fittings are sourced and we will then work from Twizel towards Albury with the replacements. Some of the fittings which are architectural/special may take slightly longer to sort. Once we have a programme we will be able to provide it to the community board and provide more definitive timeframes.

The community board noted that people are reporting these faults and not getting any feedback or information. The fault reporting system wasn't working. They asked for some information to be put out via council communication channels.

Tim Harty agreed that the fault-reporting system needed an automated response mechanism and also said there was a need to investigate interim solutions while we wait for the LEDs to be replaced.

The Meeting closed at 6.20pm.

The minutes of this meeting were confirmed at the Tekapo Community Board Meeting held on 14 October 2020.

.....

CHAIRPERSON