



Mackenzie

DISTRICT COUNCIL

Notice is given of a Hearing of Council to be held on:

Date: Monday, 15 November 2021

Time: 9.30am

Location: Council Chambers

Fairlie

AGENDA

Long Term Plan Hearing

15 November 2021

Note: This meeting may be digitally recorded by the minute-taker.

Council Membership:

Graham Smith (Chair)

James Leslie

Anne Munro

Stuart Barwood

Murray Cox

Emily Bradbury

Matt Murphy

The purpose of local government:

(1) The purpose of local government is—

- (a) to enable democratic local decision-making and action by, and on behalf of, communities; and
- (b) to meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses.

(2) In this Act, good-quality, in relation to local infrastructure, local public services, and performance of regulatory functions, means infrastructure, services, and performance that are—

- (a) efficient; and
- (b) effective; and
- (c) appropriate to present and anticipated future circumstances.

(Local Government Act 2002)

Order Of Business

1 Opening and Apologies.....5

2 Draft Hearing Timetable 5

3 Submissions6

 3.1 Long Term Plan Submissions 6

1 OPENING AND APOLOGIES**2 DRAFT HEARING TIMETABLE**

This may change before the hearing – an updated timetable will be circulated on the day).

Hearing Time	Name	Organisation/Town	Topics
9.30am	Hearing opens. Introduction from Angela Oosthuizen.		
9.45 – 10.15am	Submission from Staff		
10.15-10.30am	William Beauchamp	Tekapo	Future development – housing reserves and parking
10.30-10.45am	Tony Weekes	Twizel Area Residents and Ratepayers association	Twizel event centre, Twizel community library, hall and youth centre Twizel water meters Twizel market place verandas Twizel long car park Twizel footpaths Development reserve fund Dog pound Fairlie admin building
10.45-11.00am	Jenny Hughey	Environment Canterbury	
11.00-11.15am	Maureen Vance	Tekapo	Recycling, Council's Audit, District Plan review, dog parks in Fairlie and Twizel
11.15-11.30am	Luke Paardekooper	Mt Cook Lakeside Retreat	Other income streams
11.30am-12.00pm	Deliberations Begin		
12.00pm-12.30pm	Lunch		
12.30pm-2.00pm	Deliberations Continue until 2pm		

At 2.30pm the councillors have another engagement. The meeting will adjourn and deliberations will continue on Wednesday, November 17 at 10.30am.

3 SUBMISSIONS

3.1 LONG TERM PLAN SUBMISSIONS

Author: Arlene Goss, Governance Advisor

Authoriser: Angela Oosthuizen, Acting Chief Executive

- Attachments:**
1. Submission from Brett Swanson [↓](#) 
 2. Submission from Burkes Pass Trust [↓](#) 
 3. Submission from Chris Scrase [↓](#) 
 4. Submission from Craig Willis [↓](#) 
 5. Submission from Darryl Bayliss [↓](#) 
 6. Submission from Debra Hunter [↓](#) 
 7. Submission from Environment Canterbury [↓](#) 
 8. Submission from Glenda Sargeant [↓](#) 
 9. Submission from Jack Randall [↓](#) 
 10. Submission from Jed Sargeant [↓](#) 
 11. Submission from Judy and Shaun Norman [↓](#) 
 12. Submission from Luke Paardekooper [↓](#) 
 13. Submission from Maureen Lott [↓](#) 
 14. Submission from Maureen Vance [↓](#) 
 15. Submission from Natalia Zuleta [↓](#) 
 16. Submission from Richard Herrick [↓](#) 
 17. Submission from Sharron Binns [↓](#) 
 18. Submission from Sophie Sargeant [↓](#) 
 19. Submission from Steve Golding [↓](#) 
 20. Submission from Steve Robertson [↓](#) 
 21. Submission from Tony Weekes [↓](#) 
 22. Submission from Tracey Gunn [↓](#) 
 23. Submission from Twizel Community Board [↓](#) 
 24. Submission from Walter and Zita Speck [↓](#) 
 25. Submission from William Beauchamp [↓](#) 

PURPOSE OF REPORT

Attached are all 25 written submissions received from members of the public. They are arranged in alphabetical order.

STAFF RECOMMENDATIONS

1. That the submissions be received and considered by Council.

**Respondent No:** 10**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 13:31:42 pm**Last Seen:** Nov 05, 2021 13:31:42 pm**IP Address:** n/a

Q1. First Name	Brent
Q2. Surname	Swanson
Q3. Organisation (if you are submitting on behalf of an organisation or group)	N/A
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED] Lake Tekapo
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	<p>There is major infrastructure investment required and the costs should be shared over generations not ratepayers with with large increases in rates over a short time.</p>
Q11. Which option do you prefer?	Option One: A District Good
Q12. Please explain your choice below	<p>The Benefits should be shared so smaller communities also have good facilities</p>
Q13. Do you have any feedback about how we charge rates?	<p>As previously stated the rates increases should be kept at a reasonable and affordable level and spread over a longer period.</p>
Q14. Do you have any feedback on changes to any of our policies?	<p>Nil</p>

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

Lake Tekapo lacks a clear plan or vision. The lake frontage including Pioneer Drive is unformed and difficult to navigate on foot or vehicle. Development to date has been disjointed and piecemeal. Te Anau and Wanaka are good examples of how to develop a Lake frontage with paths, picnic and parking area and playgrounds. There appears to be no plan expansion of emergency services with only limited space for Fire , Ambulance, St John and Coastguard. Were in the LTP is this discussed. The Squash club situation has gone on for to long and needs to be addressed in the LTP. The town should centrally located all is sports facilities at the community hall and include a gym.

The Burkes Pass Heritage Trust

Notice of Submission

To: the Mackenzie District Council, PO Box 52, Fairlie

From: The Burkes Pass Heritage Trust

Contact Person: Jane Batchelor

Address for service: [REDACTED] Avenue, Christchurch 8041.

Contact Phone : [REDACTED]

Email: [REDACTED]

Submission to the Long Term Plan to continue the annual grant covering the balance of rates for St Patrick's Church, Burkes Pass.

Background: St Patrick's Church is the oldest church building in the Mackenzie District, is of national significance, probably the oldest union church in NZ still on its original site, a category 1 building for Heritage NZ, and qualifies as a category X in the MDC heritage schedule. It is owned by The Burkes Pass Heritage Trust a registered charitable trust, CC21800, in order to retain and restore this heritage building in Burkes Pass for the benefit of the local community and visitors. It is used as a church, local heritage centre and as a community hall facility for meetings and events.

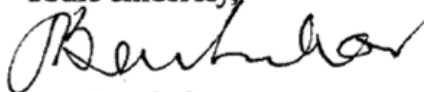
Current situation: As a church building the property qualifies for remission of half the cost of the annual rates. Since purchase of the building by the Trust in 2001, the MDC has supported the Trust by giving an annual grant to cover the balance of rates. This support has been greatly appreciated and has enabled the Trust to retain ownership and undertake a wide range of activities to enhance the heritage value of the church, and the Burkes Pass Village and its amenities.

Recent Trust Activities:

- Hosted recent Spatial Plan meetings and made submissions to the plan
- Lobbied for and achieved traffic speed lowering to 60 kph through the village
- Published a history of Burkes Pass Cemetery
- Building maintenance, insurance and heritage visitor centre open daily
- Maintain the heritage walk through the township and Musterers hut
- Enhance local biodiversity with native plantings and recent open day
- Archive of local social history, newsletters and facebook and website

The Trust looks forward to continued and valued support for the Trust by MDC with this grant in the long term plan, and is happy to supply any further information if required.

Yours sincerely,



Jane Batchelor

Chairperson BPHT

**Respondent No:** 5**Login:** Anonymous**Email:** n/a**Responded At:** Nov 03, 2021 12:06:14 pm**Last Seen:** Nov 03, 2021 12:06:14 pm**IP Address:** n/a

Q1. First Name	Christine
Q2. Surname	Scrase
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED], Lake Tekapo
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No

Q10. Please outline the reasons for your choice above.

Over the past 2 years, Mackenzie District Council (MDC) has consistently advised that any requests for improvements cannot be considered unless they are included in the Long-Term Plan (LTP). Our councilors and community have accepted these comments and looked forward to being able to make a meaningful contribution to this new LTP covering the period 2021 – 2023. However, it is my view that the draft LTP as presented for consultation includes only matters that MDC staff have prioritized and that there has been insufficient consultation with the community in its development. I note, at the first meeting of the newly elected community board at the end of 2019, MDC advised elected members that workshops would be scheduled during 2020 to ensure community input into the LTP; this did not happen. I appreciate that the pandemic intervened, however, we now find that we have less than 4 weeks to respond to an already drafted LTP document. I find that the draft LTP is primarily focused on infrastructural upgrades. I understand the need for upgrading infrastructural assets, many of which require significant deferred maintenance. I also understand MDC's desire to keep rate rises and debt levels as low as is feasible. However, I believe the LTP for the period 2021 – 2023 must, also, specifically include consideration of several important future improvements and developments that have been the subject of many discussions with MDC over recent years. I discuss these obvious omissions and other matters below.

Important Omissions

1. Planning for Squash Court relocation Due to the expiry of the Squash Club's (the Club) lease in 2024, MDC has signed a Memorandum of Understanding (MOU) with the Club. As part of the MOU, MDC has agreed to work with the Club to relocate the club premise. Both parties agreed that the optimal new location is Aorangi Crescent and that any new facility would be multifunctional in nature. We note this conversation is now nearly 20 years old having been first started in 2002. With the lease expiry now less than 3 years hence, I expect that the LTP 2021 – 2023 will, at a minimum, include a budget for a feasibility or scoping exercise regarding this long-standing issue. As agreed in the MOU and continued in discussions with MDC in 2020, the exercise should encompass the development of a multifunctional sports facility.
2. CCTV This matter has been previously discussed and at community board meetings MDC Staff advised that, due to the cost, this needs to be a LTP item. Assurances were provided that this would be included in the LTP, however does not seem to feature in the LTP / Budget. This omission should be rectified and CCTV for Tekapo included in the LTP 2021 – 2023.
3. Boat ramp Discussions about the boat ramp have been ongoing for many years and is considered to be an important future development issue for Tekapo that cannot wait for the subsequent LTP before planning commences. I expect that the LTP 2021 – 2023 will include a discussion about, and budget for, a feasibility study in respect of boat ramp facilities in Tekapo.
4. Pioneer Drive Pioneer Drive is an area of special significance, both, culturally and recreationally, in Tekapo. Before large numbers of tourists return, we have an opportunity to plan for improved traffic management. However, this important forward planning is omitted from the draft LTP. I expect that the LTP 2021 – 2023 will include a discussion about, and budget for, MDC's plans for improving traffic management on Pioneer Drive. This might only be some scoping work or other study – but we do not accept that nothing can be done during that period.
5. Improvement of council system – level of service. I appreciate that MDC has invested heavily in its systems during the period of the previous LTP, however, more work needs to be done. We note that there is no mention of further improvements to MDC systems in the draft LTP. I expect that the LTP 2021 – 2023 will include a budget for further improvements to communication systems that will lead to improved customer service. Specific examples of where service improvements need to be actioned are: - Online booking system for the Tekapo Hall - Implementation of a tracking system for service calls so that ratepayers can see the status of service calls e.g., in progress, more information needed, resolved.
6. Future development – housing, reserves and parking. As noted above the draft LTP is primarily focused on infrastructure and, therefore, hasn't taken into account any of the significant growth issues being experienced in Tekapo pre-COVID and which are expected to again be problematic in a post COVID future. These issues include a lack of: - Entry level housing / Affordable housing - Parking and realignment of existing parking Furthermore, I cannot see how key budgets from the Parks and Reserves Strategy flow into the LTP budgets. On our initial review it appears these have been developed in isolation. I expect that the LTP 2021 – 2024 will include a discussion about, and budget for, a scoping exercise in respect of these matters (affordable housing and parking). We think the LTP should be specific about how proposed LTP budgets integrate with other MDC budgets, including the development of parks and reserves.

Q11. Which option do you prefer?

Options Two: A Proximity Benefit

Q12. Please explain your choice below

Agree with document regarding logic for proximity benefit

Q13. Do you have any feedback about how we charge rates?

At page 15, the draft notes \$2.4M of borrowings to smooth rates increases. Within the rating model, the draft LTP explains that all debt will be repaid by the end of the LTP period i.e., by 2031. I accept that some level of rates increases, and borrowing, is necessary to fund the infrastructural requirements. I would, however, prefer that you provide the community with an alternative, contrasting model that does not assume full repayment of the borrowings over the term of the LTP. We would like to understand whether rates increases can be reduced if different assumptions are applied to debt repayment. The average rates increase is 8.42% each year for the next 10 years, which is a huge increase. As noted at point 7, these increases are premised on full repayment of all borrowings during the 10-year term of the LTP. I want to know the impact on rates levied if the assumption is not to aggressively repay debt as assumed. Would a more conservative debt repayment programme significantly reduce the rates burden in the early years of the LTP?

Q14. Do you have any feedback on changes to any of our policies?

Development Contributions and Financial Contributions Policy The policy is silent on the fact that these development contributions are "tagged" to the town where the development occurred. This fact, however, is not noted in the policy. We think the policy should state that contributions must be spent in the town in which they were generated.

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

As explained in this submission, I understand the need to focus on infrastructure however do not agree that other improvements and developments are ignored during the period. There needs to be scoping and feasibility work ongoing for the matters identified in this submission and I believe the LTP needs to be explicit that this work will continue

**Respondent No:** 14**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 16:39:41 pm**Last Seen:** Nov 05, 2021 16:39:41 pm**IP Address:** n/a

Q1. First Name	Craig
Q2. Surname	Willis
Q3. Organisation (if you are submitting on behalf of an organisation or group)	Lake Tekapo Squash Rackets Club Inc
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	tekaposquashclub@gmail.com
Q6. Postal address	P O Box 51, Lake Tekapo
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	Yes
Q10. Please outline the reasons for your choice above.	Can't avoid rates changes, we need things done and its a fact of life, unfortunately. As long as we see the results of rate increase's
Q11. Which option do you prefer?	Option One: A District Good
Q12. Please explain your choice below	not answered
Q13. Do you have any feedback about how we charge rates?	not answered
Q14. Do you have any feedback on changes to any of our policies?	Significance and engagement policy, who decides on the significance and engagement is it the council staff or the rate payers?

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

Speaking for the Lake Tekapo Squash Rackets club, it is disappointing not to see anything about seed funding in the long term plan as mentioned in point 7 of the memorandum of understanding between the council and the club. I attended a Lake Tekapo Community board meeting on behalf of our club on the 7th of July and asked for a written update from the council regarding the memorandum of understanding so that I could present this to our AGM (Nothing has been provided at this time). I raised the question of funding being put into the long term plan and we hoped this would be the case. At a meeting between council representatives (including Mayor Graham Smith) and the club on the 4th of December 2019 it was decided to create a memorandum of understanding to show the mutual understanding between the council and the club, this meeting as with so many others over the last 20 years was asked for by the council to see if we would be happy to move. At no time in the last 20 years has the club been against the idea of moving the courts so the council and ratepayers can benefit from the valuable piece of land the courts currently sit on. The idea of the memorandum of understanding according to Mayor Graham and Mark Samways was that as the club/council and community move forward with this project it wouldn't get lost in the changes of staff. This is exactly what appears to have happened. I hope Mayor Graham remembers his comment about needing to get some runs on the board with the way Tekapo has been treated.

**Respondent No:** 13**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 15:56:17 pm**Last Seen:** Nov 05, 2021 15:56:17 pm**IP Address:** n/a

Q1. First Name	Darryl
Q2. Surname	Bayliss
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED]
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	Twizel (10 November)
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	
At the meeting i went to you guys said you had 77 million dollars in cash reserve... I feel like this council is conservative, and does not add much value to the community. Saving.... Our rates go up, but what do we get? I see where the rates are going but it does not change the fact our towns are getting half assed.	
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
Q12. Please explain your choice below	
I dont feel there is even distribution of funds regardless, and if so their should be transparency, open source transparency where funds are being distributed. Not a Pie Graph.	

Q13. Do you have any feedback about how we charge rates?

Charge rates as you wish, i just want to see the town improving... not ad hock, half done jobs. Do a job once and do it right. You guys recently installed new paths here in Twizel.... And concrete to i couldn't believe it. Tekapo received concrete paths along time ago. But.... The paths that were put in, it was do the bare minimum, put some paths down, drop some grass seed down on the sides and wait for it along with the weeds to grow back. Take a leaf out of the lakes district book.... those paths should be planted out properly with plants, and trees in certain areas. Even the old path is still their a shitty gravel path right below the new one, instead of covering it up and grassing it. 77 million dollars in cash reserves and you cant make the paths vibrant? I want the towns to have and atmosphere and a positive vibe. Like what you get when you head into the lakes district...everything is done right, spend a little more yes but what you get out of it is what we pay for. At the moment we pay rates and it pays for the usual...and any improvements seem to be do the bare minimum. Plant some more plants, schist, spend more money not save it. Keep cash reserves yes, but our towns should have a buzz about them. They wont have that with half done jobs, weeds growing around the paths because they werent done the right way, the old paths still their. Roads and paths that are a maze of tar seal that has been dug up looking like bike tracks. Why are contractors are allowed to dig up slithers of paths i dot know and then path them up. Makes our town look cheap. Anyway rant over :) SPEND SOME MONEY>

Q14. Do you have any feedback on changes to any of our policies?

no

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

I just want you to look at the lakes district, and literally copy them. May be slower as we don't have the rates base yes, but you can do jobs and do them to a higher standard. their fore making our towns beautiful, not crusty. I also think why not build business opportunity's, and create leases... as an alternative to rates. Like for example. Twizel could really do with hotpools like tekapo for instance, then lease the business out, long term, you have an asset that can be leveraged in multiple ways, and you also have lease income coming in, the more you do this over time, the more you can eventually offset rates.

**Respondent No:** 15**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 16:57:17 pm**Last Seen:** Nov 05, 2021 16:57:17 pm**IP Address:** n/a

Q1. First Name	Debra
Q2. Surname	Hunter
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	not answered
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED] Twizel
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	
<p>I do not agree that Twizel rate payers alone, will be covering the costs of getting the Twizel Events Centre, Youth Centre & swimming pool to be up to code and fit for purpose. The council has allowed these assets to be run down over years and have not had regular maintenance and/or compliance in the first place. Once up to code and fit for purpose, then come back and ask us!</p>	
Q11. Which option do you prefer?	Option One: A District Good
Q12. Please explain your choice below	
See previous	
Q13. Do you have any feedback about how we charge rates?	
<p>If you increase the rates, we need to know that your promises on services are followed through. We need to know someone is project managing the tasks and that there are clear timelines put in place.</p>	
Q14. Do you have any feedback on changes to any of our policies?	
not answered	

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

Twizel needs a community centre and a community library. We need to know that council will sit with members of the community and school, to come up with a plan that includes both of these things for the future of Twizel.



04 November 2021

Mayor Graham Smith
Mackenzie District Council
PO Box 52
Main Street
FAIRLIE 7949

Customer Services
P. 03 353 9007 or 0800 324 636
200 Tuam Street
PO Box 345
Christchurch 8140
E. ecinfo@ecan.govt.nz
www.ecan.govt.nz

Tēnā koe Graham,

Environment Canterbury submission on the Mackenzie District Council's draft Long-Term Plan 2021-31

Thank you for the opportunity to make a submission on your draft Long-Term Plan 2021-31. In these current uncertain times, our communities need a collaborative, joined-up approach and we look forward to working together to achieve this. We particularly value the ongoing collaboration between your Council and Environment Canterbury's South Canterbury Office, and we encourage your staff to continue the dialogue with our South Canterbury General Manager to build and maintain regional relationships and identify priorities for your Council.

We also support your council continuing to work closely with ngā Papatipu Rūnanga in your district on matters of shared importance.

Canterbury Regional Forums

The Canterbury Mayoral Forum, and the regional forums and working groups that support it, provide valuable mechanisms for local government in Canterbury. The Mayoral Forum is also a key means of demonstrating a strong and unified voice on the priority issues for our region. The current challenges facing local government through the three waters and resource management reforms and the Future for Local Government review mean the value of this strong and unified voice cannot be underestimated. We look forward to continuing to work with your Council as we implement the Canterbury Regional Forums' work programmes over the remainder of this local government term.

Climate Change

The Canterbury Climate Change Working Group and the Mayoral Forum Climate Change Steering Group are key to developing a shared understanding of the implications of climate change across Canterbury. We would like to acknowledge your membership and contribution to the working group and look forward to continuing to collaborate with you in this work. We note and support your focus on investing in improved resilience of your infrastructure and the contribution to Civil Defence and Emergency Management activities in your Long-Term Plan. We recognise the pressures on smaller district councils and will be happy to engage with you and provide support where we are able for any of your climate change-related initiatives.

Canterbury Water Management Strategy and Biodiversity

The Canterbury Water Management Strategy's Fit for Future project provided a platform to recognise the extensive work and investment from Canterbury councils that contributes towards achieving the goals for 2025. To support additional actions required to progress the goals, the project developed a work programme tailored for each Canterbury council. We note that you adopted the work programme and are implementing the Canterbury Water Management Strategy in areas of stormwater, wastewater, drinking water, water use efficiency and biodiversity.

We value your Council's participation in Te Mōkihi (the Mackenzie Basin Alignment programme) and its commitment to protecting and enhancing indigenous biodiversity values within the Mackenzie Basin and wider District. Your involvement with Te Mōkihi, which involves a number of projects of importance to Te Rūnanga o Arowhenua, Te Rūnanga o Waihao, and Te Rūnanga o Moeraki, is vital to successful outcomes in this area. We also strongly encourage the Council to actively monitor the Significant Natural Areas within the District and work with landowners to ensure they continue to be protected.

We acknowledge your Council's involvement in and support of the Canterbury Biodiversity Champions group and the Southern Biosecurity Advisory Group. We look forward to working together to develop shared regional approaches to key biodiversity challenges for the region, and to supporting and connecting communities with Environment Canterbury's Regional Pest Management programme.

We also acknowledge the Council's participation in, and support of, the Orari-Temuka-Opihi-Pareora Zone Committee and Upper Waitaki Zone Committee and the contribution to implementing both Committees' action plan, including participation in the Lake Ruataniwha working group. We thank the Council for its ongoing commitment to the Canterbury Water Management Strategy and its willingness to work collaboratively and share information with other councils.

Three Waters Infrastructure

We support your Council's continued prioritisation of three waters infrastructure and proposal to improve water management by installing water meters for urban water supplies. We support your investment in upgrading the Burkes Pass and Fairlie water treatment plants and the associated reservoir, and the replacement of aging water pipes in Twizel and Fairlie. We encourage the Council to include upgrading the Allandale water supply and Albury rural water supply in its work programme.

With respect to waste water, we acknowledge the Council's commitment to upgrading the Tekapo and Twizel wastewater treatment plants. When approving any subdivision expansion, we ask that the Council consider investment in reticulation of wastewater systems to reduce the risk to drinking water from potential contamination of groundwater and surface water sources.

Transport

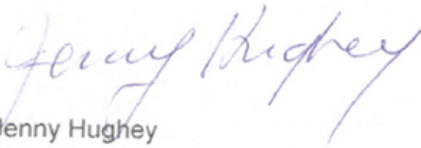
We value the continued participation of your Council in regional transport forums and look forward to continuing to build on this relationship. We are particularly supportive of the investigation of seal extensions along Lilybank and Braemar Roads, and of the planned upgrades to the Alps to Ocean great ride trail.

District planning

We note and support the proposed review of the Mackenzie District Plan. We understand that the District Plan has not been reviewed since 2004, although there have been significant plan changes in the period since then. The spatial plans that have been developed for the townships in the district provide a sound basis for the new District Plan.

We do wish to be heard in support of our submission. To arrange a time, please contact Governance@ecan.govt.nz. If you have any queries in relation to our submission, please contact Adrienne Lomax, Regional Leadership and Policy, on 027 561 0270.

Yours sincerely



Jenny Hughey
Chair

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Oct 25, 2021 11:04:16 am**Last Seen:** Oct 25, 2021 11:04:16 am**IP Address:** n/a

Q1. First Name Glenda

Q2. Surname Sargeant

Q3. Organisation (if you are submitting on behalf of an organisation or group) not answered

Q4. Phone number (landline or cellphone)

[REDACTED]

Q5. Email address

b [REDACTED]

Q6. Postal address

[REDACTED] Twizel

Q7. Do you want to speak about your submission at a Council Hearing? No

Q8. If you answered Yes above, do you wish to attend the LTP hearing in: not answered

Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document? No

Q10. Please outline the reasons for your choice above.

Rates increases should be spread evenly across the whole 10 years. With such high rate increase looming, which I am sure will be on going to provide the infra structure required for such a rapidly growing District, it would be great to have the opportunity to pay the rates more frequently by direct credit. I am sure this would make rate payment a lot easier for those on lower fixed incomes.

Q11. Which option do you prefer?

Option One: A District Good

Q12. Please explain your choice below

The facilities are available for use by all who live in the district and not just those who live in each town. When people live in a large district they travel to use the facilities that they want to access for their recreation for example people of Twizel travel to Tekapo to use ice rink facilities and pools of a temperature warm enough for their kids to swim in. They regularly travel long distances for their children to participate in sports.

Q13. Do you have any feedback about how we charge rates?

I think the people of the Mackenzie District should pay a general rate everyone in the district has equal access to all that is available in the district. With a small rate payer base and limited resourcing to fund various infra structure and recreational facilities the facilities need to belong to all in the district and the staffing required to carry out these projects should be funded by the Mackenzie District so we become a united district and not a them and us district.

Q14. Do you have any feedback on changes to any of our policies?

Yes the Council should be borrowing to pay for infrastructure and facilities that have long been neglected and the payment of debt should be spread into the long term as tomorrow's ratepayers are the ones who will benefit from today's upgrades. Resilient Successful Communities More use should be made of each town's local paper to advise residents and ratepayers of any upcoming meetings, by law changes, road closures, maintenance work and feedback opportunities via the Let's Talk app on the website. It would be useful if the Mackenzie District Council had a weekly spot in the local news i.e. in Twizel, the Update.

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

Twizel Sport and Recreation Facility There is no mention in the LTP for the replacement of the Twizel Youth Centre. The \$400 000 required to repair this facility should be included in the plan as currently there is not a usable facility for the youth of the district to host sport and recreation events. This would be used by all the district as sports teams are made up of youth from the whole Mackenzie District. It is a crying shame that the present facility was allowed to get into such a state of disrepair. At a time when the Mackenzie is wanting to attract more residents, sporting facilities are a major requirement for young families. Twizel Swimming Pool I note that the sum allowed for the provision of heating is \$100 000 should this not read \$150 000 to cover the cost of the heat pump and electrical upgrade. Upgrading of Footpaths Hopefully this will be carried out quickly, the current chip seal is not ideal for young children who learn to bike ride, walk and run on family outings if they tumble their legs and faces are torn by the current chip seal. Water Metering I note this is to start in Twizel. Some properties do not have toilets on the street how are there meters going to be read and why Twizel for the starting place we seem to be top of the list to be charged for things but bottom of the list for provision of services. Upgrades of Toilet Facilities I note that the Fairlie toilets are to be upgraded I hope it doesn't result in a down grade as in the case of Twizel and Tekapo both places now have a woefully inadequate number of toilets and at best can be described as unfit for purpose as there over use results in very unkempt facilities. Used by tourists as general ablution facilities and clothes washing, dishwashing spaces. Fairlie Administration Building The million dollars allocated for this upgrade could be better spent relocating and enlarging the Mackenzie District Council offices to a Twizel base. It seems there is a problem recruiting and retaining staff to live in Fairlie. Twizel is a quickly growing town with a great range of facilities to support families. Doctors surgeries, emergency medical facility, banking hub, Plunket rooms, churches, cafes, ECE and kindergarten, and an Area School that is about to have a major rebuild, it has most of the businesses required to build new homes and lots of support groups. It is located very centrally with a 1 hour 30 minute drive to most Central Otago destinations and coastal towns. There are 3 amazing lakes and great fishing rivers and canals surely this would all be very attractive to prospective employees. Transportation SH 8 between the Lake Pukaki lookout turn off and just past the turn off to the High Country Salmon Farm needs to be reduced 80kph. The area is a bad accident waiting to happen. Please help this happen before it is too late. Lake Ruataniwha Reserve I read that \$761 500 is to be paid by the Tourism and Infrastructure fund where is the balance coming from. It would be great to see a plan (this could be published in the Twizel Update as part of the weekly MDC newsletter) of the area that the Reserve covers and the proposed placement of the facilities which I must say are long over due. At the same time a major upgrade of the playground equipment could be included. The current equipment is well past its use by date. Such an area lends itself beautifully to an adventure themed playground with monkey bars, climbing walls, flying fox, swings and slides coming from treehouse like structures. LTP Consultation Unfortunately the confusion over the venue for the Consultation process was not ideal even your own publication says it was to be held at the events center. As this is a Council owned building most would also assume that it would be the venue. There did not seem to be enough local publicity about the event or venue. You need to take it to the people and don't rely on the people coming to you. Twizel as I am sure the rest of the district does, have a community Facebook page and once again the Twizel Update as part of a weekly MDC newsletter would have been ideal places to advertise this and any other events or consultations. Building Resilient Communities Go to the people, be transparent and honest and let the people know what is happening at Council level. Advise them when they can provide input to build a strong community.



Respondent No: 7

Login: Anonymous

Email: n/a

Responded At: Nov 03, 2021 22:34:24 pm

Last Seen: Nov 03, 2021 22:34:24 pm

IP Address: n/a

Q1. First Name	Jack
Q2. Surname	Randall
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	not answered
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED] Tekapo 7999
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	Yes
Q10. Please outline the reasons for your choice above.	not answered
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
Q12. Please explain your choice below	not answered
Q13. Do you have any feedback about how we charge rates?	I really just want to say affordable housing for first time home buying kiwis needs to be in this plan. Especially in Tekapo and Twizel
Q14. Do you have any feedback on changes to any of our policies?	I really just want to say affordable housing for first time home buying kiwis needs to be in this plan. Especially in Tekapo and Twizel Housing in Tekapo is simply unaffordable. A subdivision with affordable housing needs to be prioritised. This should be prohibited for being used as air bnb
Q15. Do you have any other feedback that you would like to leave around the proposed LTP?	Affordable housing

RECEIVED

15 OCT 2021

Submission Form

Join the conversation by providing your feedback by 5pm on Friday 5 November 2021.

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2. Cut the form along the dashed line.
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 - Physically delivering to: Mackenzie District Council offices at Market Place, Twizel or Main Street Fairlie or
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YOUR DETAILS

Your submission must include your name, and a postal or email address. If you want to speak to Council on your submission, please include a phone number so we can contact you.

First name:

Jed

Surname:

Sargeant

Organisation (if applicable):

Phone (landline or mobile):

Email address*:

Postal address*:

*We require your email address and/or your physical postal address.

Do you want to speak about your submission at a Council Hearing?

☐

Yes

or

☒

No

If yes, do you wish to attend the hearing in:

☐

Fairlie (9 November)

☐

Twizel (10 November)

If you do not indicate, we will assume you do not wish to speak.

*with smooth tar for seal
*that are good for dikes
*and little people

THE BIG ISSUE - FUNDING OUR FUTURE PAGE 14

Please give us your feedback

we need more paths*

OTHER IMPORTANT ISSUES - HOW DO WE FUND OUR POOLS AND HALLS PAGE 15

Please tick one.

☐

Option One: A district good

☐

Option Two: A proximity benefit

Please give us your feedback

RATE CHANGES - LET'S TALK ABOUT OUR RATES PAGE 18

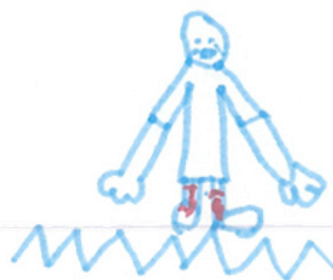
Please give us your feedback

CHANGES TO POLICIES PAGE 36

Please give us your feedback

YOUR VIEWS AND OTHER FEEDBACK

Your thoughts on our other plans or anything else are welcome. Please outline below.



Jed Sargeant age
Six

**Respondent No:** 12**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 15:12:14 pm**Last Seen:** Nov 05, 2021 15:12:14 pm**IP Address:** n/a

Q1. **First Name** Judy and Shaun

Q2. **Surname** Norman

Q3. **Organisation (if you are submitting on behalf of an organisation or group)** not answered

Q4. **Phone number (landline or cellphone)**

[REDACTED]

Q5. **Email address**

[REDACTED]

Q6. **Postal address** 7901

Q7. **Do you want to speak about your submission at a Council Hearing?** No

Q8. **If you answered Yes above, do you wish to attend the LTP hearing in:** not answered

Q9. **Do you agree with the proposed changes to rates outlined in the LTP discussion document?** not answered

Q10. **Please outline the reasons for your choice above.**

not answered

Q11. **Which option do you prefer?** not answered

Q12. **Please explain your choice below**

not answered

Q13. **Do you have any feedback about how we charge rates?**

not answered

Q14. **Do you have any feedback on changes to any of our policies?**

not answered

Q15. **Do you have any other feedback that you would like to leave around the proposed LTP?**

not answered

Submission from Shaun and Judy Norman continued:

We abandoned any responses because we found much of the text difficult to follow.

However, we would still like to respond with some of the topics we consider important.

As ever, we consider Twizel's greenways/walkways an extremely valuable asset not to be sliced off.

The golf course is another focal point for the community and should stay where it is. Nine Hole courses have become favorites around the world.

We need to keep as much retail as we can in the square. Time and again we get comments on how great a feeling there is of a community here, the square being the focal point. We realise with the ever increasing population growing this is going to be hard to achieve.

We would say no to developing retail along Ruataniwha road as it is a lovely welcome with its greenery. However if it is the only place near the centre it would be preferable to developing the other side of SH8 or another retail centre.

With the expansion of the school and the education board not allowing us to keep our shared library, this is a good time to make a community hub comprising a good library and a centre to replace the resource centre. Libraries are becoming more and more an important part of a community.

We have put this response to the consultation together at short notice and trust it can reach the right destination

Shaun and Judy Norman



Respondent No: 6

Login: Anonymous

Email: n/a

Responded At: Nov 03, 2021 17:38:12 pm

Last Seen: Nov 03, 2021 17:38:12 pm

IP Address: n/a

Q1. First Name	Luke
Q2. Surname	Paardekooper
Q3. Organisation (if you are submitting on behalf of an organisation or group)	mt cook lakeside retreat
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED]
Q7. Do you want to speak about your submission at a Council Hearing?	Yes
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	Twizel (10 November)
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	
We need to look at other income streams - we need to look at how we can net at least \$20 off each no rate payer that comes into the Mackenzie	
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
Q12. Please explain your choice below	
not answered	
Q13. Do you have any feedback about how we charge rates?	
Need to look at other income streams	
Q14. Do you have any feedback on changes to any of our policies?	
not answered	
Q15. Do you have any other feedback that you would like to leave around the proposed LTP?	
not answered	



Respondent No: 11

Login: Anonymous

Email: n/a

Responded At: Nov 05, 2021 14:45:37 pm

Last Seen: Nov 05, 2021 14:45:37 pm

IP Address: n/a

Q1. First Name Maureen

Q2. Surname Lott

Q3. Organisation (if you are submitting on behalf of an organisation or group) Sunnypeaks

Q4. Phone number (landline or cellphone)

[REDACTED]

Q5. Email address

[REDACTED]

Q6. Postal address

[REDACTED]

Q7. Do you want to speak about your submission at a Council Hearing? No

Q8. If you answered Yes above, do you wish to attend the LTP hearing in: not answered

Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document? not answered

Q10. Please outline the reasons for your choice above.

not answered

Q11. Which option do you prefer? not answered

Q12. Please explain your choice below

not answered

Q13. Do you have any feedback about how we charge rates?

not answered

Q14. Do you have any feedback on changes to any of our policies?

not answered

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

I have recently had a swim in the Fairlie public pool. Although it is wheelchair/disabled person accessible the actual swimming pool is not. A lot of older folk, over weight folk etc can not use the pool as if they can get in they can not get out without help. We need a ramp which is very easy to do and I think only costs approx \$8000. Waste of time having a pool only able bodied people can use.

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 - Posting to: Mackenzie District Council, PO Box 52, Fairlie, 7949

YOUR DETAILS

Your submission must include your name, and a postal or email address. If you want to speak to Council on your submission, please include a phone number so we can contact you.

First name: Maureen

Surname: VANCE

Organisation (if applicable): _____

Phone (landline or mobile): _____

Email address*: _____

Postal address*: _____

Lake Tekapo

*We require your email address and/or your physical postal address.

Do you want to speak about your submission at a Council Hearing?



Yes



No

If yes, do you wish to attend the hearing in:



Fairlie (9 November)



Twizel (10 November)

If you do not indicate, we will assume you do not wish to speak.

THE BIG ISSUE - FUNDING OUR FUTURE PAGE 14

Please give us your feedback

5. When will the Mackenzie District Plan be reviewed?

2. Capital + operational maintenance programme -

The Dog Park in Tekapo is outstanding! I have heard visitors with dogs saying that it is the best in NZ!

When will Dog Parks be established in Fairlie and Twizel please?

OTHER IMPORTANT ISSUES - HOW DO WE FUND OUR POOLS AND HALLS PAGE 15

Please tick one.



Option One: A district good



Option Two: A proximity benefit

Please give us your feedback

This option seems more ^{equitable,} fair as all ratepayers are paying on the same basis.

p17 Why is the Tekapo/Tekapo township ratepayers flat charge 4.8% where the Twizel, Fairlie + Rural Ratepayers have flat charges of 10%?

RATE CHANGES - LET'S TALK ABOUT OUR RATES PAGE 18

Please give us your feedback

p19 Areas of expenditure: 7.47% of rates go towards Waste Management and Minimisation - Please refer to my comments in the section 'Your Views and Other Feedback' regarding the resolved resolution for waste minimisation at the 3 Resource Recycling Centres in the Mackenzie District.
0.56% of rates go to Emergency Management - What does this cover?

CHANGES TO POLICIES PAGE 36

Please give us your feedback

4
It's time for a change -

I agree with most changes outlined in the Mackenzie District Council Long-Term Plan Consultation Document, and I would like to congratulate the Council on the format, layout and use of multiple types of illustrations in its presentation.

YOUR VIEWS AND OTHER FEEDBACK

Your thoughts on our other plans or anything else are welcome. Please outline below.

① Re: Resource Recycling: Waste Minimisation:

I cannot see any mention of the above in the MDC LTP 2021-2031.

Over the past year or two most of the recycling aspects for the Rubbish Tips in Fairlie, Tenapo/Tahapo and Twizel have been removed. However the names 'Resource Recycling Centres' continue to be used.

At present I notice many re-usable items being carted away for landfill.

-(If the MDC's policy for their Recycling Resource Centres is to take everything to landfill then conservation must not be considered.)

I request that the recycling aspect of the 3 'Recycling Centres' in the Mackenzie area be restored to its former state please. -(All items suitable for recycling, if taken to be recycled could go with responsibility for each item taken to be that of the person taking the item.)

② Audit Report

When will this be completed?

[REDACTED]

From: Natalia Zuleta <[REDACTED]>
Sent: Friday, 5 November 2021 1:54 PM
To: Mackenzie District Council
Subject: LTP Submission



CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir/Madam,

My name is Dr Natalia Zuleta, I live in [REDACTED] Lake Tekapo 7999.

I wish to make a submission on the LTP and can't find the "HAVE YOUR SAY" button on the Let's Talk website, only a consultation survey (don't think they are the same thing).

It's great to see there are plans for upgrading infrastructure however I believe there are a few key omissions worth noting for Tekapo, the crown jewel of the Mackenzie.

There has been no mention of the Squash Court relocation to Aorangi Crescent which has been talked about for years. This is something that needs to happen. There is also no provision for a full-size sports field in town. We are the only town in the district that doesn't have a sport field and as our population grows this will get a lot of use and potentially attract more visitors (hosting games, summer fete, etc).

There appears to be little provision for population growth and required services. Where will a medical centre be located? What about a secondary school?

In order to attract young families, housing also needs to be affordable. Would you perhaps consider designating an area of land for affordable housing for example? Perhaps MDC could get some advice from the Queenstown Lakes Community Housing Trust on what they have achieved in Queenstown.

Our beautiful lake is our most beautiful natural asset enjoyed by locals and tourists. Our boat ramp needs upgrading. People often can't get their boats in when the lake is too low. A marina near Tekapo Springs for example would be a fabulous asset to our district.

Look forward to the above being included in our LTP.

Kind regards,

Natalia Zuleta

**Respondent No:** 9**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 12:56:50 pm**Last Seen:** Nov 05, 2021 12:56:50 pm**IP Address:** n/a

Q1. First Name Richard

Q2. Surname Herrick

Q3. Organisation (if you are submitting on behalf of an organisation or group) not answered

Q4. Phone number (landline or cellphone)

[REDACTED]

Q5. Email address

[REDACTED]

Q6. Postal address

[REDACTED] Lake Tekapo 7945

Q7. Do you want to speak about your submission at a Council Hearing? No

Q8. If you answered Yes above, do you wish to attend the LTP hearing in: not answered

Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document? not answered

Q10. Please outline the reasons for your choice above.

not answered

Q11. Which option do you prefer?

not answered

Q12. Please explain your choice below

not answered

Q13. Do you have any feedback about how we charge rates?

not answered

Q14. Do you have any feedback on changes to any of our policies?

not answered

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

The council has been telling the Tekapo community for many years that requests for some of the wanted changes in our village cannot be considered unless they are included in the Long Term Plan. It appears that there are no projects raised by the community or the community board included in the long term plan. The ones I would like focus on are: -We are possibly still the only town of our size in the country without a sports field in the town (The one that was in the spatial plan was out of the town boundary and in an unsuitable place for children to access) -The upgrade or planning of our only sports club is omitted from the plan, making it impossible for the Squash club to plan for investment and maintenance while in its current location. -There is no mention of any investment to enhance the health and wellbeing of the members of our community, especially children. (The new playground on the lake front was paid for by the community via fundraising, and was eventually installed after many of the children who fundraised for it, had grown up or had moved from the town)



Respondent No: 4

Login: Anonymous

Email: n/a

Responded At: Nov 02, 2021 10:09:11 am

Last Seen: Nov 02, 2021 10:09:11 am

IP Address: n/a

Q1. First Name Sharron

Q2. Surname Binns

Q3. Organisation (if you are submitting on behalf of an organisation or group) Tekapo Community Board

Q4. Phone number (landline or cellphone)

Q5. Email address

Q6. Postal address

, Lake Tekapo

Q7. Do you want to speak about your submission at a Council Hearing? No

Q8. If you answered Yes above, do you wish to attend the LTP hearing in: not answered

Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document? No

Q10. Please outline the reasons for your choice above.

See response further on

Q11. Which option do you prefer?

Options Two: A Proximity Benefit

Q12. Please explain your choice below

See response further on

Q13. Do you have any feedback about how we charge rates?

At page 15, the draft notes \$2.4M of borrowings to smooth rates increases. Within the rating model, the draft LTP explains that all debt will be repaid by the end of the LTP period i.e., by 2031. We accept that some level of rates increases, and borrowing, is necessary to fund the infrastructural requirements. We would, however, prefer that you provide the community with an alternative, contrasting model that does not assume full repayment of the borrowings over the term of the LTP. We would like to understand whether rates increases can be reduced if different assumptions are applied to debt repayment.

Q14. Do you have any feedback on changes to any of our policies?

Changes to policies Development Contributions and Financial Contributions Policy The policy is silent on the fact that these development contributions are "tagged" to the town where the development occurred. This fact, however, is not noted in the policy. We think the policy should state that contributions must be spent in the town in which they were generated.

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

Subject: Submission on the draft Long-Term Plan (LTP) 2021 – 2023 Author: Lake Tekapo Community Board Date: 2 November 2021

General Introductory Comments Over the past 2 years, Mackenzie District Council (MDC) has consistently advised that any requests for improvements cannot be considered unless they are included in the Long-Term Plan (LTP). Our councilors and community have accepted these comments and looked forward to being able to make a meaningful contribution to this new LTP covering the period 2021 – 2023. However, it is our view that the draft LTP as presented for consultation includes only matters that MDC staff have prioritized and that there has been insufficient consultation with the community in its development. We note, at the first meeting of the newly elected community board at the end of 2019, MDC advised elected members that workshops would be scheduled during 2020 to ensure community input into the LTP; this did not happen. We appreciate that the pandemic intervened, however, we now find that we have less than 4 weeks to respond to an already drafted LTP document. We find that the draft LTP is primarily focused on infrastructural upgrades. Our community understands the need for upgrading infrastructural assets, many of which require significant deferred maintenance. We also understand MDC's desire to keep rate rises and debt levels as low as is feasible. However, we believe the LTP for the period 2021 – 2023 must, also, specifically include consideration of several important future improvements and developments that have been the subject of many discussions with MDC over recent years. We discuss these obvious omissions and other matters below.

IMPORTANT OMISSIONS

- 1. Planning for Squash Court relocation** Due to the expiry of the Squash Club's (the Club) lease in 2024, MDC has signed a Memorandum of Understanding (MOU) with the Club. As part of the MOU, MDC has agreed to work with the Club to relocate the club premise. Both parties agreed that the optimal new location is Aorangi Crescent and that any new facility would be multifunctional in nature. We note this conversation is now nearly 20 years old having been first started in 2002. With the lease expiry now less than 3 years hence, we expect that the LTP 2021 – 2023 will, at a minimum, include a budget for a feasibility or scoping exercise regarding this long-standing issue. As agreed in the MOU and continued in discussions with MDC in 2020, the exercise should encompass the development of a multifunctional sports facility.
- 2. CCTV** This matter has been previously discussed and at community board meetings MDC Staff advised that, due to the cost, this needs to be a LTP item. Assurances were provided that this would be included in the LTP, however does not seem to feature in the LTP / Budget. This omission should be rectified and CCTV for Tekapo included in the LTP 2021 – 2023.
- 3. Boat ramp** Discussions about the boat ramp have been ongoing for many years and is considered to be an important future development issue for Tekapo that cannot wait for the subsequent LTP before planning commences. We expect that the LTP 2021 – 2023 will include a discussion about, and budget for, a feasibility study in respect of boat ramp facilities in Tekapo.
- 4. Pioneer Drive** Pioneer Drive is an area of special significance, both, culturally and recreationally, in Tekapo. Before large numbers of tourists return, we have an opportunity to plan for improved traffic management. However, this important forward planning is omitted from the draft LTP. We expect that the LTP 2021 – 2023 will include a discussion about, and budget for, MDC's plans for improving traffic management on Pioneer Drive. This might only be some scoping work or other study – but we do not accept that nothing can be done during that period.
- 5. Improvement of council system – level of service.** We appreciate that MDC has invested heavily in its systems during the period of the previous LTP, however, more work needs to be done. We note that there is no mention of further improvements to MDC systems in the draft LTP. We expect that the LTP 2021 – 2023 will include a budget for further improvements to communication systems that will lead to improved customer service. Specific examples of where service improvements need to be actioned are: - Online booking system for the Tekapo Hall - Implementation of a tracking system for service calls so that ratepayers can see the status of service calls e.g., in progress, more information needed, resolved.
- 6. Future development – housing, reserves and parking.** As noted above the draft LTP is primarily focused on infrastructure and, therefore, hasn't taken into account any of the significant growth issues being experienced in Tekapo pre-COVID and which are expected to again be problematic in a post COVID future. These issues include a lack of: - Entry level housing / Affordable housing - Parking and realignment of existing parking Furthermore, we cannot see how key budgets from the Parks and Reserves Strategy flow into the LTP budgets. On our initial review it appears these have been developed in isolation. We expect that the LTP 2021 – 2024 will include a discussion about, and budget for, a scoping exercise in respect of these matters (affordable housing and parking). We think the LTP should be specific about how proposed LTP budgets integrate with other MDC budgets, including the development of parks and reserves.

OTHER MATTERS MDC has asked for feedback on several specific issues:

- 7. Funding our future** At page 15, the draft notes \$2.4M of borrowings to smooth rates increases. Within the rating model, the draft LTP explains that all debt will be repaid by the end of the LTP period i.e., by 2031. We accept that some level of rates increases, and borrowing, is necessary to

fund the infrastructural requirements. We would, however, prefer that you provide the community with an alternative, contrasting model that does not assume full repayment of the borrowings over the term of the LTP. We would like to understand whether rates increases can be reduced if different assumptions are applied to debt repayment.

8. Funding pools and halls We agree with Option 2 – A proximity benefit

9. Rate changes The average rates increase is 8.42% each year for the next 10 years, which is a huge increase. As noted at point 7, these increases are premised on full repayment of all borrowings during the 10-year term of the LTP. We want to know the impact on rates levied if the assumption is not to aggressively repay debt as assumed. Would a more conservative debt repayment significantly reduce the rates burden in the early years of the LTP?

10. Changes to policies Development Contributions and Financial Contributions Policy The policy is silent on the fact that these development contributions are “tagged” to the town where the development occurred. This fact, however, is not noted in the policy. We think the policy should state that contributions must be spent in the town in which they were generated.

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YOUR DETAILS

Your submission must include your name, and a postal or email address. If you want to speak to Council on your submission, please include a phone number so we can contact you.

First name: Sophie
Surname: Sargeant
Organisation (if applicable): AK N/A
Phone (landline or mobile): N/A
Email address*: N/A
Postal address*: [Redacted] Twizel

*We require your email address and/or your physical postal address.

Do you want to speak about your submission at a Council Hearing?

☐ Yes or ☒ No

If yes, do you wish to attend the hearing in:

☐ Fairlie (9 November) ☐ Twizel (10 November)

If you do not indicate, we will assume you do not wish to speak.

THE BIG ISSUE - FUNDING OUR FUTURE PAGE 14

Please give us your feedback

We need more
playgrounds with bars to
and hang from ~~hand~~ climb on

OTHER IMPORTANT ISSUES - HOW DO WE FUND OUR POOLS AND HALLS PAGE 15

Please tick one:

☐

Option One: A district good

☐

Option Two: A proximity benefit

Please give us your feedback

RATE CHANGES - LET'S TALK ABOUT OUR RATES PAGE 18

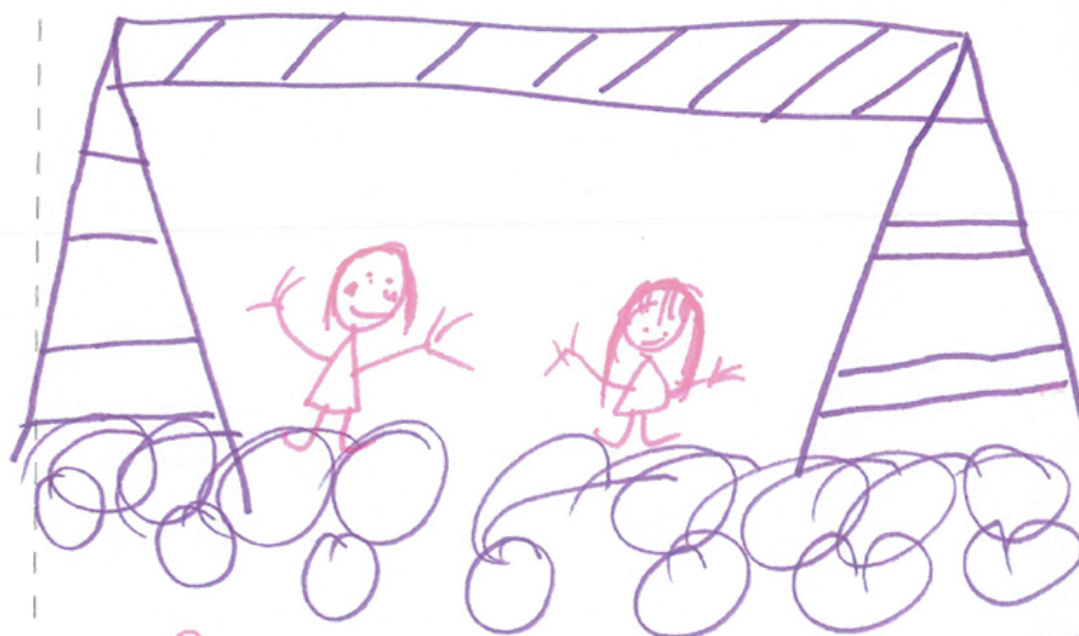
Please give us your feedback

CHANGES TO POLICIES PAGE 36

Please give us your feedback

YOUR VIEWS AND OTHER FEEDBACK

Your thoughts on our other plans or anything else are welcome. Please outline below.



Sophie
age 8

Sargeant



Respondent No: 1

Login: Anonymous

Email: n/a

Responded At: Oct 12, 2021 14:05:40 pm

Last Seen: Oct 12, 2021 14:05:40 pm

IP Address: n/a

Q1. First Name	Steve
Q2. Surname	Golding
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED] [REDACTED]
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
<p>Q10. Please outline the reasons for your choice above.</p> <p>I dont think Twizel gets value for what we pay now</p>	
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
<p>Q12. Please explain your choice below</p> <p>Here in Twizel we have not been listened to about pool heating</p>	
<p>Q13. Do you have any feedback about how we charge rates?</p> <p>The council should keep a better eye on the contractors so the job is done correctly this would keep our rates down</p>	
<p>Q14. Do you have any feedback on changes to any of our policies?</p> <p>not answered</p>	
<p>Q15. Do you have any other feedback that you would like to leave around the proposed LTP?</p> <p>It should be finished on time</p>	

**Respondent No:** 8**Login:** Anonymous**Email:** n/a**Responded At:** Nov 05, 2021 12:27:46 pm**Last Seen:** Nov 05, 2021 12:27:46 pm**IP Address:** n/a

Q1. First Name	Steve
Q2. Surname	Robertson
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED] Tekapo
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	I would like to see an alternative option to the aggressive borrowing and debt repayment option
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
Q12. Please explain your choice below	not answered
Q13. Do you have any feedback about how we charge rates?	This model will obviously change if the Three Waters Reforms are mandated by central government, which appears likely. How will this impact on rates??
Q14. Do you have any feedback on changes to any of our policies?	Development Contributions and Financial Contributions Policy - There is no mention of the money raised being tagged to the town where it was raised

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

I would like to support all comments made by the Tekapo Community Board in their submission. Additionally:

- Decreased tourist numbers - The LTP notes the deferment of funding for tourist related infrastructure due to decreased visitor numbers with review of spending when numbers increase. If numbers are expected to increase, infrastructure should be put in place now, so when numbers do increase, the council is ready for the impact, not "chasing its tail" as it was pre Covid
- Agree with planning for climate change impacts
- Financial contributions for development – no mention of where the money to be spent. Should be spent where the money raised
- AMP Parks and Community Facilities - Page 5 Executive summary refers to Waitaki District Council. Obviously a typo, but raises the question of document accuracy
- Stated in the Parks and Community Facilities AMP - "Mackenzie District currently has a very low involvement in the provision of formal sports grounds. This may start to change as the population continues to grow and will be addressed in more detail in the 2021 Parks Strategy" – There is no mention of planned Sports Oval or facility for the Tekapo community in either the LTP or the recent Spatial Plan documents. It is important that communities have these facilities available. As per the council's stated strategic vision – "Our communities have access to facilities and networks which enable people to enjoy positive, healthy lifestyles"



Submission Form

Join the conversation by providing your feedback by 5pm on Friday 5 November 2021.

Privacy Statement: All submissions (including name and contact details) will be included in public documents, at Council offices and libraries and on Council's website. Personal information will be used for submission administration purposes such as contacting you, if you want to speak at the Council hearing. All information is held by Council, and you have the right to access and correct personal information.

HOW TO RETURN THIS FORM

1. Complete Your details and Your views sections.
2. Cut the form along the dashed line.
3. Return the completed form to the Mackenzie District Council:
 - Scanning and emailing to: info@mackenzie.govt.nz or
 - Physically delivering to: Mackenzie District Council offices at Market Place, Twizel or Main Street Fairlie or
 - Posting to: Mackenzie District Council, PO Box 62, Fairlie, 7949

YOUR DETAILS

Your submission must include your name, and a postal or email address. If you want to speak to Council on your submission, please include a phone number so we can contact you.

First name: TONY

Surname: WEEKES

Organisation (if applicable): TWIZEL AREA RESIDENTS AND RATEPAYERS ASSOCIATION INCORPORATED

Phone (landline or mobile): [REDACTED]

Email address*: [REDACTED]

Postal address*: PO Box 308 Twizel 7944

*We require your email address and/or your physical postal address.

Do you want to speak about your submission at a Council Hearing?



Yes



No

If yes, do you wish to attend the hearing in:



Fairlie (9 November)



Twizel (10 November)

If you do not indicate, we will assume you do not wish to speak.

YOUR VIEWS AND OTHER FEEDBACK

Your thoughts on our other plans or anything else are welcome. Please outline below.

See attached views -

Twizel Events Centre

Twizel Community hall, Library & Youth Centre

Twizel Winter metres

Twizel Market Place - Verandahs

Twizel long car park - Seating

Twizel Footpaths

Development Reserve fund.

Dog Pound.

Fairlie Administration Building

MacKenzie District Council

Long Term Plan Submissions

3 November 2021

By Twizel Area Residents and Ratepayers Association Incorporated.

Attachments to submission form.

1. Twizel Events Centre

The Twizel community raised funds for the construction of the events centre approximately 20 years ago so as to replace existing halls which were not fit for purpose. It is disappointing to find that this building has never been issued with a Code of Compliance and that there are significant structural issues that now require attention as outlined in the Beca report issued 17 September 2021. It is our understanding that an external project manager has been appointed and that a report/plan will be ready in January detailing the work required, costings and timeframe for the work.

We believe the scope of the work should also include the kitchen upgrade included in the 2018 LTP (but still not actioned) together with the heating and cooling systems. The state of the kitchen is poor (as recognised previously) and is well overdue for upgrade. The heating and cooling system does not work adequately in summer and winter.

We request that the January report be released to the public and has sufficient details regarding the costing and timing of the work and also whether the centre will close while the work is undertaken. This work should be given high priority as the event centre is widely used by the school and the community.

2. Twizel Market Place – Verandas

The verandas in front of the shops in the market place are extremely run down, gutters leak, posts are sagging and rotten with temporary bracing in sections. As well as looking terrible it would appear that they are potentially a health and safety risk. It is our understanding that the MDC and shop owners have been in dispute for a number of years regarding responsibilities for the repairs and ownership of these verandas. We believe it is essential that these are repaired with some urgency and that the MDC enter into negotiations with shop owners regarding contributing to costs of repair and/or replacement.

3. Development Reserve Fund

It is our understanding that this reserve fund has accumulated to approximately \$4.7m (30 June 2020) as reported during October 2020 and that these funds remain unexpended due to inadequate accounting records regarding the source of the fund contributions. We also understand funds have been allocated from these reserves which may not be in accordance with the Local Government act 2002 in that the funds are required to be allocated/expended within the same area that the contributions were received. As a result, other areas are missing out on services and amenities.

We believe appropriate reconciliations/reconstruction of these reserve funds need to be undertaken so as the composition of the funds can be attributed to specific areas (as required by the LGA) and that appropriate remedial action needs to be taken to address any allocations that have been made that are not in accordance with the LGA. Upon completion of this work funds should then be available to undertake projects in these specific areas.

4. Fairlie Administration Building – proposed upgrades.

It is our understanding that the recent refurbishment/renovation of this building was completed at an approximate cost of \$800,000 so it is a surprise to see a further \$1,000,000 proposed to address earthquake and safety issues. We would like to be provided with full details of the proposed works required on this building and any associated reports regarding the building. We would have anticipated that reports on the safety, fire and earthquake aspects of this building would have been commissioned prior to commencing the previous renovations and if this is the case question why details of this work were not released to the public at this time.

5. Man Made Hill and surrounding area

It has been agreed previously that Man Made Hill will be planted out however this has still not been done. It is our understanding that a planting plan, including plant list will be prepared this month. Given we are now in summer it is unrealistic to carry out the planting now however it would be advantageous to carry out the planting this Autumn. To do this the existing vegetation (broom etc) will need to be sprayed/cleared and we believe this should be given priority along with the sourcing of plants and contracting out the planting so as to ensure the planting occurs before Winter. It would be helpful if the November plan included a timeframe/detailed schedule of work including clearing/preparation, sourcing of plants from where and planting.

Also, the trees that have been recently cleared by the Resource Recovery Park just before you turn into the new part of Tussock Bend sub-division, have been cut but large stumps have been left. Is there a plan in place to remove these and plant this area out to tidy the area?

6. Uniform Annual General Charge (UAGC)

The TRRA agree this UAGC charge should increase but think \$150 per ratepayer is still too low. We believe a charge of at least \$600 - \$700 per ratepayer would better reflect a fairer charge.

Does the Council plan to keep increasing the UAGC? If so, what is the Councils target dollar amount and over what timeframe?

7. Option 1: A District Good versus Option 2: A Proximity Benefit

While the TRRA understands the rationale for Option 2 being the preferred option, TRRA are concerned that Twizel ratepayers will be unfairly charged with a 'targeted rate' as some of our Community Facilities are in a very poor state of repair currently and have been identified as needing major capital works to bring them up to acceptable building code.

TRRA thinks the required work on the Twizel Events Centre to bring it up to the required building code and the previously scheduled kitchen upgrade (but not yet completed) should be excluded from this targeted rate. Once an acceptable outcome for a combined School/Community Library and Youth Centre is reached this also should be excluded.

8. Twizel Water Meters

The LTP has a figure of \$322,753 allocated under Twizel water meters. If this is to install water meters to all Twizel properties it would seem a minimal amount. Therefore, the TRRA would like to know what the scope of this work is for this allocation.

9. Twizel Swimming Pool

The LTP has allowed a sum of \$100,000 to complete the Twizel Pool Heating upgrade. The TRRA is aware that the prices received to upgrade the transformer and power supply and purchase of a suitable heat pump indicate that \$150,000 - \$200,000 will be required. We feel the sum allowed in the LTP should reflect this.

10. Upgrading of Footpaths in the major urban areas

The LTP states that footpaths will be upgraded in all major towns. The footpaths in Twizel are in a particularly bad state having been dug up twice in the last two years, firstly to enable cabling for broadband to be laid and more recently the installation of water pipes. The footpaths were left in a really poor state after the contractor for the broadband project finished. This has been compounded by the more recent work. The chip seal is very unforgiving if you fall on it. The surface tears the skin rather than grazing and due to the amount of loose gravel falls happen regularly.

There is also a need to address the lack of paths on the outskirts of the township. TRRA feel there is a need to prioritise Twizel for this project.

11. Sealing of 'Large Vehicle' Carpark

The TRRA notes sealing of this carpark is not in the LTP. Has this work been contracted out? If so, when is the work to be completed? Before Christmas 2021? If not, when is it going to be put out for tender?

12. Dog Pound

The LTP has allowed \$410,000 for a dog pound in 2023/24, as required to meet the Dog Control Act 1996. How many dogs are taken into this service each year? We would like to understand the breakdown of dog numbers processed by the service in each area/town. TRRA would like to know where this facility is proposed to be built.

Is there currently a Dog Control Officer in the MacKenzie and if so what area's do they cover?

It has been raised that potentially an existing 'Kennels' business could be contracted to provide 'an allocated no of cages' at their business for this purpose, would be a more efficient and cost effective service.



Respondent No: 2

Login: TVG

Email: [REDACTED]
co.nz

Responded At: Oct 14, 2021 11:05:58 am

Last Seen: Oct 06, 2021 21:11:28 pm

IP Address: 1 [REDACTED]

Q1. First Name Tracey

Q2. Surname Gunn

Q3. Organisation (if you are submitting on behalf of
an organisation or group) not answered

Q4. Phone number (landline or cellphone) [REDACTED]

Q5. Email address [REDACTED]

Q6. Postal address [REDACTED] Twizel

Q7. Do you want to speak about your submission at
a Council Hearing? NoQ8. If you answered Yes above, do you wish to
attend the LTP hearing in: not answeredQ9. Do you agree with the proposed changes to
rates outlined in the LTP discussion document? No

Q10. Please outline the reasons for your choice above.

From the rates example table on page 22 of the consultation document, I object to the 54.6% rates increase over the next 12 months for low value rural properties. We have no water, no sewerage, no rubbish removal service and gravel roads. This increase is horrific and I don't see why we are subsidising, for example, Twizel commercial properties which would see a significant decrease in their rates.

Q11. Which option do you prefer? Options Two: A Proximity Benefit

Q12. Please explain your choice below

A agree that this is a fairer way to do things, how it is explained in the consultation document is terrible. I am a very logical person and none of the numbers make sense. I also don't understand why Twizel has an additional Improvement fee.

Q13. Do you have any feedback about how we charge rates?

See previous comment on rates.

Q14. Do you have any feedback on changes to any of our policies?

not answered

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

not answered

From: Jacqui De Buyzer
Sent: Tuesday, 9 November 2021 6:33 pm
To: Arlene Goss <arlene.goss@mackenzie.govt.nz>
Subject: Submission

Twizel Community Board LTP Submission

Two years ago this community board came together after our local elections as we were voted in by our community to represent them and ensure their community needs were met. We all live here in Twizel because we love our surroundings and the diversity that it brings, from the people, the culture, the climate, the tourism and also the mix of urban and rural mix our community is made up of.

Our submission here is to ensure our Council understands what our community needs are, and what the prioritisation on those needs are.

We ask the Council to consider the below list of desires and encourage planners to reach out to us further if more information is needed.

Key Projects & Ideas from TCB.

Twizel Community Library/Hub

With the new School in the pipeline there are concerns in our community that we will lose our community Library as it sits inside an MOE building planned for removal after the new school build is completed.

Our Heartlands Community Care Centre & Twizel Radio is in the same position as above, although they are in a different location to the Library and are not Council operators, they are an integral part of our community in a social sense that we believe our Council needs to acknowledge.

Taking the above into consideration the TCB would like to ensure a plan for a "Twizel Community Hub" is considered and an affordable temporary option to house these 3 operations and support them.

We suggest a buy back lease arrangement with MOE for the current Library site and current school front office space with a long term intention to build a purpose built new Community Hub in "10 Years" (or when it is financially viable) but it must be set clear so it doesn't keep being pushed out.

Twizel Sports Pavillion

Consultation was completed and it was clear there is a need for a sporting hub in Twizel, sports across the board are growing exponentially, not only with kids but across all ages. From Yoga, to Soccer, to Rugby and athletics. The current building is not fit for purpose in the slightest and a new building would be the safest option.

Sport Twizel has completed plans and draft concepts on a new build so we would like to encourage council to grab this opportunity to provide the land via a peppercorn lease so Sport Twizel can start the fundraising and grant application process to get a new build on the current site arranged.

The building and operations would not sit under Council so MDC can focus on current assets as priority.

Twizel Playgrounds, Toilets and Trails (Response to new strategy)

Our new shared footpaths are great and we are pleased with the high use, the quality of the work and the entire safety value of them. There is still a desire to ensure more can be rolled out when the funding becomes available.

1. Tussock Bend
2. The Drive
3. NW Arch
4. Glen Lyon Road.

Twizel Playground is tired and if the opportunity arises to run and upgrade, new surfacing and new swings (net swing for diverse use was asked for and we are keen to ensure that is rolled through)

Kids Road Way - current council basketball courts are used by the school but the new school build will include new courts. The TCB would like to ensure that this large piece of asphalt is reserved for a kids road way zone. With the material already there, it would be most cost effective to utilise this space. It is close to the skate park and playground so it is a great location.

Green Waste - Please just crack on and start the green bins and add cost to rates!

Twizel Events Centre - we understand the Council has assured us this important asset will be protected and managed in such a way that it remains open. We just want to add that it is Critical to us that we ensure at any cost the building is protected and repaired in such a way that operations can still go ahead and it is completed.

There was work planned in the kitchen and if changes are to be made to that area we would like to see the works undertaken at the same time to upgrade the kitchen in conjunction with the repair works.

Affordable Housing - move Whitestone yard out of town residential and use this piece of land for affordable housing to ensure we can get more people to move to Twizel to work in our businesses and be a part of our communities.

TWIZEL Community Board

Jacqui de Buyzer

Tracey Gunn

Renee Rowland

Amanda Sargeant

Emily Bradbury



Respondent No: 16

Login: zita

Email: [REDACTED]

Responded At: Nov 05, 2021 17:12:59 pm

Last Seen: Nov 05, 2021 04:05:13 am

IP Address: 1 [REDACTED]

Q1. First Name	Walter & Zita
Q2. Surname	Speck
Q3. Organisation (if you are submitting on behalf of an organisation or group)	not answered
Q4. Phone number (landline or cellphone)	[REDACTED]
Q5. Email address	[REDACTED]
Q6. Postal address	[REDACTED], Lake Tekapo 7945
Q7. Do you want to speak about your submission at a Council Hearing?	No
Q8. If you answered Yes above, do you wish to attend the LTP hearing in:	not answered
Q9. Do you agree with the proposed changes to rates outlined in the LTP discussion document?	No
Q10. Please outline the reasons for your choice above.	Please see our additional notes.txs
Q11. Which option do you prefer?	Options Two: A Proximity Benefit
Q12. Please explain your choice below	not answered
Q13. Do you have any feedback about how we charge rates?	please see additional notes . txs
Q14. Do you have any feedback on changes to any of our policies?	please see our additional notes.... and please note again we highly endorse the submission of Lake Tekapo Community Board.

Q15. Do you have any other feedback that you would like to leave around the proposed LTP?

please see notes.txs 5.11.2021 To whom it may concern It's time for a change.... we totally agree with MDC's statement. And hopefully we'll see in the future not only consultation processes, but also successful implementation of communities' plans and wishes. Please do accept our following thoughts and suggestion re. the LTP. Considering the fact that there will be a lot of other submissions for the Councillors to read, and not repeat, we like to refer to the Submission of the Lake Tekapo Community Board, which we fully support. We like MDC to give special and urgent attention to some of the projects, which are directly relating to tourism. E.g. Management of traffic in the div. town areas, Pioneer drive, Boat Ramp, tidying up town, foot paths, parks etc We've experienced Lake Tekapo before there was intense tourism, we've seen it growing, with all its benefits and negative effects. Covid-19 lockdowns brought us rapidly back to the 1980-90. At that time Central & Local government generally were supportive of growth of tourism (bum on seat approach) without considering the potential of negative side effects (e.g. over tourism). Fast forward today we all have this knowledge and for Mackenzie District there would never be a better time to implement positive changes before the borders open up again. Please adjust the budget accordingly. Re. MDC Strategic Vision We full heartedly agree with MDC's strategic vision stated in the Document. But the big questions are: -How will MDC be able to implement this, if it's ruled and overruled by Central Government (e.g. 3 waters, NZTA etc.)? -Is there a way that the MDC can lobby more, e.g. together with other Local Governments, or involve the support of the community, via petitions etc.? Also your document states: "We are proud of and celebrate the heritage and diversity of our District and our people". We encourage MDC in all its communication and decision making to remember this statement. Please keep the balance and don't give in to a power game, especially not to racial division. Just as an example: Takapō/Tekapo. Officially it is still Lake Tekapo and so it should be. Let's celebrate and enjoy the living and honour all our ancestors, early settlers, Maori etc.. But don't change what does not need to be changed! Re. Economic Development your document states: The Mackenzie Tourism Advisory Group was created to connect Mackenzie tourism businesses with MDC's destination marketing services. MDC is also contracting "South Canterbury Chambers of Commerce". Our question to MDC: -Has there anything gone wrong with MDC's destination marketing services, that there seems to be the need of another "agent" to connect businesses to its services? -Are we & MDC indirectly feeding & wasting valuable dollars towards the communication carousel, for no gain whatsoever? Re. Funding & Rates - re. the budget of \$ 2.2 Million for District plan review Is there a way to reduce that cost in favour of actual implementation of important projects? Is there too much outsourcing happening? We strongly disapprove of outsourcing the decision making, as it has happened in the past. -re. 3 Waters We understand this draft LTP had been drawn up with the uncertainty of the 3 Water proposal of the Central Government. We encourage the MDC to be very careful with spending, before there will be more certainty. -re. Lake Tekapo Waste water treatment We highly suggest the relocation of the waste water treatment plant (e.g. true left of Tekapo River) (Nowhere in the world you'll find a waster water treatment plant at one of the highest point of the township...only in NZ!) -re. Budget for Transportation - re. Upgrading of the footpath. We would love to see a more flexible approach to suit each area. One shoe doesn't fit all. E.g. What we have been discussing in the past: a wide shared cycle way along a State highway may be a great improvement, but doesn't make sense along Pioneer Drive, where one can have cost saving by just reorganising some of the traffic. Please do apply a bit more economical approach, like with any other assets, improve, repair or replace. More communication & collaboration with div. Agencies, infrastructure providers to do work at the same time. Give the affected ratepayers the opportunity to be part of it, if they need & want to do some upgrade at their property at the same time. -re. Financial Strategy We propose the reverse of the MDC's proposition. With the negative effects of Covid and still reasonable affordable interest rates in mind, we propose to consider keeping rates down as much as possible over the next couple years, even if it means MDC has to borrow a bit more. This to enable businesses, everybody to recover from the pandemic. It will also help to make housing prices more affordable for people to move into the district, which MDC seems to encourage at the moment. Thank you! And special Thank you to the Councillors to hold their neck out for us, Mackenzie citziens & ratepayers. Kind regards Zita & Water Speck

Trish Collins

From: william beauchamp [REDACTED]
Sent: Thursday, 4 November 2021 10:41 PM
To: Mackenzie District Council
Subject: LTP Submission.



CAUTION: This email originated from outside Mackenzie District Council. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Submission to the Mackenzie Long Term Plan

From: William Beauchamp

[REDACTED] Lake Takapo.

[REDACTED]

I would like to speak to this submission at the Fairlie hearing date of November 9th

Tena Koutou katoa, greetings to you all

I salute the following statements on page 9 of the Long-Term Plan Discussion Document,
It's Time For A Change

Our Strategic Vision

Vision: To empower our communities and treasure our environment

Mission: Strengthening our communities

Guiding Values: Be fair to everyone, Strive for a better future, Dare to be different, Act with respect and trust, Protect our peace and serenity.

This submission may test these words in that it calls for a serious look at allowing land owned by the Takapo community, i.e council land, being made available for affordable sustainable housing.

Tekapo Community Board has included in their submission to the long term plan the following, which was made available to the community for comment and to gain support:

6. Future development – housing, reserves and parking.

As noted above the draft LTP is primarily focused on infrastructure and, therefore, hasn't taken into account any of the significant growth issues being experienced in Tekapo

pre-COVID and which are expected to again be problematic in a post COVID future.

These issues include a lack of:

- Entry level housing / Affordable housing
- Parking and realignment of existing parking

Furthermore, we cannot see how key budgets from the Parks and Reserves Strategy flow into the LTP budgets. On our initial review it appears these have been developed in isolation.

We expect that the LTP 2021 – 2024 will include a discussion about, and budget for, a scoping exercise in respect of these matters (affordable housing and parking).

My submission supports the above expectation that the MDC Long Term Plan provides for a discussion and budget towards examining ways of creating a better future with affordable housing for those wishing to live in Takapo.

The following points are taken from the Mackenzie district Land Strategy document adopted in 2021, and shows that the discussion on affordable housing can be informed by this policy:

2. Principles and outcomes:

. Adaptable and flexible portfolio: land is fit for purpose and can **easily adapt to the changing needs and demands of the community.**

2.1 Reason for Council to own land:

. To enable the use of council land by the community and or community groups at an affordable cost.

To support social and economic development goals.

2.3 Property development:

. Council will look to implement opportunities to capture value from development of its land including **entering into joint ventures, or ground leases.**

5.10 Land and Investment:

Land investment and property portfolio management decisions will be guided by the following principles.

Etc

. To consider working with other organisations and businesses to provide land for social housing.

Highlighted are phrases that point toward a pathway for discussion. The need for this discussion is evident in this town and is well known by all.

The ability for many of our migrant community to now claim residency increases this need.

It is thought no longer good enough for council to kick the issue of affordable housing in Takapo to touch. (look at the Takapo special plan investment logic map for that punt.)

There is a willingness for a robust discussion from those who would like to live here, but can't afford to (yet), business who would like a more permanent and stable workforce, schools who would like a bigger and more stable role, entrepreneurs, designers and builders who would like to create a world class sustainable eco village, and a council who is up for change and daring enough to try!

Finally, the Takapo spacial plan shows a newly zoned medium density housing precinct on the terrace east of the river. We already own the land. Dare to be different.

My best regards,

William Beauchamp

Takapo.

