



**Mackenzie**

DISTRICT COUNCIL

**Unconfirmed MINUTES**

**Long Term Plan Hearing and Deliberations**

**15 and 17 November 2021**

**MINUTES OF MACKENZIE DISTRICT COUNCIL  
LONG TERM PLAN HEARING AND DELIBERATIONS  
HELD AT THE COUNCIL CHAMBERS, FAIRLIE  
ON MONDAY, 15 NOVEMBER 2021 AT 9.30AM,  
AND WEDNESDAY, 17 NOVEMBER AT 10.30AM.**

**MONDAY, 15 NOVEMBER 2021, AT 9.30AM**

**PRESENT:** Mayor Graham Smith, Cr Anne Munro (by Zoom), Cr Stuart Barwood, Cr Murray Cox, Cr Matt Murphy

**IN ATTENDANCE:** Angela Oosthuizen (Project Manager), David Adamson (General Manager Operations - Acting), Paul Numan (General Manager Corporate Services), Alexis Gray (Manager People and Culture), Sandy Hogg (Finance Manager), Arlene Goss (Governance Advisor), Chris Clarke (Communications Advisor), and submitters

A recording of this hearing is available on request.

**1 OPENING**

The Mayor opened the hearing and welcomed everyone.

**2 APOLOGIES**

Apologies were received from Cr James Leslie and Cr Emily Bradbury.

**3 OPENING COMMENTS**

Discussion took place on the process to follow these hearings, the advice from auditors and the complications created by the lateness of the Long Term Plan process.

Councils needs to be cognisant that if extensive changes are made this will impact on timelines for the adoption of the LTP. In addition many of the community projects raised have not had much scoping or estimates presented.

Cr Cox asked some questions about details in the LTP. The Fairlie Community Board showed a decrease in the township budget and was unable to access money in the Land Subdivision Reserve. Mr Adamson offered to look into the reason for this and come back to Council when it deliberated.

Was there an activity management plan for forestry and the airport? The airport has its own ring-fenced funding. Paul Numan had indicated that there was a asset management plan for the airport and the forestry. Both were included in the commercial activity management plan. Angela Oosthuizen offered to send out budgets for forestry and the airport to the councillors.

Cr Murphy asked what was planned regarding working with developers around affordable housing. Staff were looking into the history of this matter. As well as working with developers Council would need to do undertake this as an Economic Development project.. This was also something to look at under the District Plan review.

*The hearing adjourned for morning tea at 10am and reconvened at 10.17am. Cr Anne Munro (on Zoom) gave her apologies and left the meeting temporarily to get a Covid test.*

**Submitter William Beauchamp was invited to speak.**

He introduced himself and his history in the district. He lives in Tekapo. A major concern is the affordability of housing. He would like Council to put some money into investigating options for suitable housing.

He said it was an embarrassment that when people come to this place for employment and to live there was nowhere to live. People were living in caravans and cars.

He read from the Mackenzie District Housing Stocktake. The private sector was not going to address this so the council needed to dare to be different. The housing stock available for rental was also substandard.

Questions included whether employers should house their employees. Mr Beauchamp said employers didn't do this, but they would like to work with Council. This was an ongoing issue.

**Submitter Tony Weekes was invited to speak.**

He was attending on behalf of the Twizel Area Residents and Ratepayers Association. He wanted to speak to the 12 points listed in his submission.

He said there was a common thread of agreed projects not being delivered and not enough care of existing assets. He said what was missing was accountability in getting these projects done and better communication with the public.

Regarding the Twizel Events Centre, this was an area of concern and disappointment. Concerned that the building would have to close temporarily during work as this was an integral asset for the community. Closure would affect many groups. He would like to ensure that the report due in January was made available to the public.

The last LTP included provision for a kitchen upgrade and improvements to the heating and air conditioning. He would like to see this included again.

David Adamson updated Mr Weekes on current work on the Twizel Events Centre.

The Twizel Market Place verandas were a potential safety issue that needed to be addressed. He would like to see those negotiations re-started between council and shop owners.

Man-made Hill and surrounding area. The was cleared a couple of years ago and still hadn't been re-planted. Broom was taking control. He would like to see it planted before winter to take advantage of the seasons.

Twizel Swimming Pool. Pleased to see this was going to be heated but the \$100,000 budget would be insufficient. There was also a lack of shade protection for spectators.

Good to see some progress on the footpaths this year, but the overall state of footpaths in Twizel was poor. They needed some attention.

Sealing of Long Vehicle Park - Contract has been let but staff were working through supply chain issues.

Twizel Water Meters - How much would the entire project cost and over what timeframe would it happen? Mr Weekes asked for more information on this.

Regarding the Fairlie Administration Building, he was surprised to see another million dollars allocated for issues with this building. He asked if there was a full report done on this before the renovation was done.

Dog pound - Mr Weekes asked if there was a dog pound in the district. No, Council used the Timaru District Council pound. Mr Weekes asked if there was data collected on the number of dogs collected from each area. He questioned the need for a dog pound. Yes there was a lot of data available. It was a statutory responsibility of Council to provide this service. Angela Oosthuizen offered to come back to Mr Weekes with this information.

Land Subdivision Reserve Fund – He asked whether there was a record of where these contributions were collected. The Finance Manager was currently tracing these payments so they could be allocated. Mr Weekes said the delays in spending this money meant the new areas were suffering because playgrounds had not been built.

*Cr Anne Munro re-joined the meeting on Zoom at 11.06am.*

Mr Weekes was thanked for his submission.

**Submitter Maureen Vance was invited to speak.**

She asked for the link between the Long Term Plan and the District Plan and when would the next District Plan be done. The Mayor said Council had made a decision to do this work in pieces rather than attempt the whole thing at once.

She said the dog park in Tekapo was outstanding and wanted Council to think about adding dog parks in Fairlie and Twizel.

She questioned why the Tekapo township flat charge rate was different to the Fairlie and Twizel rates. Angela Oosthuizen said this was historic and the finance team would respond.

The recycling parks were not as good as they used to be and things were no longer being recycled. What had changed? She would like a response on this. The terms of the contract had not changed. This may be due to people selling items online rather than sending them to the recycling facilities.

Emergency management money goes to a resource to coordinate a response if there was an event. She asked for better coordination of resources. She asked for information on what happens at Tekapo in the event of an emergency situation.

Maureen Vance congratulated Council on the format and layout of the Consultation Document. She asked about access to Council documents for people who cannot read and the communications manager outlined initiatives to reach people.

She stated the need for more parking in Tekapo, in particular around Pioneer Drive. She would like to hear what is happening to the road there.

Maureen Vance was thanked for her submission.

**Councillor Elizabeth McKenzie was invited to speak to the submission from Environment Canterbury.**

She noted the district had the smallest rating base with the largest land area.

Cr McKenzie read from the ECan submission on page 19 of the agenda and added her comments to each section.

Under biodiversity she added that she encouraged Council to keep lobbying for wallaby eradication as this was important in the district.

She noted the importance of encouraging good transport into the regions and would support anything that did this.

She ended on the note that there were difficulties communicating with older people in the pandemic and recommended the use of translation software.

She also asked Council to be aware of smoke related air pollution at higher altitudes.

The issue of public transport to Timaru was raised. Cr McKenzie said the view of Ecan staff was that people were happy with the community vans, so if this was an issue it needed to be raised loudly.

Cr Barwood raised the issue of river shingle and the need to source shingle locally for road repairs. Discussion took place on the current situation with shingle supplies for roading.

Cr McKenzie was thanked for attending.

An apology was received from Luke Paardekooper who was on the list of submitters who wished to speak, but would not be attending the hearing.

A summary of all the written submissions was handed out to the councillors and is available as an attachment to these minutes. The councillors began deliberations on each point raised by submitters.

Discussion of the points raised in written submissions included the following:

**Affordable housing** – Need to look at where land is available. Is a trust an option, or a partnership? And what does affordable housing actually mean?

Need to scope the problem and have everyone agree on what we are trying to solve. The economic development officer would be tasked with gathering this information and look at opportunities, and scoping this as a project.

**Strategic Priority Projects** – Manmade Hill was discussed. The cost of controlling weeds had been scoped. Councillors agreed that weed control was needed now. Planting was preferable in spring.

**Concern about recyclables going to landfill** – The growth of community buy/sell groups on Facebook had taken items away from the resource recovery parks. There hasn't been any change to the scope of contract. There was also the recycle at the gate days. Times were changing.

The amount of rubbish going to landfill was reducing.

**Township rates** – Tekapo Community Board has always had a higher rate (improvement rate) because the community board requested it to carry out more work in the town. This has been continued and would be considered by the Finance team

**Dog Parks** – The Fairlie dog park is included in the Parks and Open Spaces Strategy. The Twizel Community Board has not requested a dog park. Council staff would need to do further analysis on the need, the cost and other options before Council embarked on the construction of a dog pound.

*The meeting adjourned for lunch at 12.06am and reconvened at 12.40am. Keiller MacDuff from Stuff joined the meeting by Zoom.*

**Twizel Water Meters** – David Adamson explained the capabilities of the smart water meters chosen for Twizel. The reason for the water meters trial was due to the high consumption and Council need to determine if this was due to end user consumption or if there were any leaks. The meters would be necessary to collect the data.

**Footpaths in Twizel** – There is a request for footpaths around Tussock Bend. The programme takes cognisance of the condition of the footpaths when it is compiled.

**Dog Pound** – This is a significant amount of money. Why not use an established dog facility? Need to do due diligence on whether this should be incorporated in the LTP. The councillors asked for more information on this. David Adamson offered to bring this information back to Council. Council staff would need to do further analysis on the need, the cost and other options before Council embarked on the construction of a dog pound.

**Tekapo Squash Club** – David Adamson raised this matter. He intends to set up a working party to start this conversation and hoped to have a conversation with the community. Cr Cox said the conversation with the community had already taken place. He thought it was time to do something about it.

Cr Murphy agreed that there should be funding available to progress this because it had been on the books for years. This needed to be given to someone to progress who was not going to leave Council half way through.

Suggestion that seed funding come from the land subdivision reserve. Council needs to work with the community to set up a trust. The councillors asked for a commitment for seed funding to be included in the LTP. They agreed that \$10,000 be added to the budget to progress the Tekapo Squash Club move and new sports facility in the current financial year.

**Burkes Pass Heritage Trust** - The councillors agreed to provide a grant for financial relief, rather than grant for rates.

**CCTV in Tekapo** – Discussion took place on the history of this matter. A lot of time and energy had been spent on this matter, including working with the police. There would be a high start-up cost. Cr Murphy asked for a quality system that would serve the whole district over a long period of time.

Mr Adamson suggested adding \$30,000 to the budget up front to get this started. Cr Murphy agreed that this should be included in the Long Term Plan. The Mayor said they would add \$30,000 to the budget to initiate this.

**Tekapo Boat Ramp** – The Mayor thought Genesis might be interested in helping with this. Mr Adamson said Genesis say they don't own any boat ramps and Council does not own them. There are donation boxes at some boat ramps but Mr Adamson said Council did not currently collect the money.

Angela Oosthuizen said we needed to understand who owned boat ramps, where the onus for maintenance lie, and the safety and liability implications of. She asked for a report to come back to council.

**Pioneer Drive traffic management** – Councillors noted the improvements recommended in the Abley traffic management plans. Cr Cox asked for a workshop to be held to bring this back to the surface. Councillors agreed to do this workshop in the new year.

**Improved communication** – On the work plan for next year. Council is embarking on a systems upgrade and will be considering what improvements to systems could be made. Follow-up of customer service requests

**Error in cash reserves** – This was a miscommunication and would be explained to the submitter who raised it.

**Twizel Youth Centre/Library development** - Need to have a discussion around the Twizel Youth Centre to understand what needs to be built. Staff will continue to work with the school, MoE and

community board to understand what is needed for the youth centre, library and how to align and connect up the various community needs.

**Weekly update in Twizel Update** – Chris Clarke outlined the issues with using the Twizel Update and why it was no longer used to communicate with the public in Twizel. The Mayor was contributing columns to both the Twizel Update and the Fairlie Accessible.

**Toilets** – Discussion took place on the state of toilets in Twizel and Tekapo. Extra toilets were included in the Parks and Reserves strategy and Council is busy consulting

**Playground Upgrade** – The Parks and Reserves Strategy included some of this work and we were currently consulting with the community on the strategy and priority projects. Further scoping would need to be done to estimate costs.. This was raised in several drop-in sessions. The public needed to put in a customer service request if anything needed to be repaired.

**Disability access for Fairlie swimming pool** – David Adamson agreed this needed to be looked into and he would investigate this and bring it back for the next annual plan. There may be funding available at community level.

**Sports field in Tekapo** – Revisit this with the District Plan Review.

*The meeting adjourned at 2.06pm and will reconvene on Wednesday, November 17, at 10.30am.*

### **WEDNESDAY, 17 NOVEMBER 2021, AT 10.30AM**

**PRESENT:** Mayor Graham Smith, Cr Stuart Barwood, Cr Murray Cox, Cr Matt Murphy, Cr James Leslie, Cr Emily Bradbury

**IN ATTENDANCE:** Angela Oosthuizen (Project Manager), David Adamson (General Manager Operations - Acting), Paul Numan (General Manager Corporate Services), Alexis Gray (Manager People and Culture), Sandy Hogg (Finance Manager), Arlene Goss (Governance Advisor), Chris Clarke (Communications Advisor)

#### **4 OPENING**

The Mayor re-opened the deliberations and welcomed everyone.

#### **5 APOLOGIES**

An apology was received from Cr Anne Munro.

#### **3 DELIBERATIONS CONTINUED**

**Including projects from the Parks and Reserves Strategy in the LTP budgets** - The Strategy will come back to council in time to add projects to the Long Term Plan. Some of the projects are already in the LTP.

**Spending of financial contributions** - The policy states the money is spent district-wide and this required clarification. This policy needs to be reviewed. There was confusion over the legal situation regarding how this money is to be spent. The details would be included in the letter to the submitters.

Elected members noted that the area that has raised the money will have increased growth and will need facilities to support them. Areas where the money isn't spent will feel left out.

The Mayor asked staff to review the policy and legislation and bring a report this back to Council.

**Boat Ramps** – David Adamson would like to conduct a stock take and determine an approach to boat ramps A report would be brought back to Council.

**Customer Services** – Council had a customer services charter but did not have the systems in place to enact it. Further work would be required on the system as part of the various upgrades.

**Playgrounds** – The Playground Strategy is just about to be released to the public.

**Contractors not doing their job properly** – Council has a system in place to ensure work that is not up to standard is done again by contractors at their cost. This was standard practice throughout New Zealand. In addition it was suggested that a service request be logged and then remedial action would be undertaken if required.

**Twizel Basketball Courts reserved for a children’s road way** - An idea worth exploring further. The community board wanted this noted so any development did not rip up the asphalt in future.

**Twizel Events Centre repairs** – Budget has been provided in the LTP for this work.

**AGREED CHANGES TO THE LONG TERM PLAN**

After considering all the submissions the councillors agreed to make the following changes to the Long Term Plan:

- Seed funding of \$10,000 would be added to enable the Tekapo Squash Club project to advance.
- \$30,000 would be added to pay for the first stage of CCTV cameras in Tekapo.
- There would also be a few changes to put into the LTP around swimming pool heating costs and swimming pool contractual changes.
- The opening balance sheet would be amended to align with the balance sheet in the Draft annual report.
- The councillors agreed that the issue with the Fairlie township project money should be reviewed to determine if this needed to be increased.

The Mayor noted some good submissions were received. It was not about the number of submissions, but the quality.

**The Meeting closed at 11.20am.**

**The minutes of this meeting were confirmed at the Ordinary Council Meeting held on 14 December 2021.**

.....  
**CHAIRPERSON**