



Mackenzie

DISTRICT COUNCIL

Notice is given of a Twizel Community Board Meeting to be held on:

Date: Monday, 19 September 2022

Time: 3.00pm

Location: Twizel Events Centre Lounge

AGENDA

Twizel Community Board Meeting

19 September 2022

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

Twizel Community Board Membership:

Jacqui de Buyzer (Chair)

Tracey Gunn

Renee Rowland

Amanda Sargeant

Emily Bradbury

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- 1 OPENING**
- 2 APOLOGIES**
- 3 PUBLIC FORUM**
- 4 DECLARATIONS OF INTEREST**

5 REPORTS

5.1 MINUTES OF TWIZEL COMMUNITY BOARD MEETING - 22 AUGUST 2022

Author: Arlene Goss, Governance Advisor

Authoriser:

Attachments: 1. Minutes of Twizel Community Board Meeting - 22 August 2022

RECOMMENDATION

1. That the Minutes of the Twizel Community Board Meeting held on Monday 22 August 2022 be received and confirmed as an accurate record of the meeting.



Mackenzie

DISTRICT COUNCIL

Unconfirmed MINUTES

Twizel Community Board Meeting

22 August 2022

**MINUTES OF MACKENZIE DISTRICT COUNCIL
TWIZEL COMMUNITY BOARD MEETING
HELD AT THE TWIZEL EVENTS CENTRE LOUNGE, TWIZEL
ON MONDAY, 22 AUGUST 2022 AT 3.00PM**

PRESENT: Chairperson Jacqui de Buyzer, Member Tracey Gunn, Cr Emily Bradbury

IN ATTENDANCE: Mayor Graham Smith, Cr Anne Munro, David Adamson (Operations Manager – Acting), Tom O’Neil (Community Services Officer), Arlene Goss (Governance Advisor), Joni Johnson (Engineering Manager), Matt Gunn (public), plus three other members of the public.

1 OPENING

The chairperson opened the meeting.

2 APOLOGIES

COMMITTEE RESOLUTION TWCB/2022/246

Moved: Chairperson Jacqui de Buyzer

Seconded: Member Tracey Gunn

That the apology received from members Amanda Sargeant and Renee Rowland, chief executive Angela Oosthuizen and community services officer Brian Milne, be accepted and leave of absence granted.

CARRIED

3 PUBLIC FORUM

Nobody wished to speak in the public forum.

4 DECLARATIONS OF INTEREST

There were no declarations of interest.

5 REPORTS

5.1 MINUTES OF TWIZEL COMMUNITY BOARD MEETING - 11 JULY 2022

COMMITTEE RESOLUTION TWCB/2022/247

Moved: Cr Emily Bradbury

Seconded: Member Tracey Gunn

1. That the Minutes of the Twizel Community Board Meeting held on Monday 11 July 2022 be received and confirmed as an accurate record of the meeting.

CARRIED

5.2 COMMUNITY BOARD FINANCIAL REPORT

The chairperson asked how the amount of \$25,000 for the next year's township budget was decided. David Adamson went through the financial report and said this amount was actually \$35,000. At the next meeting there would be approximately \$60,000 available in the township account, once the carry forwards were done.

COMMITTEE RESOLUTION TWCB/2022/248

Moved: Chairperson Jacqui de Buyzer

Seconded: Cr Emily Bradbury

That the community board financial report be received.

CARRIED

5.3 ENGINEER'S REPORT

Joni Johnson went through the details of her report.

She explained that the Twizel ring main was being upgraded to account for growth.

She said there was an issue at Pukaki Airport with groundwater during the recent weather events. Groundwater was flowing into the sewer manhole. The pump that moves wastewater from the airport to the township was not coping. Council was notifying Ecan that some sewage was accidentally released and the water will be tested. Some of the water was being diverted in the meantime. Once the groundwater drops, they would run cameras up the sewer to see where the water was coming in.

Council was also negotiating to see if the water sitting at the bottom of Manuka Terrace could be pumped out. Talking to local iwi and Meridian for permission. This would be a short-term fix.

The chairperson raised the subject of a footpath in front of her house and she wanted to know how much it would cost to extend the paving to the end of the street. Joni Johnson offered to find this out and bring it to the next meeting. Add to the action list.

5.4 PARKS, FACILITIES AND PLACES UPDATE

The purpose of this report was to provide the Twizel Community Board with a general update on projects and actions related to parks, facilities, and places in the Twizel area.

Market Place Upgrade – Holding off until the weather improves. Due for completion November 22.

Twizel Events Centre Upgrade – David Adamson gave an update on work carried out, and planned on the events centre. The chairperson said she was on the gym committee and there were different ideas from people on the emergency escape route through the gym. Mr Adamson said he would send out an email on this.

Twizel Swimming Pool – The community board asked if Belgravia could come and present their plans for the pool to the new community board. Tom O'Neill offered to speak to them about this.

Lease of Land to Twizel Holiday Park – The Twizel Holiday Park has asked to lease additional land from Council. The community board thought public consultation would be beneficial on this matter. The chairperson would like to have a look at the area before making a decision and asked if this could come back to the next meeting. The Mayor agreed that there would be implications for council and asked for more information.

Man-made Hill Development – The Mayor asked about the investigation of irrigation systems. Mr O’Neill thought the best option would be a tank at the top of the hill to be filled by the fire brigade. This water would last about six months before needing a top up.

COMMITTEE RESOLUTION TWCB/2022/249

Moved: Chairperson Jacqui de Buyzer

Seconded: Member Tracey Gunn

1. That the Public Facilities, Parks and Places update report be received.

CARRIED

5.5 CORRESPONDENCE

COMMITTEE RESOLUTION TWCB/2022/250

Moved: Chairperson Jacqui de Buyzer

Seconded: Cr Emily Bradbury

That the email from Ivan Stratford be received and that the Twizel Community Board writes a letter of support for the Meridian Twizel Hard Labour Weekend lake closure on October 22.

CARRIED

5.6 GENERAL BUSINESS AND COUNCILLOR UPDATE

Cr Emily Bradbury reminded people that there was an age-friendly focus group meeting in the community lounge coming up.

She said this would be her last community board meeting. She thanked her fellow members and council staff for their work over the past three years. The chairperson thanked Cr Bradbury for her support and the Mayor also spoke about the loss to the district. He was very grateful to her for the time she had given to the community.

Mr Adamson said the District Plan stage 1 is out for consultation until September 8.

The chairperson read out an email from IT and Engagement manager Chris Clarke regarding the Twizel kiosk. He said the screen was operational and turned on. This had been more complicated than anyone expected. Cr Bradbury said this morning some children managed to use the kiosk to log into a site they shouldn’t be on.

Member of the public Matt Gunn said he had been on the kiosk this morning and it was showing the home screen of the host. He said this was an absolute joke and embarrassing. The Mayor said

he just rang the CEO about this. He said that this morning something broke and the cable was disconnected so the kiosk was not currently working.

5.7 COMMUNITY BOARD ACTION LIST

Twizel Youth Centre – Meeting has been held to discuss this building. This included discussion on community assets including the library. The chairperson asked when the next meeting would be held.

Member Tracey Gunn asked why the current building could not be demolished since it was not being used. The community board said there was agreement a year or so back that this building could not be upgraded and would need to be demolished. Cr Bradbury said this was a controversial matter and some people did not agree with it being demolished. A report had been done that priced an upgrade of the current building at \$300,000, not including some parts of the job. The community board thought this money would be better spent on a new build.

Large Machinery Update – Fence has gone up. Would signs be added? They were needed in case someone fell off the machinery. Tom O’Neill would look into this further. A few more pieces of large machinery were on the way for this display.

Ohau Road Reserve Development – Being priced up at the moment. After elections will start work.

Compactor bin – Council has agreed to purchase the compactor bin for \$10,000 and will put \$10,000 into extended transfer station hours. Whitestone Contracting has informed council that this bin was very useful and there would be major problems if it went.

Liquor signs – this matter will be taken over by council’s new regulatory officer.

Lake Ruataniwha improvements – Formal plan signed off by council and will go out for further consultation.

Dog poo bins – The community board would like three bins. The Mayor suggested that this money come from dog registration fees. Maintenance and emptying costs would be added to the Whitestone contract.

Glen Lyon Ford – Sign was stolen. Depth gauge requested. Joni Johnson to follow up with Scott McKenzie.

Electric bike – The community board would like to donate this to a fundraising group to be used as a raffle prize.

The Meeting closed at 4.19pm.

The minutes of this meeting were confirmed at the Twizel Community Board Meeting held on .

.....
CHAIRPERSON

5.2 COMMUNITY BOARD FINANCIAL REPORT

Author: Jo Hurst, Management Accountant

Authoriser: Sandy Hogg, Manager - Finance

Attachments: 1. Twizel Community Board report - August 2022  

STAFF RECOMMENDATIONS

That the community board financial report be received.

BACKGROUND

Attached is the latest community board financial report for your information.



**Twizel Community Board
Township Projects
For The Period Ended 31 August 2022**

Date	Organisation	Amount
1/07/2022	New financial year 2022/23	\$ 35,000.00
	Unconfirmed carry forward from 2021/22 year	\$ 40,483.37
	Total Budget for 2022/23 year	\$ 75,483.37
	Split into Projects:	
	Man-made Hill	
	Allocated Budget	\$ 6,314.77
	Balance remaining	\$ 6,314.77
	Heritage House	
	Allocated Budget	\$ 9,100.00
1/08/2022	Plans and application for building consent	\$ (1,000.00)
	Balance remaining	\$ 8,100.00
	Township Projects	
	Allocated Budget	\$ 60,068.60
	Balance remaining	\$ 60,068.60

**Grant Allocations
For The Period Ended 31 August 2022**

Date	Organisation	Amount
1/07/2022	New financial year 2022/23	\$ 2,700.00
	Unconfirmed Carry Forward from 2021/22 year	\$ 13,479.81
	Expenditure to date:	
11/07/2022	Twizel Snow Club (holding annual ski sale)	\$ 120.00
11/07/2022	Twizel Trap Library (pest traps and materials)	\$ 500.00
11/07/2022	TPDA - Website Wine and Salmon Festival	\$ 500.00
	Balance remaining	\$ 15,059.81

* Maximum of \$500 can be allocated per grant application

5.3 PARKS, FACILITIES AND PLACES UPDATE

Author: Brian Milne, Community Facilities and Services Officer - Contractor
Tom O'Neill, Community Services & Facilities

Authoriser: David Adamson, General Manager Operations - Acting

Attachments:

1. Man Made Hill Development Plan [↓](#) 
2. Man Made Hill Revegetation and Recreational Development and Maintenance Plan [↓](#) 
3. Man Made Hill Mountain Bike Track Plan [↓](#) 

PURPOSE OF REPORT

The purpose of this report is to provide the Twizel Community Board with a general update on projects and actions related to parks, facilities, and places in the Twizel area.

STAFF RECOMMENDATIONS

1. That the Public Facilities, Parks and Places update report be received.
2. That the Man-Made Hill Draft Development Plan be approved for community consultation and feedback.
3. That results of the community consultation and any recommended changes, as a result of feedback, be reported back the November Twizel Community Board meeting for consideration and approval, together with recommendation to Council for funding the project.
4. That subject to final approval of the Development Plan, the Twizel Community Board recommends that Stage One be funded from the Implementation of Development Plan budget at a cost of approximately \$106,800.
5. That the decision of the Community Board at the meeting of 11 July being “*That the removal of the Compactor bin be approved, subject to approval by the Engineering and Services Committee services for an increase in the opening hours of the Twizel Transfer Station by two hours per day for 5 days per week*” be rescinded.
6. That the Community Board recommends to Council that the Twizel transfer station hours be extended by 2 hours for 3 days per week, utilising savings from the compactor bin rental budget, following its purchase in 2022/23. And that further extension of hours from July 2023 be considered if usage and demand support this.

ACTION AND PROJECTS UPDATE

Market Place/Service Centre Access Upgrade

Building consent application with modified plans has been resubmitted to Council. The scope of works has been expanded to include replacement of the gable roof section between the Council

walkway veranda and Hydro café, so it is no longer connected to or reliant on the Hydro café veranda.

On receipt of the building consent the contractor will be requested to update their price to include the new scope of works. This is likely to increase the value of works above the currently allocated budget and it is proposed that the budget allocated for “Implementation of Development Plan” be utilised to meet this shortfall. Subject to carry forward approval of this budget, its balance is approximately \$435,000.

Completion of the project is expected to be October/November.

Lake Ruataniwha Reserve Management Plan

It is planned that the draft reserve management plan and concept development plan be approved at the Council meeting on the 20th of September for its formal two-month consultation period.

Twizel Event Centre

Work is continuing on the compliance improvements to the Twizel Events Centre. A CPU has been issued that now allows the auditorium to be used. A verbal update will be provided at the meeting.

TIF Funded Public Toilets Project

The Lake Ruataniwha toilets are programmed to be installed and be operational by the end of October 2022.

Swimming Pool

The contractor is progressing the installation of the heating system for the Twizel Pool ready for the opening of the pool on the 26th November.

We are planning a meeting with the Community Board plus an open forum meeting with the Pool contractor. This is an opportunity for the Community Board and Twizel pool users and residents to meet and ask questions of the contractor. Date and times to be confirmed.

Wilding Pines Removal – Glen Lyon Rd and State Highway Block

The work is planned to be done in the coming months by ECAN’s Forestry Contractor PF Olsen. We are waiting on advice from ECAN regarding their financial contribution which will determine the affordability of the project for Council. (Note, we have not yet been able to commence this project, and if not undertaken shortly, we will avoid undertaking it over the busy summer holiday period).

It is planned to replant the Glen Lyon Road area with amenity trees as soon as possible after the pines removal and site clean-up. The State highway block is a much larger project to clean up and replant, and will require a specific plan and project budget.

Furniture

The supplier of the bike stands has advised us there has been a delay in their manufacturing which they have apologised for. Delivery is now expected in approximately 3 weeks.

Prices have been received for the dog bins and bag dispensers, at \$2,200 including installation.

The total cost of 3 bins, approved at the previous meetings is \$6,300 and it is proposed this be funded from the Twizel Township Projects Budget.

A new refuse bin is also being installed by the skatepark.

Lease of land to Twizel Holiday Park

The Twizel Holiday Parks have expressed interest in leasing the block of land between their property and Glen Lyon Road, following the removal of the wilding pines in this block.

Due to other projects and workload we have not yet undertaken any further detailed work into this request.

Man-Made Hill Development

A draft plan for the development of Man-Made Hill is attached for discussion and consideration of approval for public consultation and feedback.

The total proposed cost of the project is \$595,000 over 6 years and therefore specific funding approval is required to implement this project.

The revegetation with native trees and shrubs is split into 6 stages (1 stage per year).

A mountain bike /jump track is proposed to be constructed on the north-west face, together with upgrade of the walking/cycling trail.

Rabbit fencing of the entire hill is proposed to enhance establishment rate of success and this fence should be left long term to help natural seedling regeneration to create a sustainable environment. The disadvantage with this approach is it requires users to go through entry /exit gates.

Plants have been ordered in preparation for planting of stage 1 area (extension of trial planting area), however there is no allocated budget for this work.

Funding options

The "Implementation of Development Plan" budget is the proposed option for funding Stage 1 (\$106,800 including contingency) as this requires no additional budget funding approval from Council and therefore enable the project to continue with further planting this autumn. This budget is approximately \$435,000 (including carry forward) and is currently largely uncommitted. The other potential use of this fund is an allocation to assist with funding of the Twizel Market Place Access project (as reported above).

It is proposed part of the funding of the project could be from the Land Subdivision Fund. However, use of this fund is still under review and until this review is completed it is considered unlikely Council will approve funding of this scale from that account.

Compactor Bin

At the Community Boards meeting on the 11th July a resolution was passed to remove the Manco compactor bin located at the Ruataniwha Road Reserve, and saving from the rental of this bin be put towards funding of extended hours for the transfer station.

That the removal of the Compactor bin be approved, subject to approval by the Engineering and Services Committee services for an increase in the opening hours of the Twizel Transfer Station by two hours per day for 5 days per week.

Note: This has not yet been formally approved by the Committee.

On notification of our decision to cancel our rental contract, Manco have responded with a significantly reduced cost to purchase the bin for \$12,000, paid over a 12 month period. Given this price it is now our view that it would be desirable to keep the compactor bin, and the price will still leave sufficient budget to extend the transfer station hours by 2 hours for at least 3 days per week.

From July 2023, our current budget will allow the transfer station hours to be extended further if demand warrants this.

While this is counter to our previous recommendations, staff had debated for some time over the merits of the compactor bin and whether to keep it or not. It was obviously installed in this location to address a problem, and it is quite possible this problem would return if the compactor bin was removed. A large part of the reason for considering its removal was the high ongoing rental cost and the original purchase price offer being much higher. There were also some operational issues (mainly with the payment system) which we believe have now been addressed following a visit from Manco. All three compacting bins (Tekapo/Twizel/Alexandrina) provided an income of \$3811.22, including GST, for the 21/22 financial year.

Summary Report:
Man-Made Hill
Revegetation and Recreational
Development and Maintenance Plan

MACKENZIE DISTRICT COUNCIL

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1.0

Introduction

Man-Made Hill is a non-natural topographical hill feature located within the town of Twizel in the Mackenzie District. The hill, that takes up an approximate 3-hectare footprint, was formed by excavations in the formation of the Upper Waitaki Hydroelectric scheme of the late 1960s.

The hill is currently denuded of larger vegetation having had pines removed years ago and now sports emerging wilding pines and a continuing infestation of seeded broom and other exotic weeds. During summer there is a growing need to provide outdoor recreational opportunities for the visiting and resident population.



Image 1. View looking out over Twizel from Man-Made Hill

2.0 Purpose

The Mackenzie District Council wishes to support the community interest in providing enhanced recreational and visitor opportunities. It also wants to support the community by continuing with a pioneering native planting trial (started in 2021) with the intention of removing exotic weeds and re-vegetating Man-Made Hill

Hill with specific native vegetation appropriate to the Mackenzie district basin.

The support of a revegetation and recreational development and maintenance plan for Man-Made Hill will assist in achieving this purpose.

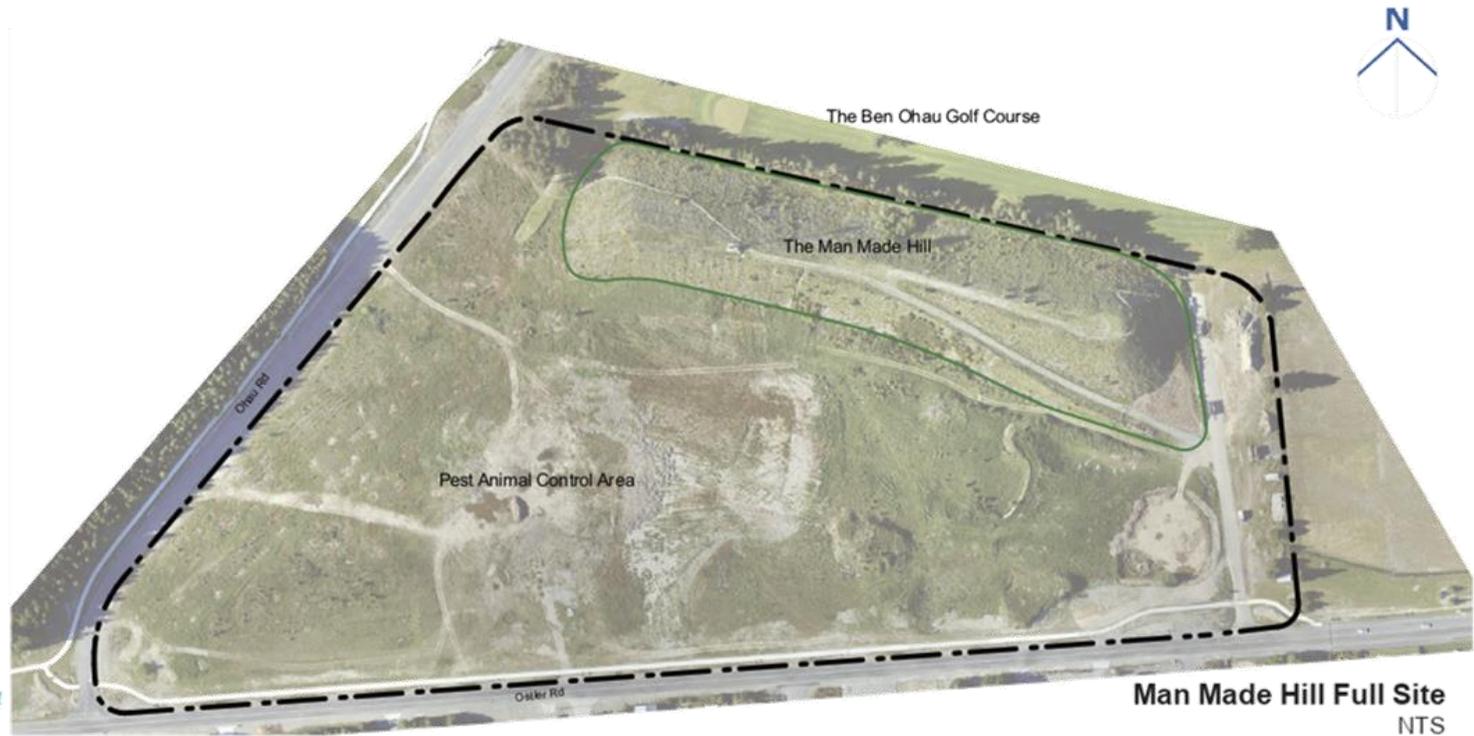


Image 2. Drawing 1 of 4

Man Made Hill Full Site
NTS

3.0 Development Proposal

3.1 Recreational Development

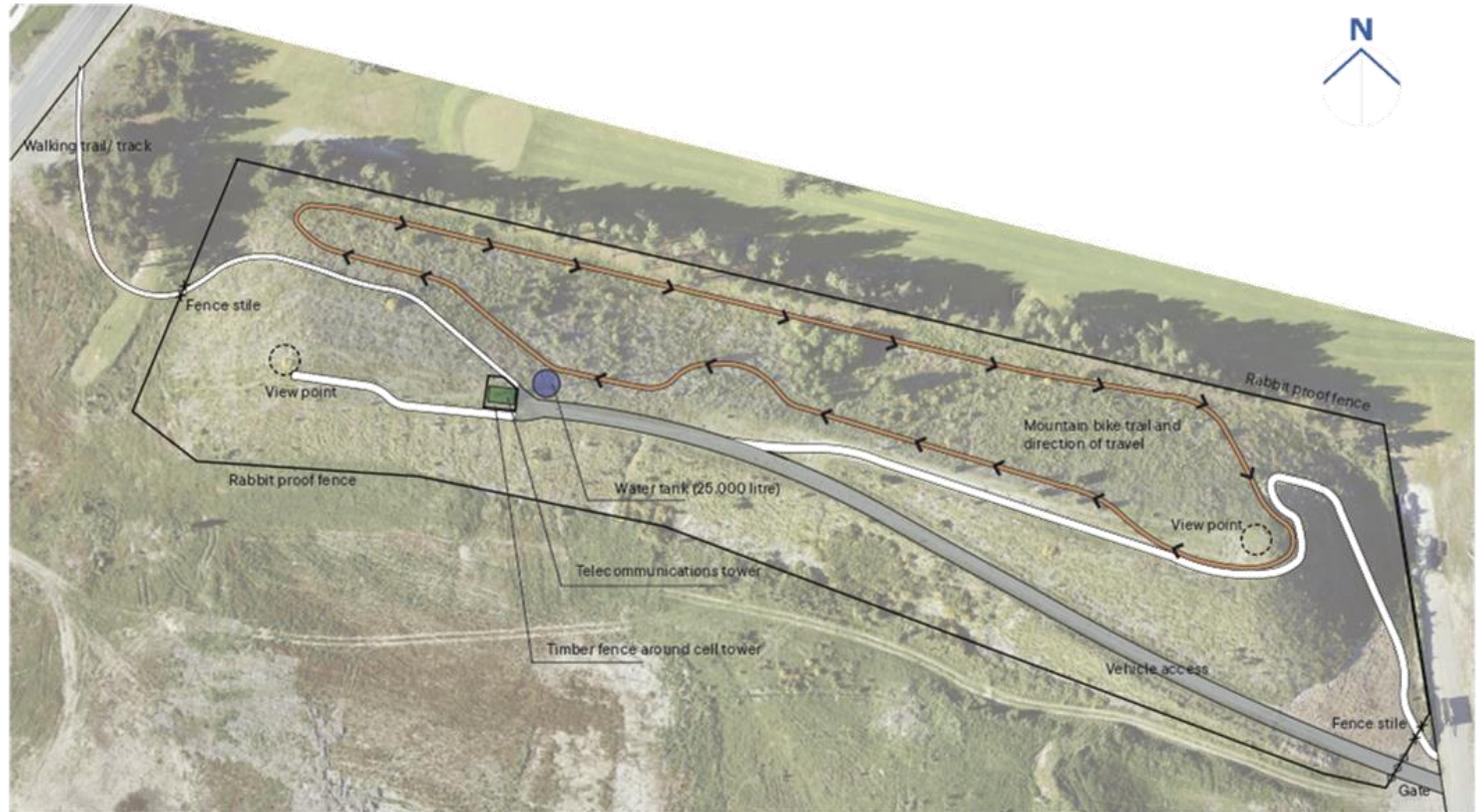


Image 3. Drawing 2 of 4

Man Made Hill Tracks Trails and Viewpoints
NTS

03

3.1.1 Mountain Bike Flow/Skill Loop Trail Development

The development of a short, fun and engaging flow/skill development loop trail on Man Made Hill is recommended. Twizel Mountain Bike Club and a number of local youth riders have been supportive. This one way track on the northern face would be accessible from the north eastern end of the hill top and flow in a clockwise direction looping back across a small

3.1.2 Walking Track Enhancement and Extension

Man-Made Hill currently has two basic walking tracks (separate to the vehicle access) on to the top of the hill and down the other side. An additional one way formed track along the western ridge would add increased recreational value.

3.1.3 Viewpoints and Seating Areas and Signage

The construction of seating areas and signage to take in the eastern and western viewpoints would enhance the recreational value of Man-Made Hill. Signage to interpret the western and eastern aspects would add value. These could illustrate different parts of the surrounding landscape spectacular ranges.

3.1.4 Parking and Vehicle Gate

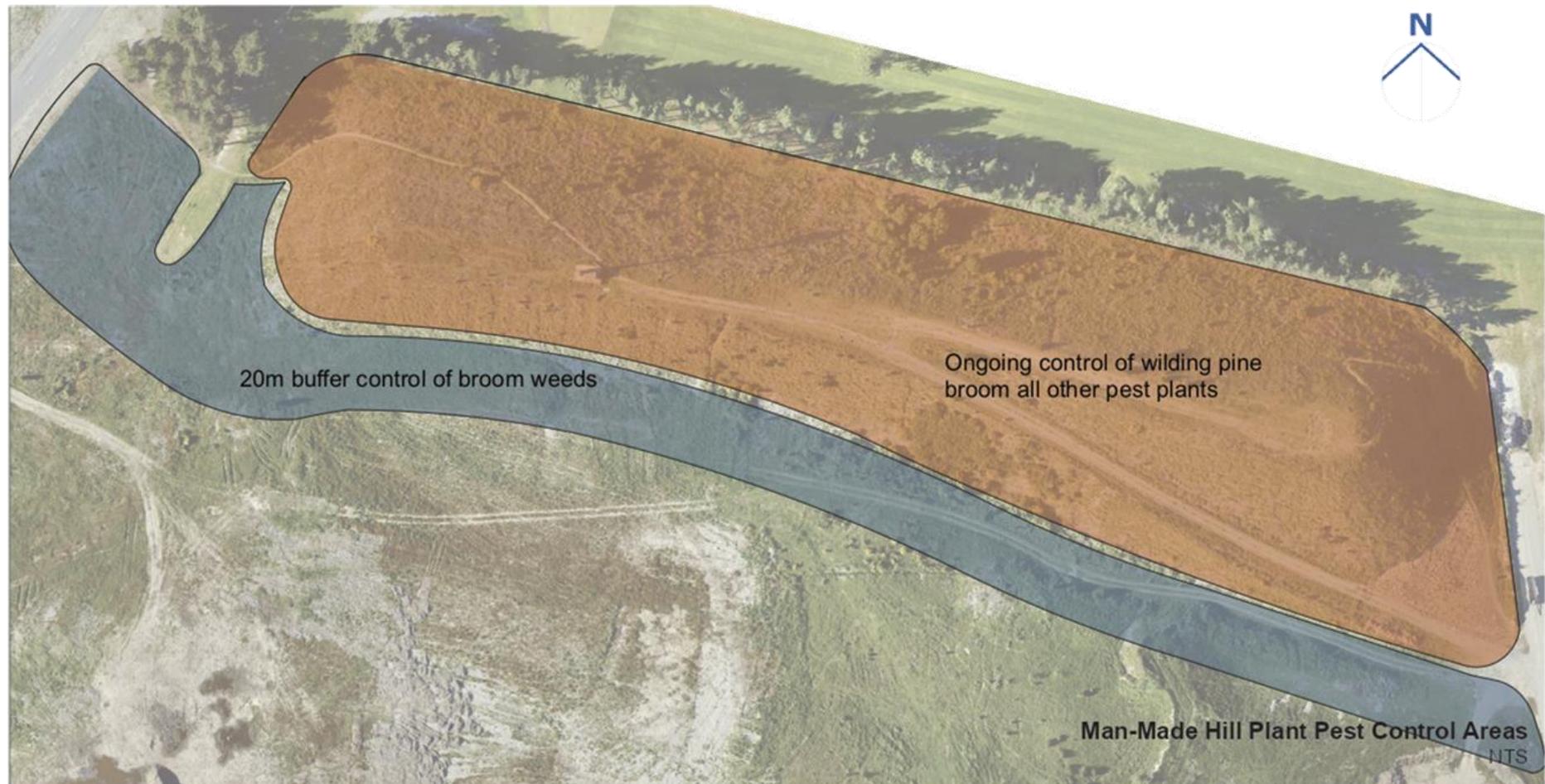
It is recommended that a small, metalled parking area should be maintained at the base. A keyed 3.5m forestry-style gate should be added as the drive narrows up the hill to prevent vehicle access at night.



Image 4. Mountain Bike Flow/Skill Trail Illustration

3.2 Revegetation and Environmental Development

Imagev5. Drawing 3 of 4



05

3.2.1 Pest Plant and Animal Control

Wilding pines and emerging broom weeds pose a considerable challenge to the success of a replacement native planting. Before any planting commences a deliberate effort must be made to remove all pines from the block. Larger broom weeds should also be cut and disposed of, whereas the area to the base of the hill where there is many seedling broom should be sprayed out to create a broom free buffer of at least 20m. Other weeds such as gorse, blackberry, cotoneaster, and woolly mullein should be spot sprayed and removed as they emerge.

The proliferation of rabbits (and to a lesser extent hares) in the area will pose a large threat to the

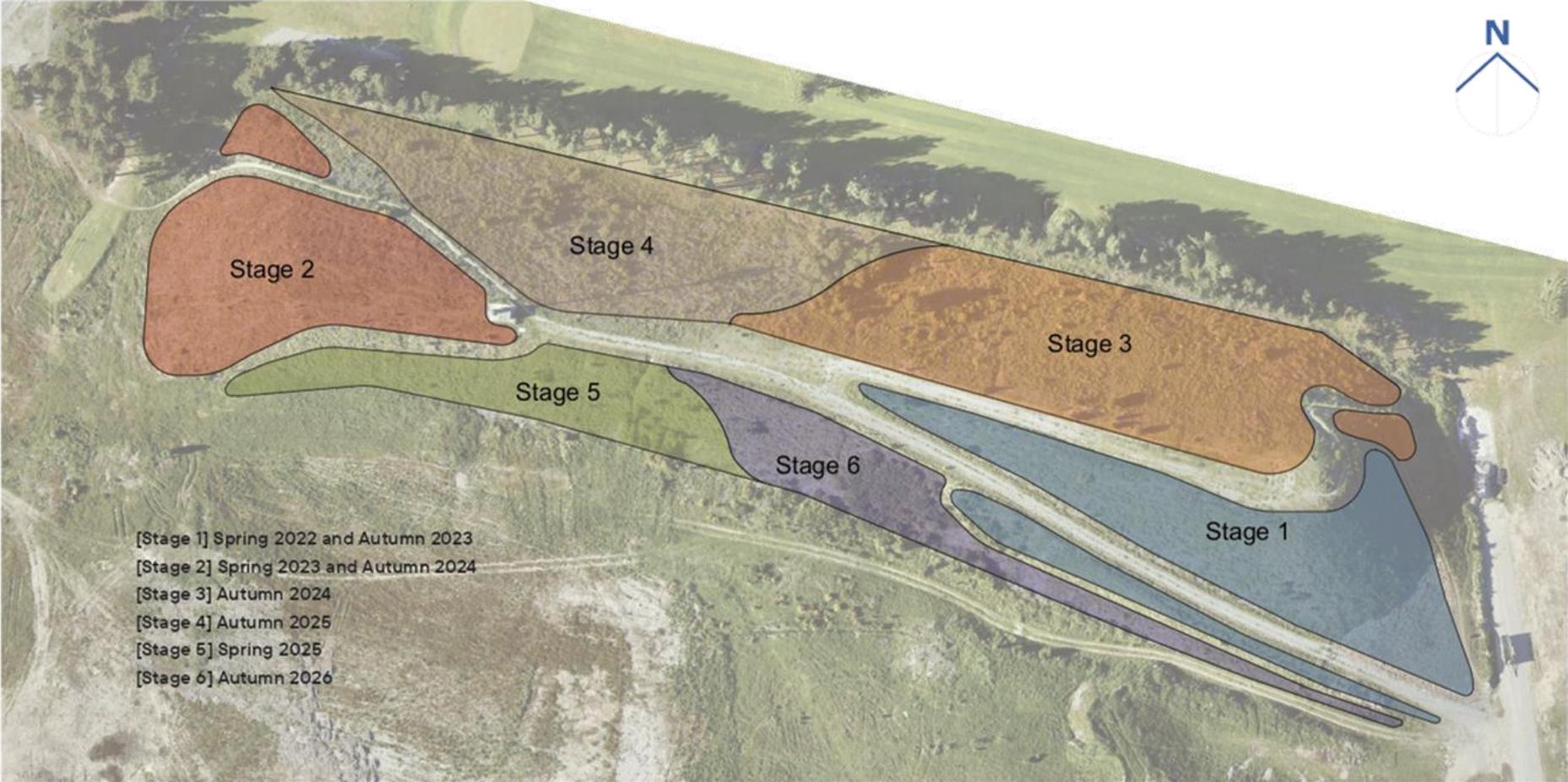
establishment of any new planting and in particular to fleshy and smaller woody native plants. It is recommended that along with sleeves and repellent on application that a targeted pest reduction programme is conducted across the site prior and during the periods of planting.

In addition rabbit proof fencing of the full site (850 lineal metres) is recommended. Although perimeter fencing is an expensive option, it will likely be the only effective way to keep rabbits from reinvading the planting area and decimating emerging plants.



Image 6. Rabbit Proliferation in the Mackenzie District

Image 7. Drawing 4 of 4



Man-Made Hill Staged Planting Plan
NTS

07

3.2.2 Native Planting Plan

Revegetation in native species appropriate to the Mackenzie Basin and appropriate to the local Twizel microclimate is recommended. There will be different niches for different plants across the Man-Made Hill site, such as in damper hollows or on the south side ridge that is protected from the predominant north-westerly wind. Areas on the ridge line and the hill face to the north will be extremely dry and exposed to both the hot and cold. A list of appropriate species has been compiled with consideration of the soil and climatic conditions and other considerations such as rabbit browse and low flammability.

Irrigation in the establishment stage of new plantings is considered important to provide the plants with the best possible chance of survival. Plants planted in spring will likely need irrigation for late spring to the end of summer. As water is a precious resource in the Mackenzie District, an irrigation system that uses minimal water and applies water directly to the plants via low flow drippers on timers is recommended.

Image 8. *Ozothamnus leptophyllus*/
Tauhinu Plant/Cottonwood Plant



4.0

Cost Estimate

It is recommended that dedicated funding is sought for this project as a whole to ensure Council commitment to the full programme and subsequent success.

To complete the full programme as specified, funding to the value of approximately \$92,875 would be

required in the first year, \$106,550 in the following financial year, \$132,550 in the third with a commitment of a further \$62,050 in the subsequent 3 years.

A committed total budget of \$595,000 is required factoring a 15% contingency to complete this project.

Component of Project	Budget Required	When
Planning, Pest Plant and Animal Control, Stage 1 Planting, Full Rabbit Proof Fencing and Vehicle Access Gate.	\$92,875	2022/23 financial year
Plant Releasing and Pest Control Maintenance, Tanks and Irrigation Set Up, Full Rabbit Proof Fencing, Post and Rail Fence, Western Path Construction, Plant Replacements and Stage 2 Planting.	\$106,550	2023/24 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Recreational Seating and Interpretation Signs, Plant Replacements and Stage 3 Planting.	\$132,550	2024/25 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 4 Planting.	\$62,050	2025/26 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 5 Planting.	\$62,050	2026/27 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 6 Planting.	\$62,050	2027/28 financial year
Total Estimate	\$518,125	
With 15% contingency	\$595,000	

5.0 Implementation Plans

Guidance to implement this five-year programme from October 2022 – 2028 has been provided. Please see the full *Man-Made Hill Revegetation and Recreational Development and Maintenance Plan* for more detail.



Image9. Trail Planting Area 2021





September 2022

Mackenzie District Council

Man-Made Hill

Revegetation and Recreational Development and Maintenance Plan



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Disclaimer:

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The plan has been prepared on the basis of information available at the time of writing. While all possible care has been taken by the authors in preparing the report, no responsibility can be undertaken for errors or inaccuracies that may be in the data used.



Figure 1 - View from Man-Made Hill over Twizel

1 Introduction

Man-Made Hill is (as according to its name) a non-natural topographical hill feature located within the town of Twizel in the Mackenzie District. The hill, that takes up an approximate 3-hectare footprint, was formed by excavations in the formation of the Upper Waitaki Hydroelectric scheme of the late 1960s. Man-Made Hill is at an approximate height above sea level of 480 metres and sits 15-20 metres above the surrounding town with panoramic views to the west towards the Ben Ohau Range, and beyond to the Barrier, Huxley and Young Ranges. It also takes in views to the south to the Benmore Ranges, and east to the Grays Hills and the Grampian Mountains. These views form part of a popular local walking circuit including the 9km Twizel Walkway.

As of 2021 Twizel had a resident population of approximately 1,660 people, however during the summer the population can grow to over 5,000. The hill is currently denuded of larger vegetation having had pines removed years ago and now sports emerging wilding pines and a continuing infestation of seeded broom and other exotic weeds. During summer there is a growing need to provide outdoor recreational opportunities for the visiting and resident population.



Figure 2 – Eastern view over Ben Ohau Golf Course from Man-Made Hill



1.1 Project Brief

1.1.1 General

Xyst has been asked to assist in the production of a revegetation and recreational development and maintenance plan for Man-Made Hill. The Mackenzie District Council wishes to support the community interest in providing enhanced recreational and visitor opportunities. It also wants to support the community by continuing with a pioneering native planting trial (started in 2021) with the intention of removing exotic weeds and re-vegetating Man-Made Hill with specific native vegetation appropriate to the Mackenzie district basin.

1.2 Site Description

1.2.1 Land Status and Location

Man-Made Hill sits is located within the Twizel town belt and is bordered by the intersection of Ohau and Ostler Roads. The land parcel that Man-Made Hill forms part of is owned by the Mackenzie District Council and held in fee-simple title. Man-Made Hill and the portion of land to the south (approximately 8.5 hectares) is designated under the District Plan an open space zone - an area for passive recreation and scenic views.

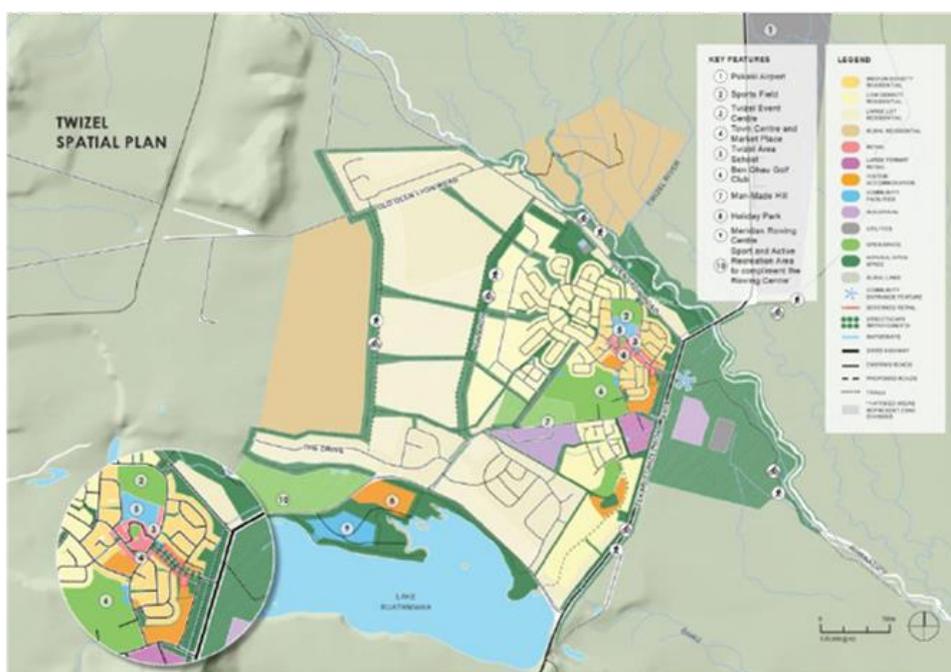


Figure 3 - Twizel Spatial Plan - Area 7 Man Made Hill Open Space Zone

Surrounding land activities include both passive and active recreation including an 18-hole golf course, an old bowling green, and various buildings associated with these sporting activities. The Ben Ohau Golf course is separated from the hill via a shelterbelt of mature pines and other conifers. One tee off area is located directly to the west of the base of the hill.



1.2.2 Current Use and Users

Man-Made Hill is currently used by recreational walkers, (and to a lesser extent cyclists) who walk or cycle up the access road or alternatively the paths to the top of the hill and down the other side to appreciate the views. The area was formally used by Council for utility functions such as soil stockpiling and sometime later for a pine plantation. Due the lack of supporting recreational features such as formed paths, seating, or other interpretational signage most users do not spend a great deal of time on the hill.



Figure 4 - Western walking track

1.2.3 Topography, Soil, Vegetation, and the Climate

The hill is approximately 2.39 hectares (23,900m²) in total size – and has an elongated shape running from west to east approximately 350 metres. It has a flattened top that utility vehicles can access via a drive up the side of a steep south facing slope, with steep slopes on both the east and western ends and a more gradual slope on the northern face. The hill rises to approximately 15-20 metres above the surrounding area.

Currently the hill is free of larger wooded tree vegetation having been harvested fully some years ago and subsequently is sporting occasional smaller wilding pines and a reasonably new crop of emerging broom. It is predominantly grassed with other emerging weeds such as mullein, cotoneaster, and gorse. There is some present of native plants including red and fescue tussocks.



The soil is generally poor, dry, and stony. It is described as Mackenzie shallow loam. Due to the topography, the fact the soil is from excavations and that lack of humus and general fertility only a very small range of plants do well.

Adding to this challenge is the harsh climate of the area - with low rain fall, dry hot summers with strong winds, and extremely cold winter temperatures; vegetation must be extremely tough to survive. Predators such as rabbits and hares also are abundant in this environment and young plants can be vulnerable to browse.



Figure 5 - Aerial image showing extent of Man-Made Hill

1.2.4 Existing Infrastructure and Utilities

The hill has a telecommunications tower on the top nearer the western end with a fence and vehicle access gate. This currently cuts off public access to the western knoll. A new Vodafone tower facility is also planned to be located nearby to the existing structure on the hill in the future. Nearest water supply is located on the roads to the south and west. There are no other waste or stormwater assets in the vicinity.





Figure 6 - Cell-phone tower on Man-Made Hill

1.3 Recent History/Background

1.3.1 Weed Clearance

Mackenzie District Council has sequentially removed pines from the hill and the flatter deferred designated industrial area to the south in the last 5 to 10 years and continues to conduct wilding pine removal and broom control across the site. The area hasn't been replanted and has been left to fallow with grass species now making up the predominant cover. Wilding pines and broom continue to emerge, and more concerted effort is needed to control the rapid growth of these invasive species in the immediate and subsequent period. Broom in particular seeds very rapidly and seed sources can lay dormant for some time. A proactive elimination regime is needed across the full site.





Figure 7 - Larger wilding pines growing on Man-Made Hill

1.3.2 Trial Native Planting

In 2021 Mackenzie District Council, on request of the local community, embarked on a trial planting of native species on a small section (approximately 100m²) of the hill adjacent to the vehicle access driveway on the eastern side of the hill. The site was cleared of larger vegetation and 100 native plants were planted at approximately 1m centres in November 2021.

Species planted were: *Pimelia prostrata*, *Hebe cupressus*, *H. subalpina*, *H. buchani*, *Ozothamnus leptophyllus*, *Melicytus alpinus* and *Phormium cookianum*.

Plant sizes going in ranged in size between 1litre and PB5 and each plant was provided a guard, stakes and rabbit deterrent was applied by the contractor. Councils' operations have returned to clear between the plants in the subsequent months.



The 2021/22 summer was an exceptionally wet one for the district and as a result plant losses have been relatively minimum for the harsh environment at approximately only 15-20%. However, prolific rabbit sign is evident all over the site and smaller plants remain vulnerable to browse as soon as the guards are removed or deteriorate away.



Figure 8 – 2021 trail planting area of approximately 100m² on the eastern site of Man-Made Hill - Photo taken May 2022



Figure 9 - *Ozothamnus leptophyllus* growing through the plant guard in the trial area



2 Development Proposal

2.1 Recreation Development

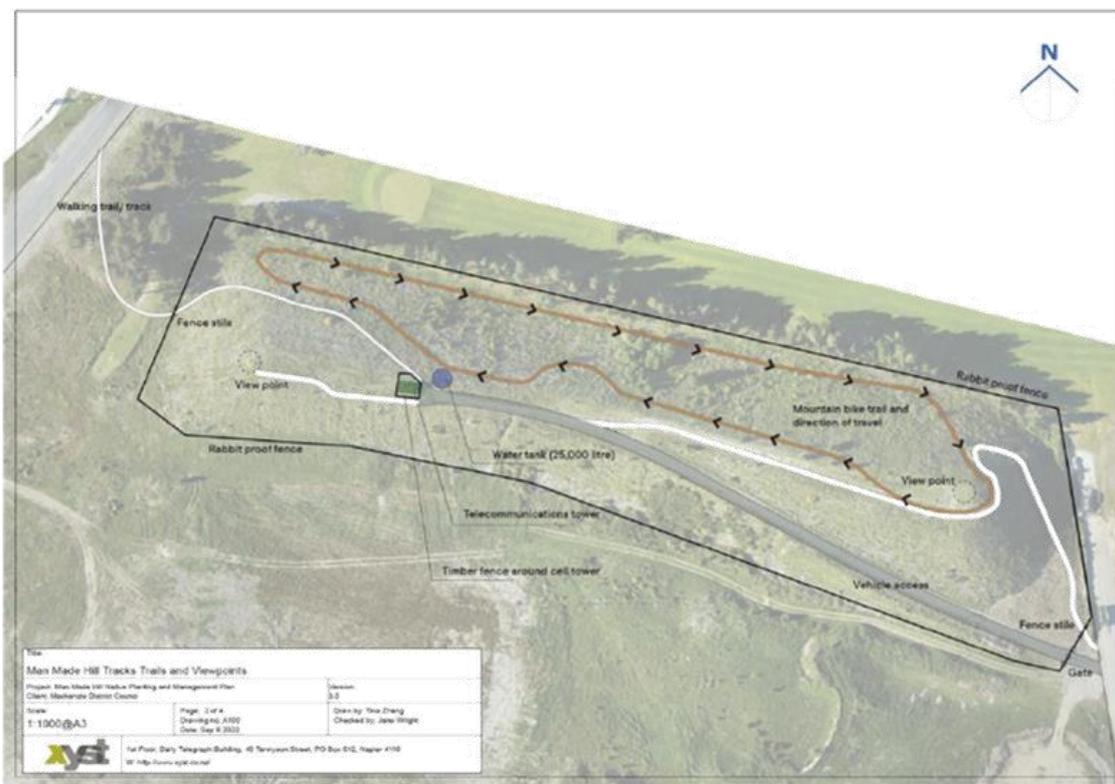


Figure 10 – Man-Made Hill Tracks, Trails, and Viewpoints. (Note: larger map in Appendix 6)

2.1.1 Mountain Bike Flow/Skill Loop Trail Development

Mackenzie District Council has been actively exploring local potential for increased cycling and mountain bike opportunities in Twizel for several years. Man-Made Hill has been one area earmarked as providing a good local option. Council has undertaken work with specialist trail designers to design a short track on Man-Made Hill. The development of this track adds to the area’s current recreational walkway and scenic viewpoint offering. Planting development would need to coordinate with any new track construction.

The development of a short, fun and engaging flow/skill development loop trail is recommended. Twizel Mountain Bike Club and a number of local youth riders have been supportive. This one way track on the northern face would be accessible from the north eastern end of the hill top and flow in a clockwise direction looping back across a small section of the eastern walking track to the top.

In order to develop an experience worth the short sharp climb the specialist designers have opted for 600m long pump-flow trail fusion which utilises the benefits of pumping terrain for speed to carry momentum up the return loop. The track would then finish with a short push



up to the top of the hill. A tarmac berm on the main corner is recommended to enable riders to carry more speed for the return and reduce maintenance.

The cost of development of this track has been estimated at \$60,000. If funding is secured, such a facility could be built prior to planting development in the 2023/24 financial year.



Figure 11 - Mountain bike trail alignment looking from the north-west towards the east



Figure 12 - Mountain bike trail alignment from the north-east looking west



2.1.2 Walking Trail Development

Man-Made Hill currently has two basic walking tracks (separate to the vehicle access) on to the top of the hill and down the other side. The eastern track connects to the vehicle access off Ostler Road and winds its way up around the steep eastern face towards the north face and back to the top for 150m. The western track is about 100m long across the western and northern face of the hill with another 50m to Ohau Road across the flat. The full loop across the from the roadways is a walk of approximately 600m.

An additional one way formed track along the western ridge would add increased recreational value. It is suggested that a new track is formed beyond the currently locked vehicle gate beside the cell-phone tower and continues to the western knoll to take in the views to the west. Arrangements will need to be made to the telco to fence or barrier off the tower to reduce incidences of vandalism to the structure when the gate is removed. The formed track could be completed via small machine excavation and leveling and application of metal to a width of 2m and length of approximately 60m.

2.1.3 Viewpoints and Seating Areas and Signage

The construction of seating areas and signage to take in the eastern and western viewpoints would enhance the recreational value of Man-Made Hill. There is already an old basic seat on the eastern knoll to take in the views that could be replaced in the same spot. Signage to interpret the western and eastern aspects would add value. These could illustrate different parts of the surrounding landscape spectacular ranges.



Figure 13 - Example of a landscape interpretive sign from Koukourarata on Banks Peninsula



2.1.4 Parking and Vehicle Gate

It is recommended that all apart from authorised service providers have vehicle access up the tracks to the top of the hill, therefore a small, metalled parking area should be maintained at the base. A keyed 3.5m forestry-style gate should be added as the drive narrows up the hill to prevent vehicle access at night.



Figure 14 - Location for metalled parking and turnaround

2.2 Pest Plant and Animal Control

2.2.1 Pest Plant Control

Wilding pines and emerging broom weeds pose a considerable challenge to the success of a replacement native planting. Despite concerted efforts to remove them there is still a reasonably large number of wilding pines across Man-Made Hill. As they are incredibly quick to grow – some may only be a season old yet are over 2 metres in height. Before any planting commences a deliberate effort must be made to remove all pines from the block. Smaller trees can be cut and left on site to breakdown, whereas anything over 2m should be removed as a potential seed and fire risk.

Larger broom weeds should also be cut and disposed of, whereas the area to the base of the hill where there is many seedling broom should be sprayed out to create a broom free buffer of at least 20m. Ideally the entire block to the south to meet the roads should also be treated. Broom should be removed prior to the flowering season (October to November) before it sets seed. Broom treatment will need to continue a minimum twice yearly basis for several years given that the seed can remain dormant on the ground for some time.



Other weeds such as gorse, blackberry, cotoneaster, and woolly mullein should be spot sprayed and removed as they emerge.



Figure 15 - Emerging broom and wilding pine on southern side of Man-Made Hill



2.2.2 Pest Animal Control



Figure 16 - Pest Animal control area - Man-Made Hill. (Note: larger map in Appendix 4)

The proliferation of rabbits (and to a lesser extent hares) in the area will pose a large threat to the establishment of any new planting and in particularly to fleshy and smaller woody native plants. Rabbit repellent may only provide a very short deterrent for rabbit browse, therefore the main tool to reduce this damage is likely to remain to be sleeves until plants are larger and established.

It is recommended that along with sleeves and repellent on application that a targeted pest reduction programme is conducted across the site prior and during the periods of planting. The primary option would be baiting/poisoning by registered pest control operators with Pindone or other approved poisons in contained traps to get initial knockdown. Follow-up methods may also include burrow fumigation and/or possibly night shoots – although this is not permitted in urban areas. It would be beneficial if the Council worked with the Ben Ohau golf course to support this programme.

In addition to these targeted reduction programmes, rabbit proof fencing of the hill site (850 lineal metres) is recommended. Although perimeter fencing is an expensive option, it will likely be the only effective way to keep rabbits from reinvading the planting area and decimating emerging plants.





Figure 17 - Proliferation of rabbits in Mackenzie District

Pricing for fencing of the hill site is estimated at approximately \$38,250 (\$35 per metre plus another \$8,500 for strainers, stays, stiles, gates). To prepare the ground for fencing a 1.5m tracked excavator may need to be hired for at least a days operation which would add approximately another \$1,000-\$2,000 to the cost.



Figure 18 - Image of rabbit behind rabbit proof netting on fence



2.3 Native Planting Plan

2.3.1 Native Plants of the Mackenzie Basin

The Mackenzie District includes a diverse range of landforms and ecosystems. Lower-altitude areas at eastern parts of the Mackenzie District such as around Twizel are substantially modified and are dominated by developed farmland. Important indigenous biodiversity is present in steeper valleys, on outcropping limestone, and at poorly-drained locations (wetlands). Indigenous biodiversity is more intact in ecosystems on the higher slopes and mountain ranges, notably the Two Thumb and Tara Haoa (Mt Peel) ranges.

The indigenous plant communities of the Mackenzie ecosystems include scrub, shrubland, tall tussockland, short tussockland, herffield, mossfield, lichenfield, stonefield and loamfield. Many of these ecosystems and their plant communities are degraded, though they still support a diverse range of indigenous plant and animal species. For many of these species, the Mackenzie Basin is their stronghold. The distinctiveness and vulnerability of the Mackenzie Basin flora is indicated by the inclusion of 91 of these plant species in the latest threatened plant list.¹

There will be different niches for different plants across the Man-Made Hill site, such as in damper hollows or on the south side ridge that is protected from the predominant north-westerly wind. Areas on the ridge line and the hill face to the north will be dry and exposed.



Figure 19 - Image of native tussock growing on Man-Made Hill

¹ https://www.mackenzie.govt.nz/_data/assets/pdf_file/0007/516652/Harding-Ecology-Evidence.pdf

A list of appropriate species has been compiled with consideration of the soil and climatic conditions and other considerations such as rabbit browse. This list can be found in Appendix 2. (To note: this list is not exhaustive but all are species found in the Mackenzie District. Plants should be eco-sourced from local seed sources where possible.)

Due to the harsh conditions it can be expected that losses of 20-25% area experienced annually across the site. The addition of fertiliser, water and mulch will help native plants to survive as will the reduction of competition from pest plants and animals. Replacement planting should be considered in subsequent years to fill in gaps where plants have been lost.

2.3.2 Low Flammability Species Selection

Fires are a considerable risk in the Mackenzie District. Given the recent and increasing incidences of fire around Ohau and other communities, Fire and Emergency New Zealand (FENZ) are asking local authorities and private individuals to consider plant selection more carefully for planting projects and to consider other fire-retardant practices such as creation of fire breaks within planting areas.

Given the number of mature pine-stands nearby it is unlikely that Man-Made Hill, if vegetated with native species, would create the greatest local fire risk – however, it would be an aim to select less than 15% tussock species across the planting, and leave out other plant larger species that have been identified as highly flammable by FENZ across the Man-Made Hill site.

The following species are considered moderately high to very high fire risk and should only be used sparingly if at all.

<i>Botanical Name</i>	<i>Fire Risk</i>
<i>Anthosachne solandri</i>	5 Mod/High
<i>Carex coriacea</i>	5 Mod/High
<i>Dracophyllum longifolium</i>	5 Mod/High
<i>Fuscospora cliffortioides</i>	5 Mod/High
<i>Leptospermum scoparium</i>	5 Mod/High
<i>Muehlenbeckia axillaris</i>	5 Mod/High
<i>Raoulia subsericea</i>	5 Mod/High
<i>Acrothamnus colensoi</i>	6 High
<i>Chionochloa rubra</i>	6 High
<i>Festuca novae-zelandiae</i>	6 High
<i>Gaultheria depressa</i>	6 High
<i>Phyllocladus alpinus</i>	6 High
<i>Aciphylla aurea</i>	7 Very High
<i>Chionochloa macra</i>	7 Very High
<i>Chionochloa rigida</i>	7 Very High
<i>Poa cita</i>	7 Very High

Note: More information regarding flammability of species suitable for the Mackenzie District is in Appendix 1.



2.3.3 Contract Growing

Depending on the urgency of planting, it is recommended that Council engages a suitably qualified contractor to contract grow appropriate species for successive years/stages of the planting project. This would allow some control over the range of plant species over the site, the size of the plants when going in and allow selection of species going in for the unique environmental conditions across the different stages of the project. Contract growing would also likely result in Council obtaining the best value for money.

The completion of Stage 1 planting and subsequent assessment of the planting areas condition 6 months following will provide some valuable additional data around what species did well, what didn't and what operational changes may need to be actioned to generate further success.

Contract growers usually require a minimum 1 year to grow for order but would likely benefit from at least a 2-year lead-in to allow for plants to reach a good size and to obtain the desirable variety of plants from eco-sourcing seed supplies. Several local growers have expressed interest in contact growing for a project of this scale. Interest has been expressed from Arowhenua Nursery, Matai Nursery, Orari Nursey and others to provide contract growing for this project. There are likely others such as Green Machine and Mackenzie Nurseries for example.

2.3.4 Irrigation and Mulch

Irrigation in the establishment stage of new plantings is considered important to provide the plants with the best possible chance of survival. Plants planted in spring will likely need irrigation for late spring to the end of summer. As water is a precious resource in the Mackenzie District, an irrigation system that uses minimal water and applies water directly to the plants via low flow drippers on timers is recommended.

It would be possible to install one (or two) 30,000 litre tanks at the top of the hill near the other utility structures and utilise a solar or electric pump to feed a relocatable irrigation system on timers. It is estimated that each plant could receive a 0.5litre soaking twice a week for 10 weeks and then 0.5litres once a week for another 10 weeks from mid-October until mid-March in the first year of being in the ground.

For an average of 2,000 plants across each stage that would mean that tanks would only need to be filled in October annually for the subsequent planting stages. The addition of mulch in the form of permeable wood chips, matting or coir fibre would help water penetrate plant roots and aid in the retention of water.





Figure 20 - Example of two 30,000 litre water tanks

2.3.5 Protection from Pest Animal Browse

New plants will require protection from rabbit and hare browse. It is recommended that each new plant is provided with a stake anchored biodegradable protective sleeve on planting. This will reduce access to the plant for the establishment period and allow the plant to grow larger before the sleeve breaks down. Alternatively non-biodegradable sleeves could be used and relocated and reused in subsequent planting areas for the next stages. Rabbit repellent could also be applied on planting and again later in the summer to make plants less palatable.





Figure 21 - Example of a biodegradable tree guard and stake system

2.3.6 Replacement Planting

To reduce weed infill growth and to form dense coverage successive and replacement planting is recommended across previously planted stages. The replacement planting should be of species that have performed well across the site. Replacement planting should be conducted in early Autumn (ideally late March) for those areas where plants have not survived the Summer. As mentioned previously – due to the challenging nature of the environment it is estimated that approximately 15-20% die-off is expected. This would mean approximately 400 replacement plants across each stage every Autumn.

If it has been a particularly dry summer, it is further recommended that these plants are hand watered on planting and again weekly until decent rain fall occurs. The addition of mulch will also assist in further reducing weed competition in areas that have had die-back and protect the replacement plants going in.

2.4 Staging and Cost Estimates

2.4.1 Five Year Staged Planting Plan

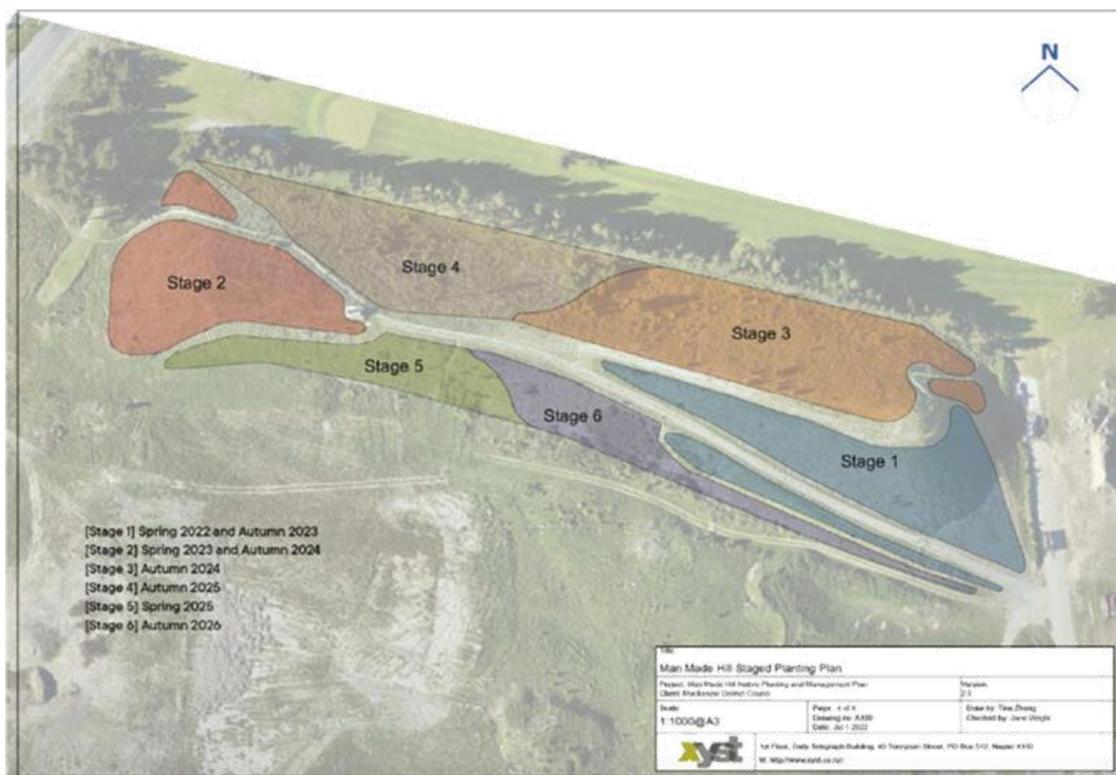


Figure 22 – Recommended Staged Planting – Stages 1-6 across Man-Made Hill. (Note: larger map in Appendix 3)

It is recommended that Man-Made Hill is planted with native vegetation across a period of 5 years from March 2023 – March 2026. Approximately 2,000 new plants would be planted across each of the stages annually with another 400-500 replacement plants added to fill in area where new plants may not have survived.

Stage 1 (approx. 3750m²) is the most eastern face adjacent to the utility vehicle entrance – which is a continuation of the trial planting completed in 2021. This face is relatively steep. Planting would occur south of the formed pedestrian trail and below the hill ridgeline, and a small strip south of the vehicle drive. Dependant on plant and contractor availability planting would be planned for March 2023. Irrigation would not need to be set up until Stage 2 in October 2023. Plants will still require watering-in on planting in March, however.

Stage 2 (approx. 3250m²) is the most western face. It takes in a flatter area at the top of the hill – where the proposed track extension is recommended to the western knoll viewpoint and down the hill face to the flat area near the golfing T-off area. Stage 2 also has some planting on the northern side of the west pedestrian track. Stage 2 is recommended in October 2023 and March 2024.



Stage 3 (approx. 4150m²) is the eastern end of the northern face. Parts of this area are intended for mountain bike trail construction therefore planting will be on either side of the trail development. This face is more gradual but is more exposed and dryer than the two previous stages. Stage 3 planting is not intended until March 2024 after track construction is complete. Autumn is considered a better time for this area due to the tendency for this face to dry out rapidly.

Stage 4 (approx. 3750m²) is the western end of the northern face. As per stage 3 it also is intended for mountain bike trail construction and only parts either side of the track will be planted. Stage 4 is planned for March 2025.



Figure 23 – Stage 4 - Western end of the northern face

Stage 5 (approx. 1800m²) is the western end of the south face. The south face is very steep but is less exposed to drying north-westerly winds. Planting is planned for October 2025.

Stage 6 (approx. 1850m²) is the eastern end of the south face. Planting is planned for March 2026.

Prior to the commencement of the planting programme, initial set up of water supply tanks, power, and pumps to run the irrigation systems is required. This will require some investment.

It is also highly recommended that the initial pest plant and pest animal eradication efforts are carried out prior to planting. Further detail is contained in the *Implementation Plan*.



2.4.2 Native Planting Establishment Cost Estimates

The following are considered approximate costs estimates for establishment prior to commencement of the native planting programme on Man-Made Hill:

Item	Estimated Unit Cost	Details	Year/s	Estimated Total
Initial Plant Pest Removal and Treatment Work	\$0.235 per m ²	Across 3.385 hectares – wilding pine and broom	1	\$7,950
Irrigation Design	\$2,150	Design for system and Engineers estimate	1	\$2,150
Forestry Style – Vehicle Restriction Gate	\$3,500	Key access to utility providers	1	\$3,500
Rabbit Proof Fencing – new post and batten fence and rabbit proof wire	\$35 per lineal metre plus \$8,500 for gates etc and \$2,000 for excavator	850 metre full perimeter	1	\$40,250
Tank Purchase and Installation	\$5,150	30,000 litres with boxed, gravel pad	2	\$5,150
Irrigation Set Up – Stage 1 (relocatable)	\$30,500	Includes water connection to tank/s, solar pump, all plant, materials, labour)	2	\$30,500
Establishment Cost Estimate				\$89,500

2.4.3 Annual Planting and Maintenance Costs Estimates

The following are considered approximate costs estimates for the annual native planting programme on Man-Made Hill.

Item	Estimated Unit Cost	Details	Year/s	Estimated Total
Initial Stage Planting Plant Supply	\$6 each	Approximately 2,000 plants per each area	1-5	\$12,000
Planting Preparation and Planting	\$13.35 per plant	Includes: Fert, Mulch, Stakes, Rabbit Guards, Watering-in	1-5	\$27,025
General Pest Plant Control	\$2,500	Maintenance and releasing	2-5	\$2,500
Pest Animal Control	\$4,000	Pindone poisoning and burrow fumigation across site	2-5	\$4,000
New Plant Releasing	\$2.30 per plant	3 x per annum	2-5	\$4,725



Water Supply	30,000 litre tank - delivered \$750 each	10 weeks 0.5 litres twice a week (mid Oct to new year) and 0.5 for 10 weeks from new year - mid March). Will need to fill each annually	2-5	\$1,500
Shifting Irrigation System Annually	\$2,500	Move system from one stage to the other and set up	2-5	\$2,500
Replacement Plants	\$6	400 additional plants	2-5	\$2,400
Planting of Replacement Plants (400 approx.)	\$13.50 per plant	Includes: Fert, Mulch, Stakes, Rabbit Guards, Watering-in.	2-5	\$5,400
Annual Cost Estimate				\$62,050

2.4.4 Recreational and Visitor Development Cost Estimates

The following are considered approximate costs estimates for the recreational development programme on Man-Made Hill.

Item	Estimated Unit Cost	Details	Year/s	Estimated Total
Reconfiguration of Fencing around Cell Tower	\$2,850	Post and Rail - 20lm and rehang gate.	2	\$2,850
Form Additional Gravel Walking Path to Western Viewpoint	\$185 per m ²	Approx. 65m x 2m. 15m ³ metal (32.5m ²)	2	\$6,000
Viewpoint Bench Seats and Installation	\$3,500 each	2 seats and surfacing. Eastern and Western viewpoints	3	\$7,000
Viewpoint Signage Design and Installation	\$1,750 each	2 x signs – showing vista and names of significant landscape features	3	\$3,500
Mountain Bike Skill/Flow Trail Construction	\$60,000	600m looping trail with undulations on northern face	3	\$60,000
Recreational Development Cost Estimate				\$79,350



3 Implementation Plan

3.1 Plant Pest and Animal Control

3.1.1 Year 1-5 Pest Plant and Animal Control Plan



Figure 24 - Pest Plant control areas across Man-Made Hill. (Note: larger map in Appendix 5)

Below is the recommended task list and associated timeline for pest plant and animal control across years 1-5:

Key Tasks	Detail	Date
Pest Plant Initial Works	Full site wilding pine and larger broom removal. Spot spray of all smaller broom across full planting stages and spray out of broom in 20-meter southern buffer area.	October – December 2022
Pest Animal Works – Stage 1	Initial pindone baiting operation across full site and subsequent burrow fumigation. Bait replacement monthly. Burrow fumigation 2 x per year prior to planting in Spring and early Autumn. May include some night shoots.	October 2022 – September 2023



Pest Animal – Rabbit Proof Fencing	Erection of post and batten fence with rabbit proof netting (including suitable gates) around base of Man-Made Hill – enclosing all planting areas.	November 2022 - February 2023
Subsequent Pest Plant Works – Stage 1	Subsequent pest plant removal – removal of emerging wilding pines and spray-off of broom and other pest plant species across all planting areas including 20-meter buffer. Follow up treatments every three months (4 x per year). Late November, February, May, and August.	January 2023 – September 2023
Pest Animal Works – Stages 2 - 6	4 years of pest animal works. Includes active pindone poisoning programme and burrow fumigation. Bait replacement monthly. Burrow fumigation 2 x per year prior to planting in Spring and early Autumn.	October 2023-September 2027
Pest Plant Works – Stages 2 - 6	Removal of emerging wilding pines and spray-off of broom and other pest plant species across all planting areas including 20-meter buffer. Follow up treatments every three months (4 x per year). Late November, February, May, and August.	October 2023-September 2027



3.2 Native Planting Plan

3.2.1 Year 1-5 Native Planting Plan

Below is the recommended task list and associated timeline for native planting across years 1-5:

Key Tasks	Detail	Date
Preparation of the Planting Area Prior to Planting – Stage 1	Spot spray out and/or clearance of planting locations of larger grass and vegetation. Possible blanket mulch application.	February 2023
Planting of 2,050 Native Plants - Stage 1	Uplift and planting of plants - including fertiliser, mulching, watering in (water to be supplied), staking, and adding appropriate sleeves and stakes to protect from rabbit browse.	March 2023
Water Supply and Relocatable Irrigation Establishment	Water tank installation, pump installation and irrigation system connection.	September 2023
Preparation of the Planting Area Prior to Planting – Stage 2	As per Stage 1.	September 2023
Planting of approximately 2,400 native plants – (infill Stage 1) and new Stage 2	As per Stage 1. Includes location of irrigation system around Stage 2 plants.	October 2023 and March 2024
Preparation of the Planting Area Prior to Planting – Stage 3	As per previous Stages.	February 2025
Planting of approximately 2,400 native plants – (infill Stage 2) and new Stage 3	As per previous Stages. Includes re-location of irrigation system around Stage 3 plants.	March 2025
Preparation of the Planting Area Prior to Planting – Stage 4	As per previous Stages.	February 2026



Planting of approximately 2,400 native plants – (infill Stage 4) and new Stage 4	As per previous Stages. Includes re-location of irrigation system around Stage 4 plants.	March 2026
Preparation of the Planting Area Prior to Planting – Stage 5	As per previous Stages.	September 2026
Planting of approximately 2,400 native plants – (infill Stage 4) and new Stage 5	As per previous Stages. Note: no need to relocate the irrigation system for this Stage.	October 2026
Preparation of the Planting Area Prior to Planting – Stage 6	As per previous Stages.	February 2027
Planting of approximately 2,400 native plants – (infill Stage 5) and new Stage 6	As per previous Stage.	March 2027
Planting of approximately 400 infill native plants in to Stage 6.	As per previous Stage.	March 2028



3.3 Recreational Development

3.3.1 Staged Recreational Development Plan

Below is the recommended task list and associated timeline for staged recreational development on Man-Made Hill:

Key Tasks	Detail	Date
Reconfiguration of Fencing around Cell-phone Tower	Construction of new 20 lineal meter separation post and rail fence and re-positioning of access gate to suit utility access requirements. Possibly paint fence in Reserve 'Charcoal'	August 2023
Construction a New Recreational Western Viewpoint Path	Excavate to 2m width x 65 lineal metres and apply suitable metal – from current cell phone gate to western knoll/viewpoint	September 2023
Construction of the new Mountain Bike Skills/Flow Trail	600m looping trail with undulations on northern face	July – September 2024
Installation of 2 x Bench Seats at Western and Eastern View Points	Includes concrete pad.	October 2024
Design, Manufacture and Installation of 2 x Landscape/Ridgeline Interpretation Signs at View Points	Includes concrete footings.	October-November 2024



3.4 Ongoing Operational Maintenance

Ongoing maintenance will be required to ensure the best possible success across Man-Made Hill. The plant pest and animal programmes will likely need to continue beyond 30 June 2028. It is recommended that the full site under the control of Council is maintained as required. It may be prudent to continue releasing later stage planting areas for another 3 years until plants get to sufficient size.

The vehicle access road, parking area and formed tracks will likely require bi-annual re-grading and metal additions. The mountain bike skill/flow trail will require annual maintenance. A dedicated budget should be put aside at approximately 10% of the trail construction cost per year for this. Some walking trails may also require annual water control maintenance and the addition of drainage to reduce erosion.

Fences, gates, bench seat furniture and signage may require bi-annual cleaning and either repainting or staining.

Additional way finding signage – to demark walking tracks from cycle and vehicle access may be required as plants get larger.



Figure 25 - Twizel - a growing township



4 Budget and Funding

It is recommended that dedicated funding is sought for this project as a whole to ensure Council commitment to the full programme and subsequent success.

To complete the full programme as specified, funding to the value of approximately \$92,875 would be required in the first year, \$106,550 in the following financial year, \$132,550 in the third with a commitment of a further \$62,050 in the subsequent 3 years.

Component of Project	Budget Required	When
Planning, Pest Plant and Animal Control, Stage 1 Planting, Full Rabbit Proof Fencing and Vehicle Access Gate.	\$92,875	2022/23 financial year
Plant Releasing and Pest Control Maintenance, Tanks and Irrigation Set Up, Full Rabbit Proof Fencing, Post and Rail Fence, Western Path Construction, Plant Replacements and Stage 2 Planting.	\$106,550	2023/24 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Recreational Seating and Interpretation Signs, Plant Replacements and Stage 3 Planting.	\$132,550	2024/25 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 4 Planting.	\$62,050	2025/26 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 5 Planting.	\$62,050	2026/27 financial year
Plant Releasing and Pest Control Maintenance, Irrigation Relocation, Plant Replacements and Stage 6 Planting.	\$62,050	2027/28 financial year
Total Estimate	\$518,125	
With 15% contingency	\$595,000	

There may be an option for Council to seek funding via a number of external funding streams including:

- Ministry of Primary Industries *Matariki Tu Rākau* planting grant: *The Matariki Tu Rākau Grant* provides funds to plant up to 1ha of public land with native tree or rongoa species. It provides funds for the cost of native seedlings and contributes to the costs of clearance, maintenance, plant stakes/guards and other associated costs of running a community planting event.



- Meridian Fund; Meridan has expressed some interest in supporting some aspects of development on Man-Made Hill.
- Other local businesses – such as Alpine Energy, or those with vested interests such as Vodafone who wish to place an additional repeater facility on the hill may be able to offer financial off-sets.
- Local community members may wish to fund the seat and signage costs and installation as a memorial to loved ones.
- A number of local community members have expressed interest in assisting with planting days which would slightly reduce the labour cost component of planting.



Figure 26 - Successful planting at Whitechapel near Lake Wakatipu

Appendices

4.1 Appendix 1: Full Flammability List from FENZ

Species name	Flammability ranking
Anisotome aromatica	1 Very Low
Brachyglottis bellidioides	1 Very Low
Hydrocotyle novae-zeelandiae	1 Very Low
Leptinella pectinata	1 Very Low
Luzula rufa	1 Very Low
Viola cunninghamii	1 Very Low
Aristotelia fruticosa	2 Low
Blechnum penna-marina	2 Low
Celmisia gracilentia	2 Low
Coprosma cheesmanii	2 Low
Coprosma propinqua	2 Low
Griselinia littoralis	2 Low
Kelleria dieffenbachii	2 Low
Pentachondra pumila	2 Low
Phormium tenax	2 Low
Plagianthus regius	2 Low
Sophora microphylla	2 Low
Coprosma dumosa	3 Low/Mod
Corokia cotoneaster	3 Low/Mod
Pittosporum tenuifolium	3 Low/Mod
Polysticum vestitum	3 Low/Mod
Veronica salicifolia	3 Low/Mod
Veronica subalpina	3 Low/Mod
Acaena caesiiglauca	4 Moderate
Discaria toumatou	4 Moderate
Dracophyllum uniflorum	4 Moderate
Leucopogon fraseri	4 Moderate
Olearia paniculata	4 Moderate
Ozothamnus leptophyllus	4 Moderate
Phormium cookianum	4 Moderate
Poa colensoi	4 Moderate
Podocarpus nivalis	4 Moderate
Pteridium esculentum	4 Moderate
Scleranthus uniflorus	4 Moderate
Anthosachne solandri	5 Mod/High
Carex coriacea	5 Mod/High
Dracophyllum longifolium	5 Mod/High
Fuscospora cliffortioides	5 Mod/High
Leptospermum scoparium	5 Mod/High
Muehlenbeckia axillaris	5 Mod/High
Raoulia subsericea	5 Mod/High
Acrothamnus colensoi	6 High
Chionochloa rubra	6 High
Festuca novae-zeelandiae	6 High
Gaultheria depressa	6 High
Phyllocladus alpinus	6 High
Aciphylla aurea	7 Very High
Chionochloa macra	7 Very High
Chionochloa rigida	7 Very High
Poa cita	7 Very High



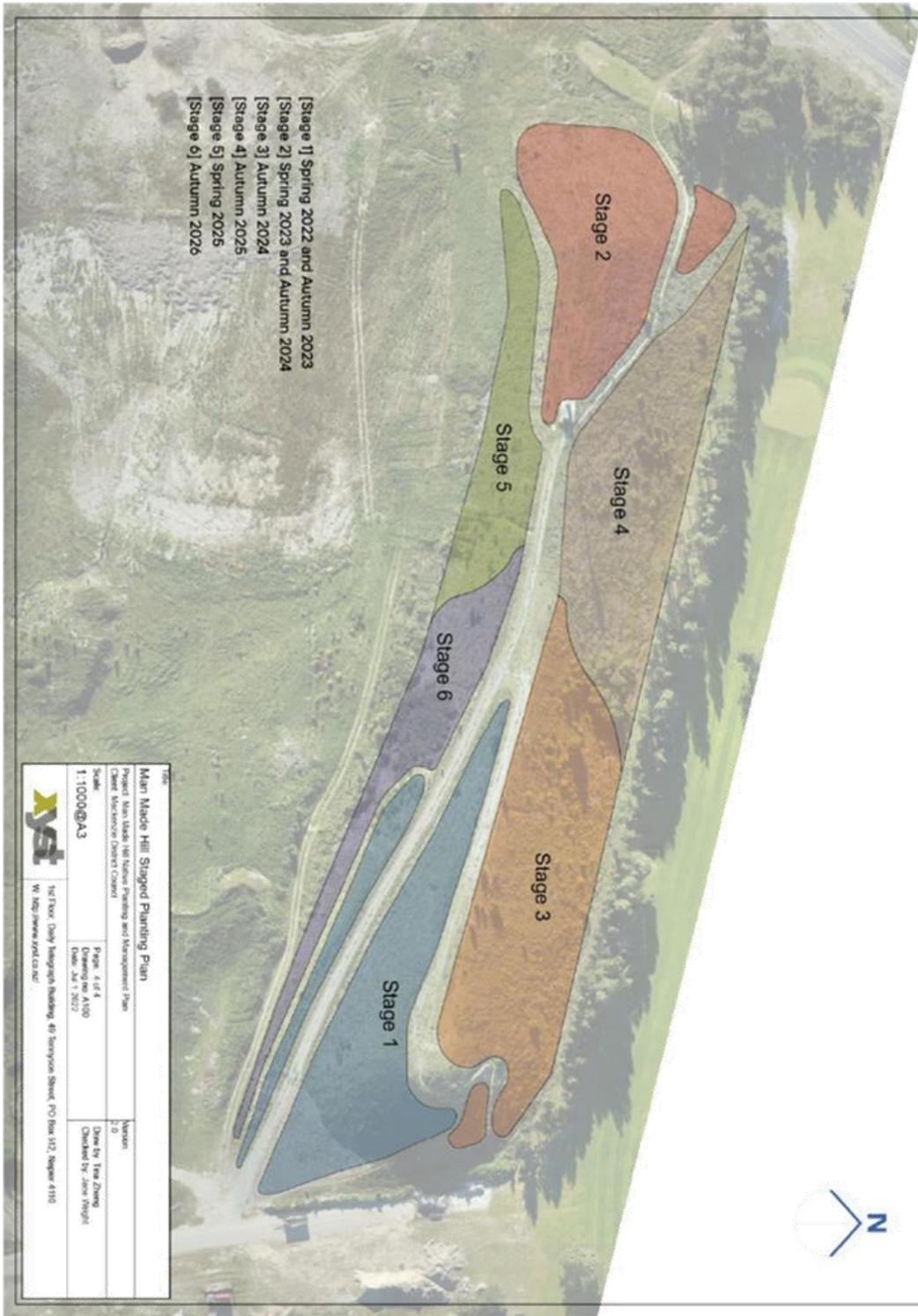
4.2 Appendix 2: Recommended Native Plant Species for the Man-Made Hill Project

Species name
Aciphylla aurea
Acrothamnus colensoi
Austroderia richardii
Aristotelia fruticosa
Carmichaelia petriei
Carmichaelia crassicaulis
Chionochoa flavescens
Coprosma cheesmanii
Coprosma dumosa
Coprosma dumosa
Coprosma intertexta
Coprosma propinqua
Corokia cotoneaster
Coprosma rugosa
Discaria toumatou
Dracophyllum uniflorum
Festuca novae-zealandiae
Festuca matthewsii
Fuscospora cliffordioides
Fuscospora solandri
Griselinia littoralis (Canterbury)
Hebe albicans recurva
Hoheria lyallii
Leonohebe Cupressus
Melicytus alpinus
Myrsine divaricata
Olearia paniculata
Oleria avicenniifolia
Oleria bullata
Oleria nummulariifolia
Oleria odorata
Ozothamnus leptophyllus
Pentachondra pumila
Phormium cookianum
Phyllocladus alpinus
Pittosporum patulum
Plagianthus regius
Poa colensoi
Poa cita
Podocarpus nivalis
Pseudopanax ferox
Sophora microphylla (Ohau variety)
Veronica cupressoides
Veronica pauciramosa
Veronica salicifolia
Veronica subalpina

Note: Only maximum 15% of plants chosen to be from the higher flammability rating end of the spectrum



4.3 Appendix 3: Staged Planting Plan



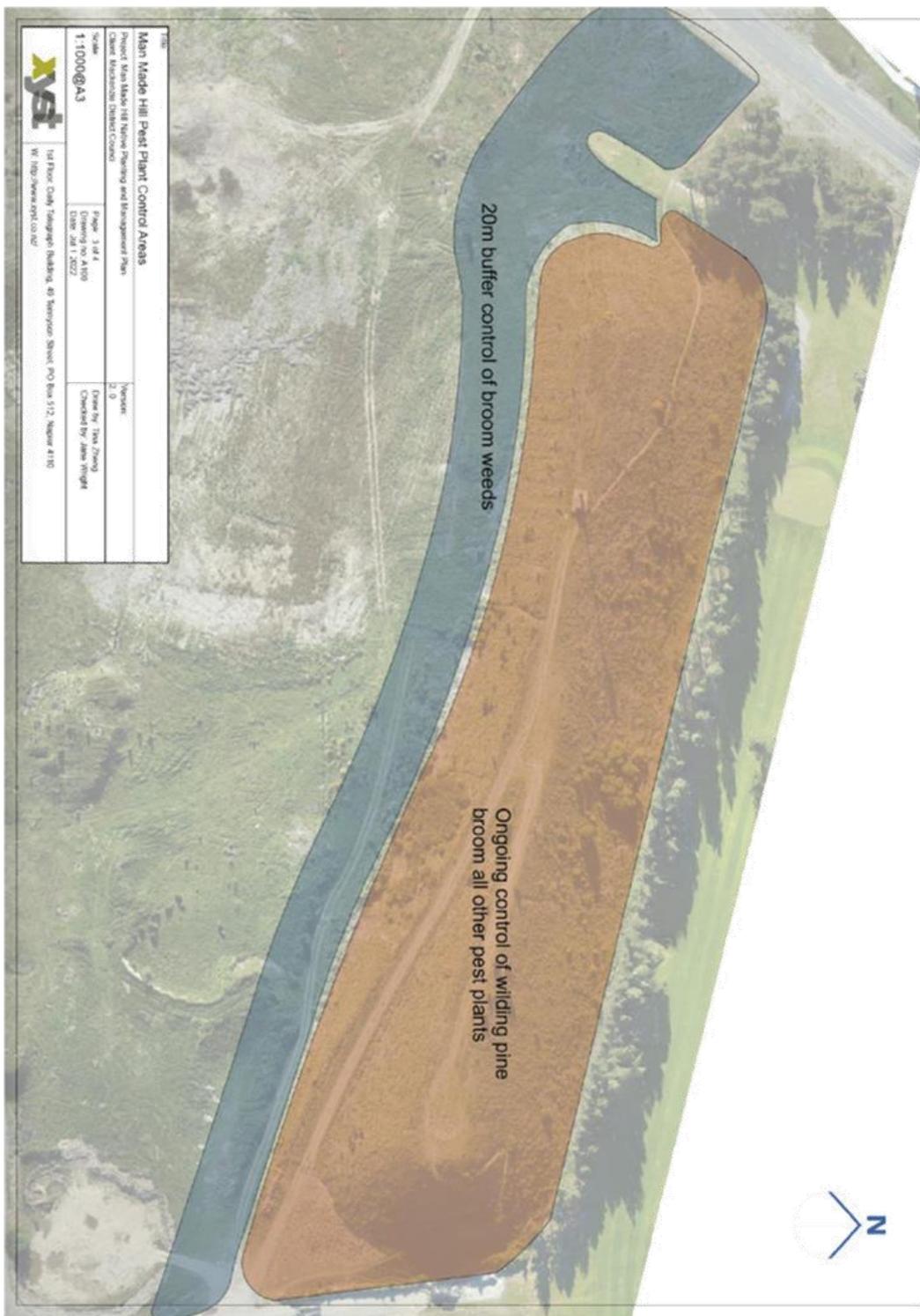
Man-Made Hill – Revegetation and Recreational Development and Maintenance Plan

4.4 Appendix 4: Pest Animal Control Area



Man-Made Hill – Revegetation and Recreational Development and Maintenance Plan

4.5 Appendix 5: Pest Plant Control Area



4.6 Appendix 6: Recreational Development Across Man-Made Hill



Title		Man Made Hill Tracks, Trails and Viewpoints	
Project		Man Made Hill Nature Planting and Management Plan	
Client		Banks Peninsula District Council	
Scale	1:1000@A3	Page	2 of 4
Code	1:1000@A3	Drawing no.	A100
		Client	Dep 8 5222
		Drawn by	Tom Zhang
		Checked by	Jan Hight
 1st Floor, Daily Telegraph Building, 48 Tempon Street, PO Box 512, Napier 4110 W: http://www.xyst.co.nz		Version	
		3.0	



Man-Made Hill – Revegetation and Recreational Development and Maintenance Plan



RideLine consulting



**MAN MADE HILL
TWIZEL, NZ**

BRIEF

RideLine have been contracted by Mackenzie District Council to develop a 3D conceptual design for a mountain bike track on Man Made Hill.

LOCATION

Twizel town is relatively flat with river/ lake terraces. As such, adventurous terrain for developing MTB tracks is limited. In areas where adventurous terrain is lacking, trails need to be shaped and constructed to create adventure. As a result flow trails and jumps tend to develop as the exciting skill development choice. These trails are more expensive to build and maintain but have a high engagement value as they do not occur naturally, and require a great deal of skill to build.

MAN MADE HILL

Man Made Hill is a mound of spoil which was created during the site scrape for the development of the town. The soils in the area are generally composed of glacial outwash and are typified by rounded gravels in a silty sandy matrix.

The northern slope (sunny side) of Man Made Hill has an approximate slope angle of 25-35%, the northern site approximately 45%. Current estimates from mapping software suggest Man Made Hill is 20m height.

TRAIL VENUE

Pros

1. Relatively un-realised town feature, would be positive to add value.
2. Man Made Hill is on one of the main commuter links from the town to Lake Ruataniwha (traffic and cycle routes).
3. Could be a unique feature for the town if done well.
4. Would be a great training feature for local riders to help them access world class destinations such as Queenstown.
5. May help retain/ increase return visits for holidaymakers.
6. Soils drain well.
7. Flow trails do not require a lot of elevation or gradient to be successful.

Cons

1. At this stage we do not envisage the facility being a destination in its own right, however it could be a stop off for through traffic, traveling to other destinations such as Queenstown.
2. Relatively low elevation
3. No terrain features
4. Soils provide a poor rider surface so would likely need to import material to surface track.

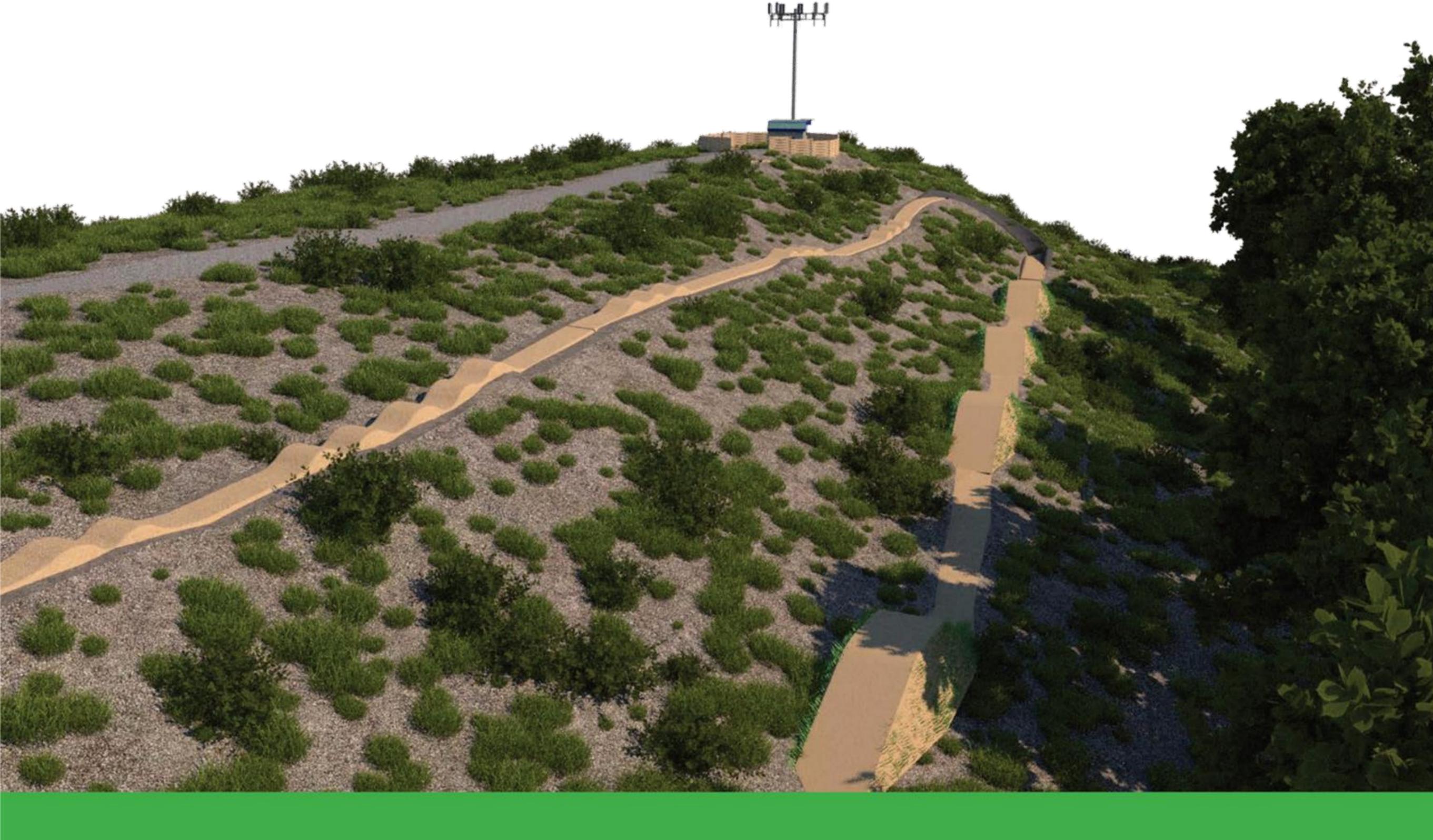
THE PLAN

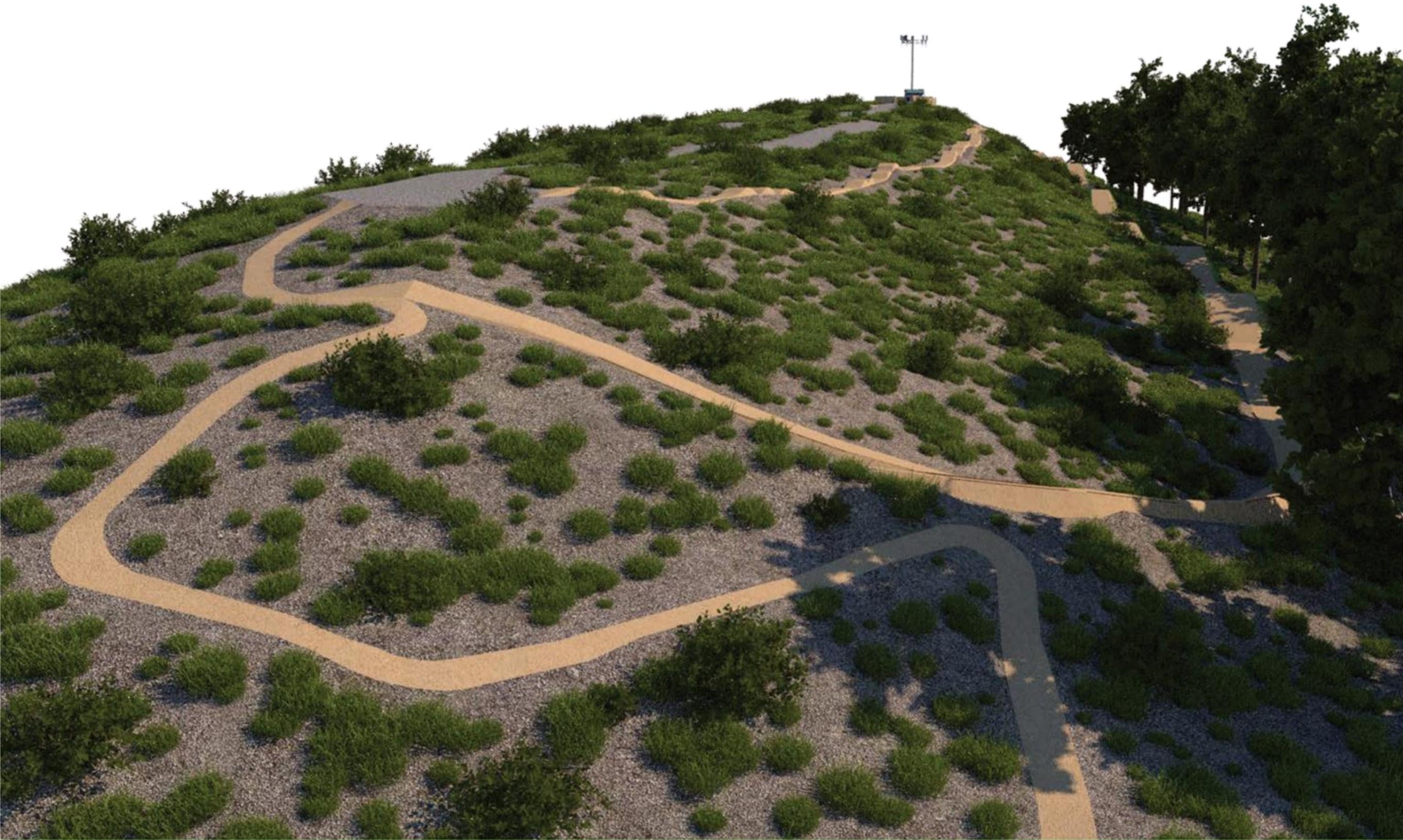
RideLine, on balance, considers a short fun engaging flow/ skill development trail on Man Made Hill feasible.

On the 10th of June Ride Consulting met with Twizel Mountain Bike Club and a number of young riders (14ys) who have been actively digging trails in Twizel and the overriding request from the young trail builders were flow and jump trails.

In order to develop an experience worth the short sharp climb we have opted for pump, flow trail fusion which will create a much longer experience (length of trail) and we can also utilise the benefits of pumping terrain for speed to carry momentum up the return loop. The track would then finish with a short push up. We have also opted for a tarmac berm on the main corner. This will enable riders to carry more speed for the return and reduce maintenance.















5.4 TWIZEL COMMUNITY BOARD ENGINEER'S REPORT

Author: Joni Johnson, Engineering Manager

Authoriser: David Adamson, General Manager Operations - Acting

Attachments: Nil

STAFF RECOMMENDATIONS

That the information in the Twizel Engineers Report be noted.

THREE WATERS:

Water:

- All water quality standards are being met.
- Staff are requesting approval from Council to commence a project that will deliver infrastructure upgrades that will enable the delivery of the spatial plan, This project covers both water and wastewater.

Wastewater:

- We will be developing a plan to address ongoing Infiltration/inflow issues at Pukaki Airport.
- We are preparing for our annual inspection of the Twizel wastewater treatment plant with ECAN.

Stormwater:

- No issues.

ROADING:

- Flood Damage: We will be seeking approximately \$3 million in emergency funding for road repairs throughout the District plus an additional \$1 million for betterment, to upgrade our network so that flood damages occur less frequently in the future.
- Repairs are continuing on District roads in the Twizel area:
 - Work is being undertaken on Rhoboro Road to repair scour and flood damage,
 - Manuka Terrace flooding has receded; we have organized a solution to pump into the nearby canal but are waiting on approval from ECAN.
 - Glen Lyon Road was open late last week with speed restrictions in place; some repairs are still to be done.
- We are aware of damage to the speed hump into Market Place and are scheduling repairs.
- Council is getting an estimate from the contractors to extend the Temple Drive shared use path to the property boundary of 28 Temple Drive and to add a culvert to facilitate pedestrian movement from Harris place.
- New road signage has been ordered for various location in Twizel; a guardrail has also been ordered for the downstream side of the Glen Lyon Road ford.
- Pre reseal repairs are due to start early October.

5.5 GRANT APPLICATION

Author: Arlene Goss, Governance Advisor

Authoriser:

Attachments: 1. Grant application [↓](#) 

STAFF RECOMMENDATIONS

1. That a grant of \$500 be approved/declined for Twizel Promotions (TPDA) to pay for a radio campaign for the Twizel Wine and Salmon Festival.

BACKGROUND

The following grant applications have been received by the community board:

- Twizel Promotions (TPDA) has requested \$500 towards a radio campaign for the Twizel Wine and Salmon Festival.



Mackenzie

DISTRICT COUNCIL

Community Board Grant Application Form

A. Details

Name of organisation:	Twizel Promotions & Development Association Inc
Contact person:	Karen Magon
Postal address:	P.O. Box 4, Twizel 7944
Email address:	manager@twizel.info
Telephone:	(03) 435-0066 OR 027 264 1313

B. Which Community Board are you applying to?

1. Twizel Community Board	<input checked="" type="checkbox"/> Yes	You can apply for up to \$500 per grant.	Grant to be spent on projects/events in the Twizel Community Board area
2. Tekapo Community Board	<input type="checkbox"/> Yes	You can apply for up to \$1000 per grant.	Grant to be spent on projects/events in the Tekapo Community Board area
3. Fairlie Community Board	<input type="checkbox"/> Yes	You can apply for up to \$250 per grant.	Grant to be spent on projects/events in the Fairlie Community Board area

C. Organisation Details

1. How many people belong to your organisation?	99
2. What is the legal status of your organisation? E.g. Trust, incorporated society, other.	Incorporated Society
3. How long has your organisation existed?	30+ years
4. Is your organisation responsible to, or controlled by, any other organisation or authority?	No

D. Grant Details

1. How much money are you applying for?	\$ 500-00	
2. What is this money going to be used for? (Briefly explain): To run a radio advertising campaign with Radio Twizel for the 2023 Twizel Salmon & Wine Festival. Campaign to be run from 9 th December to end of January to maximise the reach for all of the summer visitors we have in the area for the festive holidays and for sporting events. South Island Racing, Stats NZ & MDC website all have data around visitor notes to our area at this time (see attached summary)		
1. Are you registered for GST?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No	
If yes, GST Number:	588 19735	
2. What are the total costs of the project and where is the funding coming from?	Community board (this application)	\$ 500-00
	Other funders:	\$ -
	Your contribution:	\$ 250-00
	Total:	\$ 750-00
3. When will this project happen? 9 th December 2022 to end January 2023		
4. Have you applied for other sources of funding? Briefly explain. We have not applied elsewhere for any other sources of funding to cover this radio campaign for the 2023 Twizel Salmon & Wine Festival.		

F. Declaration

I hereby declare that the information supplied above on behalf of my organisation is correct.

I consent to the Mackenzie District Council collecting the personal contact details and information provided in this application for the purpose of considering a grant. I also consent to this completed application form being published on the public agenda of the next community board meeting. This consent is given in accordance with the Privacy Act 1993.

Name:	Karan Morgan		
Position in Organisation / Title:	Office Manager		
Signature:		Date:	12/09/22

G. Checklist

1. I have attached a balance sheet or financial statement from my organisation. If no, explain why.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
2. I have attached any other relevant documents that would assist the community board in making a decision.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
3. I understand that if my application is approved, I will be asked to supply an invoice for the amount granted and proof of my bank account number.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No
4. I understand that if my application is approved I will be asked to complete a project completion form that accounts for how the money is spent.	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No

G. For more information

Arlene Goss
Mackenzie District Council
PO Box 52, Fairlie 7949

Phone 03 685 9010 ext 915
or
Arlene.Goss@mackenzie.govt.nz

Visitor Numbers to Twizel – December 2022 – February 2023

* Rowing Numbers (Source: Secretary South Island Rowing):

- Otago Champs: 10-11th December 2022 = 1,255 people
- 1120 competitors (spectators approximately the same)
 - 85 coaches,
 - 31 clubs/schools,
 - 50 volunteers

- Canterbury Champs: 14-15th January 2023 = 1,370 people
- 1220 competitors (spectators approximately the same)
 - 100 coaches,
 - 34 clubs/schools,
 - 50 volunteers

- South Island Champs: 28-29th January 2023 = 1,580 people
- 1400 competitors (spectators approximately the same)
 - 120 coaches,
 - 41 clubs/schools,
 - 60 volunteers

Additionally, spectator numbers are likely to be similar to the competitor numbers

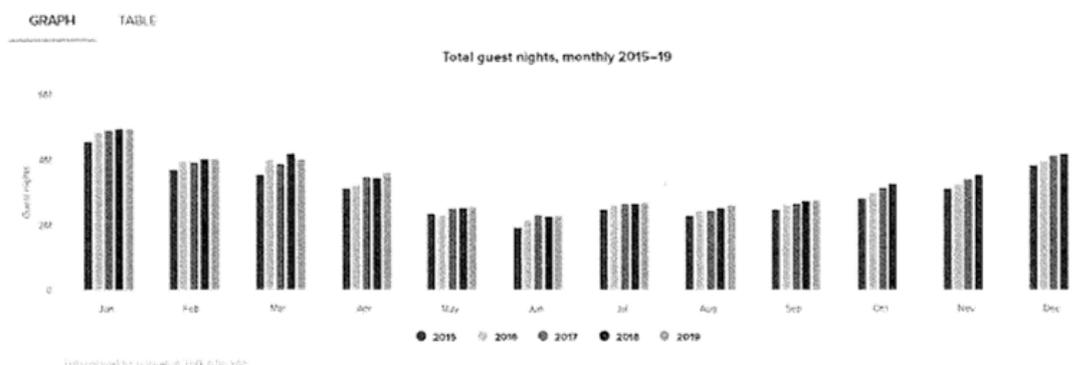
* Visitor Activity (Source: Accommodation Survey – Statistic NZ)

Busiest Months: December, January, February & March

Accommodation

Accommodation survey statistics give you information about short-term commercial accommodation activity at national, regional, and lower levels. Statistics include guest night numbers, capacity, and occupancy rates.

14 November 2019. The Accommodation Survey is no longer produced by Stats NZ. The last results published were for the September 2019 month. For more information see [Accommodation survey: September 2019](#).





How much growth is going to occur in the Mackenzie District over the next 30 years? Where is it going to occur? And what are its likely drivers?

Understanding how the Mackenzie could grow over the next 30 years, in terms of population, number of dwellings, visitors and rating units is an extremely important component of the District's future planning.

DISTRICT	2020	2020-2030 ANNUAL AVERAGE GROWTH	2030	2030-2050 ANNUAL AVERAGE GROWTH	2050
Usually Resident Population	4,950	161	6,561	124	9,050
Total Dwellings	3,872	122	5,089	52	6,120
Number of Jobs	1,876	136	3,232	69	4,618
Rating Units - Total SUIPs	5,151	168	6,827	70	8,223
Peak Day Visitor Numbers	17,378	2339	40,764	1024	61,253



FAIRLIE

Fairlie has been a rural hub for the Mackenzie District for generations, providing services, facilities and the main council offices. While there has been a relatively stable population for a number of years, the number of dwellings has increased – this demonstrates the changing demographics and aging population of the town. Due to capacity constraints, housing quality and the availability of bare land, many people are choosing to live and build in the rural areas surrounding Fairlie.



TEKAPO

- Tekapo has experienced significant population increases due to growth in the tourism industry.
- Before COVID-19, a large (and growing) sector of the population were young people working in tourism related jobs.
- Dwelling growth has been driven by demand for holiday homes, short term rentals (visitor accommodation) and new homes.
- It is expected that Tekapo will reach dwelling capacity by around 2030 under the current planning provisions. The population will reach capacity by 2040-2045.

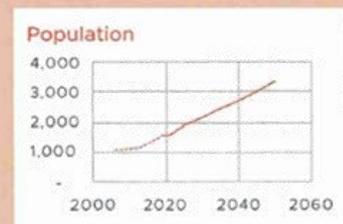


TWIZEL

Visitor numbers have also increased dramatically in Twizel, driving growth in the town which has attracted:

- Young people moving for employment opportunities, particularly in the tourism industry.
- People moving for lifestyle and/or retirement

Twizel is likely to reach dwelling capacity in approximately 2040, if development continues in the same manner as it is today based on the currently zoned areas in the Operative District plan.



COVID-19

It is expected that MDC will experience the effects of the COVID-19 pandemic more so than other districts due to the high dependence on tourism, particularly international tourism. However, this is expected to be a short term, based on current Tourism NZ modelling of the border opening and rate of return, tourism will have recovered to the business as usual level by 2025.

5.6 GENERAL BUSINESS AND COUNCILLOR UPDATE

Author: Arlene Goss, Governance Advisor

Authoriser:

Attachments: Nil

STAFF RECOMMENDATIONS

That the information be noted.

GENERAL BUSINESS

The chairperson of the Twizel Community Board has asked for the following matters to be added to the action list for the new community board to consider:

1. Possibility of having small signs in the around town alleys directing to town centre.
2. QR code poster that takes people to the place where you can log things that need attention.
3. We'd like to know what green areas won't/can't be watered this summer due to the pipe work that was done earlier this year.

5.7 COMMUNITY BOARD ACTION LIST

Author: Arlene Goss, Governance Advisor

Authoriser:

Attachments: 1. Twizel Actions [↓](#) 

STAFF RECOMMENDATIONS

That the information be noted.

BACKGROUND

Attached is the latest version of the community board action list. These actions are updated by staff regularly.

Outstanding	Division: Committee: Officer:	Date From: Date To:
Action Sheets Report		Printed: Tuesday, 13 September 2022 3:57:15 PM

Twizel Large Machinery Display Update				
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian Twizel Community Board 25/01/2021	8/02/2021	TWCB/2021/234 COMMITTEE RESOLUTION TWCB/2021/234 Moved: Chairperson Jacqui de Buyzer Seconded: Member Renee Rowland That the Twizel Community Board supports "Option 3.3- Display Only" in the Xyst report, with a small, purpose-built fence and signage. CARRIED	14 Jul 2022 - 8:47 AM - Arlene Goss Tom O'Neil has received a quote for a small fence to go around the large machinery display, but may need to get a second quote. 2 Sep 2022 - 3:01 PM - Arlene Goss Fence has gone up. Would signs be added? They were needed in case someone fell off the machinery. Tom O'Neill would look into this further.	

Twizel Manmade Hill				
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	28/07/2021	20 Apr 2022 - 12:26 PM - Arlene Goss COMMITTEE RESOLUTION TWCB/2021/235 Moved: Cr Emily Bradbury Seconded: Member Tracey Gunn	14 Jul 2022 - 8:41 AM - Arlene Goss Working on plans for planting and a potential mountain bike trail on Manmade Hill. 2 Sep 2022 - 11:19 AM - Arlene Goss Plants have been ordered in preparation for planting of stage	

Outstanding	Division: Committee: Officer:	Date From: Date To:
Action Sheets Report		Printed: Tuesday, 13 September 2022 3:57:15 PM

		<p>2. That a budget of \$10,000 from the Twizel Township Budget; "Implementation of Development Plan" be allocated for the preparation of a development, maintenance plan and budget for the development Man-Made Hill.</p> <p>CARRIED</p>	<p>1 area (extension of trial planting area). We are investigating options for an irrigation system, however this is unlikely to be in place ready for a spring planting this year, so our preference is to plan for an autumn 2023 planting rather than spring 2022.</p> <p>It is expected the final plan and project budget will be reported to the September meeting.</p> <p>13 Sep 2022 - 3:50 PM - Arlene Goss</p> <p>Plans and budget presented to September Community Board. Subject to approval, next step is community consultation</p>
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Twizel Market Place Upgrade				
Officer and Meeting Date	Target Date	Resolution	Status	
Adamson, David	3/01/2022		<p>2 Sep 2022 - 11:11 AM - Arlene Goss</p> <p>Currently finalising documents and plans for building consent application. The scope of works has been expanded to include replacement of the gable roof section between the Council walkway verandah and Hydro café, so it is no longer connected to or reliant on the Hydro café verandah. On receipt of the building consent the contractor will be requested to update their price to include the new scope of works. This is likely to increase the value of works above the currently allocated budget and it is proposed that the budget allocated for "Implementation of Development Plan" be utilised to meet this shortfall. Subject to carry forward approval of this budget, its balance is approximately \$435,000.</p> <p>Completion of the project is expected to be October/November.</p>	

Outstanding	Division: Committee: Officer:	Date From: Date To:	Printed: Tuesday, 13 September 2022 3:57:15 PM
Action Sheets Report			

			2 Sep 2022 - 2:59 PM - Arlene Goss Holding off until the weather improves. Due for completion November 22.
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Twizel: Working Man's Hut				
Officer and Meeting Date	Target Date	Resolution	Status	
Adamson, David	2/02/2022	<p>19 Jan 2022 - 1:17 PM - Arlene Goss COMMITTEE RESOLUTION TWCB/2021/229 Moved: Chairperson Jacqui de Buyzer Seconded: Member Tracey Gunn That the Twizel Community Board approves the proposed location of the working man's hut in principal, and asks staff to investigate the location and report back to the board. CARRIED</p>	<p>17 Mar 2022 - 1:49 PM - Arlene Goss There was still a need to investigate the status of the land. This was not urgent for the Heritage Committee because the hut still needed to be restored. 17 Mar 2022 - 1:52 PM - Arlene Goss Another spray of the broom has taken place. 14 Jul 2022 - 8:39 AM - Arlene Goss Council has approved a location next to the large machinery display for the house. The Singlemen's hut is going near the path at the entrance to Manmade Hill.</p>	

Twizel: Ohau Road Reserve Development				
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	28/02/2022	<p>14 Feb 2022 - 4:33 PM - Arlene Goss COMMITTEE RESOLUTION TWCB/2022/239 Moved: Member Renee Rowland Seconded: Cr Emily Bradbury</p>	<p>17 Mar 2022 - 1:44 PM - Arlene Goss Consultation on the Ohau Road Reserve plan would begin soon on Let's Talk. The results of this would come to a future meeting.</p>	

Outstanding	Division: Committee: Officer:	Date From: Date To: Printed: Tuesday, 13 September 2022 3:57:15 PM
Action Sheets Report		

		<p>That the Draft Ohau Road Reserve Development Plan (attached to the agenda) be approved for release for community feedback. CARRIED</p> <p>COMMITTEE RESOLUTION TWCB/2022/247 Moved: Member Tracey Gunn Seconded: Cr Emily Bradbury</p> <ol style="list-style-type: none"> That the Public Facilities, Parks and Places update report be received. That the Ohau Rd Reserve development plan be approved. CARRIED 	<p>20 Apr 2022 - 12:14 PM - Arlene Goss Consultation will go on Let's Talk soon.</p> <p>14 Jul 2022 - 8:36 AM - Arlene Goss Following feedback Mr Milne had decided to make the link path to Totara Drive in concrete instead of gravel.</p> <p>14 Jul 2022 - 8:41 AM - Arlene Goss 2 Sep 2022 - 3:02 PM - Arlene Goss aa</p> <p>13 Sep 2022 - 3:52 PM - Arlene Goss Next stage of work is to prepare project budget for Council consideration and approval. Funding approval not able to be progressed until completion of Subdivision Reserve Fund review</p>
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Twizel: Compactor bin and rubbish service on Sunday morning				
Officer and Meeting Date	Target Date	Resolution	Status	
Taylor, Angie	28/02/2022	<p>14 Jul 2022 - 8:42 AM - Arlene Goss COMMITTEE RESOLUTION TWCB/2022/248 Moved: Cr Emily Bradbury Seconded: Member Tracey Gunn</p> <ol style="list-style-type: none"> That the draft Lake Ruataniwha Reserve Management Plan and Concept development plan be recommended to Council for approval, for the formal consultation phase. That the removal of the Compactor bin be approved, subject to approval by the Engineering and Services Committee services for an increase in the opening hours of the Twizel Transfer Station by 	<p>14 Jul 2022 - 8:40 AM - Arlene Goss The lease for the Twizel bin has come to an end so Mr Milne suggested returning the bin and extending the hours at the refuse station with the money saved.</p> <p>The chairperson thought adding extra opening hours on Thursday to Monday was a good compromise. Need to consider the loss of income from the compactor bin and additional fees/income at the transfer station. The community board wanted the weekend to be included in the days open. David Adamson said he would ask Angie Taylor to come back to the community board with outcome of this</p>	

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	two hours per day for 5 days per week. CARRIED	matter. 2 Sep 2022 - 3:03 PM - Arlene Goss Council has agreed to purchase the compactor bin for \$10,000 and will put \$10,000 into extended transfer station hours.
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Twizel: Broken glass and liquor ban				
Officer and Meeting Date	Target Date	Resolution	Status	
O'Neill, Tom	28/02/2022		<p>20 Apr 2022 - 12:22 PM - Arlene Goss Signs will be going up around the township. Also have a stencil to stencil the ground with white paint to identify ban areas.</p> <p>20 Apr 2022 - 12:22 PM - Arlene Goss Action reassigned to O'Neill, Tom by: Goss, Arlene for the reason:</p> <p>14 Jul 2022 - 8:44 AM - Arlene Goss A stencil is ready to use. Just waiting for the new compliance manager who was starting soon and would be based in Twizel.</p> <p>2 Sep 2022 - 3:02 PM - Arlene Goss Liquor signs – this matter will be taken over by council’s new regulatory officer.</p>	

Twizel Swimming Pool Heating	
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Officer and Meeting Date	Target Date	Resolution	Status
Milne, Brian	31/03/2022		<p>2 Sep 2022 - 11:14 AM - Arlene Goss The power infrastructure upgrade was completed in early August. Coombes has ordered the heating system for the Twizel and Fairlie pools which will be arriving shortly. We expected this to be fully installed by early spring.</p> <p>2 Sep 2022 - 2:59 PM - Arlene Goss The community board asked if Belgravia could come and present their plans for the pool to the new community board. Tom O'Neill offered to speak to them about this.</p> <p>13 Sep 2022 - 3:53 PM - Arlene Goss Meetings with Belgravia being organised for early December Heating project on track for completion prior to pool opening in November 2022</p>

Twizel: Wilding pines near holiday park			 Mackenzie <small>DISTRICT COUNCIL</small>
Officer and Meeting Date	Target Date	Resolution	
Milne, Brian	31/03/2022	<p>17 Mar 2022 - 1:47 PM - Arlene Goss COMMITTEE RESOLUTION TWCB/2022/241 Moved: Chairperson Jacqui de Buyzer Seconded: Member Tracey Gunn</p> <ol style="list-style-type: none"> 1. That the report be received. 2. 3. That the Community Board supports the removal of the block of Wilding Pines on the Glen Lyon Road Reserve from Nuns Veil Road to Opposite the Pump Track, and further, that a landscape 	<p>4 Apr 2022 - 3:16 PM - Arlene Goss We have received a request from the Twizel Holiday Park to remove the first row of conifers from along their northern boundary fence on the Glen Lyon Road reserve. This has been agreed in principal, as the trees are all wilding pine species, and their removal is in keeping with our general approach to agree, on request, to the removal of large trees that have been planted close to residential boundaries as they are considered inappropriate for an urban situation and cause</p>

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		<p>plan be developed for replanting this area with amenity tree species. And that trees that are not wilding pines are retained.</p> <p>4. That the adjoining land owners and leasee of the holiday park are consulted with before the work is carried out and if there are any problems it can come back to the community board.</p> <p>CARRIED</p>	<p>significant nuisance to the neighbouring properties. The Holiday Park is exploring options for the cost-effective removal of the trees with a view to a cost sharing arrangement.</p> <p><i>20 Apr 2022 - 12:20 PM - Arlene Goss</i> Residents agreed with removing wilding pines. A contractor has been selected and Ecan will assist with costs.</p> <p><i>14 Jul 2022 - 8:49 AM - Arlene Goss</i> Waiting for the forestry contractor to do this work.</p> <p><i>2 Sep 2022 - 11:16 AM - Arlene Goss</i> Wilding Pines Removal – Glen Lyon Rd and State Highway Block</p> <p>The work is planned to be done in the coming months by ECAN’s Forestry Contractor PF Olsen. We are waiting on advice from ECAN regarding their financial contribution which will determine the affordability of the project for Council. It is planned to replant these areas with amenity trees as soon as possible after the pines removal and site clean-up.</p>
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Twizel Heritage House on Council Land				
Officer and Meeting Date	Target Date	Resolution	Status	
Adamson, David	31/03/2022	COMMITTEE RESOLUTION TWCB/2022/242 Moved: Chairperson Jacqui de Buyzer Seconded: Member Amanda Sargeant 1. That the Twizel Community Board supports in principle the proposal from the Twizel Heritage Group to site a historic house on the ex-project office site in Twizel on Wairepo Road, subject to council approval.	<p><i>20 Apr 2022 - 12:12 PM - Arlene Goss</i> The location of the heritage house needed to go to council. A report to council was required.</p> <p><i>20 Apr 2022 - 12:13 PM - Arlene Goss</i> Action reassigned to Adamson, David by: Goss, Arlene for the reason:</p> <p><i>20 Apr 2022 - 12:21 PM - Arlene Goss</i> David Adamson gave a verbal update. Staff are currently</p>	

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		<p>2. That the Twizel Community Board allocates \$10,000 from the township fund to the Twizel Heritage Group towards the relocation of the worker’s house, subject to council approving the project. CARRIE</p>	<p>looking at potential sites for both the hut and the heritage house, and whether these are impacted by planning regulations or infrastructure needs. Some locations would require an additional pump to handle sewerage. This information would be pulled together in the next week or so. The chairperson has joined the committee of the Heritage Group to assist with this project. This matter would probably need to go to full Council for a decision. Discussion took place on the need for engagement with the community to ensure there was public support for the location. 14 Jul 2022 - 8:38 AM - Arlene Goss Council has approved a location next to the large machinery display for the house. The Singlemen’s hut is going near the path at the entrance to Manmade Hill. 2 Sep 2022 - 11:17 AM - Arlene Goss Planning consent of the House to be located by the machinery display has been approved and the Heritage Group are working through the building consent process.</p>
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Twizel: Lake Ruataniwha Improvements				
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	18/04/2022	<p>22 Apr 2022 - 12:55 PM - Arlene Goss RESOLUTION 2021/128 Moved: Cr Anne Munro Seconded: Deputy Mayor James Leslie 2. That Mackenzie District Council give public notice of its intention to prepare a management plan for the Lake Ruataniwha</p>	<p>4 Apr 2022 - 3:15 PM - Arlene Goss At Lake Ruataniwha lagoon area, to help ensure we maintain healthy water quality over the busy summer period, we will install temporary toilets in conjunction with ECAN, as was done over the 2020/21 season. A contract has been let for the preparation of the Reserve Management Plan for Lake Ruataniwha. The preparation of</p>	

<p>Outstanding</p> <p>Action Sheets Report</p>	<p>Division:</p> <p>Committee:</p> <p>Officer:</p>	<p>Date From:</p> <p>Date To:</p> <p>Printed: Tuesday, 13 September 2022 3:57:15 PM</p>
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		<p>Recreation Reserve.</p> <p>3. That the public notice invites written suggestions from interested parties for a period of no less than a month following publication of the notice.</p> <p>4. That funding of \$30,000, for the preparation of the Reserves Management Plan be provided from the Reserves Contributions Fund.</p> <p>CARRIED</p> <p>COMMITTEE RESOLUTION TWCB/2022/248 Moved: Cr Emily Bradbury Seconded: Member Tracey Gunn</p> <p>3. That the draft Lake Ruataniwha Reserve Management Plan and Concept development plan be recommended to Council for approval, for the formal consultation phase.</p>	<p>the plan will involve extensive community consultation as required by the Reserves Act. This project will progress through 2022 with a target completion of June 2022.</p> <p><i>20 Apr 2022 - 12:15 PM - Arlene Goss</i></p> <p>Work continues on the development of the plan. Draft will be available at the next community board meeting. Feedback to date has been good. Tom O'Neill offered to send an update to the community board between now and the next meeting.</p> <p><i>14 Jul 2022 - 8:34 AM - Arlene Goss</i></p> <p>This plan needed to go to the Engineering and Services Committee and would then go out to the community for consultation.</p> <p><i>14 Jul 2022 - 8:37 AM - Arlene Goss</i></p> <p>TIF funded public toilets project – Two new public toilets were due to go in at Lake Ruataniwha by the end of October. One in the lagoon area and the other at the eastern boat ramp.</p> <p><i>14 Jul 2022 - 8:42 AM - Arlene Goss</i> <i>2 Sep 2022 - 11:12 AM - Arlene Goss</i></p> <p>The draft reserve management plan and concept development plan has now been approved for its formal two-month consultation period.</p> <p><i>2 Sep 2022 - 11:13 AM - Arlene Goss</i></p> <p>The Lake Ruataniwha toilets are programmed to be installed and be operational by the end of October 2022.</p>
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Twizel Events Centre Work				
Officer and Meeting Date	Target Date	Resolution	Status	
Taylor, Angie	4/05/2022		<i>2 Sep 2022 - 11:12 AM - Arlene Goss</i>	

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		Work is continuing on the compliance improvements to the Twizel Events Centre. A CPU has been issued that now allows the auditorium to be used.
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Twizel Bike Stands				
Officer and Meeting Date	Target Date	Resolution	Status	
O'Neill, Tom	4/05/2022		<p>20 Apr 2022 - 12:20 PM - Arlene Goss</p> <p>One of the designs considered by the community board was from Italy so the time to order it wasn't suitable. Tom O'Neill came up with a couple of other options that might work and showed these to the community board. Needed to cater for wide tyres used by mountain bikers. The community board gave advice on which bike stand they preferred.</p> <p>14 Jul 2022 - 8:44 AM - Arlene Goss</p> <p>Bike Stands – have been ordered. Hope to see them in a month or so.</p>	

Twizel Heritage Buildings				
Officer and Meeting Date	Target Date	Resolution	Status	
Milne, Brian	12/07/2022	2022/55, 2022/56	<p>13 Sep 2022 - 3:55 PM - Arlene Goss</p> <p>Resource consent granted for Heritage House Building consent application has been lodged</p>	
Council 28/06/2022		<p>Moved: Deputy Mayor James Leslie</p> <p>Seconded: Cr Stuart Barwood</p>		

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		<p>2. That approval be granted the Twizel Heritage House Group, subject to obtaining necessary resource and building consents, to:</p> <ul style="list-style-type: none"> a) locate a historic Twizel house and garage on Wairepo Road recreation reserve, adjacent to the heritage machinery display, and set this up as a static display for viewing from the outside only, together with historic interpretation panels. b) locate a "single man's" hut to the recreation reserve on Ostler road, in front of the golf course, near the existing shared path/man made hill reserve entrance. This is further subject to approval from the Golf Club as the land is part of the Golf Club lease. <p>3. That Council enter into a lease agreement with Heritage Group/Twizel Promotion and Development Association for the areas of land required for the historic house and single man's hut, for the purpose of providing buildings for heritage preservation, and maintenance and development for historic interpretation to a standard suitable for these prominent locations. Rental to be \$1 per year (if demanded).</p> <p style="text-align: right;">CARRIED</p>	
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<h2>Twizel Dog Bins</h2>	
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Officer and Meeting Date	Target Date	Resolution	Status
Milne, Brian	28/07/2022		<p>2 Sep 2022 - 3:04 PM - Arlene Goss The community board would like three bins. The Mayor suggested that this money come from dog registration fees. Maintenance and emptying costs would be added to the Whitestone contract.</p> <p>13 Sep 2022 - 3:55 PM - Arlene Goss Pricing for supply and install has been obtained for approval for funding from the Township Projects budget.</p>

Twizel: Glen Lyon Ford				
Officer and Meeting Date	Target Date	Resolution	Status	
McKenzie, Scott	28/07/2022		<p>14 Jul 2022 - 8:43 AM - Arlene Goss Glen Lyon Ford - Signs showing "ford closed" were stolen. Have ordered new signs and a guardrail for there. Have also had complaints about people cycling and walking in the low point. The community board suggested installing depth signs showing how deep the water was in the ford.</p> <p>2 Sep 2022 - 3:03 PM - Arlene Goss – Sign was stolen. Depth gauge requested. Joni Johnson to follow up with Scott McKenzie.</p>	

Twizel: Lease of land to Twizel Holiday Park	
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Outstanding	Division: Committee: Officer:	Date From: Date To:
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Officer and Meeting Date	Target Date	Resolution	Status
O'Neill, Tom	16/09/2022		<p>2 Sep 2022 - 11:18 AM - Arlene Goss</p> <p>The Twizel Holiday Parks have expressed interest in leasing the block of land between their property and Glen Lyon Road, following the removal of the wilding pines in this block. Given the large amount of existing park land in this area, staff are potentially supportive of leasing this land.</p> <p>The main issue of concern is the option for the location of an off-road pathway down this side of the Glen Lyon Road. This would serve both the A2O route and township shared path. At this stage, preliminary staff discussion and advice from the A2O planning consultant, is that the north side of Glen Lyon Road would be the better option for the A2O trail, meaning that leasing of the land next to the holiday park would not be detrimental.</p> <p>A short term (five years) lease could be entered into initially to keep options open.</p> <p>2 Sep 2022 - 3:00 PM - Arlene Goss</p> <p>The community board thought public consultation would be beneficial on this matter. The chairperson would like to have a look at the area before making a decision and asked if this could come back to the next meeting. The Mayor agreed that there would be implications for council and asked for more information.</p>

Twizel Footpath Sealing			
Officer and Meeting Date	Target Date	Resolution	

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Johnson, Joni	16/09/2022		<p><i>2 Sep 2022 - 2:58 PM - Arlene Goss</i></p> <p>The chairperson raised the subject of a footpath in front of her house and she wanted to know how much it would cost to extend the paving to the end of the street. Joni Johnson offered to find this out and bring it to the next meeting. Add to the action list.</p>
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Twizel Electric Bike				 Mackenzie <small>DISTRICT COUNCIL</small>
Officer and Meeting Date	Target Date	Resolution	Status	
Goss, Arlene	16/09/2022		<p><i>2 Sep 2022 - 3:04 PM - Arlene Goss</i></p> <p>The community board would like to donate this to a fundraising group to be used as a raffle prize.</p>	

5.8 ACKNOWLEDGEMENT OF RETIRING MEMBERS AND VALEDICTORY SPEECHES**Author:** Arlene Goss, Governance Advisor**Authoriser:** Chris Clarke, General Manager IT and Engagement**Attachments:** Nil**PURPOSE OF REPORT**

To acknowledge those elected members who are retiring at the end of the 2019-22 triennium.

STAFF RECOMMENDATIONS

1. That the Twizel Community Board records its sincere thanks to the following retiring members for their loyal and conscientious service given to the Twizel township and Mackenzie District:

Jacqui de Buyzer	Chair/board member	2016-2022
Amanda Sargeant	Board member	2019-2022
Renee Rowland	Board member	2019-2022
Emily Bradbury	Council representative	2019-2022

The retiring members will be invited to give a valedictory speech, to be followed by the presentation of gifts. Staff and members of the public are invited to attend.