

**Property Subcommittee
10 December 2015**

Minutes of a meeting of the Property Subcommittee held on Thursday 10 December 2015 in the Council Chambers, Civic Centre, 10 Gorge Road, Queenstown commencing at 10.00am.

Present

Councillors Aoake and Stammers-Smith

In Attendance

Mr David Wallace (Principal Resource Management Engineer), Mr Blake Hoger (APL Property Ltd), and Ms Michele Poole (Communications Manager as Minute Secretary)

On the motion of Councillors Stammers-Smith and Aoake it was resolved that Councillor Aoake chair the meeting in the Mayor's absence.

Apologies

Apologies were received from Mayor van Uden and Cr MacLeod

On the motion of Councillors Aoake and Stammers-Smith it was resolved that the apology be accepted

Declaration of Conflicts of Interest

There were no conflicts noted.

Additional Item of Business

The committee agreed to add the following matter to the agenda as a late item, as the applicant's current Licence to Occupy would expire on 15 December, ie before the next meeting of the committee.

On the motion of Crs Aoake and Stammers-Smith, the committee resolved to consider as a late item the application from ZQT Ltd to extend its Licence to Occupy Road Reserve at 5 Athol St, Queenstown.

Resolution to Exclude the Public

On the motion of Councillors Aoake and MacLeod the committee resolved to exclude the public from all items of the Property Subcommittee meeting:

The general subject of the matters to be discussed while the public is excluded, the reason for passing this resolution in relation to the matter, and the specific grounds

under Section 48(a) of the Local Government Information and Meetings Act 1987 for the passing of this resolution is as follows:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
All Items	<p><i>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</i></p> <p><i>i) enable any local authority holding the information to carry out, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</i></p>	Section 7 (2)(i)

This resolution was made in reliance on Section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above with respect to each item.

The meeting moved into public excluded at 10.02am.

Confirmation of Minutes

Ms Poole noted that Mayor van Uden had requested a correction to the draft minutes. The two sentences in the fourth paragraph relating to Item 4 (Request to Form New Trail) should read: The Mayor commended Rotary on their initiative but noted that Council had given advice to the Queenstown Trails Trust that for a period of time the Council was looking to consolidate maintenance of the existing track network rather than taking on new tracks. On that basis, she did not support the application.

On the motion of Councillors Stammers-Smith and Aoake it was resolved that the minutes of the Property Subcommittee meeting held on 26 November 2015 as amended be confirmed as a true and correct record.

Matters Lying on the Table

Licence to Occupy Road Reserve – Mipad Holdings Limited, 4 Henry Street Development

1. Licence to Occupy to Place Tables & Chairs on Legal Road – Taco Medic (PSC 15/12A/01)

Consideration was given to an application for a Licence for Taco Medic, to place tables and chairs on Searle Lane, Queenstown. The applicant sought to place 1 long table with a bench either side plus planter boxes at either end of the table. It was recommended that the applicant be specifically restricted from placing any furniture in the licence area between 12pm and 5am daily to allow service deliveries to occur.

On the motion of Councillors Stammers-Smith and Aoake it was resolved that the Property Subcommittee:

- 1. Note the contents of this report and in particular;**
- 2. Agree to grant a Licence to Taco Medic to enable them to place tables and chairs on Searle Lane Road Reserve in accordance with the Tables and Chairs in Public Space policy of 2006.**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

2. Licence to Occupy to Place Tables & Chairs on Pedestrianised Legal Road – Starbucks Coffee, Queenstown (PSC 15/12A/02)

Consideration was given to an application for a Licence for Starbucks Coffee, Queenstown, to place tables and chairs on The Mall, Queenstown. The applicant sought to place out 3 small tables and 4 chairs for each table adjacent to their café on The Mall.

The committee discussed the amount of space that would be left for pedestrians to pass between the proposed seating and the drinking fountain, which would be less than the 1.5m required by the policy. Mr Hoger said that because the Mall was fully pedestrianised, there would be sufficient room for people to pass. The committee was also aware that the Downtown Queenstown group might have other initiatives in mind for the Mall and environments. Consequently the committee decided that congestion around the chairs and tables should be monitored between now and 31 July 2016, and to add a condition that the licence could be reviewed and cancelled or amended after that period.

On the motion of Councillors Aoake and Stammers-Smith it was resolved that the Property Subcommittee:

- 1. Note the contents of this report and in particular;**

2. **Agree to grant a Licence to Starbucks Coffee, Queenstown to enable them to place tables and chairs on Ballarat Street Road Reserve in accordance with the Tables and Chairs in Public Space policy of 2006.**
3. **Include a condition that the exercise of the licence would be monitored until 31 July 2016 to assess congestion and could be reviewed, amended or cancelled as a result of that monitoring.**
4. **Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

3. Licence to Occupy Road Reserve, Otago Regional Council, Kingan Road, Luggate (PSC 15/12A/03)

Consideration was given to a licence to occupy application for the installation of a permanent river flow monitoring station on road reserve adjoining the Luggate Creek and Kingan Road, Luggate for the duration of 50 years. The proposed measurement of the structure is a 400mm diameter pipe which will be 2.5 metres in height with instrument housing on top.

On the motion of Councillors Stammers-Smith and Aoake it was resolved that the Property Subcommittee:

1. **Note the contents of this report and in particular;**
2. **Approve a licence to occupy application for the installation of a permanent river flow monitoring station on road reserve adjoining the Luggate Creek and Kingan Road, Luggate for a duration of 50 years, subject to the following conditions:**
 - a. **The monitoring station remains at Council's pleasure.**
 - b. **Reinstatement of the Council's road reserve is to occur immediately after occupation is complete entirely at the applicant's expense.**
3. **Authorise this report and resolution to be made available as part of the next Mayor's report to Council.**

4. Extension of Licence to Occupy Road Reserve – ZQT Limited, 5 Athol Street, Lot 1 DP 20244, Queenstown (PSC 15/12A /Late)

Consideration was given to a late item that sought a further extension to a licence to occupy application from ZQT Limited for the use of the footpath and four car parks in front of 5 Athol Street, Lot 1 DP 20244, Queenstown associated with the redevelopment of the existing office and retail building into visitor accommodation. The applicants were originally granted a Licence to Occupy the footpath and car parks in front of the property between 26 March 2015 and 18 June 2015 and an extension to this licence was approved from 18 June 2015 to 11 December 2015 both being subject to conditions. A further extension was sought from 11 December 2015 through to 29 July 2016.

The committee discussed the impact of the extension on the public before resolving to approve the application.

On the motion of Councillors Aoake and Stammers-Smith it was resolved that the Property Subcommittee:

- 1. Note the contents of this report and in particular;**
- 2. Approve the extension of the licence to occupy application from ZQT Limited for the use of the footpath for hoardings and for the use of four car parks in front of the site at 5 Athol Street, Lot 1 DP 20244, Queenstown between 11 December 2015 and 29 July 2016 subject to the following conditions:**
 - a. Extension of the existing Traffic Management Plan through to 29 July 2016.**
 - b. The applicant is to continue to pay for the use of the four car parking spaces at the cost of \$15 per park per day for the duration of the occupation on an on-going monthly basis.**
 - c. Stormwater assets are to be protected and accessible, and the pavers and surrounding infrastructure are to be correctly protected and reinstated to the satisfaction of the Contract Manager and Roading Corridor Engineer.**
 - d. The car parks need to be publicly available between 24 December to 6 January; Easter break and week following; July School Holidays and the Queenstown Winter Festival week.**

- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

On the motion of Councillors Aoake and Stammers-Smith it was resolved that the Property Subcommittee move out of public excluded.

The meeting moved out of public excluded and concluded at 10.12am.

Confirmed as a true and correct record:

Chair

Date