

**Property Subcommittee
5 February 2016**

Minutes of a meeting of the Property Subcommittee held on Friday 5 February 2016 in the Council Chambers, 10 Gorge Road, Queenstown commencing at 12.35pm

This meeting was originally scheduled to be held on Thursday 28 January 2016 but lapsed due to lack of a quorum and was rescheduled.

Present

Mayor van Uden, Councillors MacLeod and Stammers-Smith

In Attendance

Mr Blake Hoger (APL Property Ltd) and Ms Shelley Dawson (Senior Governance Advisor)

Apologies

An apology was received from Councillor Aoake

On the motion of Mayor van Uden and Councillor Stammers-Smith it was resolved that the apology be accepted.

Declaration of Conflicts of Interest

There were no conflicts noted.

Resolution to Exclude the Public

On the motion of Mayor van Uden and Councillor MacLeod the Property Subcommittee 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:

<i>General subject to be considered.</i>	<i>Reason for passing this resolution.</i>	<i>Grounds under Section 7 for the passing of this resolution.</i>
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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)
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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 12.36pm.

Confirmation of Minutes

On the motion of Councillor Stammers-Smith and Mayor van Uden it was resolved that the minutes of the Property Subcommittee meeting held on 17 December 2015 be confirmed as a true and correct record.

The minutes of the lapsed meeting on 28 January 2016 were noted.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

1. Licence to Occupy Road Reserve (Amendment) – Beach Street Holdings Ltd, 23-27 Beach Street, Queenstown

Consideration was given to a request to amend the terms of the Licence to Occupy granted to Beach Street Holdings associated with the redevelopment of 23 to 27 Beach Street, Queenstown. Amended terms were necessary because on 17 December 2015 the Council agreed to commence a trial pedestrianisation of Beach Street, thereby necessitating a variation to the area of road reserve in Beach Street occupied by Beach Street Holdings. The report recommended that a variation be approved.

It was noted that the terms gave flexibility for the Road Corridor Engineer to agree to any irregular or one off requirements the applicants might need.

On the motion of Mayor van Uden and Councillor MacLeod it was resolved that the Property Subcommittee:

- 1. Note the contents of this report and in particular;**
- 2. Amend the terms of Licence to Occupy Road Reserve dated 23rd December 2015 as follows;**
 - a. Replace existing Special Condition K. with “Normal deliveries/traffic to the site shall be between 7am and 10am, if in accordance with an applicable resource consent.”**
 - b. Replace existing Special Condition L. with “Irregular/infrequent deliveries/traffic movements may be undertaken between the hours of 10am to 5pm only with the prior approval from Council (Road Corridor Engineer).”**
 - c. Replace existing Special Condition M. with “No deliveries or vehicle movements to the site between 5pm and 7am other than for the purpose of tradesman collecting tools at the end of the standard working day.”**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor’s report to Council.**

2. Temporary Easement, 2 Henry Street, Queenstown (PSC 16/01/02)

Mr Hoger presented correspondence for the information of the Property Subcommittee between Colliers International and Kelso Investments Ltd providing a valuation of 40m² of land directly adjacent to 4 Henry Street, Queenstown, for the purposes of determining an appropriate ground lease percentage for a short term ground rental of the land. The letter assessed the value of the land as \$2,500/m² (+GST) and calculated an annual ground rental as being \$6000 (+GST) per annum and \$500 (+GST) per month.

The applicants had been informed that Council had set the fee as previously advised and it was noted that the applicants could also undertake the work within the property without the need of an easement.

On the motion of Councillor MacLeod and Mayor van Uden it was resolved that the Property Subcommittee move out of public excluded.

The meeting moved out of public excluded and concluded at 12.41pm

Confirmed as a true and correct record:

Chair

Date