

**Property Subcommittee
28 April 2016**

Minutes of a meeting of the Property Subcommittee held on Thursday 28 April 2016 in Council Chambers, 10 Gorge Road, Queenstown commencing at 11.00am

Present

Mayor van Uden, Councillors MacLeod and Stammers-Smith

In Attendance

Mrs Jan Maxwell (Arts and Events Facilitator), Mrs Vanessa Rees-Francis (Property Information Administrator), Mr Blake Hoger (APL Property Ltd), Mr Dave Wallace (Manager, Resource Management Engineering) and Ms Jane Robertson (Governance Advisor)

Apologies

An apology was received from Councillor Aoake.

On the motion of the Mayor and Councillor MacLeod 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 the Mayor 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 11.00am.

Confirmation of Minutes

It was noted that closing quotation marks were needed after the words "...within the context of a management plan for the Kawarau River". It was agreed that this change did not represent an amendment to the draft minutes.

In relation to the occupation of four carparks in Beach Street during a construction project the Mayor asked that staff be reminded of the request to review the policy around the occupation of carparks and the charging regime. She noted that this request had been made several times.

On the motion of Councillors MacLeod and Stammers-Smith it was resolved that the minutes of the Property Subcommittee meeting held on 14 April 2016 be confirmed as a true and correct record.

Matters Lying on the Table

There were no matters lying on the table.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

Mr Hoger advised that he intended to prepare a further report on the fees charged to Mipad Holdings for occupying reserve land for their development.

1. Heritage Incentive Grant Application – Stone Cottage 253 Centennial Avenue, Arrowtown

Consideration was given to an application for a Heritage Incentive Grant for the reimbursement of resource consent and professional advice costs related to the placement of a stain glass window and guttering to the exterior of the Stone Cottage at 253 Centennial Ave, Arrowtown. It was noted that the owners wished to close in an existing void in the east facing wall of the cottage that had until this point been boarded up.

The stone cottage is listed as a Category 2 Protected Feature in the Proposed District Plan.

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

- 1. Note the contents of this report;**
- 2. Approve the Heritage Incentive Grant of \$3,000 for reimbursement of consent costs and professional advice costs for the replacement stain glass window in the stone cottage situated at 253 Centennial Ave, Arrowtown; and**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

2. Road Naming Application – Glentui Heights Limited, Off Glenorchy-Queenstown Road, Queenstown

Consideration was given to an application from Glentui Heights Limited to name six new private roads located off Glenorchy-Queenstown Road, Queenstown. The matter had been referred to the Property Subcommittee for a decision because some of the road name options put forward by the applicant were outside the provisions of the Council's Road Naming Policy. Key points noted were that 'Lucy' was identical to another road name in Wanaka, the endings 'Cove' and 'Mile' were not road name endings from the policy and it was contrary to the policy to name roads after persons living or recently deceased.

The Property Subcommittee noted that Haast Eagle Road and Peregrine Falcon Road were outside the policy because the first part was the same as the first part of other existing roads in the district. However, the use of bird names was consistent with the policy guideline permitting road names of a common or established theme, as the developer had another development in the vicinity which also contained bird names. Accordingly, the Property Subcommittee agreed that the proposed use of 'Peregrine Falcon Road' and 'Haast Eagle Road' was acceptable.

The Property Subcommittee did not support the use of the ending "Cove" as it was contrary to the Council policy.

The Property Subcommittee observed that the report had noted various inconsistencies between the Council's and Land Information New Zealand's road naming policies. A request was made to amend the Council policy so that it complied with Land Information New Zealand's standard.

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

- 1. Note the contents of this report;**
- 2. Approve the application for the new road names:
Peregrine Falcon Road and Haast Eagle Road**
- 3. Decline the application for the new road name Bob Fortune Cove for Road Five;**
- 4. Direct staff to process the name 'Bob Fortune' for Road Five with an alternative ending for the road, to be supplied by the applicant;**
- 5. Approve the application for the new road name of Tui Drive;**
- 6. Decline the application for the new road names:
Alexandra Rise & Lucy Lane**
- 7. 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 – 20 York Street, Queenstown

Consideration was given to a licence to occupy application to allow landscaping within the York Street road reserve adjacent to a new dwelling 20 York Street, Lot 6 DP 19066, Queenstown. This was to allow applicant to landscape the land from the dwelling down to York Street, part of which is road reserve.

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

- 1. Note the contents of this report;**
- 2. Approve a licence to occupy application within York Street road reserve adjacent to 20 York Street, Lot 6 DP 19066, Queenstown, subject to the following conditions:**
 - a. The landscaping remains at Council's pleasure.**
 - b. All services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for.**

- c. Any plantings may be removed should services need repair or install new services.**
 - d. The landing at the bottom of the stairs shall be set back at least one metre from the footpath and the plantings shall be designed not to exceed 400mm in height and shall be maintained to that height.**
 - e. The ongoing maintenance of all plantings within the road reserve is the responsibility of the licensee.**
 - f. Appropriate drainage shall be installed so as to prevent irrigation and seepage run off across the footpath.**
 - g. Footpath to be kept clear of any landscaping material or plantings.**
 - h. No compromise shall be made to Council Infrastructure or access to same.**
 - i. The applicant consents to the Licence being encumbered against the title of 20 York Street.**
- 3. Authorise this report and resolution to be made available as part of the next Mayor's report to Council.**

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

The meeting moved out of public excluded and concluded at 11.10am.

Confirmed as a true and correct record:

Chair

Date