

**Property Subcommittee
13 May 2016**

Minutes of a meeting of the Property Subcommittee held on Friday 13 May 2016 in Council Chambers, 10 Gorge Road, Queenstown commencing at 10.00am

Present

Mayor van Uden, Councillors Calum MacLeod and Simon Stammers-Smith

In Attendance

Mr Blake Hoger (APL Property Ltd), Mr Aaron Burt (Planner of Parks and Reserves) and Ms Michele Poole (Communications Manager)

Apologies

An apology was received from Councillor Aoake.

On the motion of Councillor Stammers-Smith and Mayor van Uden 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 Councillor MacLeod and Mayor van Uden 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 10.0-am.

Confirmation of Minutes

On the motion of Councillor MacLeod and Mayor van Uden it was resolved that the minutes of the Property Subcommittee meeting held on 28 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.

1. Temporary Road Closure - Queenstown Winter Festival 2016

Consideration was given to an application for multiple temporary road closures associated with events that occur annually as part of the Queenstown Winter Festival which is scheduled to run from 24 June through to 3 July 2016. The closures applied for were largely similar to those approved last year.

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

- 1. Note the contents of this report and in particular;**
- 2. Approve the road closure application for the Queenstown Winter Festival 2016 subject to the following conditions:**
 - a. Approval of the final Traffic Management Plan by QLDC Road Corridor Engineer prior to the event taking place;**
 - b. Radio advertising two days prior to and on the morning of the event;**
 - c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse;**
 - d. The applicant providing APL Property Limited a copy of New Zealand Transport Agency's approval for the closure of Shotover Street;**
 - e. The event organisers ensure access is available for emergency services and maintenance contractors if required;**
 - f. The applicant notifying all affected parties via a submitted affected party notice, of the extent of the temporary road closure. This notification is to be undertaken five working days prior to the closure occurring;**
 - g. A copy of this notice is to be supplied to APL Property Limited.**
- 3. Authorise the following schedule of road closures:**

Friday 24 June 2016 - American Express Opening Night Party & Fireworks

Road to be Closed: Beach Street from Rees Street to Shotover Street.

Period of Closure: 0930 to 2200

Roads to be Closed: Rees Street and Marine Parade from Shotover Street to the Memorial Gates, Beach Street from Camp

**Street to Shotover Street and
all of Cow Lane.**

Period of Closure: 1500 to 2200

**Saturday 25 June 2016 - American Express Festival
Street Parade**

**Roads to be Closed: Camp Street from Shotover
Street to Earl Street, Beach
Street from Camp Street to
Shotover Street, all of Athol
Street, all of Cow Lane, all of
Rees Street, all of Marine
Parade, all of Church Street,
all of Earl Street, all of Searle
Lane and Ballarat Street from
Stanley Street to Camp
Street.**

Period of Closure: 0900 to 1400

**Roads to be Closed: Shotover Street from Stanley
Street to Beach Street, Camp
Street (extended closure from
Man Street to Earl Street), all
of Duke Street, all of Lower
Brecon Street and Beach
Street (extended closure from
Shotover Street to Lake
Street).**

Period of Closure: 1100 to 1400

***NB: Camp Street from Shotover Street to Ballarat Street
and Ballarat Street from Stanley Street to Camp Street
will remain open for bus traffic until 11am. Athol Street
will be a temporary bus hub between 1100 and 1400.***

Wednesday 29 June 2016 - Downtown Day

**Road to be Closed: Beach Street from Rees Street
to Shotover Street**

Period of Closure: 1100 to 1600

Friday 1 July 2016 - Dodgeball Championships

(Contingency Day: Saturday 2 July 2016)

Road to be Closed: Beach Street from Rees Street to Shotover Street.

Period of Closure: 1100 to 1700

Sunday 3 July 2016 - Auckland Airport Community Carnival

Roads to be Closed: All of Beach Street, all of Rees Street, all of Cow Lane and Marine Parade from Rees Street to the Memorial Gates.

Period of Closure: 1015 to 2300

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

2. Temporary Road Closure – 2016 New Year's Eve Celebrations Wanaka and Queenstown

Consideration was given to an application Temporary Road Closure – 2016 New Year's Eve Celebrations Wanaka and Queenstown. This set of road closures has been occurring on an annual basis for a number of years and the proposed closures this year are identical to those approved for the celebrations in 2015.

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

- 1. Note the contents of this report and in particular;**
- 2. Approve the road closure application for the annual New Year's Eve Celebrations in Wanaka and Queenstown subject to the following conditions:**
 - a. Approval of the final Traffic Management Plan by QLDC Road Corridor Engineer prior to the event taking place.**
 - b. Radio advertising two days prior to and on the morning of the event.**

- c. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse.
- d. The event organisers ensure access is available for emergency services if required;
- e. The applicant notifying all affected parties via the submitted affected party notice, of the extent of the temporary road closure; this notification is to be undertaken prior to Christmas 2016.
- f. A copy of this notice is to be supplied to APL Property Limited.

3. Authorise the following schedule of road closures:

Queenstown

Roads to be Closed: Lower Beach Street from Rees Street to Shotover Street

Period of Closure: 0800 to 1300 Saturday 31 December 2016

Roads to be Closed: Rees Street from Shotover Street to Marine Parade, Marine Parade from Rees Street to Church Street, Beach Street from Camp Street to Shotover Street including Cow Lane

Period of Closure: 1700 Saturday 31 December 2016 to 0300 Sunday 1 January 2017

Wanaka

Roads to be Closed: Ardmore Street Layby (excluding buses)

Period of Closure: 1430 Saturday 31 December 2016 to 0300 Sunday 1 January 2017

Roads to be Closed: Ardmore Street from Dungarvon Street to Lakeside Road, Helwick Street from Ardmore Street to Dunmore Street.

Period of Closure: 1700 Saturday 31 December 2016 to 0300 Sunday 1 January 2017

Fireworks Display

Roads to be Closed: Ardmore Street from 200 metres south west of Dungarvon Street intersection parallel to Pembroke Park for the duration of the fireworks display.

Period of Closure: Midnight Saturday 31 December 2016 to 0015 Sunday 1 January 2017

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

3. Mipad Holdings – Amendment of Easement Fee

Consideration was given to a report that sought to amend the Easement Fee for the temporary right of way easement over Section 9 Block XVIII Town of Queenstown enabling the owner of 4 Henry St, Lot 2 DP 9106, to develop a 6 storey, 54 unit accommodation building.

Mayor van Uden noted that this recommendation arose from discussion at a previous Property Sub-Committee meeting.

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 Easement Fee of \$360 per m2 per annum which is currently being charged by Council to a reduced amount of \$300 per m2 for the duration of the temporary right of way easement.**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council**

Cr Stammers-Smith asked that his vote against the motion be recorded.

4. Licence to Occupy Council Structure – Queenstown Bike Tours

Consideration was given to an application to grant a Licence to Occupy to Queenstown Bike Tours to enable them to operate a bicycle hire business from Steamer’s Wharf. Steamer Wharf is a Council asset and as Council was not named as an affected party under the Resource Consent, it is necessary that approval is granted before this activity can proceed.

The committee noted the need for adjoining LTO holders, Real Journeys and Queenstown Water Taxis, to be advised and Mr Hogan undertook that APL would do this.

Councillor MacLeod noted that the report disclosed an initial lack of clarity about who owned the Steamer Wharf. Mayor van Uden asked that a process be developed within the Planning Department and APL to ensure that the ownership of assets and interested parties was clearly identified when applications of this nature were being considered.

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

- 1. Note the contents of this report and in particular;**
- 2. Grant a licence over the Council owned structure known as Steamer’s Wharf, adjacent to Earnslaw Park, to Queenstown Bike Tours enabling them to operate a bicycle hire business subject to the following terms and conditions;**

Commencement	1 June 2016
Term	5 years including a 1 year trial period.
Rent	The greater of \$500.00 plus GST or 7.5% of gross revenue pursuant to Community Pricing Policy
Reviews	Five-yearly
Renewals	1 of a further 5 years
Assignment/Sublease	At Council’s sole approval/discretion
Termination	Council ability to terminate immediately during the first

12 month trial or with 3 month notice thereafter.

Use

Bike hire

Other

Consideration of Health Safety

Staff to accompany clients to Beach Street or Marine Parade before allowing them to ride the bike.

The lessee to maintain a minimum of \$2,000,000 public liability insurance.

Restriction of use during Winterfest, New Years Eve and any other event where Council requires the licence area to be clear with 14 days' notice.

The licensee to obtain a Commercial Activity Permit in accordance with the Waterways and Ramp Fees Bylaws if required.

- 3. Advise Real Journeys and Queenstown Water Taxis as adjoining holders of licences to occupy.**
- 4. 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 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 10.15am.

Confirmed as a true and correct record:

Chair

Date