

**Property Subcommittee
24 March 2016**

Minutes of a meeting of the Property Subcommittee held on Thursday 24 March 2016 in the Armstrong Room, Lake Wanaka Centre, Wanaka commencing at 11am

Present

Mayor van Uden; Councillors MacLeod and Stammers-Smith

In Attendance

Mr Blake Hoger (Property Manager, APL Property Ltd), Ms Sarah Mitchell (Property Consultant, APL Property Ltd) 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 11.01am.

Confirmation of Minutes

On the motion of Councillor MacLeod and the Mayor it was resolved that the minutes of the Property Subcommittee meeting held on 10 March 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. Licence Variation Request - Around the Basin

Consideration was given to a request to vary a commercial cycle guiding licence enabling larger group sizes. The temporary variation was requested by the applicants to allow group sizes of up to 12 persons with one guide through until 30 September 2016.

Mr Hoger and Ms Mitchell joined the table.

Councillor MacLeod noted that there could be adverse reaction from people walking on the Outlet Track upon meeting a group of 12 cyclists, especially at narrow pinch points near the lakefront. Mr Hoger undertook to pass these comments on to the applicant.

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

- 1. Note the contents of this report;**
- 2. Approve a temporary variation to 'Around the Basin' allowing group sizes of up to 12 persons with one guide through until 30 September 2016, provided that no valid complaints are received from members of the public regarding congestion on the trail for this operator during the term.**
- 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 Road Closure – National Aeronautics and Space Administration (NASA) Balloon Launch 2016

Consideration was given to an application for a temporary road closure of part of Mount Barker Road for part of one day relating to a scientific balloon launch to be undertaken by National Aeronautics and Space Administration (NASA) at the Wanaka Airport, State Highway 6, Wanaka. The road closure was proposed to take place between 0700 and 1100 on Friday 1 April 2016 with a rolling reserve day depending on weather conditions.

Staff confirmed that approval of the recommendation would permit one four hour closure to occur at any time. Once a decision had been made to proceed with the launch, the applicant would provide a text notification to relevant parties and the road would be closed.

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

- 1. Note the contents of this report;**
- 2. Approve the road closure application for the 2016 National Aeronautics and Space Administration scientific balloon launch at Wanaka Airport 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 balloon launch and if initial launch date aborted on the morning of the reserve launch day.**

- c. The applicant notifying all owners/operators within the road closure area of the extent of the temporary road closure two weeks prior to the event.
 - d. The applicant must obtain NZTA approval for the closures associated with State Highway 6.
3. Authorise the following schedule of road closures:

Road to be Closed: Mount Barker Road 2.2 kilometres from State Highway 6

Period of Closure: Friday 1 April 2016 from 0700 to 1100

Alternative Dates: If launch aborted 0700 to 1100 Saturday 2 April 2016 or the first consecutive day thereafter from 0600 to 1000 until successful launch

(NB: the launch is weather dependant, so the proposed closure time will be postponed to the following day until suitable conditions exist. If launch takes place Sunday 3 April 2016 or thereafter the earlier times take into consideration daylight savings)

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

3. Licence to Occupy Road Reserve – SG & NF Lambert, 56B Tenby Street, Lot 2 Deposited Plan 421011, Wanaka

Consideration was given to an application for the temporary placement of a shipping container on Council road reserve adjacent to 56B Tenby Street, Lot 2 DP 421011 to store building materials and tools associated with the construction of a new dwelling.

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

- 1. Note the contents of this report;
- 2. Approve the licence to occupy application for temporary placement of a shipping container within Tenby Street road reserve adjacent to 56B Tenby Street, Lot 2 DP 421011, Wanaka for a 12

month period from 1 April 2016, subject to the following conditions:

- a. The container in the road reserve remains at Council's pleasure;**
 - b. No compromise shall be made to Council Infrastructure or access to same;**
 - c. 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;**
 - d. The applicant is liable for any damages and/or reinstatement of Council's or any other person's property that may arise from the placement of the shipping container within road reserve. This includes reinstatement of the road reserve in grass upon removal of the container;**
 - e. The container is to be placed behind the existing water valve marker as close as practicable to the property boundary and a minimum of 1.5 metres from the road verge;**
 - f. A reflectorized barrier is to be placed to both ends of the container to alert oncoming traffic;**
 - g. Placement of the container must not affect site distances for neighbouring properties leaving their sites.**
- 3. Authorise this report and resolution to be made available as part of the next Mayor's report to Council.**

4. Temporary Road Closure - Arrowtown Autumn Festival 2016

Consideration was given to an application for temporary road closures associated with the 2016 Arrowtown Autumn Festival Parade and 'Pie and Pint' Festival which are events that occur annually as part of the Arrowtown Autumn Festival. These road closures are identical to those in 2015, however the Great Arrowtown Street Race which required an additional road closure on the Sunday is not being held in 2016.

Councillor Stammers-Smith suggested that instead of submitting the same request every year, the organisers prepare a traffic management plan to cover a longer period. A different approach would therefore only be needed if the temporary road closures changed for any reason.

On the motion of Councillor Stammers-Smith and the Mayor 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 2016 Arrowtown Autumn Festival parade and 'Pie and Pint' Festival 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 if available for emergency services if required;
 - e. 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.
3. Authorise the following schedule of road closures:

Festival Parade

Roads to be Closed: Buckingham Street from Butlers Green to Bedford Street, Berkshire Street from Ramshaw Lane to Wiltshire Street, All of Ramshaw Lane, All of Roman Lane, All of Camp Lane, All of Arrow Lane, All of Villiers Street, All of Surrey Street, Bedford Street from Merioneth Street to Cardigan Street, Wiltshire Street from Hertford Street to Ramshaw Lane, Merioneth Street from Hertford Street to Bedford Street

Period of Closure: Saturday 23 April 2016 from 0730 to 1900

'Pint and Pie' Festival

Road to be Closed: Buckingham Street from
Wiltshire Street to Merioneth
Street

Period of Closure: Sunday 24 April 2016 from
1030 to 1900

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

Mr Hoger sought informal direction on the following matters:

- Light up Wanaka was seeking a 5 year approval for a temporary closure of Helwick Street. The Mayor indicated that this could be considered but with the Council reserving the right to review the approval if anything significant were to change.
- A Licence to Occupy ('LTO') had been approved to allow Thomas's Hotel to install bracing to allow exterior painting to take place. The plan was also to repair the landscaping and a question was raised about whether a further LTO was needed. It was noted that the previous resolution approving the LTO had not specified a term and the same conditions would be applicable if the LTO continued. It was agreed that this was an acceptable approach.

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