

**Property Subcommittee
23 June 2016**

Minutes of a meeting of the Property Subcommittee held on Thursday 23 June 2016 in Council Chambers, 10 Gorge Road, Queenstown commencing at 11.00am

Present

Mayor van Uden and Councillors Aoake and Stammers-Smith

In Attendance

Mr David Wallace (Manager Resource Management Engineering), Mr Blake Hoger and Ms Averil Kingsbury (APL Property Ltd), Mr Aaron Burt (Planner Parks & Reserves) and Ms Shelley Dawson (Senior Governance Advisor)

Apologies

An apology was received from Councillor MacLeod

On the motion of Mayor van Uden and Councillor 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 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 Stammers-Smith and Mayor van Uden it was resolved that the minutes of the Property Subcommittee meeting held on 9 June 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. Waiver of conditions under existing Licence to Occupy Road Reserve – 9 Marine Parade, Queenstown

Consideration was given to a waiver of a special condition of an existing Licence to Occupy Road Reserve, granted to Skyline Investments Limited in August 2015 for the purposes of construction a building at 9 Marine Parade.

There was discussion around the waiver for the July school holiday period as proposed in the report. The Mayor noted that the applicants had agreed to the licence to occupy conditions and to undertake their work within those conditions. It was agreed that both the applications to waiver as proposed be declined and recommendation 3 amended.

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. Decline the application to waive the special condition of the Licence which requires the licensee to temporarily suspend their occupation of the road reserve during Winterfest.**
- 3. Decline the application to waive the special condition of the Licence which requires the licensee to temporarily suspend their occupation of the road reserve during July School Holidays.**
- 4. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

2. Easement – Project Shotover

Consideration was given to an application for an easement over QLDC owned land and Crown land vested in QLDC. The easement is for the purpose of laying 300m of 3c 300mm AL XLPE 11kV electricity cable underground and the placement of an associated CFC Safelink Cabinet, as part of the Project Shotover wastewater treatment plant.

The Mayor noted that report writers were being asked to state the reasons why the recommended option was preferred in all reports from now on.

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 an easement in favour of Aurora Energy Limited over Lot 4 DP 421841 and Crown Land Block I Shotover Survey District subject to the following conditions;**
 - a. Aurora Energy Limited to notify and liaise with QLDC Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**
 - b. Operating health and safety plan to be received;**

- c. **Certificate of adequate public liability cover to be received;**
 - d. **Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department.**
3. **Delegate authority to approve final terms and conditions and execution authority to the General Manager – Property & Infrastructure; and**
 4. **Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of an easement to Aurora Energy Limited over Crown Land Block I Shotover Survey District; and**
 5. **Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

3. Affected Person's Approval – Southern Flight Holdings, Wanaka Airport

Consideration was given to an Affected Person's Approval (APA) application to allow the construction of an aircraft hangar by Southern Flights Holdings Ltd at the Wanaka Airport. As landowner, Council was asked to provide affected person's approval to the resource consent application RM160264.

There was discussion on why the building needed to be so close to the boundaries and if this was consistent with other hangars in the vicinity. It was explained that the application did not meet the designation and required approval from Council as landowner. The Committee asked officers to come back and advise why the application didn't meet designation requirements and if there was consistency with other existing buildings.

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

1. **Note the contents of this report and in particular;**
2. **Approve an affected person's approval for resource consent application RM160264 plans dated 31 March 2016 at Lot 2 DP 368240, Lot 1 DP 341605 and Lot 4-5 DP 340031, Wanaka Airport for the purpose of constructing an aircraft hangar.**
3. **Delegate execution of the affected person's approval to the QLDC Property Manager.**

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

4. Easement – Vodafone New Zealand Limited

Consideration was given to an application for an in-ground easement over QLDC owned land for the purposes of laying 11kV electrical cables to enable Vodafone New Zealand Limited to co-locate on the existing Spark mast antenna situated on Kelvin Heights.

Councillor Stammers-Smith suggested that the applicants pay the legal fees as well. It was noted that paragraph 50 stated that all costs associated would be paid for by the applicant.

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 an in-ground easement over Lot 3 DP 425375, being QLDC owned land, in favour of Vodafone New Zealand Limited subject to the following conditions;**
 - a. **Vodafone New Zealand Limited notify and liaise with QLDC Property & Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**
 - b. **Operating health and safety plan to be received;**
 - c. **Certificate of adequate public liability cover to be received;**
 - d. **Reinstatement of the area to be completed immediately following installation and to the satisfaction QLDC Property & Infrastructure Department.**
3. **Delegate authority to approve final terms and conditions, including location, and execution authority to the General Manager – Property & Infrastructure; and**
4. **Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

5. Temporary Road Closure - Light Up Wanaka Street Festival and Markets 2016

Consideration was given to an application for temporary road closures associated with the Light Up Wanaka Groups Street Festivals to be held on three Thursday evenings in July, September and October 2016. The street festival/markets were proposed to run from 1600 to 2000 however extra closure times applied for were to allow for the stage and external barriers to be set up prior to the event and removed at the conclusion.

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 the road closure application for the Light Up Wanaka Street Festival and Markets 2016 subject to the following conditions:**
 - a. Resource Consent RM160468 being granted;**
 - b. Approval of the final Traffic Management Plan by QLDC Road Corridor Engineer prior to the event taking place;**
 - c. Radio advertising two days prior to and on the morning of the event;**
 - d. The event organisers arranging suitable disposal methods for recycling and rubbish/refuse;**
 - 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:**

Road to be Closed:	Lower Helwick Street between Ardmore Street and Dunmore Street
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Period of Closure: Thursday 14 July 2016 from 1400 to 2100

Thursday 1 September 2016 from 1400 to 2100

Thursday 6 October 2016 from 1400 to 2100

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

6. Licence to Occupy Road Reserve, DM & CA Annand and DK & JM Buckley, 49 Plantation Road, Lot 2, Deposited Plan 479696, Wanaka

Consideration was given to a licence to occupy application for a permanent timber retaining wall to the driveway within Plantation Road road reserve adjacent to 49 Plantation Road, Lot 2, Deposited Plan 497696, Wanaka. The proposed timber wall was to act as a retaining wall to the driveway to provide a more gentle and even gradient and safe access to the site.

It was explained that this was a relatively small occupation that provided access for the second dwelling at the rear of the site. There was discussion around potential use of the road reserve in the future and if this occupation would create an issue. It was noted that the occupation was at Council's pleasure and could be removed at any time. It was suggested that recommendation 2a. be amended to add "*and any variation to resource consent that may be required will be at the applicants cost*".

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. Approve a licence to occupy application for a permanent timber retaining wall to the driveway within Plantation Road road reserve adjacent to 49 Plantation Road, Lot 2, Deposited Plan 497696, Wanaka subject to the following conditions:**
 - a. The retaining wall remains at Council's pleasure, reinstated if necessary at the adjoining property owners cost and any variation to resource consent that may be required will be at the applicants cost;**
 - b. Ongoing maintenance of the retaining wall is to be the responsibility of the property owner along with any damage that may occur to the road reserve as the result of the structure. All**

costs relating to this are to be covered by the property owner.

- c. Access to the water mains must not be compromised and any retaining wall removal/reinstatement/repair costs as a result of water main access are to be covered by the property owner.**
 - d. All other services including phone, power and gas within the road reserve and any water, sewer and storm water services must be identified and catered for and no compromise shall be made to Council Infrastructure or access to same.**
 - e. The applicant consents to the Licence being encumbered against the title of 49 Plantation Road, Certificate of Title Identifier 668914 to ensure the recommended terms and conditions continue in perpetuity for all future owners of the property.**
- 3. Authorise this report and resolution to be made available as part of the next Mayor's report to Council.**

7. Road Naming Application- Suburban Estates Limited

Consideration was given to an application from Suburban Estates Limited to name one new road located off Manse Road, Arrowtown. The site is located at land legally known as Part Section 7 Block XVIII Shotover SD. The option put forward for by the applicant (Linksgate Lane) for the road name was outside the provisions of the Council's Road Naming Policy.

The Committee agreed with the second option Flynn Lane offered by the applicants and declined the application for Linksgate Lane. As Flynn Lane came from the approved list of names for Arrowtown a resolution was not required from the Committee.

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

- 1. Note the contents of this report and in particular;**
- 2. Decline the application for the new road name Linksgate Lane.**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

8. Licence to Occupy Road Reserve – CG & EL Street Family Trust, Arthur's Point Road, Arthur's Point

Consideration was given to a licence to occupy application for an earth mound within Arthur's Point Road road reserve. Being the main road through Arthur's Point, the applicants proposed constructing an earth mound, partly within the road reserve, to block the views and noise of the road for those sections which were adjacent to Arthur's Point Road.

It was noted that the area of the proposed bund was within a landscape strip. There was discussion on monitoring the maintenance of the bund and ensuring this information was recorded so it could be monitored in the future. It was suggested that recommendation 2f. be amended to include replanting and replacement of any dead or diseased plants.

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 a licence to occupy application within Arthur's Point Road road reserve, subject to the following conditions:**
 - a. Resource and Building Consent is obtained prior to any works commencing, if required;**
 - b. All relevant engineering conditions for the formation of an earth mound are adhered to;**
 - c. The applicant to notify and liaise with QLDC Roading Engineers and seek final sign off as to the forming of the mound, including any necessary drainage, in advance of works commencing;**
 - d. 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;**
 - e. The earth mound remains at Council's pleasure and any variation to resource consent required to amend the bund if Council require removal will be undertaken by the applicant;**
 - f. The initial planting of the mound and ongoing maintenance is the responsibility of the licensee including replanting and replacement of any dead or diseased plants;**

