

**Property Subcommittee  
5 July 2016**

Minutes of a meeting of the Property Subcommittee held on Tuesday 5 July 2016 in Council Chambers, 10 Gorge Road, Queenstown commencing at 1.00pm

**Present**

Mayor van Uden and Councillors Stammers-Smith

**In Attendance**

Mr David Wallace (Manager Resource Management Engineering), Mr Blake Hoger (APL Property Ltd) and Ms Shelley Dawson (Senior Governance Advisor)

**Apologies**

Apologies were received from Councillors Aoake and MacLeod

**On the motion of Mayor van Uden and Councillor Stammers-Smith it was resolved that the apologies 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 Stammers-Smith 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 1.01pm.*

### **Confirmation of Minutes**

On page 7 Item 3. second paragraph there was an error; “*they building*” should read “*the building*”.

**On the motion of Councillor Stammers-Smith and Mayor van Uden it was resolved that the minutes of the Property Subcommittee meeting held on 23 June 2016 as amended 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 Application - Motatapu 2017**

Consideration was given to a temporary road closure application for the annual Motatapu sporting event scheduled to take place in March 2017. The event organisers applied to temporarily close a number of roads in Wanaka and Queenstown on Friday 3 March and Saturday 4 March 2017 in order to hold this annual event and provide for the safety of participants, spectators and the general public. The proposed road closures were identical to those approved for the 2016 event which ran successfully with no issues arising.

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 the temporary road closure application for Motatapu 2017, subject to the following conditions:
  - a. Approval of the final Traffic Management Plan by QLDC Engineering prior to the event taking place.
  - b. Radio advertising two days prior 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 five working days prior to the closure occurring.
  - f. A copy of this notice is to be supplied to APL Property Limited.
3. Authorise the following schedule of road closures:

**Queenstown**

Road to be Closed: Nairn Street  
Period of Closure: Friday 3 March 2017 from 1600 to 2100

Road to be Closed: Nairn Street, Ford Street from Nairn Street to Criterion Street, Tobins Track from east of Ford Street to the Tobins Track/Glencoe Road intersection

**Period of Closure: Saturday 4 March 2017  
from 0600 to 1900**

**Road to be Closed: Macetown Track**

**Period of Closure: Saturday 4 March 2017 from  
0700 to 2000**

**Road to be Closed: Glencoe Road (a one  
kilometre length from the top  
of Tobin's Track)**

**Period of Closure: Saturday 4 March 2017 from  
0800 to 1900**

**Wanaka**

**Road to be Closed: Motatapu Road (from  
Wanaka – Mount Aspiring  
Road intersection)**

**Period of Closure: Saturday 4 March 2017 from  
0400 to 1300**

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

**2. Licence to Occupy Road Reserve – C. Pawson and T & M Sievers, Plantings on Templeton St, Wanaka**

Consideration was given to a licence to occupy application for the planting of native plants and grass along a section of Templeton Street road reserve. The applicants planted a 28m row of Muehlenbeckia plants within the road reserve on the boundary of their neighbour, Lot 3 DP 388147 and, further, sowed grass seed to fill the road berm between the planting and the driveway. The owner of Lot 3 DP 388147 lodged a complaint with Council. Following the complaint, the applicants lodged a retrospective application for a formal Licence to Occupy Road Reserve for their landscaping.

Using the attached photos Mr Wallace gave the Committee an overview of the lots and the location of the plantings. There was discussion around the complaint and the location of the planting up to the boundary with the neighbour.

**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 a licence to occupy application in favour of the owners of Lots 5 & 6 DP 388196 to retrospectively allow them to plant native plants and grass within the Templeton Street road reserve, subject to the following conditions:**
  - a. **Written consent be obtained within 1 month of the date of this resolution from the owner of the land adjacent to the new plants and grass i.e. P & A Brady of Lot 3 DP 388147;**
  - b. **If consent is granted;**
    - i. **The landscaping remains at Council's pleasure;**
    - ii. **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;**
    - iii. **No compromise shall be made to Council Infrastructure or access to same;**
    - iv. **The ongoing maintenance of all landscaping within the road reserve is the responsibility of the licensee (50% share each to Lots 5 & 6 DP 388196) including replanting and replacement of any dead or diseased plants.**
    - v. **The applicants consent to the Licence being encumbered against the titles Lots 5 & 6 DP 388196 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.**

### **3. Licence to Occupy Road Reserve Extension – Cook Brothers Construction, 69 Beach Street, Queenstown**

Consideration was given to a report that sought approval for an extension to an existing licence to occupy road reserve held by Cook Brothers Construction for the use of part of a loading zone and portion of footpath in front of 69 Beach Street, Lot 1 DP 17661, Queenstown associated with renovations to the Bay Centre Building. The

applicants advised that they have encountered delays with their project and requested an extension for a further 6 weeks of their Licence to Occupy.

Mr Wallace suggested that in the future any applications for licence to occupy extensions would come as a one page covering report with the original licence to occupy report as an attachment. The Committee agreed with this approach but it was noted that the cover report needed to note the cause of the delays and the reason for the extension.

**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 the extension of the Licence to Occupy Road Reserve held by Cook Brothers Construction for 69 Beach St, Queenstown for a further period ending 31 August 2016.**
- 3. 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 Mayor van Uden and Councillor Stammers-Smith it was resolved that the Property Subcommittee move out of public excluded.**

*The meeting moved out of public excluded and concluded at 1.09pm.*

**Confirmed as a true and correct record:**

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**Chair**

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**Date**