

**Property Subcommittee
27 November 2014**

Minutes of a meeting of the Property Subcommittee held on Thursday, 27 November 2014 in Council Chambers, 10 Gorge Road, Queenstown commencing at 10.08am

Present

Mayor van Uden, Councillors Aoake and Stammers-Smith

In Attendance

Ms Vanessa Rees-Francis, Mr Dan Cruickshank and Ms Shelley Dawson

Apologies

There was an apology from Councillor MacLeod.

On the motion of Mayor van Uden and Councillor Aoake 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 Aoake it was resolved that the public be excluded 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>

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)
-----------	---	------------------

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 10.09am.

Matters Lying on the Table

There were no matters lying on the table

Confirmation of Minutes

On the motion of Councillors Aoake and Stammers-Smith it was resolved that the minutes of the Property Subcommittee meeting held on 13 November 2014 be confirmed as a true and correct record.

Confirmation of Agenda

The agenda was confirmed without addition or alteration.

1. Temporary Road Closure Application - Motatapu 2015 (PSC 14/11B/01)

Consideration was given to an application for road closures for the annual Motatapu Sporting event scheduled for Saturday 7 March 2015. The applicant applied for temporary road closures for Buckingham Street (West), Tobins Track, Ford Street and Motatapu Road. The closure extent was largely the same as in previous years, with the inclusion of closures for Ford Street, Nairn Street and Glencoe Road. The intention to close the roads had been publicly notified and no submissions were received about the proposed closures.

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

- a. Approve the road closure application for the Motatapu Event 2015 subject to the following conditions:**
 - i. A Traffic Management Plan must be approved by Queenstown Lakes District Council's Infrastructure and Assets Department prior to the event taking place.**
 - ii. The event is to be advertised on the radio two days prior and on the morning of the event.**
 - iii. The event organisers are to arrange suitable disposal methods for recycling and rubbish/refuse.**
 - iv. The applicant notifying all affected parties via an affected party notice, of the extent of the temporary road closure; this notification to be undertaken five working days prior to the closure occurring.**
- b. Authorise the following schedule of road closures:**

Queenstown

Road to be Closed: Buckingham Street (West) from Villiers Street to Macetown Track, Tobins Track from east of Ford Street to the Tobins Track/Glencoe Road intersection, Ford Street (from the Nairn Street and Criterion Street intersection) and all of Nairn Street

Period of Closure: Saturday 7 March 2015 from 0730 to 2000 or due to adverse weather conditions on that day it will be held on Sunday 8 March 2015

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

Period of Closure: Saturday 7 March 2015 from 0900 to 1430 or due to adverse weather conditions on that day it will be held on Sunday 8 March 2015

Wanaka

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

Period of Closure: Saturday 7 March 2015 from 0500 to 1200 or due to adverse weather conditions on that day it will be held on Sunday 8 March 2015

- c. 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 Application - Rural Games 2015 (PSC 14/11B/02)

Consideration was given to an application for road closures required for the Rural Games scheduled for Friday 6, Saturday 7 and Sunday 8 February 2015. The closure application involved a staged road closure of Camp Street from Beach Street to Ballarat Street, Ballarat Street from Camp Street to Athol Street, Athol Street from Ballarat Street, for Cow Lane and for portions of Beach Street on the Friday for a 'Sheep Run'. The application also involved the closure of Memorial Street, part of Stanley Street and Templeton Way on the Saturday (between 8.30am and 9.15pm) and Sunday (between 8.30am and 8.30pm).

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

- a. Approve the road closure application for the Rural Games Event subject to the following conditions:**
 - i. A Traffic Management Plan must be approved by Queenstown Lakes District Council's Planning and Development Department prior to the event taking place.**
 - ii. The event is to be advertised on the radio two days prior and on the morning of the event.**
 - iii. The event organisers are to arrange suitable disposal methods for recycling and rubbish/refuse.**
 - iv. The applicant must notify all affected parties via an 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.**
 - v. Provided that no further public submissions arise at the end of the public notification period for the Cow Lane closure.**
- c. Authorise the following schedule of road closures:**

Rural Games 2015

Sheep Run - Friday 6 February 2015

Roads to be Closed: Camp Street from Beach Street to Ballarat Street, Ballarat Street from Camp Street to Athol Street and Athol Street from Ballarat Street to Athol Street car Park

Period of Closure: 1150 to 1220

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

Period of Closure: 1000 to 1500

Road to be Closed: Upper Beach Street from Rees Street to Camp Street and Cow Lane from Beach Street to Camp Street

Period of Closure: 1100 to 1400

Main Closure

Roads to be Closed: Stanley Street from Shotover Street to Memorial Street, all of Memorial Street and Templeton Way.

Period of Closure: 0830 to 2115 Saturday 7 February 2015 & 0830 to 2030 Sunday 8 February 2015

- c. 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 - Bakerloo Holdings Limited, 36 & 38 Shotover Street, Lot 1 and 2 DP 330648, Queenstown (PSC 14/11B/03)

Consideration was given to an application for the use of two car parks on Shotover Street relating to building works at 36 & 38 Shotover Street, Queenstown for a period of 3 months from 2 February 2015. The applicant requested permission from the Council to erect hoardings around the

doorways while they were being worked on and permission to occupy two car parks in front of the site for a period of three months. The work is scheduled to commence in February 2015.

It was noted that there would be a period of overlap with the works being undertaken outside Fergburger. The Committee noted that the two work teams would need to co-ordinate with each other to ensure that pedestrians had clear access at all times.

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

- a. Approve the licence to occupy application from Bakerloo Holdings at 36 & 38 Shotover Street for the use of two car parks on Shotover Street and for hoarding in front of the site 36 & 38 Shotover Street, Lot 1 and 2 DP 330648, Queenstown from 1 February 2015 to 30 April 2015 subject to the following conditions:**
 - i. Approval of the Traffic Management Plan by QLDC Planning and Development**
 - ii. The applicant is to pay for the use of the two car parking spaces at the cost of \$10 per park per day for the duration of the occupation on an on-going monthly basis.**
 - iii. Any hoardings should leave a minimum of 1.5 metres of clear unobstructed footpath for the general public.**
- b. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

4. Extension to Licence to Occupy Road Reserve Term - SMP Partnership, 9 Shotover Street, Lot 1 DP 20088, Queenstown (PSC 14/11B/04)

Consideration was given to an application for an extension to an existing licence to occupy (LTO) term relating to the construction of a new commercial building at 9 Shotover Street, Lot 1 DP 20088, Queenstown. The Property Subcommittee granted approval for a licence to occupy road reserve to SMP Partnership at their meeting on 12 June 2014. The applicant applied for an extension for the term of the licence pertaining to their use of car parks on Shotover Street and Stanley Street.

The Mayor commented that paragraph 12 intimated that the delay had been caused by Council and the time taken to approve building consents. There was discussion that when applicants lodged LTO requests at an early stage

the timings for construction often changed or proved to be unrealistic. The Technical Officer was asked to communicate with the applicant in regards to their reasons for extending the LTO.

The Committee questioned whether construction would close down over the Christmas period and if so, they requested that the footpath be made available if possible. It was also suggested that construction could continue through Christmas to catch up on building delays. The Mayor noted that the parks allocated for pedestrian access often had contractor cars parked in them which caused pedestrians to walk into the line of traffic. The Technical Officer will follow up on this as it was a breach of the applicants Traffic Management Plan. The Committee requested that over the Christmas period either the footpath was opened up or a safe pedestrian access was maintained through the occupied carparks. No material or vehicles are to be in the occupied carparks.

There were questions in regards to fencing of the pedestrian access for safety and the Technical Officer commented that NZTA may have had safety concerns with this. The Committee requested that this be clarified as Christmas was a busy period and the safety of pedestrians was paramount.

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

- a. Approve an extension to the licence to occupy granted to SMP Partnership for:**
 - i The use of four car parks on Shotover Street, for scaffold and hoarding located on the Shotover Street footpath until 31 January 2015**
 - ii The use of two car parks on Stanley Street until 31 March 2015 at 9 Shotover Street, Lot 1 DP 20088.**
- b. Agree that the approval is subject to the following conditions:**
 - i. Variation of any applicable Traffic Management Plan (TMP) by QLDC Planning and Development (Roading Corridor Engineer)**
 - ii. The applicant is to pay for the use of the six car parking spaces at the cost of \$10 per park per day for the duration of the occupation on an on-going basis.**
- c. 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 Councillors Aoake and Stammers-Smith it was resolved that the Property Subcommittee move out of public excluded.

The meeting concluded at 10.22am.

Confirmed as a true and correct record:

Chairperson

Date