

**Property Subcommittee  
23 July 2015**

Minutes of a meeting of the Property Subcommittee held on Thursday 23 July 2015 in the Council Chambers, Civic Centre, 10 Gorge Road, Queenstown commencing at 11.30am

**Present**

Mayor van Uden, Councillors MacLeod and Stammers-Smith

**In Attendance**

Mr Dan Cruickshank, Ms Jo Conroy and Ms Averil Kingsbury (APL Property Ltd), Mr David Wallace (Senior Parks & Reserves Planner) and Ms Shelley Dawson (Senior Governance Advisor)

**Apologies**

An apology was received from Councillor Aoake.

**On the motion of Mayor van Uden and Councillor  
MacLeod it was resolved that the apology be received.**

**Declaration of Conflicts of Interest**

There were no declarations.

**Resolution to Exclude the Public**

**On the motion of Councillors Stammers-Smith and  
MacLeod 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)
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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 11.31am.*

### **Confirmation of Minutes**

The minutes of the meeting held on the Property Subcommittee meeting held on 11 June 2015 were unable to be confirmed as there were insufficient members present to do so.

**On the motion of Councillors MacLeod and Stammers-Smith it was resolved that the minutes of the Property Subcommittee meeting held on 9 July 2015 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. Affected Party Approval - 7 Anglesea Street, Arrowtown (PSC 15/07B/01)**

Consideration was given to an application to grant affected party approval to a building being placed adjacent to the Council owned reserve land at Rose M. Douglas Park, Arrowtown. The proposal sought approval to breach an internal setback adjacent to recreation reserve (legal descriptions Sections 1 and 2, SO 339000) for the construction of a single storey outdoor entertaining area, a spa pool and removal of trees and a hedge at 7 Anglesea Street, Arrowtown.

**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. Execute affected party approval for resource consent application RM150343 plans dated 3 June 2015, which is a proposal to allow a breach of an internal setback adjacent to recreation reserve with legal descriptions Sections 1 and 2, SO 339000, known as part Rose M. Douglas Park in Arrowtown.**
- 3. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

## **2. Free Walking Tours Queenstown Limited – New Licence (PSC 15/07B/02)**

Consideration was given to an application to provide a licence under the Reserves Act 1977 for the purposes of commercial guided walking tours around the Queenstown Bay foreshore areas. The applicant sought to undertake guided walking trips for groups of up to 42 people (inclusive of 2 guides) along existing tracks located on recreation reserve land administered by Queenstown Lakes District Council. The planned routes would visit landmarks and historical buildings, and would include information and stories about local Maori, early settlers, mining and tourism within the area.

Councillors Stammers-Smith and MacLeod noted they could sit on the hearing panel and it was suggested that Councillor Aoake be the third panel member. The Committee approved the recommendation giving delegation for the final decision to the hearing panel. Mayor van Uden thanked the APL team and officers for getting the report to the Committee in a timely manner.

**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 public notification of the intention to grant a licence to Free Walking Tours Queenstown Limited on the properties, provided as item 8 of this recommendation, for a two year term.**
- 3. Appoint Councillors Stammers-Smith, MacLeod and Aoake who can form a hearings panel, of not less than two councillors, to hear any submissions.**

4. **Recommend to Council that it delegate authority to the hearings panel to make a final decision on the granting of the licence, over the reserve as provided as item 8 of this recommendation, after hearing any submissions.**
5. **Recommend to Council that if no submissions are received, or if approved by the hearings panel, the General Manager Infrastructure be delegated authority to approve final terms and conditions and execution.**
6. **Recommend to Council to grant ministerial consent to the granting of the licence to Free Walking Tours Queenstown Limited over the reserves listed below.**
7. **Authorise this report and resolve for it to be made available to the public as part of the next Mayor's report to Council.**
8. **Note this report relates to the following land areas and reserves as provided in Table 1.**

**Table 1: Land Areas and Reserves**

Description	Authority Responsible	Legal Description	Area	District Plan Zone	District Plan Designation
St Omer Park	QLDC	Section 2 Block XVII, Town of Queenstown, Part Sec 110 Blk XX Shotover SD. Certificate of title OTB1/226.	1.4670ha	Rural General Zone	217 – Recreation Reserve
Earnslaw Park	QLDC	Sections 6-18, 27, Crown Land Block XV, Queenstown. Certificate of title OT6A/439, OT4D/228, OT94/273, OT223/156, OT223/155, OT41/117, OT2/78, OT33/164 and OT109/87	0.1847ha	Queenstown Town Centre	219 – Recreation Reserve
Marine Parade	QLDC	Section 6 BLK L1, Town of Queenstown and Part Marine Parade. Certificate of title 46575.	0.6600ha	Queenstown Town Centre	204 – Recreation Reserve
Adjacent to Horne Creek	QLDC	Section 1-3, Block LII, Town of Queenstown. Certificate of Title OT18A/765.	1.3137ha	Rural General Zone	185 – Recreation Reserve
Queenstown Gardens	QLDC	Part section 4, Section 5 and Section 7 Blok L1, Town of Queenstown. Certificate of Title OT18A/765.	13.4545ha	Rural General Zone	205 – Recreation Reserve

### **3. Temporary Road Closure Application – Vertigo Bikes DirtMasters Downhill 2016 (PSC 15/07B/03)**

Consideration was given to a report that sought approval for a set of temporary road closures for the annual Vertigo Bikes DirtMasters Downhill race occurring on Sunday 20 March 2016. This event is part of the Queenstown Bike Festival bringing world class downhill riders directly into the heart of the town. The event has been held on an annual basis with the same road closures with no issues or concerns being raised with staff.

Ms Conroy commented that they had been contacted event organisers to advise them to get any applications in early so that they could be processed in time.

**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. Approve the road closure application for the Vertigo Bikes DirtMasters Downhill 2016 subject to the following conditions:**
  - a. A Traffic Management Plan must be approved by the Road Corridor Engineer prior to the event taking place.**
  - b. The event is to be advertised on the radio two days prior and on the morning of the event.**
  - c. The event organisers are to arrange suitable disposal methods for recycling and rubbish/refuse.**
  - d. 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.**
  - e. A copy of this notice is to be supplied to QLDC Infrastructure and Assets Department.**
  - f. The applicant and a Council staff member shall meet at the Brecon Street steps and take photos of the steps prior to and after the event. Any damage that has occurred is to be reinstated at the applicants cost no later than 7 working days after the event to the same standard as to what is there.**
- 3. Authorise the following schedule of road closures:**

<b>Roads to be Closed:</b>	<b>Lower Brecon Street from Man Street to Duke Street and one lane of Lower Duke Street.</b>
<b>Period of Closure:</b>	<b>0700 to 1800 Sunday 22 March 2015</b>

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

#### **4. Temporary Road Closure Application – Winter Games 2015 Opening Party (PSC 15/07B/04)**

Consideration was given to an application for a temporary road closure for the Audi Quattro Winter Games 2015 Opening Party to be held Friday 21 August 2015. Winter Games is a biennial event that takes place in Queenstown and Wanaka in August. The applicants have applied for a licence over the recreation reserve known as the Village Green in Queenstown for the period of 21 August to 30 August 2015 being the duration of the Winter Games.

**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 content for recommendation, subject to the following conditions:
  - a. Approval of the final Traffic Management Plan by QLDC Engineering.
  - 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 consult with affected bus companies that use the road to exit the Athol Street carpark.
  - 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 QLDC Infrastructure and Assets Department.
3. Authorise the following schedule of road closures:

**Roads to be Closed: Athol Street from KFC entrance to Ballarat Street**

**Period of Closure:                      Friday 21 August 2015 1800  
to 2230**

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

**5. Temporary Road Closure Application – WanakaFest Street Markets (PSC 15/07B/05)**

Consideration was given to an application a temporary road closure for the 2015 WanakaFest Street Markets occurring on four Thursday evenings in August and October 2015. This year as part of the 2015 WanakaFest the Light Up Wanaka Group are planning street markets every Thursday night throughout winter. The proposal for these four night markets involves closing Lower Helwick Street between Ardmore Street and Dunmore Street from 1500 to 2100 on Thursday evenings of 20 August, 27 August, 1 October and 8 October 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 content for recommendation, subject to the following conditions:**
  - a. Approval of the final Traffic Management Plan by QLDC Engineering.**
  - 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 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.**
  - e. A copy of this notice is to be supplied to QLDC Infrastructure and Assets Department.**
- 3. Authorise the following schedule of road closures:**

**Roads to be Closed:**      Lower      Helwick      Street  
   between      Ardmore      Street  
   and Dunmore Street

**Period of Closure:**      Thursday 20 August 2015  
   from 1500 to 2100  
   Thursday 27 August 2015  
   from 1500 to 2100  
   Thursday 1 October 2015  
   from 1500 to 2100  
   Thursday 8 October 2015  
   from 1500 to 2100

4. Authorise this report and resolution to be made available 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 concluded at 11.40am.*

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

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**Chair**

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**Date**