

**Property Subcommittee  
28 AUGUST 2014**

Minutes of a meeting of the Property Subcommittee held on Thursday, 28 August 2014 in the Armstrong Room, Lake Wanaka Centre, Wanaka commencing at 11.30am

**Present**

Mayor van Uden; Councillors Aoake, MacLeod and Stammers-Smith

**In Attendance**

Mr Marc Bretherton, Mr Dan Cruickshank and Ms Jane Robertson

**Apologies**

There were no apologies.

**Declaration of Conflicts of Interest**

There were no conflicts noted.

**Resolution to Exclude the Public**

**On the motion of Councillor MacLeod and the Mayor 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 11.32am.*

### **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 14 August 2014 be confirmed as a true and correct record.**

### **Matters Lying on the Table**

- Licence to Occupy Road Reserve, Lower Shotover Trust, Unformed Legal Road off Fitzpatrick Road, Wakatipu

### **Confirmation of Agenda**

The agenda was confirmed without addition or alteration.

#### **1. Proposed New Trail, Hansen Road, Queenstown (PSC14/08B/01)**

A report from Joanne Conroy (APL Property Ltd) and Myles Lind (Commercial Manager) presented and assessed a project to form a trail on the unformed legal road (paper road) and Department of Conservation reserve that ran from Tucker Beach Road through to Hansen Road. The project would be facilitated by the Queenstown Trails Trust but funded by Mr David Broomfield and maintained either by him or with the support of the local community.

The report noted that there were two landowners affected and they would be required to install fencing the unformed legal road.

Mr Cruickshank joined the table and presented all three reports on the agenda.

Members noted that if the proposed maintenance regime were to lapse, the Council could either choose at that time to abandon the trail and let it grow over or to take maintenance responsibility for the trail.

**On the motion of Councillors Aoake and MacLeod it was resolved that the Property Subcommittee:**

- a. Recommend to Council the opening of the unformed section of Hansen Road for a new cycle trail, adjacent to Pt Section 47 Blk II Shotover SD and Section 48 Blk II Shotover SD through to Tucker Beach Road, Queenstown.**
- b. Note that Council will not be required to maintain the trail once it is formed.**
- c. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

**2. Harvest Community Gardens – Renewal and Variation of Lease (PSC14/08B/02)**

A report from Joanne Conroy (APL Property Ltd) and Myles Lind (Commercial Manager) assessed an application from the Harvest Garden Network Inc to renew and extend (both time and area) their lease of an area of freehold land in Gorge Road, Queenstown. The land was used as a community garden by Queenstown residents who did not have access to a garden at their own property. The project had been very successful since its commencement in 2009 and the current area containing 40 plots was full, with 14 people on the waiting list. Accordingly, the current site was full and the group wished to enlarge the area leased. They sought to exercise the right of renewal on the lease for a further five years but also sought an additional term of five years past this renewal date (ie, ten years from now). The report recommended that these requests be granted.

The Mayor questioned the purpose of the recommended condition requiring the Council to plant a screen hedge on the southern boundary and whether this had been at the licensee's request. Mr Cruickshank advised that the suggestion had been made by the initial discussion group and had been supported by the report writer as the area had an Outstanding Natural Landscape designation. He acknowledged however, that there had been no complaints received about the visual effects of the activities on the site, adding that the group wished to plant

fruit trees in this area. Members agreed to remove this as a condition of the lease renewal.

There was further discussion about the wish to keep chickens on the site. Concern was expressed that they could become a hazard but it was agreed that this could be trialled. 'Chickens' was altered in the recommendation to 'poultry'.

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

- 1. Approve a renewal for further five years and a variation of the lease to Harvest Community Garden Network, subject to the following new conditions:**
  - i. An increase in the area of lease the as shown in the top photograph of Attachment B;**
  - ii. An additional right of renewal for a further five years so that the final expiry date would be 31 August 2024;**
  - iii. The provision to keep poultry; with any associated structures to be approved by the Lessor;**
  - iv. The ability for Council to terminate the lease by giving two years' notice;**
- 2. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**
- 3. Proposed New Lease – Rockgas LPG Storage, Aubrey Road, Wanaka (PSC14/08B/03)**

A report from Dan Cruickshank (APL Property) and Myles Lind (Commercial Manager) assessed an application from Contact Energy Ltd to vary the terms of an existing lease to allow an above-ground gas facility. The report recommended that this application be granted, subject to conditions.

Members did not support the recommended credit of \$3,250 + GST on the first year's rent in lieu of Rockgas installing a road crossing and gate for accessing the site. They did not agree that there was any public benefit of establishing this crossing point. They also noted that two-yearly rental reviews were more usual and this part of the recommendation was altered accordingly.

**On the motion of Councillors MacLeod and Aoake it was resolved that the Property Subcommittee:**

- a. Approve APL to finalise terms of a six year lease at Lot 984, DP 413111 with rights of renewal up to a maximum period of thirty years.**

- b. Approve rental charges of \$6,500 + GST per annum (with effect from year 1) with rent reviews conducted two-yearly from the date of commencement.
- 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 the Mayor and Councillor Aoake it was resolved that the Property Subcommittee move out of public excluded.

*The meeting concluded at 11.51am.*

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

---

**CHAIRPERSON**

---

**DATE**