

**Property Subcommittee  
9 April 2015**

Minutes of a meeting of the Property Subcommittee held on Thursday, 9 April 2015 in the Council Chambers, Civic Centre, 10 Gorge Road, Queenstown commencing at 9.00am

**Present**

Mayor van Uden; Councillors Aoake and MacLeod

**In Attendance**

Mr David Wallace (Senior Planner, Parks and Operations), Mr Dan Cruickshank (Senior Property Manager, APL Property Ltd) and Ms Jane Robertson (Governance Advisor)

**Apologies**

An apology was received from Councillor Stammers-Smith and an apology for lateness from Councillor Aoake.

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

**Declaration of Conflicts of Interest**

There were no conflicts noted.

**Resolution to Exclude the Public**

**On the motion of the Mayor and Councillor 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 9.01am.*

### **Confirmation of Minutes**

The Mayor noted that the minutes could not be confirmed until Councillor Aoake arrived at the meeting, so confirmation was deferred until this occurred.

### **Confirmation of Agenda**

The agenda was confirmed without addition or alteration.

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

There were no matters lying on the table.

*Councillor Aoake entered the meeting at 9.02am.*

### **Confirmation of Minutes**

**On the motion of The Mayor and Councillor Aoake it was resolved that the minutes of the Property Subcommittee meeting held on 20 March 2015 be confirmed as a true and correct record.**

**On the motion of Councillor Aoake and Councillor MacLeod it was resolved that the minutes of the Property Subcommittee meeting held on 26 March 2015 be confirmed as a true and correct record.**

**1. Authorisation to Execute Affected Persons Approval Form to Showbiz Queenstown (PSC 15/04A/01)**

Consideration was given to an application from Showbiz Queenstown for the Council, as landowner, to provide affected party approval for their resource consent to erect signage on Section 10 Block XVIII Town of Queenstown (corner of Gorge Road and Stanley Street) and Section 14 Block XX Town of Frankton (corner of SH6 and Ross Street). The signage was to promote the group's upcoming show 'Saturday Night Fever' and signage would be erected on framework which already existed on the sites from billboards previously installed at these locations. The report recommended that approval be given, but noted the precedent which could be set for signage on reserves, suggesting that a policy be developed to address future requests.

The Mayor expressed concern about the large size of the signage erected recently on these sites and questioned how the current signage, which now advertised 'Race to the Sky', had been approved. She observed that because of the signs previously installed, there was no basis on which the request from Showbiz Queenstown could be declined. She agreed however, that it was important to develop a policy for requests going forward and she also asked staff to check the conditions under which the signage placed on these sites earlier in the year by the New Zealand Golf Open had been approved.

**On the motion of the Mayor and Councillor MacLeod it was resolved that the Property Subcommittee:**

- a. Execute Affected Party Approval as landowner, to Showbiz Queenstown to erect two billboard signs, one on Section 10 Block XVIII Town of Queenstown and one on Section 14 Block XX Town of Frankton.**
- b. Authorise this report and resolution to be made available to the public as part of the next Mayor's report to Council.**

**2. Reserve Encroachment at 633 Frankton Road, Queenstown**

Consideration was given to a report which assessed various options for dealing with an encroachment on the lake side recreation reserve by two buildings at 633 Frankton Road owned by Passion Cove Limited. The report detailed the sections of the Reserves Act 1976 which were breached by this encroachment and examined the options of the Council either (1) instructing Passion Cove Ltd to move the building back onto their land; (2) selling Passion Cove Ltd the part of the reserve they are currently illegally occupying; or (3) doing nothing. The report did not recommend a preferred course of action.

The Mayor noted that staff had already instructed Passion Cove Ltd to move the buildings before referring the matter to the Property Subcommittee, as required by the Delegations Register. She asked staff to clarify who had authorised this previous action.

It was noted that although the Council had previously dealt with similar reserve encroachments, no formal policy had been developed. Using previous decisions as a guide, the Mayor asked staff to develop a reserve encroachment policy for the Council to adopt.

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

- a. Approve Option One, namely that Passion Cove Limited be instructed to move the building back onto their land, noting that a letter has already been sent to this effect; and**
- b. 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 MacLeod it was resolved that the Property Subcommittee move out of public excluded.**

*The meeting concluded at 9.15am.*

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

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**CHAIRPERSON**

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**DATE**