

From: Duncan Field
To: /O=QUEENSTOWN LAKES DISTRICT COUNCIL/OU=MAIN OFFICE/CN=RECIPIENTS/CN=Kellyc]
Subject: FW: Pigeon Island Hut
Attachments: info re douglas hut.pdf

Can you make sure this gets into TRIM

-----Original Message-----

From: Kelly Campbell
Sent: Friday, 7 September 2007 8:14 a.m.
To: Duncan Field
Subject: FW: Pigeon Island Hut

Kelly Campbell
District Secretary
Queenstown Lakes District Council,
Private Bag 50072, Queenstown 9348, New Zealand
Direct Dial 03 441 0470 Fax 03 450 2222
website: www.qldc.govt.nz

Go Green - Think before you print.
This is an initiative of Council's Waste Minimisation Strategy

-----Original Message-----

From: Joanne Conroy [<mailto:jo@lakesproperty.co.nz>]
Sent: Thursday, 6 September 2007 5:31 p.m.
To: Kelly Campbell
Subject: RE: Pigeon Island Hut

I have attached three letters from the file that show:

That the deal is that the hut can remain until Brian and Mike Robinson die.
That the hut is actually Council's hut, which was the only way that approval could be given to rebuild it after the fire.
Private ownership of a building on a scenic reserve is illegal.

Hope that helps.

Jo

-----Original Message-----

From: Kelly Campbell [<mailto:kellyc@qldc.govt.nz>]
Sent: Thursday, 6 September 2007 12:16 p.m.
To: Joanne Conroy
Subject: FW: Pigeon Island Hut

Hi Jo

Further to this, Duncan would like your comments on if the lease is actually limited to the life of BG Douglas.

Ta

K

Kelly Campbell
District Secretary
Queenstown Lakes District Council,
Private Bag 50072, Queenstown 9348, New Zealand
Direct Dial 03 441 0470 Fax 03 450 2222
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-----Original Message-----

From: Margaret Dolphin
Sent: Tuesday, 4 September 2007 9:09 a.m.
To: Kelly Campbell
Subject: Pigeon Island Hut

FYI Further to our discussion this am.

M

-----Original Message-----

From: Joanne Conroy [<mailto:jo@lakesproperty.co.nz>]
Sent: Tuesday, 4 September 2007 9:07
To: Margaret Dolphin
Subject: RE:

OK - There will be a file here that will have some background in it - I am in the office today so can search that if needed.

Jo

-----Original Message-----

From: Margaret Dolphin [<mailto:margt@qldc.govt.nz>]
Sent: Tuesday, 4 September 2007 9:00 a.m.
To: Joanne Conroy
Subject: RE:

Jo

I've given Duncan what I found. In the management plan it says that the 'right' is not transferable, don't know if that's specific enough. I've left it with Kelly to come back to me if he wants anything else.

Thanks

M

-----Original Message-----

From: Joanne Conroy [<mailto:jo@lakesproperty.co.nz>]
Sent: Monday, 3 September 2007 3:10
To: Margaret Dolphin
Subject: RE:

Hi Margaret,

I am working from home today as my son is sick. I think that condition is in the draft management plan on the website. Give that a go and if not, let me know and I'll get someone in the office to have a hunt out. From memory I agree with Kathy.

Jo

-----Original Message-----

From: Margaret Dolphin [<mailto:margt@qldc.govt.nz>]
Sent: Monday, 3 September 2007 2:16 p.m.
To: Joanne Conroy
Subject: FW:

Hi Jo

Please see Duncan's request below.

I've found some agenda reports going back to 1995 where Brian Douglas was given consent to rebuild his hut after the fire but I can't find anything about the condition he's talking about. Might there be anything on your files?

Thanks

Margaret

-----Original Message-----

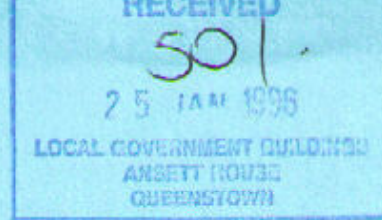
From: Duncan Field
Sent: Sunday, 2 September 2007 7:15
To: Margaret Dolphin
Subject: FW:

Kathy Neal at Council said that when they did the Pigeon Island management plan that Brian Douglas was to keep his cottage only for his life. Can you see if there is any record of that?

-----Original Message-----

From: xxxxxxxx@xxx.xxx.xx [<mailto:xxxxxxx@xxx.xxx.xx>]
Sent: Sunday, 2 September 2007 8:05 a.m.
To: Duncan Field
Subject:

Pigeon license



QUEENSTOWN LAKES DISTRICT COUNCIL

PRIVATE BAG 50072 QUEENSTOWN, NEW ZEALAND

File: 2907306600
Ref: AA2501.DOC

25 January 1996

Mr Brian Douglas
P O Box 61
QUEENSTOWN

Dear Mr Douglas

HUT ON PIGEON ISLAND

Further to my telephone conversation I write to confirm that you now have approval to construct the hut on Pigeon Island, as per the plans you have submitted to the Corporate Services Committee.

We note that you will still be required to apply for the relevant building consent, through Council's Building Inspection Department.

We understand the rules for the occupation of the hut will be similar to those that existed prior to the fire.

Effectively this means that you oversee the occupation of this hut and that members of the public will be allowed to stay in the hut through a booking system operated by yourselves.

We note that your right of occupancy for the hut expires on the death of yourself and Mr Mike Robertson. Thereafter the building shall revert to the ownership of the administering body of this reserve, being the Queenstown Lakes District Council.

Should you require further information, please do not hesitate to contact the writer.

Yours faithfully

Anthony Averill
PROPERTY SERVICES MANAGER



QUEENSTOWN LAKES DISTRICT COUNCIL

PRIVATE BAG 50072 QUEENSTOWN, NEW ZEALAND

File: 562/26
Ref:

26 February 1997

Mr B Douglas
P O Box 61
QUEENSTOWN

Dear Mr Douglas

BUILDING OF HUT—PIGEON ISLAND

I write to confirm the Queenstown Lakes District Council gives consent to rebuild your hut as it previously existed on Pigeon Island.

Further to our discussions, the Council agrees to pay \$250.00 towards the building consent for the new hut.

We trust you will now be able to proceed to lodge the building consent and commence construction in the immediate future.

Yours sincerely ...

Anthony Averill
PROPERTY SERVICES MANAGER



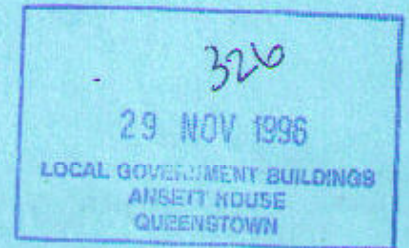
QUEENSTOWN LAKES DISTRICT COUNCIL

PRIVATE BAG 50072 QUEENSTOWN, NEW ZEALAND

File: 562/26
Ref:

29 November 1996

Mr B Douglas
P O Box 61
QUEENSTOWN



Dear Mr Douglas

BUILDING OF HUT ON PIGEON ISLAND

Further to our letter of 25 January 1996, I write to advise the Department of Conservation, who oversee the administration of reserve land via the Reserves Act 1977, have advised that the ownership of a private hut on Pigeon Island (scenic reserve) would be illegal.

There is provisions, however, for the Council to erect a hut with the prior approval of the Minister of Conservation on a scenic reserve in order to encourage the public to appreciate and enjoy the benefits of the outdoors.

We will therefore be applying to the Ministry of Conservation for the Council to gain consent to rebuild your hut on the basis of plans provided to us by yourself. Mr M Robertson and yourself could then undertake to build the hut (on behalf of the Council) and the Council could therefore grant you occupancy rights on the basis that previously existed.

We seek your consent to approach the Minister of Conservation on this basis. It would be a proviso that the public have access to the hut.

If you wish to discuss this matter please do not hesitate to contact the writer, otherwise we will look forward to seeking the Ministry of Conservation's consent in the immediate future.

Yours sincerely

Anthony Averill
PROPERTY SERVICES MANAGER

File name: aa96hria.doc

Ansett House Shotover Street Queenstown Tel (03) 442-7333 Fax (03) 442-7334