

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Luggate Memorial Hall, 51 Main Road, Luggate on Thursday 30 October 2014 commencing at 1.00 pm.

Present:

Mayor Vanessa van Uden; Councillors Aoake, Cocks, Ferguson, Forbes, Gazzard, Gilmour, Lawton, MacLeod, Perkins and Stammers-Smith

In attendance:

Mr Adam Feeley (Chief Executive Officer), Mr Stewart Burns (Chief Financial Officer), Mrs Ruth Stokes (General Manager, Operations), Mr Marc Bretherton (General Manager, Planning and Development), Mr Peter Hansby (Acting General Manager, Infrastructure), Mr Ulrich Glasner (Chief Engineer), Mr Matthew Paetz (District Plan Manager), Mr Denis Mander (Transport Policy and Stakeholder Manager), Mrs Joanne Conroy (Property Manager, APL Property Ltd), Mr Mike Weaver (Manager, Parks and Operations) and Ms Jane Robertson (Governance Advisor); two members of the media and seven members of the public

Apologies

There were no apologies.

Public Forum

1. Jude Battson

Ms Battson praised the Wanaka Lakefront Reserves Management Plan, which in her view was 'a beautiful piece of writing' and which she considered should achieve its objectives. She suggested that there would be value in Mt Aspiring College using it in the curriculum.

2. Jo Conroy

Mrs Conroy stated that she was a lease holder in the Ballarat Street Carpark. Whilst she did not object to a fee review, she did not believe it was valid to use the Man Street Carpark as a comparison because it was new, well maintained, secure, under cover and provided leaseholders with a guaranteed parking space. By contrast, the Ballarat Street Carpark was outside, mostly shingle and most importantly, did not guarantee a parking space for leaseholders. She noted that the lower price had always reflected this and she asked the Council to preserve this price difference. Accordingly, if it was of a mind to increase the lease price she asked that the recommendation to increase it to \$180 per month be rejected.

3. Alan Cutler

Mr Cutler advised that he was a registered Landscape Architect and he had grave concerns about what was proposed in the new Wanaka Lakefront Reserves Management Plan. He believed that the Plan failed to provide sufficient protection for the scenic qualities of the foreshore and he objected to the panel's agreement to allow a building on the Roys Bay Reserve. He believed that this project was supported by only a small proportion of the community and the main use of the lakefront reserves was for passive recreation. He asserted

that the Plan should reflect this prevailing public interest and asked that it be amended so that it both reflected the wishes of most of population and protected the natural values of the landscape.

Leave of Absence Requests

Councillor MacLeod sought a leave of absence 4-18 December 2014.

Councillor Forbes sought a leave of absence 14-30 January 2015.

Councillor Aoake sought a leave of absence 5-22 February 2015.

On the motion of Councillors Perkins and Ferguson the Council resolved that the requests for leave of absence be granted.

Conflicts of Interest

No conflicts of interest were notified.

Matters Lying on the Table

The item *Proposed Amendment to Property Subcommittee Terms of Reference* remained lying on the table from the ordinary Council meeting held on 25 September 2014.

Confirmation of agenda

The Mayor advised that Mrs Conroy was in attendance at the meeting to speak to item 3 on the agenda ('Proposed Lane Exchange at Youghal Street') as well as the Property Subcommittee items in the Mayor's Report (item 8). Accordingly, the Mayor sought the Council's agreement to move the Mayor's Report to immediately follow item 3.

On the motion of the Mayor and Councillor Lawton it was resolved that the Council confirmed the agenda with item 8 (Mayor's Report) becoming item 4.

1 Wanaka Lakefront Reserves Management Plan

A covering report from Mike Weaver introduced the new Wanaka Lakefront Reserves Management Plan, setting out the statutory framework for it and the consultation undertaken and highlighting some of the key issues within the Plan. Appended to the report was a summary of submissions and the panel's response to each point made. The revised Plan was appended as a separate document and the report recommended the Plan's adoption.

Ruth Stokes, Mike Weaver and Rachel Brown joined the table.

The Mayor acknowledged the hard work of the panel and invited Ms Brown, as Chair of the hearings panel and the Wanaka Community Board, to comment on the submissions process and final recommended plan.

Ms Brown stated that it had been both a privilege and a challenge to review the Plan. She commended the community for its high level of engagement with the review and the high calibre of the submissions made. She noted that the hearings panel had worked hard to listen and deliberate on the many different views expressed in submissions and had taken its responsibility very seriously. She considered that the panel had responded to the prevailing community opinion by strengthening the levels of protection provided to the lakefront reserves.

Clarification was sought on what was intended by 'key implementation actions'. In reply, Mrs Stokes noted that the next step following the adoption of the plan would be to draft a development plan from which specific projects would flow through to the Annual Plan.

Councillor Lawton believed that there would be value in providing information within the Plan explaining how each section worked and how to use the document. This suggestion was supported and the recommendation was amended requiring a 'how to use' section to be added.

On the motion of Councillors Lawton and Forbes it was resolved that the Council:

- a. Approve the adoption of the Wanaka Lakefront Reserves Management Plan dated October 2014 to guide decision-making on the reserves contained within the plan with the addition of a 'how to use this document' section in the introduction;**
- b. Note the substantial commitment made by the Wanaka community in submitting and presenting on the draft Wanaka Lakefront Reserves Management Plan; and**
- c. Approve the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to approve the adoption of the Wanaka Lakefront Reserves Management Plan dated October 2014.**

2 Annual Report for the year ended 30 June 2014

A covering report from Stewart Burns (Chief Financial Officer) presented the Annual Report for the 2013/14 financial year for adoption. The Annual Report was appended as a separate document.

Mr Burns joined the table. He advised that a clear draft audit opinion requiring only minor changes to the draft had been received and the final audit opinion would be received after the report's formal adoption. He stated that there had been a strong financial result for the year, with an operating surplus of \$20M

and a reduction of debt for the first time in several years. He briefly highlighted the other major financial results and corporate achievements for the year.

Members questioned the 'financial results at a glance' at the beginning of the report, asking whether it could be summarised further. Mr Burns advised that the content was repeated later in the document and it was important for the wording to be consistent. However, he undertook to aim for greater concision in next year's report. It was also noted that a more succinct summary of the 2013/14 annual report could be presented in a media release.

On the motion of Councillors Gazzard and Cocks it was resolved that the Council adopts the Annual Report for the year ended 30 June 2014 pursuant to Section 98 and 99 of the Local Government Act 2002.

The Council commended Mr Burns for a good result and a good report.

3 Proposed Land Exchange at Youghal Street, Wanaka

A report from Myles Lind (Commercial Manager) sought Council approval for a recommendation from the Wanaka Community board to relocate a pedestrian access way at Youghal Street, Wanaka by way of a land exchange.

Mrs Conroy joined the table and spoke to the report. She confirmed that the proposal was to move the access way to the boundary and the pathway would connect Warren and Youghal Streets.

On the motion of Councillors Gilmour and MacLeod it was resolved that the Council:

- a. Approve the relocation by land exchange of Council's pedestrian access way registered as Section 1 SO 435510 Town of Wanaka with the current location of Section 3 SO 453310 Town of Wanaka.**
- b. Approve the relocation by land exchange of Section 3 SO 435510 Town of Wanaka with the current location of Council's pedestrian access way registered as Section 1 SO 453310 Town of Wanaka.**
- c. Note the owner of Section 3 SO 453310 Town of Wanaka will fund all of Council's costs, including the construction of a new fence in a style to be agreed by the Manager Parks, and forming a new path of the same quality as the current path, to connect Warren and Youghal Streets.**

Item 8 ('Mayor's Report') was moved up the agenda in accordance with the Council's earlier resolution.

8 Mayor's report

A report from the Mayor:

- a) Set out functions and meetings attended during the period 24 September 2014 – 29 October 2014;
- b) Advised of a recent Community Housing Trust Liaison meeting;
- c) Proposed a schedule of ordinary Council meetings for 2015 for adoption;
- d) Summarised the items from and appended the minutes of the following meetings:
 - i) Resource Consent Commissioner Appointment Committee minutes of 25 September 2014;
 - ii) Property Subcommittee draft minutes of 9 October 2014;
 - iii) Wanaka Community Board draft minutes of 13 October 2014;
- e) Detailed the actions taken from previous Council meetings;
- f) Sought the Council's approval of the following items from meetings of the Property Subcommittee and Wanaka Community Board:
 - i) Walking/Cycle Track on road reserve and unformed road, Hawea
 - ii) Request for approval under a Consent Notice condition on the Kawarau Falls Station Foreshore Land
 - iii) Renewal of Licence to Occupy to Liquid Expeditions Ltd for the Water Bases 'Flyboards' Operation from St Omers Park
 - iv) Licence to Occupy Whitechapel Recreation Reserve for Grazing
 - v) A request from the Wanaka Community Board for the Council to investigate the possible purchase of the Wanaka Fire Station Building at 45 Ardmore Street, Wanaka.

Mrs Conroy joined the table to speak to the Flyboards and Whitechapel Recreation Reserve items. She distributed an aerial photograph showing the present location of the Flyboards operation and the new proposed site which would take the business closer to the One Mile carpark and the Youth Hostel. She noted that there had been some complaints of noise from the current location and this had motivated the suggested move in location, which with traffic movements was a much noisier area overall. She also explained the factors governing the ability to renew the licence.

Members questioned the need to publicly notify the intention to grant grazing leases over areas of the Whitechapel Recreation Reserve. Mrs Conroy confirmed that there was no need to notify the proposal and appoint a hearings panel because the activity was already envisaged in the relevant management plan. The recommendation was changed accordingly.

Councillor Gilmour asked staff to check urgently the location of the proposed metre high stone wall on Kawarau Falls Station foreshore land as she was

concerned by the location of survey pegs of its possible encroachment onto the adjacent walking/cycling track.

On the motion of Councillors Perkins and Aoake it was resolved that the Council:

- a. Note the report;
- b. Adopt the schedule of ordinary Council meetings for 2015;
- c. Walking/Cycle Track on road reserve and unformed road, Hawea

Approve the Upper Clutha Tracks Trust proposal to form a track on road reserve and unformed road between the Hawea Domain and Cemetery Road in Hawea, subject to the confirmation of track specification and the maintenance requirements to the satisfaction of the Manager, Parks and Operations.

- d. Request for Approval under a Consent Notice condition on the Kawarau Falls Station Foreshore Land

Approve the Lakes Edge Developments Ltd proposal to build a machine stacked schist stone wall not exceeding 1 metre in height within the 8 metre wide strip be approved provided that all access, equipment and works occurs within private land.

- e. Renewal of Licence to Occupy to Liquid Expeditions Limited for the Water Bases "Flyboards" Operation from St Omer Park

- i. Approve the renewal of a licence to occupy recreation reserve for the operation of a Flyboard operation from St Omer Park, Recreation Reserve Section 110 Block XX Shotover SD, varying the licence to one year with one right of renewal for a further two years with a further two rights of renewal of three years each.

- ii. Delegate to the General Manager, Operations authority to negotiate final terms and conditions for the operation of a Flyboard operation from St Omer Park, Recreation Reserve Section 110 Block XX Shotover SD, varying the licence to one year with one right of

renewal for a further two years with a further two rights of renewal of three years each and be authorised to execute the licence to occupy.

iii. Exercise the Minister's consent (under delegation from the Minister of Conservation) to grant this licence to occupy for the operation of a Flyboard operation from St Omer Park, Recreation Reserve Section 110 Block XX Shotover SD, varying the licence to one year with one right of renewal for a further two years with a further two rights of renewal of three years each.

f. Licence to Occupy Whitechapel Recreation Reserve for Grazing

i. Exercise the Minister's prior consent (under delegation from the Minister of Conservation) to the grant of each lease of the Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD; and Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD.

ii. Approve the intention to grant grazing leases over the following recreation reserve areas:

1. Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD to J Tomes at \$1 for a five year term with one renewal period to be mutually agreed.

2. Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD to J Jones at \$1 for a five year term with one renewal period to be mutually agreed.

3. Delegate the power to the General Manager, Operations to negotiate final terms and conditions of the leases to T & J Tomes for Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD; and to J Jones for Whitechapel Recreation Reserve, Section 1 Survey Office Plan 453752 & Section 31 BLK X Shotover SD.

g. WCB Chair's Report

Investigate further the possible purchase of the Wanaka Fire Station Building at 45 Ardmore Street, Wanaka.

4 Proposal to increase the price for leased parking in the Church Street Carpark

A report from Denis Mander (Transport Policy and Stakeholder Manager) assessed the Church Street, Ballarat Street and Recreation Ground carparks and the effectiveness of various measures to change the use of these carparks, the objective of which was to free up spaces for shoppers and short term parkers by discouraging all day parking. As a first measure, the report recommended that the Council increase the price of the leased carparks in the Church Street, Ballarat Street and Recreation Ground carparks to \$180/month commencing from 1 December 2014.

Mr Mander joined the table. Regard was had to the comments made in the Public Forum about the need to ensure charges fairly reflected the level of service provided in a carpark, and members did not support raising the monthly lease fee in all carparks above that charged in the Man Street carpark.

In reply to a question, Mr Mander confirmed that parking would be included in the town centre transport strategy review to be undertaken by February 2015. Members agreed that it would make sense to address the issue holistically at that time, but acknowledged the importance of freeing up parking in the Queenstown CBD for short-term parkers and visitors before summer and addressing long-standing requests for operational changes at the Church Street carpark.

Following discussion it was agreed to increase the lease cost for Church Street as it offered a level of service similar to that available in Man Street. However, no increase was supported for the Ballarat Street carpark because it did not offer lease-holders guaranteed parking and was outside. It was agreed that this and the Recreation Ground carpark would be reviewed again when the town centre transport strategy was presented in early 2015.

On the motion of Councillors Cocks and Forbes it was resolved that the Council:

- a. Agree that no further leases be issued for carparking in Council parking facilities; and**
- b. Approve the increase in the price of leased carparks in the Church Street Carpark to \$180 per month (excluding GST), with effect from 1 December 2014.**

5 QLDC Lead Policy – Housing Accord and Special Housing Areas

A report from Matthew Paetz (District Plan Manager) presented the QLDC Lead Policy – Housing Accord and Special Housing Areas for the Council's approval.

Mr Paetz and Mr Bretherton joined the table for this and the following item.

It was reported that since the publication of the report, the Housing Accord had been signed by the Mayor and Minister of Housing.

The Mayor questioned the expectation set out in Appendix B that residential developments would be 'high quality' as she believed that this implied that they would be expensive. Rather, she noted that the intention was to develop 'high performing' houses and whilst this detail was explained in the text, she was concerned that use of 'high quality' in the title was misleading. She suggested that the title be changed to clarify the true intention, adding that similar amendments were also needed elsewhere in the document to ensure consistency.

Councillor Gilmour questioned why the operative District Plan was not covered under the matters to which an authorising agency must have regard, with reference to the resource consent process.

Councillor Stammers-Smith expressed concern that Housing Accord and Special Housing Areas could be located outside approved town boundaries. It was noted that there needed to be a mix of greenfield and brownfield developments under the HASHA Act, and it would not be possible to delay implementing the Act until after the review of the District Plan was complete.

On the motion of Councillors Gilmour and Perkins it was resolved that the Council

- a. Approve the QLDC Lead Policy – Housing Accord and Special Housing Areas as amended;**
- b. Agree to proceed with community engagement on Special Housing Areas in accordance with the Lead Policy.**

The meeting adjourned at 2.35pm and reconvened at 2.50pm.

6 District Plan Review: Town Centres Chapter and Business Mixed Use Zones

A report from Matthew Paetz (District Plan Manager) introduced the following proposed District Plan provisions for the Council to note, pending formal adoption in 2015 for statutory consultation as part of Stage 1 of the District Plan Review:

- Town Centres (Chapter 10);

- Business Mixed Use Zones (part of Chapter 11); and
- The accompanying Section 32 evaluation reports.

Mr Paetz circulated updated town centre maps as those published in the agenda did not show the hatching which illustrated the precinct overlays. He also circulated an enlarged height precinct map for the Queenstown Town Centre as the size of this graphic included in the agenda made it difficult to read. He then provided a brief introduction to the key features of the proposed new provisions.

A question was raised about objective 10.3.4.5 regarding the provision of on-street parking in the Queenstown Town Centre, as this was contrary to the position taken in the Queenstown Transport Strategy. It was agreed that this should be removed. Staff were also asked to ensure that the hours included in 10.3.7.4 (Licensed Premises in the Queenstown Town Centre) were consistent with those in the Council's liquor policy and bylaw.

Councillor Gilmour noted the following points in the provisions which required amendment:

- Glare rule in all Town Centre policies to include an objective for lighting design which mitigates the effects on the night sky;
- Acoustic and licensed activities rules for the Queenstown Town Centre and Queenstown Town Centre Overlay to be placed adjacent to each other in the Queenstown chapter;
- Noise rule provisions to be reworded to provide greater clarity than under present drafting;
- Map for Queenstown heights precinct to be produced on a larger scale for greater reading ease;
- Business Mixed Use Zone currently over-emphasises residential and needs instead to describe the type of business activities envisaged;
- Licenced premises in this zone to be made a restricted discretionary activity so that threshold for approval is higher than at present.

On the motion of Councillors Gilmour and Lawton it was resolved that the Council:

- a. Note the contents of this report and in particular:**
 - i. The Resource Management issues associated with the current provisions.**
 - ii. The RMA Section 32 Evaluations.**
- b. Agree to accept the revised Town Centre Chapter and the Business Mixed Use Zone provisions with agreed minor amendments subject to the approval of the Portfolio Leaders.**
- c. Note that these provisions will be brought back for Council's final approval along with others**

forming Stage 1 of the District Plan Review, prior to statutory consultation and public notification anticipated in May 2015.

- d. Authorise officers to make further minor changes to the Section 32 Evaluation reports and provisions without further recourse to the Council, where this is necessary to:
 - i. Ensure consistent numbering and formatting of the proposed District Plan text;
 - ii. Fix identified minor errors and/or omissions;
 - iii. Ensure continuity with other proposed provisions

7 Proposed Shotover Reserve Vesting

A report from Mike Weaver (Manager, Parks and Operations) set out details of a parcel of land within the Shotover Country Special Zone to be vested as Recreation Reserve as part of the Outline Development Plan for this area. The report described the site and assessed the development levy for reserve improvements and recommended that the Council approve the vesting, subject to various works being undertaken at the applicant's expense and being completed to the satisfaction of the Manager, Parks and Operations.

On the motion of Councillors Gilmour and Perkins it was resolved that the Council suspend Standing Orders to enable Shotover Country's representative to address the Council.

Karen Hansen joined the table and commented briefly on Shotover Country's development.

The Mayor sought confirmation that Shotover Country was contributing funding towards the school gymnasium. Mr Weaver undertook to clarify this point.

On the motion of Councillors Perkins and Gilmour the Council resolved that Standing Orders be reinstated.

On the motion of the Councillors Aoake and Gilmour it was resolved that the Council:

- a. Approve the vesting of proposed Lot 600 as recreation reserve in lieu of the reserve land and cash contributions payable for the proposed subdivision of Shotover Country – Stage 2C. Subject to the following works being undertaken at the applicant's expense:

- i Consent being granted for the subdivision of Shotover Country, Activity Areas 2C.**
 - ii Presentation of the reserve in accordance with Council's standards for reserves.**
 - iii A potable water supply point to be provided at the boundary of the reserve lot.**
 - iv The registrations of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land.**
 - v A five year maintenance period commencing from practical completion of the reserve improvements.**
- b. Accept the offer for reserve improvements for Lot 600 of the proposed subdivision of Shotover Country – Stage 2C to be agreed with the Manager, Parks and Operations, subject to:**
- i Consent being granted for the subdivision of Shotover Country, Activity Areas 2C.**
 - ii The applicant demonstrating best value has been achieved through three prices being obtained for the improvements works associated with the reserve.**
 - iii The works to be completed to the satisfaction of the Manager, Parks and Operations.**
 - iv A credit be approved from the reserve contributions payable for the cost of the reserve improvements as approved by the Manager, Parks and Operations.**

9. Chief Executive's Report

A report from the Chief Executive provided an update on progress with the projects contained in the Chief Executive's performance framework.

The Chief Executive confirmed that the Council would have input into determining which Practice Statements for consenting would be developed this year. He was also asked to clarify how the various dog control initiatives were being funded, especially the free district-wide training sessions.

On the motion of Councillors Aoake and Forbes it was resolved that the Council note the report.

Confirmation of Minutes

25 September 2014

The following amendment to the draft minutes was made:

- Item 4, paragraph 2: Change name from 'Saunders' to 'Weaver'.

On the motion of Councillors Ferguson and Cocks it was resolved that Council confirm as a true and correct record the public part of the minutes as amended of the ordinary meeting of the Queenstown Lakes District Council held on 25 September 2014.

9 October 2014

On the motion of Councillors Aoake and Ferguson it was resolved that Council confirm as a true and correct record the public part of the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 9 October 2014.

Councillor Lawton abstained from voting as she had not been present at the meeting.

Recommendation to Exclude the Public

It is recommended that the Council resolves that the public be excluded from the following parts of the proceedings of the 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:

Confirmation of minutes – 25 September 2014:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
<p>11. New Three Waters Maintenance Contract Commencement Date</p>	<p>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:</p> <p>(i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(i)</p>
<p>12. Appointment and Remuneration of Directors</p>	<p>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:</p> <p>a) protect the privacy of natural persons, including that of deceased natural persons, and</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(a)</p> <p>Section 7(2)(i)</p>

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
13. Holiday Park Outsourcing	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) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

Confirmation of minutes – 9 October 2014:

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
3. Leasing QLDC Holiday Parks	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: (j) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

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Item 10: Project Shotover

Item 11: Draft Three Waters Contract

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
10. Project Shotover	<p>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 protect information where the making available of the information:</p> <p>(k) would disclose a trade secret; or</p> <p>(ii) would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;</p>	<p>Section 7(b)(i) & (ii)</p>
11. Draft Three Waters Contract	<p>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:</p> <p>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p>	<p>Section 7(2)(i)</p>

This resolution is 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 went into public excluded at 3.35pm.

The meeting came out of public excluded and concluded at 4.15pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

27 November 2014

D A T E