

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 28 January 2021 commencing at 1.00pm

Present:

Mayor Boulton; Councillors Clark, Copland, Gladding, Ferguson, Lewers, MacLeod, Miller, Shaw and Smith

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Peter Hansby (General Manager, Property and Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Avery (General Manager, Planning and Development), Dr Thunes Cloete (General Manager, Community Services), Mr Ian Bayliss (Manager, Policy Planning), Ms Katie Russell (Senior Policy Planner), Mr Anthony Hall (Manager, Regulatory), Ms Helen Evans (Environmental Health Team Leader), Ms Belinda Evert (Programme Manager), Mr Simon Mason (Infrastructure Operations Manager), Mr Brandon Ducharme (Senior Infrastructure Development Engineer) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and approximately 15 members of the public

Apologies/Leave of Absence Applications

An apology was received from Councillor MacDonald.

On the motion of the Mayor and Councillor Shaw the Queenstown Lakes District Council resolved that the apologies be accepted.

The following requests for Leave of Absence was made:

- Councillor MacLeod: 30 January – 2 February 2021
- Councillor Gladding: 10-12 February 2021

On the motion of the Mayor and Councillor Ferguson the Queenstown Lakes District Council resolved that the requests for leave of absence be granted.

Declarations of Conflicts of Interest

No declarations were made.

Public Forum

1. Lane Hocking (Universal Developments): Change to Hāwea Special Housing Area Deed of Agreement

Mr Hocking spoke to the two amendments contained in the SHA Deed that he sought to amend (agenda item 4). He explained the change sought to clause 43 ('section sale %'), noting that the problem with potential speculators had already been addressed and

increasing the section sale % from 30% to 50% would simply broaden the offering and help with cashflow at the beginning of the project. He also wanted to amend clause 41 which set the dwelling package pricing. He sought a 7.5-10% increase, as this was reflective of current house building prices and not those at the time the deed was signed.

2. Gillian Macleod: Queenstown Airport et al

Ms MacLeod advised that she supported the general direction indicated in the Statement of Expectation but questioned its consistence with the Council's Vision Beyond 2050. She commented further on development of Queenstown Airport.

She did not understand the Wellbeing Strategy and suggested that in its present form it should be tabled and not released for public input.

She questioned the cost benefit ratio of .9 for Arterial Stage 2 (Queenstown Transport Business Case), suggesting that it should be -10 if the Council was not factoring in replacement of Memorial Hall. She did not see the value of pursuing this project with projected growth and in-bound tourism both negatively impacted by COVID-19.

3. John Glover (Glenorchy Community Association): Statement of Expectation

Mr Glover stated that there was no consideration of general aviation services in the Statement of Expectation. It should not be omitted because it was the backbone of the local tourism industry and QAC needed a strategy to protect its general aviation services.

4. David Mayhew (Kelvin Peninsula Community Association): Statement of Expectation

Mr Mayhew suggested that the Council's position on extending the air noise boundaries at Queenstown Airport had been diluted by the statement in the SOE that effectively only limited it to the next three years. The SOE seemed to accept QAC continuing to operate a demand driven business model. The KPCA would continue to ask how Council would control QAC's business to retain its social licence.

5. John Langley and Cherilyn Mayhew (Hāwea Community Association): Universal Developments SHA proposal in Hāwea

Mr Langley spoke in opposition to Universal Developments' Hāwea SHA and the changes it sought to clauses 41 and 43. The Hāwea community was disappointed the Council had attributed low significance to these changes and felt disenfranchised by the Council's overall failure to engage on the SHA. The HCA questioned if the matter had been pre-determined by the Council.

6. Pierre Marasti (Extinction Rebellion): Climate change et al

The year 2020 had been a waste because during it no progress had been made to address climate change. Much of the world would soon become inhabitable because of excessively hot temperatures and lack of fresh water and the people affected would seek to relocate to those small areas of the world that were still habitable. Food would become scarce because land would become unfit for food production. Such outcomes were only avoidable if the world took meaningful, tangible and measurable actions now.

7. Basil Walker

Mr Walker stated that he was aware of the Tarras airport land purchase but pointed to the proposal to site an international capable airport at Castlerock in Southland. The land had gained resource consent for construction and he saw the facility as an adjunct to QAC. It could accommodate a 3km runway and would be suitable for tourism, freight, southern ocean surveillance and Antarctica aircraft. He noted that the Environment Southland resource consent had only recently lapsed.

Deputation

Simon Telfer from the Wānaka Recovery Advisory Group provided a quarterly update via Zoom on the group's priorities and activities. In particular, he commented on soil analysis and remarked on a particularly valuable session with the Climate Action Group.

Confirmation of Agenda

On the motion of the Mayor and Councillor Gladding the Queenstown Lakes District Council resolved that the agenda be confirmed without addition or alteration.

Confirmation of Minutes

10 December 2020

Councillor Gladding asked for the following amendment to be made to the minutes:

Cardrona Valley Water Supply

"She also suggested that the text 'water take concern held by Mt Cardrona Station' be amended to 'consents.' ~~This was not supported.~~ Staff agreed that this was a typographic error and should read 'consent/s'."

On the motion of the Mayor and Councillor Shaw the Queenstown Lakes District Council resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 10 December 2020 be confirmed as a true and correct record.

1. **Statement of Expectation**

A covering report from Meaghan Miller (General Manager, Corporate Services) presented the draft Queenstown Airport Corporation Statement of Expectation 2021 ['SOE'], seeking the Council's approval of it and delegation to the Mayor to sign on the Council's behalf.

Ms Miller presented the report.

Councillor Ferguson passed on the concerns of the Wakatipu Heritage Trust that the Statement of Expectation made no mention of the management or preservation of the historic Arranmore farm buildings on the edge of the airport site.

It was moved (The Mayor/Councillor Miller):

That the Queenstown Lakes District Council:

- 1. Note the contents of this report; and**
- 2. Approve the Queenstown Airport Corporation Statement of Expectation 2021; and**
- 3. Authorise the Mayor to sign the letter on behalf of Council.**

Positive comment was made about the greatly improved levels of engagement and communication between the QAC Board and Councillors which in itself had added strength into the process. Members praised the work of the QLDC/QAC Steering Group and welcomed QAC's growing efforts to address its carbon footprint.

Councillor Shaw stated that she wished to put an amendment to part two of the motion. The amendment contained several different points and she was happy to move them as one, but asked that they be voted on separately. The Mayor agreed to accommodate this request.

It was moved as an amendment (Councillor Shaw/Councillor Gladding):

2. That the Queenstown Lakes District Council approve the Queenstown Airport Corporation Statement of Expectation, with the following amendments:

- 1. That the following statements be included at the start of the Strategic Planning section under the heading Strategic Planning Principles:**
 - a. Management of and planning for Wanaka Airport to exclude development of Wanaka Airport to allow narrow-body jets.***
 - b. Management of and planning for Queenstown Airport within the existing Air Noise Boundaries.***
 - c. Any change to either of the above principles must be subject to robust council-led consultation within the community directly affected, the outcome of which provides social licence to effect that change.***
- 2. That Council agrees the addition of the following statement as the last line in the Strategic Planning section:**

The QAC will deliver a draft Strategic Plan to QLDC by (insert date).

3. That Council agrees to include the following statement in the Strategic Planning section:
For the avoidance of doubt, QLDC expects that while the Strategic Plan is being developed there will be no development of significant new aviation infrastructure at either Wānaka or Queenstown Airport. In addition, the SOI must state that before any part of the Strategic Plan can be implemented the activity or objective must be included in the Statement of Intent.

4. That Council agrees the addition of the following statement in the Air Noise Boundaries section:
QLDC expects that for the term of this SOI, the capacity for General Aviation at Queenstown and Wanaka airports will not be compromised in order to expand jet operations.

5. That under Section 64B(1)(a)(ii) the Council agrees the additional words as underlined:
The QAC will maintain a proactive consultative relationship with the local communities affected by the operation of the airports and consult with them in a meaningful way on any strategic plan or masterplans covering the future development of the airports.

Councillor Shaw spoke at length to the amendment, detailing her reasons for moving the set of amendments and the resultant expectations that this would place on QAC. She noted that parts (1) and (2) of the amendment were at her instigation and parts (3), (4) and (5) had been instigated by Councillor Gladding.

There was extensive discussion about each of the amendments. Members noted that amendment (2) referred to the date by which a Strategic Plan would be delivered. They agreed that this date should be specified by QAC in the Statement of Intent.

Each part of the amendment was voted on by division.

Part (1) (a, b, c) of the amendment was put and lost (3:7):

For: Councillor Gladding, Councillor Shaw and Councillor Smith

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor, Councillor MacLeod and Councillor Miller

Part (2) of the amendment was put and lost (3:7):

For: Councillor Gladding, Councillor Shaw and Councillor Smith

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor, Councillor MacLeod and Councillor Miller

Part (3) of the amendment was put and lost (2:8):

For: Councillor Gladding and Councillor Shaw

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor, Councillor MacLeod, Councillor Miller and Councillor Smith

Part (4) of the amendment was put and lost (2:8):

For: Councillor Gladding and Councillor Shaw

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor, Councillor MacLeod, Councillor Miller and Councillor Smith

Part (5) of the amendment was put and lost (2:8):

For: Councillor Gladding and Councillor Shaw

Against: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Lewers, Councillor, Councillor MacLeod, Councillor Miller and Councillor Smith

Discussion returned to the original motion which was put and carried with Councillor Gladding and Councillor Shaw recording their votes against the motion.

2. Queenstown Lakes District Community Wellbeing Strategy – approval for community feedback

A report from Marie Day (Community Lead, Recovery Team) sought Council approval of the draft Queenstown Lakes District Community Wellbeing Strategy for community feedback in February/March 2021. The process of obtaining feedback was detailed in the report and would include convening focus group workshops in Queenstown and Wānaka over February and March.

Ms Miller, Dr Cloete and Ms Morss presented the report.

Ms Morss spoke to the report and strategy, noting that both had been prepared by Ms Day but she was unable to attend the meeting. She explained the purpose of the Community Wellbeing Strategy and the process used to develop it.

Councillor MacLeod thanked staff for preparing the document but stated that he did not support adopting the draft strategy in its current form. He detailed further his specific concerns. He supported option 2 as identified in the report, that the Council reject the draft and ask staff to report back to Council with a revised strategy by April 2021. Councillor Clark also expressed concern about the document, advising that she too favoured delaying its adoption pending further work. Councillor Gladding expressed support for the document as an action plan but questioned the lack of

detail on method or budget. She was relaxed about releasing it for feedback but agreed that it was preferable firstly to have the Council's approval.

The Chief Executive accepted the Council's wish for staff to undertake further work on the strategy but recommended against specifying an April 2021 deadline because this would not be achievable alongside other current projects.

On the motion the Mayor and Councillor Clark it was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of this report;**
 - 2. Ask staff to consider the Council feedback and develop a revised draft strategy for consideration by Council (initially through a workshop) as soon as practicable.**
- 3. Delegated Authority for Appeals to Variations to Chapter 30 Energy & Utilities (Stage 3) of the Proposed District Plan**

A report from Ian Bayliss (Policy Planning Manager) sought Council approval for the General Manager Planning and Development, Manager Planning Policy, and Principal Planner Resource Management Policy (acting severally) to be delegated the authority to represent and participate on QLDC's behalf in mediation and/or alternative dispute resolution for appeals to the Council's decisions on variations to Chapter 30 Energy & Utilities as part of Stage 3 of the Proposed District Plan.

Mr Avery and Mr Bayliss presented the report. It was noted that the Planning & Strategy Committee and Appeals Subcommittee would receive regular updates on progress with resolving appeals.

On the motion of Councillor Lewers and Councillor Copland it was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of the report;**
- 2. Note that the Planning and Strategy Appeals Subcommittee has the delegated power to approve the resolution of Environment Court appeals and mediations under the Resource Management Act 1991.**
- 3. Delegate to the General Manager Planning and Development, Manager Planning Policy, and Principal Planner Resource Management Policy (acting severally) the authority delegated under section 34(1) of the Resource Management Act 1991 to represent and participate on behalf of Queenstown Lakes District Council in mediation and/or alternative dispute resolution for appeals to the Council's decisions on variations to Chapter 30 Energy & Utilities as part of Stage 3 of the Proposed District Plan and reach an**

agreement within the guidelines and parameters set by the Appeals Subcommittee.

4. Amend the Queenstown Lakes District Council Register of Delegations from Council to Officers under the Resource Management Act 1991 in relation to appeals to Council's decisions on variations to Chapter 30 Energy & Utilities as part of Stage 3 of the Proposed District Plan.
5. Note that once a decision on the district plan is appealed to the Environment Court, the ultimate decision on the outcome of that appeal will be directed by the Court and is not for the Council to decide.

4. **Update to the Hāwea Special Housing Area Deed between Council and Universal Developments**

A report from Katie Russell (Senior Policy Planner) assessed an application from Universal Developments to amend the existing Hāwea Special Housing Area deed between QLDC and Universal Developments to reflect changes in development conditions, specifically clauses 41 and 43. The proposed changes are detailed below.

*The first proposed variation in **Clause 41**:*

- *Two bed, two bath, single garage dwelling, with driveway and front yard landscaping **\$499,000 (7.5% increase)***
- *Two bed, one bath, double garage dwelling, with driveway and front yard landscaping **\$499,000 (7.5% increase)***
- *Three bed, two bath, single garage dwelling, with driveway and front yard landscaping **\$549,000 (10% increase)***
- *Three/four bed, two bath, double garage dwelling with driveway and front yard landscaping **\$599,000 (8.9% increase)***

*The second proposed variation to **clause 43** seeks a larger allowance for the sale of sections without an associated build contract:*

- *Unless the Council from time to time agrees, in any stage of the development, the Developer may not sell more than ~~30%~~ **50%** of the lots without there being an associated building contract for that lot at the time of sale*

The report noted that that Queenstown Lakes Community Housing Trust (QLCHT), the other signatory to the deed, supported the proposed amendments. The report recommended that the Council approve the proposed variation to clauses 41 and 43.

Mr Avery, Mr Bayliss and Ms Russell presented the report.

Mr Avery spoke to the report. He noted that:

- The prices had been adopted in 2018 and there had been significant shifts in the development landscape since that time.

- This was the only Special Housing Area deed that specified a price house prices in other Special Housing Areas were higher than this.
- The prices were still very reasonable and were considerably lower than comparable properties in the Hāwea area.
- There was some risk the development would not proceed if these changes were not approved.

Discussion focused firstly on the proposed change to clause 41. Concern was expressed that no concrete evidence to support this request was provided. There was also further comment about the acknowledged housing crisis and lack of affordable housing in the district along with adverse economic effects of COVID-19. Councillor Gladding expressed concern that it was not possible to understand the quantum of increase on the build because the total price included the cost of the land. Councillor Smith shared these concerns, adding that the principal purpose of SHAs was to address housing supply rather than affordability.

Various concerns were raised about the potential adverse effects of amending clause 43. Mr Avery advised that the purpose of changing clause 43 was to provide greater opportunity for different people to buy different types of sections, thereby allowing the development to advance at a faster pace than currently projected. He noted that there were other clauses in the deed specifically to address property speculation. The Mayor acknowledged the concerns expressed about the proposed change to clause 43, stating however that he was reluctant simply to decline it. Accordingly, he asked the Chief Executive to draft an alternative recommendation that would provide scope for staff to negotiate with the developer further on the change to Clause 43 and bring the matter back to the Council.

Councillor MacLeod suggested that the Council split the recommendation and vote on clauses 41 and 43 separately. The Mayor agreed with this course of action.

On the motion of the Mayor and Councillor MacLeod it was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of this report.**

On the motion of the Mayor and Councillor Clark it was resolved that the Queenstown Lakes District Council:

- 2. Accept the proposed variation to clause 41 of the Hāwea Special Housing Area Deed.**

Councillors Gladding, Shaw and Smith recorded their votes against the motion.

On the motion of the Mayor and Councillor Lewers it was resolved that the Queenstown Lakes District Council:

- 3. Instruct the Chief Executive to have further discussion with Universal Developments Hāwea Limited with regard to the scope of change to clause 43 of the Hāwea Special**

Housing Area Deed and report the outcome to the next Council meeting.

Councillor Gladding and Councillor Smith recorded their votes against the motion.

The meeting adjourned at 3.02pm and reconvened at 3.10pm.

5. Queenstown Transport Business Case

A report from Tony Pickard presented the Queenstown Transport Business Case and sought endorsement of it, which would enable staff to begin delivering a range of roading/transport projects. The report also recommended that there be an annual update provided to Council on progress with the projects.

Mr Hansby and Mr Pickard presented the report.

There was considerable discussion about the different projects contained within the plan. The view was expressed that further development on Ladies Mile should not occur until there was a viable alternative means of transport in place. Members also acknowledged the importance of partnerships with Waka Kotahi/NZTA and Otago Regional Council. Further comment was made about active transport, public transport, inclusion of sustainability considerations in design and the need to make budgetary allowance for replacing the Memorial Centre.

Councillor Gladding sought clarification of the full cost of the programme because she did not consider that \$151M represented the total cost. Mr Hansby confirmed that some projects would be subsidised and the Council would still have to decide the programme of investment in the Ten-Year Plan.

Councillor MacLeod observed that all the projects were based in the Wakatipu and he asked for some provision to be made to share funding across the district. Councillor Smith stated that he was prepared to support the recommendation to enable the next step in the process, although he was aware that in approving the plan, there would be consequential impacts on decisions made about investment into Wānaka programmes and interventions. Councillor Shaw also raised the concern that the plan was very Wakatipu-centric which she considered would adversely affect funding availability for Wānaka projects. Whilst she appreciated that congestion problems were worse in the Wakatipu, she did not agree that these projects should be at the expense of anything else. Accordingly, she did not support the recommendation.

Councillor Gladding considered that the Queenstown Transport Business Case focussed too much on enabling traffic entering the town centre and not constraining visitor growth. In her view, it needed to reconsider priorities because it was not sufficient to present 'business as usual' solutions.

On the motion of Councillor Lewers and Councillor Clark it was resolved that the Queenstown Lakes District Council:

1. Note the contents of this report;
2. Endorse the Queenstown Transport Business Case;
3. Authorise officers to complete further works on elements of:
 - a. New Zealand Upgrade Programme
 - b. Crown Infrastructure Partners projects
 - c. Travel Demand Management
 - d. Public Transport Services
 - e. Shotover and Stanley Street Improvements
 - f. Queenstown Town Centre Street Upgrades Stage 2
 - g. Queenstown Arterial Stages 2 and 3
 - h. Stanley Street Bus Hub Stage 2
 - i. Frankton Bus Hub[As identified in Attachment B]
4. Direct that Council receive annual updates on these projects.

Councillors Gladding and Shaw recorded their votes against the motion.

6. Food Grading Bylaw and Fees Review

A report from Helen Evans (Team Leader Environmental Health) sought the Council's agreement to begin public consultation to revoke the Food Grading Bylaw 2016 and to adjust the fees schedule. The report also asked the Council to appoint three Councillors to hear and consider the submissions on the proposal.

Ms Evans and Mr Hall presented the report.

Councillor Smith left the meeting at 3.34 pm

On the motion of Councillor Lewers and Councillor Gladding it was resolved that the Queenstown Lakes District Council:

1. Note the contents of this report;
2. Approve the commencement of public consultation using the special consultative procedure in accordance with section 83(1) of the Local Government Act 2002 in relation to the proposal to revoke the Bylaw and adjust the fees schedule; and
3. Appoint three Councillors Clark, Gladding and Lewers to hear and consider the submissions on the proposal and make recommendations to the Council on the revoking the Bylaw and adjusting the fees schedule.

7. Chief Executive's Report

A report from the Chief Executive presented information about:

- a) Submission on Commerce Commission decision cross submission on the Aurora Energy investment plan for retrospective approval (was due on 18 January).
- b) Approval of a budget reallocation to allow for Lucas Place Road rehabilitation Project

The Mayor advised that he had written to the Commerce Commission expressing concern about the timeframe for consultation over the Christmas and New Year period, but these concerns had not been accepted and there had been no change made to the consultation period.

There was further discussion about the budget adjustment for the Lucas Place Road Rehabilitation Project to be completed and the nature of works to be undertaken. It was noted that the figure showing in the recommendation (\$1,150,000) was incorrect and the latest QS estimate to complete the project was **\$1,857,700**.

Councillor Smith returned to the meeting at 3.38pm

Councillor Shaw acknowledged the Mayor's concerns about the timing of the Aurora energy cross submission but stated that she remained confused about the submission itself, adding that she was still concerned about the increased prices for consumers in the Upper Clutha and Central Otago areas in particular. The Chief Executive explained that the Council had opposed the price increases and the Mayor had made several submissions on this subject, but the Commerce Commission had concluded that Aurora had made its case for increasing investment in its network to ensure greater levels of resilience and safety.

Councillor Gladding asked the Mayor to take the sections of the resolution separately but he declined.

On the motion of Councillor Copland and Councillor Lewers it was resolved that the Queenstown Lakes District Council:

- 1. Note the contents of this report;**
- 2. Approve retrospectively the Council's Draft Commerce Commission Decision cross submission on the Aurora Energy Investment Plan; and**
- 3. Approve the reallocation of the following budgets to result in a total budget of \$1,857,700 for the Lucas Place Road Rehabilitation Project:**

Project	Transfer Value
001132 Malaghans Road Rehab	\$170,000
000812 Wakatipu Environmental Renewals	\$130,000
000788 Queenstown Parking Improvements	\$425,000
001055 Public Health Upgrades	\$425,000

Councillor Gladding and Councillor Shaw recorded their votes against the motion.

Resolution to Exclude the Public

On the motion of the Mayor and Councillor Lewers the Queenstown Lakes District Council resolved that the public be excluded from the following parts of the meeting:

The general subject of each matter to be considered whilst the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

Confirmation of minutes (Ordinary meeting of Council, 10 December 2020)

- Item 12: Cardrona Valley Water Supply Scheme and Budget Reforecast**
- Item 13: Queenstown Town Centre Arterial Property Acquisitions**
- Item 14: Frankton Campground – New Lease & Redevelopment**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
12. Cardrona Valley Water Supply Scheme and Budget Reforecast	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)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
13. Queenstown Town Centre Arterial Property Acquisitions	<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>h) enable any local authority holding the information to carry on without prejudice or disadvantage, commercial activities;</p> <p>ii) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</p> <p>j) prevent the disclosure or use of official information for improper gain or improper advantage.</p>	<p>Section 7(2)(h)</p> <p>Section 7(2)(i)</p> <p>Section 7(2)(j)</p>
14. Frankton Campground – New Lease and Redevelopment	<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>h) enable any local authority holding the information to carry on without prejudice or disadvantage, commercial activities;</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)(h)</p> <p>Section 7(2)(i)</p>

This recommendation 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 3.53 pm.

PUBLIC EXCLUDED

Confirmation of Minutes

10 December 2020

On the motion of the Mayor and Councillor Copland the Queenstown Lakes District Council resolved that the minutes of the public excluded part of the ordinary meeting of the Queenstown Lakes District Council held on 10 December 2020 be confirmed as a true and correct record.

On the motion of the Mayor and Councillor Shaw the Queenstown Lakes District Council resolved that the public be readmitted to the meeting.

The meeting came out of public excluded and concluded at 3.54pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

MAYOR

DATE