

Minutes of an ordinary meeting of the Queenstown Lakes District Council held via Zoom on Thursday 3 February 2022 commencing at 1.00pm

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Stewart Burns (General Manager, Finance, Legal and Regulatory), Mr Peter Hansby (General Manager, Property and Infrastructure), Dr Thunes Cloete (General Manager, Community Services), Ms Meaghan Miller (General Manager, Corporate Services), Ms Michelle Morss (Strategy and Development Manager, Corporate Services), Mr Jeremy Payze (Senior Management Accountant), Mr Gareth Noble (Programme Director), Ms Jess Mannix (Project Manager) and Ms Jane Robertson (Senior Governance Advisor)

Apologies/Leave of Absence Applications

There were no apologies.

The following requests for leave of absence were made:

- The Mayor: 28 February – 4 March 2022
- Councillor Gladding: 7-11 March 2022

On the motion of the Mayor and Councillor Clark the Queenstown Lakes District resolved that the requests for leave of absence be approved.

Declarations of Conflict of Interest

Following the addition of a new item to the agenda under 'Confirmation of Agenda' (see below) the Mayor declared a conflict of interest in the item as the Downer Group, with which he had an association, was a member of the 3 Waters Contract Works Panel discussed in the report. He undertook to leave the meeting for this item.

Special Announcements

The Mayor made special announcements in relation to Emon Saunders, John Martin and Ulrich Glasner. He referred with sadness to the recent deaths of Mr Saunders and Mr Martin and paid tribute to Mr Glasner's contribution to the Council in his role as Chief Engineer on the occasion of Mr Glasner leaving the Council's employment.

Public Forum

All the public forum speakers appeared via Zoom.

1. Pierre Marasti (Extinction Rebellion)

Mr Marasti stated that there were now only eight years left to halve emissions for a 50/50 chance of surviving the climate crisis. The beginning of the year was a time to reflect but 2021 had been the warmest year on record for New Zealand. Emissions had reduced in 2020 because of the slow-down in air traffic but had rebounded in 2021. There were various local tourism activities that contributed to emissions but reducing air traffic was not in the QLDC's Climate Action Plan. Emissions needed to reduce by 7.6% per year between 2020 and 2030 and two years had been wasted already.

2. John Glover (Glenorchy Community Association – 'GCA')

Mr Glover asked Council to support the GCA's application for a licence over a portion of reserve adjacent to the Glenorchy Cemetery in order to develop a community nursery and garden. He thanked Council staff for their efforts in getting the project to this stage and he hoped Councillors would attend the official opening in March 2022. It was a positive economic development initiative for the community and was part of a larger bio-diversity project.

3. Cath Gilmour (We Love Wakatipu)

Ms Gilmour noted that in every consultation since 2018, 90% of respondents had opposed air noise boundary expansion at Queenstown Airport. She asked why the draft SOE did not specifically exclude this, especially in light of the community's stated opposition. Council had ultimate control over QAC as a CCTO but the draft SOE reduced the commitment from QAC to seek meaningful input from Council or the community. She asked the SOE to be amended to (a) give a clear directive that air noise boundaries would be not expanded; (b) require meaningful Council and community consultation; (c) remove reference to growing shareholder value; and (d) remove reference to wide body jets.

4. Noel Beggs

Mr Beggs spoke about the deterioration of Butlers Wall, a heritage feature in Arrowtown. Damage had been exacerbated by over-weight vehicles using the adjacent roadway and although this had been addressed by new signage, increasing general traffic use was causing damage. The Council needed to have budget available for remedial work or identify access alternatives and work collaboratively with local groups to lessen the risk of damage.

5. John Hilhorst (FlightPlan 2050)

Mr Hilhorst referred to the potential yield from the Lakeview precinct, suggesting that Council had a similar opportunity with redevelopment of the Queenstown Airport land if the proposed Tarras Airport went ahead. He was critical of the SOE's directive for QAC to oppose the Tarras proposal as it was the Council's duty under the Local Government Act to investigate such opportunities. Further, it fixated on a pre-determined lesser outcome to ensure the primacy of Queenstown Airport. He asked Council to task QAC to consider all the options, including the eventual closure of Queenstown Airport for all but vertical lift-offs and landings.

Confirmation of Agenda

It was moved (The Mayor/Councillor Clark):
That the Queenstown Lakes District Council resolve that the agenda be confirmed with the addition of a further item entitled “Approval to award a construction contract for the Project Pure Wastewater Treatment Plan Upgrade” in the public excluded part of the meeting:

- This paper is not included on the agenda because it relates to additional costs that were only identified this week as part of an ongoing tender evaluation; and
- The matter cannot be delayed until the next ordinary meeting because contractors have included short price viability periods in their quotations because of ongoing market cost fluctuations.

The motion was put and carried (8:3):

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

Against: Councillor Gladding, Councillor Shaw, Councillor Whitehead

Abstain: Nil

Confirmation of minutes

a. 16 December 2021 (Ordinary meeting)

The following amendments were made to the draft minutes:

Change to page 2 of draft minutes (Declaration of Conflict): “The Mayor noted an association with the Downer Group” (rather than ‘a member of the Board of Directors’).

Change to page 4 of the draft minutes (Freedom Camping Bylaw, paragraph 4): “He noted that views were ~~became~~ more nuanced than previous ~~as the~~ freedom camping hearings progressed.”

On the motion of the Mayor and Councillor Gladding the Queenstown Lakes District Council resolved that the minutes of the public part of the ordinary meeting of the Queenstown Lakes District Council held on 16 December 2021 as amended be confirmed as a true and correct record.

b. 19 January 2022 (Emergency meeting)

On the motion of the Mayor and Councillor Gladding the Queenstown Lakes District Council resolved that the minutes of the public part of the emergency meeting of the

**Queenstown Lakes District Council held on 19 January 2022
be confirmed as a true and correct record.**

1 Queenstown Airport Corporation: Statement of Expectation

A covering report from Meaghan Miller (General Manager Corporate Services) presented the Council's Statement of Expectation ['SOE'] for the Queenstown Airport Corporation ['QAC'] for approval.

Ms Miller presented the report.

The Mayor signalled his desire to remove any reference to wide body jets from the SOE and that he would move in this direction, if necessary.

Councillor Gladding asked a number of questions. She sought legal advice to confirm that including the strategic plan in the Statement of Intent ['SOI'] would not limit QAC's ability to implement it and asked for this to be provided before the Council was required to sign off the SOI.

Councillor Lewers advised that he was aware of other members who wished to move amendments to the draft SOE, but foreshadowed he also had a number of amendments that he wished to propose or to incorporate into the substantive motion. He agreed with the Mayor's desire to remove the reference to wide bodied jets but he also wished to require the Statement of Intent to have regard to the Spatial Plan. In addition, he wanted to make a statement on air noise boundaries as he understood that the community sought a firm stance on this topic. He noted that some of the changes he sought were in line with other amendments put forward, but other points he would address separately.

The Chief Executive commented on a previous request for QAC to review its constitution. He confirmed that such a review had been completed. Should a further review be undertaken, either QAC or QLDC could take on the task.

It was suggested that a further request for a review of the constitution was necessary.

Amendments to the Statement of Expectation

Councillor Shaw presented and spoke to three changes she sought to the draft SOE.

The Mayor advised that he would take voting on each of the proposed amendments to the SOE separately.

**It was moved (Councillor Shaw/Councillor Gladding):
That the Queenstown Lakes District Council resolve to amend
the Statement of Expectation with the addition of a clear and
explicit statement that consultation will be QLDC-led.**

The motion was put and carried (9:2):

For: Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Mayor Boulton; Councillor Lewers

Abstain: Nil

**It was moved (Councillor Shaw/Councillor Gladding):
That the Queenstown Lakes District Council resolve to amend
the Statement of Expectation with the addition of a
statement that “The Strategic Plan and Masterplan must be
formally agreed by full Council before implementation.”**

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

**It was moved (Councillor Shaw/Councillor Gladding):
That the Queenstown Lakes District Council resolve to amend
the Statement of Expectation as follows:**

c. Instead of

“As owner of Wānaka Airport, QLDC acknowledges the relationship with QAC to continue with the day-to-day management of the airport. Although not entirely pertinent to the QAC, to note QLDC is not contemplating or planning for the introduction of wide-bodied jets to Wānaka Airport.”

To read:

“Wānaka Airport is under ownership and control of QLDC. In relation to Wānaka Airport, QAC provides a management service agreement. The QAC SOI scope is limited to Queenstown Airport.”

The motion was put and lost (4:7):

For: Councillor Gladding, Councillor Shaw, Councillor Smith, Councillor Whitehead

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

Abstain: Nil

Councillor Gladding then spoke to three amendments she wished to propose to the SOE.

Following discussion it was agreed to delete 'Destination Management Plan' from Councillor Gladding's second point. There was also discussion about how Councillor Gladding's proposed amendment compared with the one put forward by Councillor Lewers in relation to retaining airport operations within the existing Queenstown Airport Air Noise Boundaries.

Councillor Clark signalled that she would vote against any motion to place a ten year limit on remaining within existing Air Noise Boundaries as she considered QAC should remain within them forever.

Members considered adding a requirement that the Ten Year Plan and Masterplan should both be agreed by Council, in addition to Councillor Gladding's proposal that their scope be clearly outlined in the COI.

**It was moved (Councillor Gladding/Councillor Shaw):
That the Queenstown Lakes District Council resolve that the section entitled 'Strategic Direction' be amended to include a new point:**

- **The Ten-Year Plan and Masterplan must be formally agreed by full Council before implementation and the scope of both plans must be clearly outlined in the SOI.**

The motion was put and carried (9:2):

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor MacLeod, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Councillor Lewers, Councillor Miller,

Abstain: Nil

**It was moved (Councillor Gladding/Councillor Shaw):
That the Queenstown Lakes District Council resolve that the section entitled 'Strategic Direction' be amended to include a new point:**

- **The QAC Ten-Year Plan must clearly align with QLDC's Wellbeing Framework* and its relevant outputs, including the Climate and Biodiversity Action Plan (*under development).**

The motion was put and carried (8:3):

For: Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Mayor Boulton; Councillor Clark, Councillor Lewers

Abstain: Nil

**It was moved (Councillor Gladding/Councillor Shaw):
That the Queenstown Lakes District Council resolve that the section entitled 'Strategic Direction' be amended to include a new point:**

- **The QAC Ten-Year Plan must offer certainty that airport operations will remain within the Queenstown Airport Air Noise Boundaries for the next ten years.**

The motion was put and carried (10:1):

For: Mayor Boulton; Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Councillor Clark

Abstain: Nil

Councillor Whitehead presented a proposed addition to the points contained in the SOE under 'Strategic Direction.'

**It was moved (Councillor Whitehead/Councillor Miller):
That the Queenstown Lakes District Council resolve that the section entitled 'Strategic Direction' be amended to include a new point:**

The QAC Ten-Year Plan will consider potential commercial/viable utilisation of Queenstown Airport land to shape the strategic direction to enable visitors to use transport networks and encourage mode shift from private vehicles in line with QLDC's Climate and Biodiversity Action Plan, the QLDC 2050 Vision and the Whaiora Grow Well Spatial Plan.

The motion was put and carried unanimously:

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

Councillor Lewers advised that in light of the preceding amendments to the draft SOE, he was happy not to pursue his proposed amendments.

Having dealt with proposed changes to the draft SOE, the Mayor asked the Council to return to the substantive motion. He reminded the Council of his wish to include an instruction to delete all reference to 'wide body jets'.

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;**

2. Delete all reference to 'wide body jets' from the Queenstown Airport Corporate Statement of Expectation 2022;
3. Approve the Queenstown Airport Corporate Statement of Expectation 2022; and
4. Authorise the Mayor (Queenstown Lakes District Council) to sign the letter of behalf of Council.

The motion was put and carried (10:1):

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Smith, Councillor Whitehead

Against: Councillor Shaw

Abstain: Nil

Councillor Whitehead spoke in support of QLDC developing a QAC CCTO Governance Manual as she considered that the current process of developing the SOE and SOI was failing and other ways of protecting governance processes needed to be explored. Such a manual would also serve to show the community how the Council governed QAC.

It was moved (Councillor Whitehead/Councillor Shaw):

**That the Queenstown Lakes District Council resolve that:
QLDC officers will consider a QAC CCTO Governance Manual
to become operative in the 2023 cycle of the SOE, SOI for QAC
and report back to full Council on its recommendations.**

The motion was put and carried (10:1):

For: Mayor Boulton; Councillor Clark, Councillor Ferguson, Councillor Gladding Councillor Lewers, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Councillor Copland

Abstain: Nil

Councillor Shaw sought an indication from staff on when work on the Governance Manual would be possible.

Councillor Shaw sought a legal review of the QAC constitution to be undertaken by the Council. The Chief Executive suggested that any resolution make reference to a timeframe and he proposed the end of August 2022.

**It was moved (Councillor Shaw/Councillor Gladding):
That the Queenstown Lakes District Council resolve that:
QLDC will review the QAC constitution by end August 2022.**

The motion was put and lost (4:7):

For: Councillor Gladding, Councillor Shaw, Councillor Smith, Councillor Whitehead

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

Abstain: Nil

The meeting adjourned at 3.23pm and reconvened at 3.40pm.

2 **Three Waters Reform – Feedback to Government**

A report from Michelle Morss (Strategy and Development Manager) provided information about the Communities 4 Local Democracy Group which was a local government response by some councils to the mandatory three waters reform, noting that QLDC may resolve to join this group.

Ms Morss presented the report.

Councillor Gladding signalled that whilst she supported joining the Communities 4 Local Democracy Group, she wished to make additions to the officer recommendation contained in the report. The purpose of these additions was to provide complete clarity on the Council's position with respect to alternative options.

Councillor Lewers advised that he was not opposed to the government model per se, but the mandate. He did not support the funding model proposed by the Communities 4 Local Democracy Group.

The Mayor did not consider that joining the Communities 4 Local Democracy Group would make a difference and the Council was better to engage with LGNZ.

**It was moved (Councillor Gladding/Councillor Shaw):
That the Queenstown Lakes District Council:**

- 1. Note the contents of this report;**
- 2. Resolve to join the Communities 4 Local Democracy Group;**
- 3. Note that QLDC does not support a particular governance model for 3 Waters infrastructure and services at this time, but fully supports the investigation and consideration of alternative models to ensure the best outcome for its communities;**

4. **Note that QLDC also supports the work of the Government's 3 Waters Working Group to improve the 4-Entity Model.**

The motion was put and carried:

For: Councillor Clark, Councillor Copland, Councillor Ferguson Councillor Gladding, Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Mayor Boulton; Councillor Lewers

Abstain: Nil

3 **Recovery Summary 2020/21**

A report from Michelle Morss (Strategy and Development Manager) provided a summary of the recovery work undertaken in response to COVID-19 during 2020/21.

The Mayor thanked Ms Morss and her team for their response, observing that they had been positive and engaged, producing some outstanding outcomes. The work was now transitioning into the existing work programme and becoming business as usual.

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

1. **Note the contents of this report and thank staff for their work in this space.**

4 **Queenstown Lakes District Council Submissions**

A report from Erin Auchterlonie (Policy Advisor, Corporate Services) presented six submissions for retrospective approval made to various government agencies on consultations relevant to QLDC and the wider district.

Ms Morss presented the report.

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

1. **Note the contents of this report;**
2. **Approve retrospectively the contents of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill submission;**
3. **Approve retrospectively the contents of the Emissions Reduction Plan submission;**
4. **Approve retrospectively the contents of the Pae Ora (Healthy Futures) Bill submission;**

5. **Approve retrospectively the contents of the New Zealand Waste Strategy submission;**
6. **Approve retrospectively the contents of the Economic Regulation and Consumer Protection for Three Waters submission; and**
7. **Approve retrospectively the contents of the Immigration Inquiry submission.**

5 **December 2021 Capital Works Reforecast**

A report from Jeremy Payze (Senior Management Accountant) proposed changes to the capital expenditure budgets in the 2021/22 Annual Plan.

Mr Burns, Mr Hansby and Mr Payze and presented the report.

Councillor Copland advised that he wished to amend the recommendation by adding instructions to restore the Butlers Wall. He noted that it was a valuable heritage feature and was important to the stability of Buckingham Street.

The Mayor asked if there was a likely cost for such a project. Councillor Smith expressed some concern about adding a project to the programme without understanding the costs. The Chief Executive suggested that the project be included in the 2022/23 Annual Plan as an internal submission which would give staff the opportunity to provide a more accurate costing.

**It was moved (Councillor Copland/Councillor Ferguson):
That Council note with concern the ongoing deterioration of Butlers Wall and instruct the Chief Executive to bring forward an internal submission to the 2022/23 Annual Plan a budget and project to undertake the reconstruction of the wall in year 2 of the Long Term Plan.**

**It was moved as an amendment(Councillor Lewers/Councillor Gladding):
That the timeframe for reconstruction of the Butlers Wall be amended to read “to be complete by the end of year 3 of the Long Term Plan.”**

The amendment became part of the substantive motion:

That Council note with concern the ongoing deterioration of Butlers Wall and instruct the Chief Executive to bring forward an internal submission to the 2022/23 Annual Plan a budget

and project to undertake the reconstruction to the wall to be complete by the end of year 3 of the Long Term Plan.

The motion was put and carried unanimously.

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

It was moved (The Mayor/Councillor Gladding):

That the Queenstown Lakes District Council:

- 1. Note the contents of this report;**
- 2. Approve all proposed changes in accordance with Attachment A of the 'December 2021 Capital Works Reforecast' report; and**
- 3. Note that approval of recommendation (2) will result in a net reduction of \$61.3M to 2021/22 Budgets.**

For: Mayor Boulton; Councillor Clark, Councillor Copland, Councillor Ferguson, Councillor Gladding, Councillor Lewers Councillor MacLeod, Councillor Miller, Councillor Shaw, Councillor Smith, Councillor Whitehead

Against: Nil

Abstain: Nil

6 New Reserves Licence for Glenorchy Community Association

A report from Alex Jamieson (Parks and Reserves Planner) assessed an application from the Glenorchy Community Association for a licence to establish and operate a temporary community nursery and garden on QLDC reserve adjacent to the Glenorchy Cemetery. The report recommended approving a licence for five years.

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

- 1. Note the contents of this report;**
- 2. Grant a new licence over cemetery reserve under section 54(1)(a) of the Reserves Act to the Glenorchy Community Association (GCA), for use of the site as a community nursery and garden, adjacent to the Glenorchy Cemetery with legal description Section 2 Block XVIII Tn of Glenorchy, subject to the following conditions:**

Commencement	TBC
Term	5 years
Renewal	None
Rent	Subject to the Community Facility Funding Policy (\$1 per annum at commencement)
Permitted use	For the purposes of a community nursery and garden, and associated activities
Insurance	Lessee to hold Public Liability Insurance of at least \$2,000,000
Safety/Suspension	Council to retain ability to suspend or vary the licence for safety or other purposes
Termination	Council can give 2-years cancellation notice

7 **Old Kawarau Falls Bridge Acquisition**

A report from Thunes Cloete (General Manager, Community Services) assessed an offer from the Ministry of Business, Innovation and Employment (MBIE) to acquire the former Kawarau Falls Bridge for \$1.00. The report noted that there were five main issues impacting the Council acquiring the bridge (future plans, maintenance obligations, health and safety risks, heritage values and financial implications), noting however, that the bridge was in an important position in relation to the Whakatipu Active Travel Network. The report recommended that the Council agree in principle to acquiring the bridge for \$1.00 and delegate authority to the Chief Executive to approve the final terms and conditions of acquisition.

Dr Cloete presented the report.

Councillor Gladding asked for the rates impact of any acquisition. Dr Cloete advised that the costs would be small compared to other Council-owned bridges and funding provision would be made in the next Long-Term Plan. Once it became a Council road, it would be eligible for a subsidy of up to 50% and staff would work with the Queenstown Trails Trust to acquire external funding support for maintenance.

There was discussion about the services that still existed on the bridge and its heritage value. Some concern was expressed about the Council's liability in taking on the bridge. The Mayor considered that MBIE could provide a much more attractive option than what they were currently offering.

**It was moved (Councillor Whitehead/Councillor Gladding):
 That the Queenstown Lakes District Council agree that the
 item lie on the table to enable staff to do further work and
 report back.**

For: Mayor Boulton; Councillor Clark, Councillor Ferguson, Councillor Gladding,
 Councillor Lewers Councillor MacLeod, Councillor Miller, Councillor Shaw,
 Councillor Smith, Councillor Whitehead
 Against: Councillor Copland
 Abstain: Nil

RESOLUTION TO EXCLUDE THE PUBLIC

**On the motion of the Mayor and Councillor Clark it was
 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 Council meeting held on 16 December 2021)

- Item 13a: Chief Executive’s Report: QLDC Lease Rental Relief Policy Covid-19**
- Item 14: Wānaka Reserve Land Acquisition**
- Item 15: Three Waters Operational Contracts**
- Item 16: Draft Wānaka Airport Management Services Agreement**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
13a. Chief Executive’s Report: QLDC Lease Rent Relief Policy – COVID-19	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: b)(ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.	Section 7(2)(b)(ii)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
14. Wānaka Reserve Land Acquisition	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: h) to enable Council to carry out, without prejudice or disadvantage, commercial activities; i) enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(h) Section 7(2)(i)
15. Three Waters Operational Contracts	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: b)(ii) protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. i) enable Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(b)(ii) Section 7(2)(i)
16. Draft Wānaka Airport Management Services Agreement	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 Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	Section 7(2)(i)

Confirmation of minutes (Emergency Council meeting held on 19 January 2022)

Item 1: Potential Land Acquisition

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
1. Potential Land Acquisition	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 Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

Agenda items

- Item 7A Old Kawarau Falls Bridge Legal Advice**
- Item 8 Agreement to Lease – 35 Plantation Road, Wānaka**
- Item 9 Approval to award a construction contract for the Project Pure Wastewater Treatment Plant Upgrade**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
7A. Old Kawarau Falls Bridge Legal Advice	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: g) maintain legal professional privilege	Section 7(2)(g)

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
8. Agreement to Lease: 35 Plantation Road, Wānaka	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 Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)
9. Approval to award a construction contract for the Project Pure Wastewater Treatment Plant Upgrade	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 Council to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(i)

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 4.48pm.

The meeting came out of public excluded and concluded at 5.52pm.

MAYOR

DATE