

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Armstrong Room, Lake Wanaka Centre, Wanaka on Thursday 24 March 2016 commencing at 1.00pm

Present:

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

In attendance:

Mr Mike Theelen (Chief Executive Officer), Mr Peter Hansby (General Manager, Infrastructure), Mr Stewart Burns (General Manager Finance and Regulatory), Mr Stephen Quin (Parks and Reserves Planning Manager), Mr Blair Devlin (Acting District Plan Manager; Manager, Planning Practice), Mr Blake Hoger (Property Manager, APL Property Ltd), Mr Matt Jenkinson (Health, Safety and Wellbeing Advisor), Mr Paul Speedy (Manager, Strategic Projects and Support), Mr John Gilks (QAC Board Chair), Mr Mark Edghill (Acting Chief Executive Officer, QAC), Mr Stephen Woodhead (Chair, Otago Regional Council), Mr Peter Bodeker (Chief Executive, Otago Regional Council), Mr Nick Donnelly (Corporate Services Director, Otago Regional Council), Mrs Mandy Kennedy (Chief Executive, Queenstown Trails Trust) and Ms Jane Robertson (Governance Advisor); two members of the media and five members of the public

Apologies

An apology was received from Councillor Gilmour.

On the motion of Councillors Lawton and Stevens it was resolved that the Council accept the apology.

Leave of Absence Requests

The following requests for leave of absence were made:

- Councillor Cocks: 15-25 April 2016
- Councillor Forbes: 1-13 April 2016 and 4-10 May 2016
- Councillor Ferguson: 1 May – 3 June 2016

On the motion of Councillors Stevens and Stammers-Smith it was resolved that the Council approve the request for leave of absence.

Declarations of Conflicts of Interest

- Councillor Aoake declared a conflict in relation to item 13 as his wife was employed by Skyline Enterprises Ltd; he undertook to leave the room for this item.
- Councillor Gazzard declared a conflict in relation to item 13 as he held shares in Skyline Enterprises Ltd; he undertook to leave the room for this item.

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- Councillor Cocks declared a conflict in relation to one of the matters covered under item 15, as he had been a commissioner for one of the applications subject to appeal. He stated that he would sit back from the table for discussion of the item but did not consider it necessary to leave the meeting room. The Mayor agreed that this was acceptable.
- The Mayor declared a conflict of interest in relation to one of the matters covered under item 15, as she was personally acquainted with one of the applicants. She would leave the room for discussion of this part of the report, during which the Deputy Mayor would chair the meeting.

Matters Lying on the Table

Proposed New Lease to Canterbury/Westland Kindergarten Inc for the Frankton Kindergarten – remained lying on the table from the ordinary meeting of Council held on 24 February 2016.

Confirmation of agenda

The agenda was confirmed without addition or alteration.

Public Forum

1. Kathy Dedo

Ms Dedo expressed thanks to the Council for allowing her and others to represent the district and 'Shaping Our Future' at the recent Trustpower National Community Awards. She stated it had been an honour and a privilege to do so as well as exciting and inspiring to meet representatives of other community groups and celebrate the difference that volunteers made to their communities. She noted that Shaping Our Future had not won but it had generated a lot of interest from other council representatives. She also acknowledged the Council's role in Shaping Our Future, as it would not be possible to deliver it without Council's support.

2. Basil Walker

Mr Walker addressed the Council about the use of the Ben Lomond Reserve by Skyline Enterprises for its gondola activity and questioned the need for the agenda item (item 13) to be considered with the public excluded. He asserted that Skyline Enterprises had received favourable treatment by the Council in relation to its lease of the reserve, adding that by statute the reserve should be for public enjoyment and not commercial venture. He questioned how the agenda item fitted with the lease conditions and Skyline's submission to the Proposed District Plan and asked why an activity using public land was not publicly available for debate.

Mr Walker appended Skyline's submission to the Proposed District Plan to his public forum presentation and commented further on it.

Mr Walker asked for the agenda item to be set aside and deferred to allow for public scrutiny and the completion of the Proposed District Plan.

3. Rachel Brown

Ms Brown expressed support for an item that she understood Councillor MacLeod would raise later in the meeting about the development of new roading at Three Parks. She noted particular concerns about large kerbing being installed on Ballantyne Road which was contrary to all transportation planning principles and the Wanaka Community Board's stated need for there to be a good cycle connection to the new Wanaka Sports Facility.

1. **Draft Statement of Intent for Queenstown Airport Corporation for 2016/17**

A covering report from Stewart Burns (General Manager Finance and Regulatory) introduced the draft Statement of Intent for Queenstown Airport Corporation ('QAC') for 2016/17, a copy of which was appended to the report

Mr Burns accompanied by John Gilks (QAC Board Chair) and Mark Edghill (Acting Chief Executive Officer, QAC) joined the table.

Mr Burns stated that this was a procedural item and QAC was required by statute to produce a Statement of Intent ('SOI') for the Council by 1 March. Council could make queries and comments on it until 30 April, with the completed SOI to be adopted by 30 June.

Comment was made about the continuing large numbers of people choosing to park on State Highway 6 instead of in the airport's carparks. Questions were also raised about the impact on the tourism industry and local community of more flights arriving in Queenstown, especially following the introduction of night flights, and the airport's consideration of these effects. Mr Gilks stated that the airport was preparing a 30 year master plan to understand future infrastructural requirements which included parking and implications for the transport network. It was suggested that the airport examine growth impacts further in liaison with Destination Queenstown.

The company was commended for achieving an excellent financial result.

On the motion of Councillors Cocks and MacLeod it was resolved that the Council receive the draft Statement of Intent for 2016/17 for the Queenstown Airport Corporation and make any comments on the draft Statement of Intent be made to the QAC board by 30 April 2016.

2. **Otago Regional Council Deputation**

The Otago Regional Council, represented by Stephen Woodhead (Chair), Peter Bodeker (Chief Executive) and Nick Donnelly (Corporate Services Director), presented information on its 2016/17 Annual Plan. They highlighted proposed new activities for 2016/17 commenting in particular about the introduction of new harbour management controls, increased civil defence staff numbers and support for wilding conifer control.

Councillor Lawton asked about the Council's work on the protection of lakes and biodiversity. Mr Woodhead advised that whilst no additional funding was proposed, discussions had been undertaken with 'guardians' groups to ascertain what changes were needed to the current position and to encourage a more formal strategy about what should occur.

The Mayor asked whether any funding had been included for lagarosiphon control. Mr Woodhead stated that the Council was discussing a three-pronged approach with LINZ.

The Mayor acknowledged that the Council proposed allocating funding for wilding control but expressed the view that it was a regional issue and should be funded regionally, rather than by a targeted rate as proposed.

3. Funding and Rates Review Report 2016

A covering report from Stewart Burns (General Manager Finance and Regulatory) introduced the report from the recent Funding and Rates review. It encompassed a review of the funding policy and rating system and Mr Burns advised that some changes were proposed to funding mechanisms as a result. He noted that consultation would be undertaken on these changes using the annual plan consultative process.

Councillor Lawton asked that for public consultation the concept of 'exacerbator' be explained using ordinary language and with examples provided.

Councillor Lawton questioned why the report did not recommend the introduction of a Voluntary Targeted Rate for residential insulation, as local funding was available. Mr Burns advised that he had some concern that the system would be set up without there being much take-up as it was not aimed at new builds. He believed that the public submission process would indicate if there was an unmet desire to establish this programme.

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

- 1. Note the contents of this report and receive the Funding and Rates Review Report 2016.**
- 2. Note that the draft budgets for the Annual Plan 2016/17 have been prepared inclusive of the proposed changes to user fees for Animal Control (i.e. dogs); Aquatics; Environmental Health; and Resource Consents.**
- 3. Agree that the Funding and Rates Review Report 2016 be included in the supporting documents for the Annual Plan 2016/17 and that it be referenced and summarised as an item for consultation in the Consultation Document for the Annual Plan 2016/17.**

4. Proposal to seal steeper parts of the Queenstown Trail and upgrade signage on the Trail

A report from Stephen Quin (Parks and Reserves Planning Manager) sought consideration of a proposed to use the Wakatipu trails renewals budgets as matching funds for an application by the Queenstown Trails Trust to the 'Maintaining the Quality of the Great Rides Fund' in order to seal the steeper parts and improve signage on the Queenstown Trail.

Mr Quin and Mrs Kennedy joined the table.

Mrs Kennedy stated that this represented an excellent opportunity to use the budget already allocated to leverage a grant from the government's contestable fund. It was also an opportunity to keep the trail in the best condition possible and to have regard to its future development.

In reply to a question, Mr Quin noted that some users preferred a gravel surface but no decision had yet been made on the type of seal to be applied. Councillor Stevens noted that part of the trail was currently unusable during winter because of ice and questioned how sealing would impact on this. Mr Quin stated that the potential effects of winter and ponding as well as concerns about the effects of increased speed and how cyclists would manage the transition point between seal and gravel had all been examined. He noted however that only distances of 100-250m were proposed for sealing, stressing that consultation would continue until the best sealing option was identified.

Councillor Cocks asked if the project was achievable in the current financial year. Mr Quin agreed that if the application for funding was successful the project would probably roll into the following year, but stressed that it was a finite fund and would expire at the end of next year.

The Mayor asked for the specific parts of the Queenstown Trail proposed for sealing to be included in the resolution, rather than the resolution referring to a paragraph in the report. The resolution was amended accordingly.

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

1. Agree to utilise the Wakatipu trail renewals budgets as matching funds for an application by the Queenstown Trails Trust to the Maintaining the Quality of the Great Rides Fund in order to seal the steeper parts of the Queenstown Trail and improve signage on the trail, the parts of the trail being:

- 100m steep section on the Kelvin Peninsula Trail**
- 250m hill from the lower carpark next to Tucker Beach Road up to the Lower Shotover bridge**
- 250m hill from lower carpark up to the Lower Shotover bridge**

- **360m hill from Shotover River to Domain Road**
- **350m Christine's Hill from Speargrass Flat Road to Millbrook Resort**
- **4,165m - the three hills along the Kawarau River from the Shotover confluence to the top of Thompson's Hill**
- **150m access road off Morven Ferry and the trail on the access road leading to the Edgar Bridge**

2. That (1) above be subject to the following conditions:

- a. A consultation plan being prepared jointly between the Queenstown Trails Trust and QLDC and approved by the General Manager, Property and Infrastructure; and**
- b. Prior to construction, geotechnical assessments, as required, and detail engineering drawings for the sealing works to be approved by the General Manager, Property and Infrastructure.**

5. Easement: 25 Arrowtown – Lake Hayes Road

A report from Blake Hoger (Property Manager, APL Property Ltd) assessed an application for two underground service easements over lakeside recreation reserve for drainage and stormwater provision for a proposed dwelling. The assessment concluded that the easement would not affect people's ability to use and enjoy the reserve, nor did it have any long-term effect on the reserve, so public notification was not required. In addition, there were no viable alternatives to what was proposed and the request complied with the Council's easement policy. Accordingly, it was recommended that approval be given, subject to conditions.

Mr Hoger presented this and the report following.

On the motion of Councillors Stammers-Smith and MacLeod it was resolved that the Council:

- 1. Note the contents of this report;**
- 2. Approve an underground easement over Recreation Reserve Section 65 Block IX Shotover Survey District subject to section 48(1) of the Reserves Act 1977, in favour of Lake Hayes Limited, Lot 3 & Pt Lot 4 DP 8152 subject to the following conditions;**
 - a. Lake Hayes Limited to notify and liaise with QLDC Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**

- b. Operating health and safety plan to be received;**
- c. Certificate of adequate public liability cover to be received; and**
- d. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department.**

3. Agree that notification to grant the easements is not required as the statutory test in section 48(3) of the Reserves Act 1977 is met for the reasons set out in the report;

4. Delegate authority to approve final terms and conditions, and execution authority to the General Manager – Property & Infrastructure; and

5. Agree to the exercise of the Minister's prior consent (under delegation from the Minister of Conservation) to the granting of the foul sewer and stormwater easements to Lake Hayes Limited, Lot 3 & Pt Lot 4 DP 8152 over Section 65 Block IX Shotover Survey District.

6. Easement: Wanaka-Mt Aspiring Road

A report from Blake Hoger (Property Manager, APL Property Ltd) assessed an application for an in-ground easement over reserve land to drain sewerage via a foul sewer line connected to existing infrastructure in the adjacent road reserve and to convey water by connecting to the main water line. This was needed as part of a subdivision into two separate sections. The assessment concluded that the easement would not affect people's ability to use and enjoy the reserve, nor did it have any long-term effect on the reserve, so public notification was not required. The report recommended that Council approve the easement.

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

- 1. Note the contents of this report;**
- 2. Approve an underground easement over Scenic Reserve Lot 2 DP 23625 subject to section 48 (1)(d) of the Reserves Act 1977, in favour of Aspiring Vision Limited subject to the following conditions;**
 - a. Aspiring Vision Limited to notify and liaise with QLDC Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**

- b. **Operating health and safety plan to be received;**
 - c. **Certificate of adequate public liability cover to be received; and**
 - d. **Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Infrastructure Department.**
3. **Agree that notification of the intension to grant the easement is not required as the statutory test in section 48(3) of Reserves Act 1977 is met for the reasons set out in this report;**
 4. **Delegate authority to approve final terms and conditions, and execution authority to the General Manager – Property & Infrastructure; and**
 5. **Agree to the exercise of the Minister's consent (under delegation from the Minister of Conservation) to the granting of an easement to Aspiring Vision Limited over Lot 2 DP 23625.**

7. Proposal to Vest Reserve Land – Hanley Downs Stage One

A report from Stephen Quin (Parks and Reserves Planning Manager) set out a proposed approach to vesting reserves as part of the Hanley Downs residential development. The report recommended that the Council agree in principle only, as the developer had only an 'Outline Development Plan' available, meaning that the scheme was still indicative and details of the nature of improvements were not settled.

Mr Quin joined the table. He confirmed that the developer was happy to maintain the reserves for a five year period after vesting, adding that s.224c approval was only given when the reserve was at a standard acceptable to the Council.

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

1. **Approve in principle the vesting of the reserve areas shown as Attachment A to these minutes subject to:**
 - a. **Consent being granted for the subdivision of Hanley Downs Stage 1;**
 - b. **Further resolutions by Council as to the state of reserves necessary at the time of vesting;**
 - c. **A five year maintenance period by the current landowner commencing from vesting of the reserves following 224c being issued for Stage 1;**

- 2. Approve in principle, that the recreational reserve proposed be deemed to have met Hanley Downs's Reserve Land Development Contributions for the "area subject to this agreement" as shown in Attachment A, subject to:
 - a. The amount of land provided meeting the requirements per dwelling unit set out in Council's Development Contribution Policy;****
- 3. Approve in principle that improvements to the reserves made by the developer can be offset against development contributions for reserve improvements that may otherwise be required in Hanley Downs in accordance with Council's Development Contributions policy, subject to: further resolutions by Council as to the nature and detail of those investments.**

8. 2016 Queenstown Lakes District Council and Central Otago Health Inc Elections

A report from Jane Robertson (Electoral Officer):

- a) Sought Council direction on the order in which candidate names will appear on the voting papers used for the 2016 Council triennial election, recommending that random order be adopted; and
- b) Recommended that the Council approved the proposal to conduct the election undertaken in the Wanaka Ward on behalf of Central Otago Health Incorporated ('COH Inc').

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

- 1. Note the contents of this report;**
- 2. Direct the Electoral Officer to arrange candidate names in random order on the voting papers used in the 2016 Council triennial election.**
- 3. Agree to conduct the election held in the Wanaka Ward on behalf of Central Otago Health Incorporated.**

9. Update on the Proposed Local Government Risk Management Agency

A report from Myles Lind (Manager, Asset Planning) presented information about the establishment of a proposed Local Government Risk Management Agency and implications of a Treasury review of the current 60/40 policy whereby local councils are reimbursed 60% of the depreciated value losses to three waters infrastructure after a significant natural disaster (1/1000 years event).

**On the motion of Councillors MacLeod and Ferguson
it was resolved that Council note the report.**

10. QLDC Organisational Health, Safety and Wellbeing Performance

A report from Matt Jenkinson (Health, Safety and Wellbeing Advisor) presented information detailing how the Council was fulfilling its statutory health and safety responsibilities. It was the first of a regular report to the Council on the health and safety performance of the organisation.

Mr Jenkinson joined the table.

In reply to a question Mr Jenkinson confirmed that in most cases, volunteers would have the same health and safety obligations as employees, as this was applicable to all organisations deemed a 'PCBU' (Person Conducting a Business or Undertaking). He also confirmed that trips and falls by members of the public were recorded.

Mr Jenkinson described the reasons for the trend over the December/January period in relation to 'behavioural safety change' where all the scores recorded had dipped. He noted that this was a more subjective measure and the incidence of one accident was automatically scored a 'C'. He suggested that this may not have been scored over this period but agreed that further thought was needed on capturing this measure effectively.

Mr Jenkinson detailed the Council support provided to community groups as many had expressed concern about their liability at public events. Councillor Lawton expressed thanks to Mr Jenkinson and the events team on behalf of the Albert Town Community Association, noting in particular the usefulness of the templates provided.

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

The meeting adjourned at 2.32pm and reconvened at 2.47pm.

11. Mayor's Report

A report from the Mayor:

- a) Set out the functions and meetings attended during the period 24 February – 23 March 2016;
- b) Presented a recommended budget adjustment to allow realignment of the chain-link fence as part of the Brownston Street parking project;
- c) Presented a new Charter of Understanding between the Council and Te Ao Marama Ltd;
- d) Presented updates from the three Portfolio Leaders;
- e) Summarised the items from and appended the minutes of the following meetings:
 - i. Property Subcommittee minutes (11 February 2016)

- ii. Property Subcommittee draft minutes (10 March 2016)
- f) Detailed the actions taken from previous Council meetings.
 - The Mayor advised that the bus and coach meeting had not occurred as stated in her report, as only two responses had been received from those invited.
 - Members noted Rachelle Greene's resignation as Manager of Sports and Recreation and acknowledged her contribution to the organisation in this role.
 - Councillor MacLeod was critical of the standard of construction work on the Brownston Street parking project, highlighting in particular the following issues:
 - Parking areas do not align;
 - Parking spaces are not square to the fence and road;
 - Kerb and channel has gone around manhole;
 - Kerb and channel is not aligned.As the footpath and chain link fence were shortly to be installed he did not want these issues to be compounded. The Mayor noted that the matter could have been raised as an RFS but agreed that these concerns needed to be addressed and asked Mr Hansby to liaise with Councillor MacLeod on seeking an appropriate resolution.
 - Councillor MacLeod expressed concern about the roading entrances being constructed to the Wanaka Sports Facility, noting that despite requests for a roundabout, a T-intersection was being installed which would require children to cross SH6. He added that the pathway being installed down the side of Ballantyne Road was discouraging cycling by narrowing the carriage-way and instead he suggested that Ballantyne Road be extended and a cycle-way installed in both directions. The Mayor agreed that this was a matter that needed to be considered now rather than later and further information about what was planned, the process and the timeline was needed.
 - Councillor Lawton thanked the Chief Executive and Councillor Forbes for attending the meeting to sign the Te Roopu Taiao Charter on the Council's behalf. Councillor Forbes stated that an active staff presence was needed to maintain the relationship and the Mayor asked the Chief Executive to identify a staff member responsible for liaison with Te Ao Marama.

On the motion of the Mayor and Councillor Stammers-Smith it was resolved that the Council:

- 1. Note the report; and**
- 2. Approve the transfer of \$15,000 from the Upper Ardmore Street Furniture project to the Brownston Street Parking project so that the chain-link fence may be realigned.**

12. Chief Executive's Monthly Report

A report from the Chief Executive detailed progress to date with the 2015/16 work plan.

- Clarification was sought on when a separate discussion on sludge issues would take place.
- Councillor Lawton sought an update on the timeframe for reporting on an Eco-design advisor pilot programme. The Chief Executive stated that the most effective way of providing eco-design advice might not be the employment of an actual advisor. Councillor Lawton stated that regardless of this, it was important to consider the options before adoption of the Annual Plan and asked for something to be prepared to meet this timeframe.
- The Mayor expressed concern that procurement procedures were being developed before the Council had adopted a procurement policy, reiterating her request for the policy to be brought forward first. The Chief Executive noted that the policy was very high level and only started to become real when procedures were included and suggested that the issue may really be one of semantics. Councillor Lawton asked the policy to include a broad definition of community benefit and to take a position on environmental, social and economic values. Councillor Forbes also sought a connection with relevant District Plan policies.

On the motion of Councillors Cocks and Gazzard it was resolved that Council note the report.

Confirmation of minutes

Ordinary meeting, 24 February 2016

On the motion of Councillors Lawton and Stevens the Council resolved that the public part of the minutes of the ordinary meeting of the Queenstown Lakes District Council held on 24 February 2016 be confirmed as a true and correct record.

Councillor Cocks abstained from voting because he was not present at the meeting.

Extraordinary meeting, 1 March 2016

On the motion of Councillors Forbes and Aoake the Council resolved that the public part of the minutes of the extraordinary meeting of the Queenstown Lakes District Council held on 1 March 2016 be confirmed as a true and correct record.

Resolution to Exclude the Public

On the motion of Councillors Ferguson and Aoake the Council resolved 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 – 24 February 2016

Item 1: Proposed Council Accommodation: Attachment B ‘Commercial Property Assessment Report’

Item 15: Events Strategy Funding – Queenstown Winter Festival

Item 16: Financial Delegation

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
1. Proposed Council Accommodation: Attachment B ‘Commercial Property Assessment Report’	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) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations); j) prevent the disclosure or use of official information for improper gain or improper advantage.	Section 7(2)(h) Section 7(2)(i) Section 7(2)(j)

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
15. Events Strategy Funding – Queenstown Winter Festival	<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 information where the making available of the information:</p> <p>(i) 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>j) Prevent the disclosure or use of official information for improper gain or improper advantage.</p>	<p>Section 7(2)(b)</p> <p>Section 7(2)(j)</p>
16. Financial Delegation	<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>

Confirmation of minutes – 1 March 2016

Item 1: Special Housing Areas Expression of Interest: Arrowtown Retirement Village: Draft Deed of Agreement

Item 4: Special Housing Areas Expression of Interest: Shotover Country: Draft Deed of Agreement

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

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<p>1. Special Housing Areas Expression of Interest: Arrowtown Retirement Village: Draft Deed of Agreement</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: h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; 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) Section 7(2)(i)</p>
<p>4. Special Housing Areas Expression of Interest: Shotover Country: Draft Deed of Agreement</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: h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities; 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) Section 7(2)(i)</p>

Agenda items – 24 March 2016

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

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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. Skyline Easement Tree Removal	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)
14. Coronet Forest Management Options	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)
15. Resource Consent Appeals	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; i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);	Section 7(2)(g) Section 7(2)(i)

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 3.15pm.

The meeting came out of public excluded and concluded at 4.46pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

28 April 2016

D A T E