

Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 25 May 2017 commencing at 1.00pm

Present:

Mayor Boulton; Councillors Clark, Ferguson, Hill, MacDonald, McRobie, Miller and Stevens

In attendance:

Mr Mike Theelen (Chief Executive), Mr Peter Hansby (General Manager, Property and Infrastructure), Mr Tony Avery (General Manager, Planning and Development), Ms Anita Vanstone (Senior Planner – Policy), Mr Ian Bayliss (Planning Policy Manager), Mr Gareth Noble (Programme Director), Mr Dan Cruickshank (Property Advisor, APL Property Ltd), Mr Aaron Burt (Senior Planner, Parks and Reserves), Mr Lee Webster (Manager, Regulatory), Ms Helen Evans (Team Leader, Environmental Health), Ms Carrie Edgerton (Regulatory Support), Mr Simon Battrick (Manager, Sport and Recreation) and Ms Jane Robertson (Senior Governance Advisor); two members of the media and five members of the public

Apologies/Requests for Leave of Absence

There were apologies from Councillors Forbes and MacLeod (on approved leave of absence).

The following requests for Leave of Absence were made:

- Councillor Stevens: 7-21 June 2017
- Councillor Hill: 13-23 June 2017
- Mayor Jim Boulton: 24 June – 7 July 2017

On the motion of Councillors McRobie and MacDonald the Council resolved that the requests for Leave of Absence be approved.

Declarations of Conflicts of Interest

- Councillor Stevens advised that he had an interest in some food businesses but he believed he had no interest greater than the general public in the agenda item 'Fees and Charges Review – Environmental Health'.
- Councillor McRobie advised he was Chair of the Otago Community Trust which was one of the partners involved in the development of a Sub-Regional Sport and Recreation Facilities Strategy (a recommendation from the Community and Services Committee in the Chief Executive's report). He did not consider however, that this was conflict of interest.

Matters Lying on the Table

There were no matters lying on the table.

Public Forum

1. Mrs Kirsty Sharpe

Mrs Sharpe urged the Council to protect Lake Wakatipu from invasion by lagarosiphon. It was pleasing that colonies of it had been eradicated from the Frankton Arm and Queenstown, Bay but it was fast growing and a menace and the Council needed to be actively vigilant against its spread, as this would have a huge effect on recreational lake users and could drastically change the lake's ecology. It was easily spread by boats and trailers and there needed to be wash down facilities provided at the Frankton Marina and elsewhere in the area. Mrs Sharpe noted however that there was no signage in place at the marina warning of the danger of the weed. She asked the Council to make a considerable effort to prevent its spread into Lake Wakatipu as it could not wait for the Otago Regional Council to take action.

The Mayor advised that the Council was generally on the same page with respect to lagarosiphon control and eradication as the views expressed by Mrs Sharpe.

2. Mrs Erna Spijkerbosch

Mrs Spijkerbosch spoke about the proposed Special Housing Area ('SHA') in Gorge Road. Whilst she was happy for 133 Hallenstein to be included in the SHA, she did not agree with Warren Park's inclusion. She noted that dense housing was proposed and the residents needed a recreational area. She added that Gorge Road was the secondary traffic route into Queenstown and it was undesirable for it to be very densely built up. She had examined the proposed rules for building height and distance from the boundary with profile poles and believed that they would allow hugely inappropriate structures. Buildings constructed in accordance with these rules would also have a negative impact on the residences on Fryer Street. She agreed that Queenstown needed housing but did not believe that it should come at any cost and she urged the Council to think hard about taking the reserve away from the SHA.

3. Glyn Lewers, Frankton Community Association

Mr Lewers expressed concern and disappointment that the Frankton Community Association ('FCA') had not been consulted about the proposed changes to parking in Frankton. Although a meeting had taken place with staff, there had been no reasonable opportunity for the FCA to express its views which was contrary to the Local Government Act. Rather than the proposed extension of 48 hour restrictions the FCA's preferred option was to introduce a residential parking permit. He believed that the disadvantages of parking permits that were identified in the staff report (namely, transient population and risk of losing the permit) were not relevant.

Mr Lewers questioned why the proposed restriction did not include new Frankton (eg, Remarkables Crescent and Robertson Street). In addition, he

suggested that prohibition of all parking on Hawthorne Drive should extend to Cherry Blossom Avenue, Red Oaks Drive and Mountain Ash Drive, especially in light of the impending relocation of Wakatipu High School to Frankton.

Mr Lewers believed that the 48 hour parking restriction needed to be shorter in order to make a difference to people's behaviour (use of public transport and parking).

Confirmation of agenda

The Senior Governance Advisor noted that the recommendation from the Community and Services Committee regarding a Te Rōpū with the Papatipu Rūnanga of the Kai Tahu ki Otago Takiwa should be removed from the agenda as all details of the agreement were not yet settled.

On the motion of the Mayor and Councillor Stevens the Council resolved that the agenda be confirmed with deletion of this item from the Chief Executive's report.

Confirmation of minutes

20 April 2017

On the motion of the Mayor and Councillor Miller the Council resolved that the public part of the ordinary meeting of the Queenstown Lakes District Council held on 20 April 2017 be confirmed as a true and correct record.

1. Special Housing Area: Business Mixed Use Zone (Gorge Road)

A report from Anita Vanstone (Senior Planner – Policy) recommended that the Council initiate a Special Housing Area (SHA) over multiple privately and publicly owned properties within the Business Mixed Use Zone (BMU) (Gorge Road) of the Proposed District Plan (PDP), 133 Hallenstein Street and Warren Park and recommend it to the Minister of Building and Construction as a SHA. This proposed SHA would re-establish and extend the existing Business Mixed Use Zone (Gorge Road) SHA which was due to expire on the 23 June 2017.

The report was presented by Ms Vanstone and Mr Avery.

Ms Vanstone noted that feedback received from Parks and Reserves since preparation of the report was that the development needed to consider access to reserves and green space. There was also a minor change to the Deed of Agreement but she would advise of this in the public excluded part of the meeting. It was also noted that there was no intention to use Warren Park other than as a reserve and the effects on adjoining neighbours would be taken in to account as part of the resource consent process.

On the motion of Councillor McRobie and Hill it was resolved that the Council:

- 1. Note the contents of this report, including the amended extent of the SHA (to also include Warren Park and 133 Hallenstein Street), including measures implemented to address the resolutions of the 20 April 2017;**
- 2. Confirm that the Council agrees in principle with the contents of the (Draft) SHA Deed and delegate to the General Manager, Planning and Development the authority to execute the Deed on behalf of the Council, subject to any minor changes consistent with Council's Lead Policy;**
- 3. Recommend the SHA for the BMU Zone (including 133 Hallenstein Street and Warren Park) to the Minister, subject to the following criteria for qualifying developments:**
 - Execution of the Draft Deed and the performance of any conditions contained in it for the development of 133 Hallenstein Street only;**
 - Minimum of three for the number of dwellings to be built;**
 - 'Gorge Road A' (Lot 1 DP 19293, Pt Lot 48 DP 8591 and Lot 2 DP 19293 (Warren Park)) building height limit of 15 metres and a maximum of four storeys;**
 - 'Gorge Road B' (all other sites) height limit of 20 metres and a maximum of six storeys; noting that this proposed height limit is 5m higher than the height anticipated under the Proposed District Plan for Lot 3 DP 12188 (133 Hallenstein Street); and**
 - At least 30% of dwellings shall comprise of studio, 1 or 2 bedroom apartments.**
- 4. Note that Council's intent in proposing that the BMU zone become an SHA is expressly to encourage the building of affordable residential accommodation;**
- 5. Note Council's intent that its SHA lead policy would be applied to any SHA development within this zone; and**
- 6. Note Council's intent that developments over 12 m in height would be forwarded to the Urban Design Panel for review, to ensure positive streetscape and living environment.**

2. Withdrawal of land subject to recent plan changes to the Operative District Plan from part of the Proposed District Plan

A report from Ian Bayliss (Planning Policy Manager) explained that a number of areas of land had been excluded from the review of the Proposed District Plan (the PDP) and partly to avoid any doubt about their exclusion, Council had made several resolutions to withdraw specific areas of land from Volume A of the PDP. The report noted however that these previous decisions did not address the fact that district wide chapters of the PDP would continue to apply to these areas, which could lead to confusion about how the PDP should be applied when the decisions were released. Accordingly, the report sought to address this by seeking a Council resolution to remove certain district wide chapters of the PDP from applying to the areas of land that had been the subject of several recent plan changes.

The report was presented by Mr Bayliss and Mr Avery. Mr Bayliss stressed that the primary purpose of the report was to address a technical issue to avoid any doubt on the matter.

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

- 1. Note the contents of this report:**
- 2. Approve pursuant to Clause 8 (D) of Schedule 1 of the Resource Management Act 1991 (RMA) the withdrawal of the following specific district-wide chapters of the Proposed District Plan from the geographic areas of land identified in recommendation 3 below:**
 - a. 26 Historic Heritage**
 - b. 27 Subdivision and Development**
 - c. 28 Natural Hazards**
 - d. 30 Energy and Utilities**
 - e. 32 Protected Trees**
 - f. 33 Indigenous Vegetation and Biodiversity**
 - g. 34 Wilding Exotic Trees**
 - h. 35 Temporary Activities and Relocated Buildings**
 - i. 36 Noise**
- 3. Approve the withdrawal from areas of land covered by the following plan changes to the Operative District Plan:**
 - a. Operative District Plan, Plan Change 19: Frankton Flats B Zone**
 - b. Operative District Plan, Plan Change 34: Remarkables Park Zone**

- c. Operative District Plan, Plan Change 41: Shotover Country Estate**
- d. Plan Change 45: Northlake Special Zone**
- e. Plan Change 46: Ballantyne Road Industrial and Residential extension**
- f. Plan Change 50: Queenstown Town Centre Extension**
- g. Plan Change 51: Peninsula Bay North**
- h. Operative District Plan, Plan Change 52: Mount Cardrona Station.**

3. Parking Restrictions – Frankton and Glenda Drive

A report from Gareth Noble (Programme Director) detailed the current issues with parking on State Highway 6 between the Shotover Bridge and the Kawarau Falls Bridge and its effect on parking in Frankton's residential streets and on Glenda Drive. The report recommended a number of measures to resolve these issues, namely:

- Removal of on-road parking from Kawarau Road (State Highway 6);
- Removal of on-road parking from Glenda Drive;
- Prohibition of on-road parking on the Hawthorne Drive extension;
- Introduction of 48 hour parking restrictions on a number of residential streets in Frankton; and
- Enforcement of all these new parking restrictions.

The report was presented by Mr Hansby and Mr Noble.

In reply to the comment made in the Public Forum, Mr Hansby detailed the approach made to the Frankton Community Association seeking their input on the proposed parking changes. He noted that the association's only response had been a request for resident parking permits and he did not know if they had understood the full extent of the proposed changes. Unfortunately there had been no follow up on these initial discussions, although there had earlier been full consultation around the previous 48 hour restriction.

There was extensive discussion about the current carparking situation in Frankton and the various problems that parking and traffic volumes were creating.

Councillor Stevens spoke in support of resident parking permits and believed that they would be effective, especially as daily parking enforcement would be required in the area anyway. He believed that what was proposed was not a complete solution in any case and that further action would be required in the future.

A question was raised over the impact of Wakatipu High School being sited in Frankton from 2018. The Chief Executive noted that advice from the

Ministry of Education was that 85% of students travelled to school by bus. In addition, considerable effort was being made to ensure the new bus service met school transport needs also.

Questions were raised about whether the proposed parking restrictions should extend to other streets in the newer parts of Frankton and if the proposed restrictions would leave a reasonable amount of parking free for residents. Some concern was also expressed about the extent of the consultation undertaken with the local community and whether prohibition of parking on SH6 would simply result in more pressure on parking throughout the residential areas of Frankton.

Members agreed that if the changes were approved, it would be important to monitor the effects, especially spill-over parking elsewhere in Frankton and it was likely that further changes would be needed. An addition to the recommendation was therefore agreed, requiring the Chief Executive to monitor the effects of the parking changes on wider Frankton and the impact of the new bus service and to report this back to the Council in six months.

Mr Hansby advised of a procedural addition to the recommendation that was required to enable the Council to enforce the new restrictions. This would become part 6 of the resolution and would follow the addition agreed above.

On the motion of the Mayor and Councillor Stevens it was resolved that Council:

- 1. Note the contents of this report;**
- 2. Approve parking restrictions on Frankton streets west of Kawarau Road, namely Stewart Street, Lake Avenue, Yewlett Crescent, Shoreline Road, Birse Street, Ross Street, Boyes Crescent and Wilmot Avenue, Bridge Street and Allen Crescent. to a 48-hour zone parking area at all times and a prohibition on parking on the road verges;**
- 3. Approve parking restrictions on the full length of Hawthorne Drive and Glenda Drive to be 'No Parking' at all times;**
- 4. Approve an annual cost of \$180,000, commencing 2017/18, and a one-off cost of \$7,000 in the 2016/17 financial year for an additional enforcement resource to enforce parking restrictions across Frankton;**
- 5. Direct the Chief Executive to monitor the effects of implementing (a) the parking changes approved in (2) above and (b) the introduction of the new bus service on the wider area of Frankton and report these issues back to Council within six months;**

- 6. Authorise the application of Council's Traffic and Parking Bylaw to enforce the restrictions imposed by NZTA on State Highway 6 as set out in the NZTA delegation subject to that delegation being finalised.**

4. Frankton Flats Land Exchange

A report from Dan Cruickshank (Property Advisor, APL Property Ltd) considered a proposal to exchange land on the Frankton Flats between Remarkables Park Ltd (RPL) and the Council. The exchange would legalise land adjacent to part of the Queenstown Trail, as well as Hawthorne Drive (EAR) and the report recommended that the Council approve a land exchange subject to several recommended conditions.

The report was presented by Mr Hansby.

On the motion of Councillor McRobie and Clark it was resolved that the Council:

- 1. Note the contents of this report;**
- 2. Approve a land exchange between Remarkables Park Ltd and the Council on the Frankton Flats, in accordance with Section 114, 116, 117 and 120 of the Public Works Act 1981 and as per the attached plans showing land transferring to Remarkables Park in blue and to Council in green, subject to the approval of the Queenstown Airport Corporation; and**
- 3. Approve the road, when stopped, being disposed of via amalgamation with adjoining Remarkables Park Ltd land currently held in Computer Freehold Registers 654720 and 689640, subject to resource consent being granted; and**
- 4. Approve the land being acquired from Remarkables Park Ltd measuring approximately 370 square metres and situated at the Eastern end of the exchange area, being amalgamated with Council freehold land currently held in Computer Freehold Register 507467, subject to resource consent being granted; and**
- 5. Approve the exchange being for nil consideration, but costs to enact the exchange be shared equally between both parties, less any additional surveying required which would be paid for by Council; and**

- 6. Agree that Council's approval to undertake this process and any sale and purchase agreements relating to it shall be limited to a period of 3 years from the date of this resolution; and**
- 7. Note that entering into this agreement will not affect the existing Kawarau River Trails Works and Maintenance Agreement between Remarkables Park Ltd and the Queenstown Trails Trust; and**
- 8. Delegate final terms and conditions along with approvals for removing or granting any easements, covenants, encumbrances in relation to the relevant land, minor alignment and area changes and signing authority to the Chief Executive of Council.**

5. Underground Service Easement – Reserve Adjacent to 719 Frankton Road, Queenstown

A report from Blake Hoger (Property Manager, APL Property Ltd) assessed an application from the PJ Palmer Family Trust, the owners of 719 Frankton Road, for an Underground Service Easement over Recreation Reserve to allow connection to an existing lateral sewer line and to discharge stormwater to an existing overland flow path. The report advised that approving the easement would not affect the ability of people to use and enjoy the reserve nor would it have any long-term permanent effect on the reserve, meaning that an intention to grant the easement did not require public notification. Accordingly, the report recommended that the Council approve the easement subject to several recommended conditions.

The report was presented by Mr Cruickshank and Mr Burt.

On the motion of McRobie and Clark it was resolved that the Council:

- 1. Note the contents of this report;**
- 2. Approve an underground easement over Recreation Reserve, Section 50 Blk XXI Shotover SD subject to section 48 (1)(d) of the Reserves Act 1977, in favour of the property on title OT2D/451 subject to the following conditions:**
 - a. PJ Palmer Family Trust to notify and liaise with QLDC Property & Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**
 - b. A \$2,000 bond to be payable to QLDC prior to construction works commencing;**

- c. The work site to be evidenced by before and after photographs or video to be provided by the applicant;
 - d. A comprehensive safety plan must be prepared and implemented, at the applicant's cost, to ensure a safe environment is maintained around the subject site.
 - e. Certificate of adequate public liability cover to be received;
 - f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Property & Infrastructure Department. Reinstatement to include any fencing or other structures.
 - g. Within 3 months of completion of the work, the applicant to provide QLDC with a surveyed easement and signed Deed of Easement.
3. Agree that notification of the intention 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 below;
 4. Delegate authority to approve final terms and conditions, including location, 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 PJ Palmer Family Trust over Section 50 Blk XXI Shotover SD.

6. Fees and Charges Review – Environmental Health

A report from Helen Evans (Team Leader, Environmental Health) presented a review of the fees and charges for Environmental Health Services for approval in order to undertake public consultation using the special consultative procedure.

The report was presented by Ms Evans and Mr Webster. Ms Evans noted that one of the key objectives of the review was to redistribute the fees to ensure that work undertaken could be charged for and that those who were compliant paid a lower fee.

On the motion of the Councillors Hill and Ferguson it was resolved that the Council:

1. **Note the contents of this report and in particular the Statement of Proposal and the proposed changes to the fees and charges for Environmental Health Services;**
2. **Accept the recommendation from the Community and Services Committee to consult on the proposed Environmental Health fees and charges for public consultation;**
3. **Approve the proposed Environmental Health fees and charges for public consultation using the special consultative procedure;**
4. **Appoint Councillors Clark, Ferguson and McRobie to hear submissions regarding the proposed Environmental Health fees and charges.**

7. Joint Otago Class 4 and TAB Gambling Venue Policy Review 2017

A report from Carrie Edgerton (Regulatory Support) presented a review of the Queenstown Lakes District Council's Class 4 and TAB gambling venue for adoption for public consultation using the special consultative procedure. The policy included an additional clause recommended for inclusion by the Community and Services committee that *'proposed new venues must not be established in any residential zone and proposed and existing venues are not located within 50 metres of or adjacent to any school, early childhood centre, kindergarten, place of worship or other community facility. The applicant will be required to demonstrate that the proposed venue will not adversely impact in such institutions.'*

The report was presented by Ms Edgerton and Mr Webster. Ms Edgerton confirmed that a review of this policy was required every three years.

The Council supported the proposed inclusion of the additional clause.

On the motion of Councillors MacDonald and Hill it was resolved that Council:

1. **Note the contents of this report;**
2. **Approve the proposed Queenstown Lakes District Class 4 and TAB gambling venue policy for public consultation using the special consultative procedure; and**
3. **Appoint Councillors Clark, Miller and Stevens to participate in a hearing panel to consider and hear submissions on the proposed Queenstown Lakes District Class 4 and TAB gambling venue policy.**

8. Chief Executive's Report

A report from the Chief Executive:

- Presented a recommendation that Councillor MacLeod attend the Local Government New Zealand Annual Conference as the Council's presiding delegate;
- Sought retrospective approval of Councillor Forbes' appointment to the hearings panel for Regional Public Transport Plan: Wakatipu Basin Public Transport Network;
- Sought a Council decision on the order in which the names will appear on the voting documents for the Wanaka By-election in accordance with section 31 of the Local Electoral Regulations 2001.
- Detailed the business conducted by committees and the Wanaka Community Board over the previous meeting round and presented recommendations from the meetings of the Community and Services Committee (12 April 2017), the Wanaka Community Board (11 May 2017) and the Community and Services Committee (18 May 2017).

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

- 1. Note the contents of this report;**
- 2. Approve Councillor MacLeod attending the 2017 Local Government New Zealand annual conference in Auckland and acting as the Council's delegate at the AGM;**
- 3. Approve retrospectively the appointment of Councillor Forbes as the Council's representative on the panel to hear submissions to the Otago Regional Council's Regional Public Transport Plan: Wakatipu Basin Public Transport Network;**
- 4. Resolve pursuant to section 31 of the Local Electoral Regulations 2001 that the voting papers for the 2017 Wanaka By-election be printed in random order;**

Community and Services Committee, 12 April 2017

- 5. Adopt the Parks and Open Space Strategy 2017.**
- 6. 1. Approve the vesting of six proposed reserves:**
 - a. Lots 110 and 111, Bullendale, Arthurs Point**
 - b. Lot 1003, Shotover Country**
 - c. Lot 22, Queenstown Country Club**
 - d. Lots 803 and 804, Shotover Country****Subject to the following works being undertaken at the applicant's expense:**
 - i. Consent being granted (as necessary) for any subdivision required to formally create the reserve;**

- ii. **Presentation of the reserve in accordance with Council's standards for reserves;**
 - iii. **A potable water supply point to be provided at the boundary of the reserve lot;**
 - iv. **The registration of a fencing covenant under s6 of the Fencing Act 1978 on the reserves to vest in QLDC to protect the Council from liability to contribute towards any work on a fence between a public reserve vested in or administered by the Council and any adjoining land;**
 - v. **A three year maintenance period by the current landowner commencing from vesting of the reserve;**
 - vi. **The application is subject to the reserve being in accordance at the time of vesting to the QLDC Road Reserve and Reserve Vesting Policy.**
- 2. Agree that reserve land contributions are offset in accordance with the Development Contributions Policy current at the time of contributions payment, subject to (i) above.**
- 3. Agree that reserve improvement contributions are offset against those payable in accordance with the Development Contributions Policy current at the time of contributions payment, subject to:**
- a. **Detailed design plans for the reserves to be submitted and the approval of these to be delegated to the Parks and Reserves Planning Manager.**
 - b. **Final approval of reserve improvement costs to be delegated to the Parks and Reserves Planning Manager and is subject to the applicant demonstrating the actual costs of the improvements.**
 - c. **If the cost of work to construct the approved plans exceeds the contributions available to be credited, the additional cost shall be at the applicant's expense.**

Wanaka Community Board, 11 May 2017

- 7. Agree that a new lease be granted to Wanaka Art Centre Trust for the building they occupy on Lot**

1 DP 25900, Block XII Town of Wanaka subject to the following terms and conditions:

Commencement	1 July 2017
Term	3 Years
Renewals	A further 3 years at Council's absolute discretion
Rent	Pursuant to Community Facility Funding Policy
Reviews	At renewal or if the Funding Policy is reviewed
Termination	With 12 months' notice
Use	Visual and performing arts, craft, education, community groups and associated activities
Subleases	Lessor's Approval required for subletting/occupation for purposes not consistent with the purpose of the Trust
Assignment	Not permitted

Community and Services Committee, 18 May 2017

- 8. a) Approve the development of a Sub-Region Sport & Recreation Facilities Strategy in conjunction with Central Otago District Council, Sport Otago, Sport New Zealand, Sport Southland, Central Lakes Trust, Otago Community Trust and Community Trust of Southland;**
- b) Delegate to the Chief Executive Officer the authority to sign the Memorandum of Understanding on behalf of the Queenstown Lakes District Council; and**
- c) Note the inclusion of a budget of a \$34,000 placeholder in the Annual Plan 2017/18.**

Resolution to Exclude the Public

On the motion of the Mayor and Councillor Ferguson it was resolved that the Council resolve 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 of ordinary meeting held on 20 April 2017

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
1. Wanaka Airport future governance and management model (Attachment E)	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)
3. Special Housing Area: Business Mixed Use Zone (Gorge Road): Attachment A: Recession Plane Analysis	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: a) protect information where the making available of the information (ii) would be unlikely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information;	Section 7(2)(b)(ii)

Agenda Items

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

QUEENSTOWN LAKES DISTRICT COUNCIL

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<p>3. Special Housing Area: Business Mixed Use Zone (Gorge Road): Attachment B: Draft Deed</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>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>
<p>8a. Chief Executive's Report: ICC U19 Cricket World Cup 2018</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>2(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;</p>	<p>Section 7(2)(b)(ii)</p>
<p>9. Kawarau Falls Bridge Water and Wastewater Infrastructure Funding</p>	<p>That the public conduct of the whole or the relevant part of the proceedings of the meeting would be likely to result in the disclosure of information where the withholding of information is necessary to:</p> <p>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;</p>	<p>Section 7(2)(h)</p>

This resolution is made in reliance on Section 48 [1] [a] of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by Section 6 or Section 7 of that Act or Section 6 or Section 7 or Section 9 of the Official Information Act 1982 as the case may require, which would be prejudiced by the holding of the whole or the

relevant part of the proceedings of the meeting in public are as shown above with respect to each item.

The meeting went into public excluded at 1.58pm.

The meeting came out of public excluded and concluded at 2.16pm.

CONFIRMED AS A TRUE AND CORRECT RECORD

M A Y O R

23 June 2017

D A T E