

**Minutes of an ordinary meeting of the Queenstown Lakes District Council held in the Council Chambers, 10 Gorge Road, Queenstown on Thursday 26 October 2017 commencing at 1.00pm**

**Present:**

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

**In attendance:**

Mr Mike Theelen (Chief Executive), Mr Peter Hansby (General Manager, Property and Infrastructure), Ms Meaghan Miller (General Manager, Corporate Services), Mr Tony Avery (General Manager, Planning and Development), Mr Stewart Burns (General Manager, Finance and Regulatory), Mr Blair Devlin (Planning Practice Manager), Mr Ian Baylis (Planning Policy Manager), Ms Anita Vanstone (Senior Planner - Policy), Ms Mindy McCubbin (Senior Planner - Policy), Mr Lee Webster (Manager, Regulatory), Mr Simon Battrick (Manager, Sport and Recreation), Mr Paul Speedy (Strategic Projects Manager), Mr Nathan Bates (Alcohol Licensing Inspector), Mrs Lyn Zeederburg (Financial Controller), Ms Jane Robertson (Senior Governance Advisor); three members of the media and approximately 30 members of the public

**Apologies**

An apology was received from Councillor MacLeod (on approved leave of absence).

**Declarations of Conflicts of Interest**

Councillor Stevens advised that he had been a member of the Arrowtown Community and Sports Centre Inc since 2009, but more recently as the Council representative rather than as a member. Mayor Boulton advised that this did not require Councillor Stevens to step back from the discussion on the item 'Arrowtown Community and Sports Centre Funding' (item 9).

**Matters Lying on the Table**

**On the motion of the Mayor and Councillor McRobie the Council resolved that the item from the ordinary Council meeting held on 17 August 2017 entitled 'Feedback received on proposed amendments to the Council's Lead Policy for Special Housing Areas to include the Ladies Mile' be uplifted from the table for consideration at this meeting.**

**Public Forum**

**1. Dave Finlin**

Mr Finlin expressed concern that the area proposed for the Ladies Mile SHA had changed from the previous report to exclude his own property from the

area. He did not understand this internal decision to change the boundary, describing it as 'untenable' and 'a complete U-turn'. He considered this amendment was staff opinion only and did not form part of the Council's previous considerations. He questioned the Council's ability to vote on a plan altered without consultation and different from the plan considered at the 17 August Council meeting that was lying on the table. He believed that instead of what was presented in the agenda, the Council should consider the plan from the 17 August meeting at the meeting today.

The Mayor noted that the land Mr Finlin had mentioned earlier that he had purchased from him had been purchased from a company Meadow Ltd, with which the Mayor was only associated.

**2. Paul Deavoll, (Head of South Island, Spark New Zealand)**

Mr Deavoll addressed the item contained in the Chief Executive's report about Spark NZ's application for a temporary right of way and underground services easement over reserve in order to install a power supply for a temporary mobile networking facility. This was so that Spark could install mobile infrastructure to meet the high demand for service in the Upper Clutha area during the summer holiday period. These services supported people spending time in the region and connectivity was increasingly needed for health and safety purposes. He acknowledged that the service had performed poorly in Wanaka over Christmas 2016/17 and Spark did not want similar problems in 2017/18. However, Spark would not be able to deliver a satisfactory service over this high use period without the temporary facility proposed and he asked the Council to approve the application.

**Suz Kuru (Acquisitions Manager, Spark New Zealand)**

Ms Kuru advised that this installation would only be temporary. A permanent site had not yet been chosen but Spark was working to select a site in the next two years. The temporary site was needed to cope with the visitor influx in Wanaka over the summer holiday period and Spark needed it to be in place before Christmas. The site at the edge of Sticky Forest was well concealed and an easement over the reserve was the only way of getting electricity to the site. A very low impact construction method would be used so reinstatement of the reserve to its original appearance would be minimal. Spark was also open to discussing installation methods with the Council if it wanted an alternative. The installation should not take more than 1-3 days so any disruption would be minor and the pole would be coloured to match the surrounding environment.

**Confirmation of agenda**

**On the motion of the Mayor and Councillor Stevens it was resolved that the Council confirm the agenda.**

**Confirmation of minutes**

**28 September 2017**

**On the motion of Councillors Hill and Clark the Council resolved that the public part of the ordinary**

**meeting of the Queenstown Lakes District Council  
held on 28 September 2017 be confirmed as a true  
and correct record.**

**1. Addition of Ladies Mile into Council's Lead Policy for Special Housing Areas**

A report from Blair Devlin (Manager, Planning Practice) responded to the three questions from Council that arose at the 17 August 2017 meeting in relation to Council's decision on whether to include the Ladies Mile area in its Lead Policy for Special Housing Areas [SHA]. The item had been lying on the table since that date pending preparation of these responses. It was noted that since preparation of the report of 17 August 2017 there had been a change to the Lead Policy on 28 September 2017 to include Wanaka.

The report was presented by Mr Devlin and Mr Avery. Mr Devlin detailed the research undertaken in response to the questions raised on 17 August. He highlighted the analysis that had confirmed 10% was an appropriate contribution and detailed the key differences between developing a SHA and the processes involved in a Private Plan Change, highlighting the various benefits of the SHA process.

The Mayor stated that he was troubled by further development of Ladies Mile, but acknowledged that the land owners could also proceed with a Private Plan Change which may not deliver the community benefits of a SHA.

Staff were asked to comment on the amendment proposed since the Council meeting on 18 August 2017 to the Ladies Mile Indicative Master Plan. They highlighted the value placed by the public on the amenity of the current area, its openness and rural aspect. Accordingly, it was considered that the hedgerow would screen urban development, whilst pushing developments further back would help to maintain the feeling of openness.

Councillor Clark noted that the community desperately needed housing. She believed that Ladies Mile presented an important opportunity and she therefore supported reinstating the area of land that staff had recommended taking out and instead consider the area presented in the original report. Councillor Forbes supported this view.

Councillor MacDonald believed that the Ladies Mile SHA was essential because housing was needed quickly and Ladies Mile would make a substantial contribution to this need. He also had concerns about reducing its scope, and was concerned about Council's potential loss of development control on the land if the option of a SHA was not pursued.

Councillor Miller spoke in opposition to the overall proposal, stating that she was uncomfortable about developing Ladies Mile. She considered that development would have a large visual impact even with the inclusion of a soft margin. Councillor Hill stated that he was also uncomfortable with it.

Councillor Stevens questioned the impact upon the housing targets due to the change in government. Overall it was noted that this did not affect HASHAA, notwithstanding the housing supply problem in the district anyway and the need to take action to address it.

It was moved (Councillor MacDonald/Councillor McRobie):

**That the Council:**

**Note the contents of this report in relation to the three questions from Council when making a decision on the recommendation from the 17 August 2017 agenda item currently lying on the table.**

**Motion carried.**

There was further discussion about changing the recommendation to reinstate the land removed in the updated Master Plan. It was agreed to change this recommendation to 'approve' and take it separately.

It was moved (Councillor Stevens/Councillor Miller):

**That the Council:**

**Approve a reduction in the extent of the Indicative Master Plan is now proposed, pulling the area of development approximately 305m further west from Lake Hayes to align with an existing hedgerow.**

**The motion was put and lost on a show of hands 6:3, with Councillor Hill abstaining.**

The Council then considered the report recommendations from 17 August 2017. It was noted that staff had prepared amended recommendations from that meeting but they were based upon the Council approving a reduction to the extent of the Master Plan. As this had not occurred, staff suggested that the reduction in possible yield of residential units from 2,185 to 1,957 that was recommended should return to the original figure, (namely, 2,185). It was also suggested that the Council needed to acknowledge that subsequent changes had been made to the Lead Policy at the Council meeting held on 28 September 2017.

It was moved (Councillor Macdonald/Councillor Clark):

**That the Council:**

- 1. Note the public feedback;**
- 2. Include the Ladies Mile Area in Category 2 of the Lead Policy [as shown in Attachment A] by the**

addition of the following documents as appendices to the Lead Policy:

- a. an Indicative Master Plan; and
- b. an Indicative Landscape Strategy; and
- c. the Ladies Mile Development Objectives,

**3. Approve the following changes to the Lead Policy following public feedback:**

- a. Reduction in total potential yield from a maximum of 2224-2874 residential units to 2,185;
- b. Addition of a new criteria to the Lead Policy for a 'policy pause' when the number of qualifying development resource consents lodged for residential units exceeds 1100;
- c. Re-instatement of the public feedback stage for each expression of interest lodged for a SHA on the Ladies Mile;
- d. Removal of specific areas identified for reserves, and replacement with indicative areas and the types of reserves required under the Parks & Reserves Strategy 2017;
- e. Additional area of 'mixed use' in proximity to the Ladies Mile Pet Lodge; and
- f. Other minor and technical amendments.

**4. Note that the Indicative Master Plan is high level and that detailed design and location of activities such as public transport infrastructure, day care centres, schools, and parks/reserves is not precluded and can be addressed through the 'expression of interest' process.**

**5. Note that since the 17 August 2017 agenda item was prepared, the Lead Policy for Special Housing Areas was amended by Full Council on 28 September 2017 and that proposed changes to the Lead Policy to incorporate Ladies Mile has been added to the revised Policy.**

**Motion carried on a show of hands 6:4.**

**2. Mayoral Housing Affordability Taskforce Update**

A covering report from Mindy McCubbin (Senior Policy Planner) introduced the recommendations of the Mayoral Housing Affordability Taskforce Work Group, including specific recommendations for Council to action.

The report was presented by Mr Avery and Ms McCubbin.

Councillor MacDonald thanked all members of the taskforce for the time and effort they had dedicated to the initiative. He believed the group had developed some innovative products. A key recommendation was to separate the land value from the house value, and in this way an asset was being built for the community. He stressed the importance of having a long term commitment to delivering these initiatives.

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

- 1. Note the contents of this report;**
- 2. Receive the report from the Mayoral Housing Affordability Taskforce and note the six recommendations made;**
- 3. In response to the six recommendations made in the Mayoral Housing Affordability Taskforce report, that Council:**
  - 3.1 Consider, endorse and promote the new Secure Home Programme offering;**
  - 3.2 Note that independent advice is currently being sought regarding the implications of providing a Council guarantee to the Shared Home Equity Product, that will be reported back to Council by December 2017;**
  - 3.3 Note that a review of the Council's Visitor Accommodation settings is underway, with the results scheduled to be reported to Council in November 2017 as part of Stage 2 of the Proposed District Plan;**
  - 3.4 Agree to investigate and report back on the way in which consent fees, rates and development contributions could be applied to residential properties to incentivise long-term rentals and the development of additional housing by June 2018;**
  - 3.5 In respect of Special Housing Areas:**
    - 3.5.1 Note that the Council, through amendments to the Lead Policy made at**

**its 28 September 2017 Council meeting, has already decided to increase the level of contribution required from developers and to negotiate that contribution itself;**

- 3.5.2 Agree that any contribution obtained should be solely directed towards developing and growing the pool of homes delivered where perpetual community affordability is retained over the long-term;**
- 3.6 Agree to investigating and reporting back on the options for inclusionary Zoning provisions as part of Stage 3 of the Proposed District Plan to be notified by the first quarter of 2019;**
- 3.7 Undertake a review of Council's own land holdings for opportunities to contribute further towards the community investment in Community Affordable housing, to at least the same level to other developers' contributions, by February 2018;**
- 3.8 Working with the Queenstown Lakes Community Housing Trust, agree to a review of the form and structure of the Trust to enable the Council to confirm that the Trust is its preferred partner in affordable housing management and delivery and is the preferred entity to receive contributions negotiated by the Council as part of a Special Housing Area or other mechanism by February 2018;**
- 3.9 Agree to investigating and establishing an information sharing database and partnership between the Council, Queenstown Lakes Community Housing Trust and Central Government agencies to ensure full access to household income support options for the district's residents by March 2018;**
- 3.10 Agree to developing a new Queenstown Lakes Housing Strategy in collaboration with the private sector, Queenstown Lakes Community Housing Trust, and Central Government agencies by June 2018.**

3. **Making Plan Change 51 Peninsula Bay North Operative**

A report from Ian Bayliss (Planning Policy Manager) presented the Consent Order of the Environment Court allowing the appeal in relation to Plan Change 51 Peninsula Bay North, amended chapters to the Operative District Plan Chapter (Residential Areas), Chapter 15 (Subdivision, Development and Financial Contributions) and Planning Maps 8 and 18 and sought a Council resolution making Plan Change 51 Peninsula Bay North operative.

This report was presented by Mr Avery and Mr Bayliss.

Mr Bayliss noted that although initially declined, mediation to settle appeals had resulted in a markedly different Plan Change from the original.

**On the motion of Councillors McDonald and McRobie it was resolved that Council:**

- 1. Note the contents of this report; and**
- 2. Authorise officers to amend the Operative District Plan to incorporate the changes made through Plan Change 51, as set out in the Consent Order approved by the Environment Court.**
- 3. Approve public notification of the date on which Plan Change 51 shall become operative**

4. **Lakeview Development Community Feedback and Transaction Options**

A report from Paul Speedy (Manager, Strategic Project) detailed the community feedback on the nature of tenure of any development of the Lakeview site and sought Council approval to move forward with development of the land in accordance with the approved development objectives.

The report was presented by Ms Miller and Mr Speedy.

The Mayor thanked Mr Speedy for his work on this project. He observed that it had been on the Council table for 15 years, but if the Council decided to proceed as recommended, they would be seeking prompt action. He considered that the recommendations presented a balance between strong community retention and opportunities for raising funds.

Proposed amendments to part (4) of the recommendations were presented. It was recommended that 'endorsement' be replaced by *approval* and that 'financial parameters' read only *parameters*.

Councillor Forbes asked why only a 5% contribution to the housing trust was recommended when the Council had recently decided to increase this to 10%. It was noted however that Lakeview was not a commercial development and as land belonging to ratepayers, it was appropriate to accept a lesser contribution.



Consideration was given to membership of a hearings panel to hear submissions on a proposed lease to Ngai Tahu Tourism.

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

- 1. Note the contents of this report;**
- 2. Note the community feedback;**
- 3. Approve the intention to enter into agreement(s) with the private sector for development of the Lakeview commercial land (the Land) comprising approximately 3.4 hectares and identified as lots 2, 3, 4, 5, 6, 7, 8, and 11 (freehold) and lots 10 and 12 (prepaid leasehold) of the Lakeview subdivision plan as market conditions allow; and**
  - a. provide notice to CCR Limited of the Council's intention to cancel part of the Queenstown Holiday Park Lease area as it relates to Part Blk XXXII TN of Queenstown;**
  - b. remove Designation 211 - Recreation Reserve (Motor Park) from the District Plan as it relates to Part Blk XXXII TN of Queenstown;**
  - c. declare the Land as surplus to be disposed of in accordance with the Property Sale and Acquisition Policy (2014), and on the basis set out in Option 3 (namely the sale of prepaid leasehold interest in lots 10 and 12, and sale of freehold interest in the balance of the lots), once subdivision consent and titles are obtained.**
- 4. Authorise the Chief Executive to:**
  - a. issue a request for an expression of interest (EOI) seeking development partners for the Land, with an intention to shortlist and seek formal request for proposals (RFP) from that shortlist;**
  - b. consider offers for the Land as a whole, or in selected packages and seek the Council's approval of the short listed parties and parameters;**
  - c. negotiate and execute transaction agreements with development partner(s) subject to the parameters.**

- 5. Agree to commit to deliver the required internal infrastructure, roads and public space to allow transfer of the Land (serviced lots) to developer partner(s);**
- 6. Approve re-establishment of \$708,706 in capital expenditure to this financial year (2017/ 18) to meet estimated programme costs;**
- 7. Agree to set aside for the purposes of affordable housing a financial contribution equivalent to 5% of the consideration received for the Land (as transaction payments are received);**
- 8. Agree to set apart part of the recreation reserve, identified as Lot 1 (stage 1) in the Lakeview subdivision plan (Attachment B) and further shown in Attachment C, as baths under section 53(1)(h) of the Reserves Act 1977;**
- 9. Authorise officers to provide public notice of the Ngai Tahu Tourism lease proposal under section 54(2) of the Reserves Act 1977;**
- 10. Appoint a Hearings Panel consisting of Councillors Clark, MacDonald and McRobie to hear submissions and to recommend whether or not a lease is to be granted to Ngai Tahu Tourism;**
- 11. Direct officers to report back options for the use of reserve land identified as Lot 9 (stage1) of the Lakeview subdivision plan including a plan for managing existing occupiers of the Lakeview site as development proceeds, namely the cabin tenants, community groups and the Queenstown Holiday Park;**
- 12. Direct officers to report back options for the future use of the Lynch Block including specific consideration for use as worker accommodation and/ or affordable housing.**

**5. Queenstown Town Centre Parking Indicative Business Case**

A covering report from Gabrielle Tabron (Project Manager) presented the Queenstown Town Centre Parking Indicative Business Case and sought Council authority to proceed on the preferred option within the detailed business case.

The report was presented by Mr Hansby. He noted that the Business Case was part of a wider programme of projects. Staff would be investigating components of the project and the actual programme of works was not fixed.

For this reason he asked for a minor amendment to the recommendation that the Council *endorse* rather than ‘adopt’ the Queenstown Town Centre Parking Indicative Business Case as this would give staff the necessary flexibility to develop the programme.

Mr Hansby noted that the following corrections were made to the figures presented on page 121 of the business plan report (Indicative Costs):

Labels	10 Yr Total	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Detailed Business Case/Parking Strategy	\$100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Interventions/Technology (Phase 1)	\$5,425,000	\$ -	\$ 2,491,000	\$ 2,935,000	\$ -	\$ -	\$ -	\$ -
Parking Interventions/Technology (Phase 2)	\$8,298,000	\$ -	\$ -	\$ 984,000	\$ 1,743,000	\$ 3,584,000	\$ 1,172,000	\$ 816,000
Parking Buildings	\$42,920,000	\$ -	\$ 9,800,000	\$10,530,000	\$22,590,000	\$ -	\$ -	\$ -
<b>Grand Total</b>	<b>\$56,743,000</b>	<b>\$ 100,000</b>	<b>\$12,291,000</b>	<b>\$14,449,000</b>	<b>\$24,333,000</b>	<b>\$ 3,584,000</b>	<b>\$ 1,172,000</b>	<b>\$ 816,000</b>

It was noted that mobility would be a key consideration and communications and marketing would embrace SMART technologies and real time information. Councillor Smith acknowledged the attention given to mobility issues.

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

- 1. Note the contents of this report;**
- 2. Endorse the Queenstown Town Centre Indicative Business Case; and**
- 3. Authorise works to proceed on the preferred option within the detailed business case**

#### **6. Class 4 and TAB Gambling Venue Relocation Policy**

A report from Nathan Bates (Liquor Licensing Inspector) assessed the Council’s existing Class 4 TAB and Gambling Venue Policy, noting that the Council had omitted to include a relocation policy (to permit the relocation of gaming machines or not) in the most recent review. Accordingly, the report presented a proposed Class 4 and TAB Gambling Venue Relocation Policy and recommended the commencement of the special consultative procedure in relation to it.

The report was presented by Mr Bates and Mr Webster.

Councillor Smith questioned whether the word ‘will’ should be amended to either ‘can’ or ‘may’ in the following sentence of the proposed policy to give the Council discretion if something unanticipated arose:

*A new venue consent will be issued by Council in the following circumstances:’*

Mr Webster advised that if an application complied fully with the Class 4 and TAB Gambling Venue Policy, under that policy it would be issued with a

licence. He therefore did not agree that there was any need to provide latitude for unexpected situations.

Consideration was given to membership of a hearings panel and it was agreed to appoint Councillors Miller, Smith and Stevens to the panel.

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

- 1. Note the contents of this report;**
- 2. Approve the commencement of the special consultative procedure in relation to zzzz the proposed Class 4 and TAB Gambling Venue Relocation Policy.**
- 3. Appoint Councillors Miller, Smith and Stevens to hear and consider any submissions on the proposed Class 4 and TAB Gambling Venue Relocation Policy.**

#### **7. 2016/17 Annual Report**

A covering report from Lyn Zeederberg (Financial Controller) introduced the Annual Report for the year ended 30 June 2017 for adoption.

The report was presented by Mrs Zeederburg and Mr Burns.

Mr Burns noted that production of an annual report was a statutory requirement. It had been subject to a rigorous audit process and had already been considered by the Audit, Finance and Risk Committee at its 5 October meeting. A surplus of \$68M had been achieved but he stressed that it was not a profit as councils were required to match operating costs with revenue. The larger than budgeted surplus was due to two main factors: an increase in the value of the Council's investment property and rezoning of the Lakeview site which had also increased its value.

Mrs Zeederberg confirmed that the Council had received an unqualified audit opinion. She highlighted two minor amendments to the published report:

- Page 39      Pollution % corrected to **95%**
- Page 102    Pollution related RFS corrected to **81%**

**On the motion of the Mayor and Councillor MacDonald it was resolved that the Council adopt the Annual Report for the year ended 30 June 2017 pursuant to Sections 98 and 99 of the Local Government Act 2002, and as recommended by the Audit, Finance and Risk Committee.**

Councillors extended thanks to Mr Burns and his staff for their work in preparing the report.

8. **Chief Executive's Report**

A report from the Chief Executive presented details of the Audit, Finance and Risk Committee meeting held on 5 October 2017 and the Wanaka Community Board meeting held on 25 October 2017. A recommendation from the Board was presented for adoption.

It was noted that the Wanaka Community Board had considered the item the previous day and had made a change to part (f) of the recommendation requiring reinstatement of the area to be to the satisfaction of the 'Community Services Department.'

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

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

***Agreement to Grant a Temporary Right of Way & Underground Services Easement – Spark New Zealand Limited, Platinum Ridge Recreation Reserve***

**2. Approve an Agreement to Grant a Temporary Right of Way and Underground Service Easement over Recreation Reserve Lot 726 DP 399076 in accordance with section 48 (1)(d) of the Reserves Act 1977 in favour Spark New Zealand Limited subject to the following conditions:**

- a. Spark New Zealand Limited to notify and liaise with QLDC's Infrastructure Department in advance of any onsite works so that they can oversee and provide input relating to existing in ground infrastructure;**
- b. The work site to be evidenced by before and after photographs, video or similar to be provided by Spark New Zealand Limited;**
- c. A comprehensive safety plan must be prepared and implemented, at Spark New Zealand Limited's cost, to ensure a safe environment is maintained around the subject site;**
- d. Certificate of adequate public liability cover to be received;**
- e. Method of installation of power supply and location to be confirmed with Council Engineers before commencement of works;**
- f. Reinstatement of the area to be completed immediately following installation and to the satisfaction of QLDC's Community Services Department. Reinstatement to include any roading, fencing or other structures.**

- g. The term of the Agreement shall be for a period of 2 years with a further term of 2 years at Council's sole discretion.
3. Agree that notification of the intention to grant the easements 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; and
  4. Delegate authority to approve final terms and conditions of the Agreement to Grant an Easement, including location, and execution authority to the General Manager – Property and Infrastructure; and
  5. Agree to exercise the Minister's consent (under delegation from the Minister of Conservation) to the granting of easements to Spark New Zealand Limited over Lot 726 DP 399076.

#### **Resolution to Exclude the Public**

On the motion of Councillors McRobie and Stevens 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 of ordinary meeting held on 28 September 2017**

General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
19. Appointment of Resource Management Act Hearings Commissioners	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 the privacy of natural persons, including that of deceased natural persons	Section 7(2)(a)

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General subject to be considered.	Reason for passing this resolution.	Grounds under Section 7 for the passing of this resolution.
20. Commonage Land Sale	<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> <ul style="list-style-type: none"> <li>h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;</li> <li>i) enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations);</li> <li>j) prevent the disclosure or use of official information for improper gain or improper advantage.</li> </ul>	<p>Section 7(2)(h)</p> <p>Section 7(2)(i)</p> <p>7(2)(j)</p>
21. Proposed new lease to Peak Bungy Limited for the bungy operation on Ben Lomond Reserve	<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> <ul style="list-style-type: none"> <li>b) protect information where the making available of the information: <ul style="list-style-type: none"> <li>i) would disclose a trade secret; and</li> <li>ii) would likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information</li> </ul> </li> </ul>	<p>Section 7(2)(b)(i) &amp; (ii)</p>

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<b>General subject to be considered.</b>	<b>Reason for passing this resolution.</b>	<b>Grounds under Section 7 for the passing of this resolution.</b>
22. Appointment of QAC Directors	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 the privacy of natural persons, including that of deceased natural persons h) enable any local authority holding the information to carry on, without prejudice or disadvantage, commercial activities;	Section 7(2)(a)  Section 7(2)(h)

**Agenda Items**

9. Arrowtown Community and Sports Centre Funding	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)
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**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 2.15pm.*



*The meeting came out of public excluded at 2.32pm.*

*The Council returned to two items not addressed at the start of the meeting.*

### **Requests for Leave of Absence**

The following requests for Leave of Absence were made:

- Councillor MacDonald: 8 November 2017
- Councillor Hill: 4-8 December 2017; 21-28 December 2017

Councillor Smith signalled that he may be an apology for the extraordinary Council meeting scheduled for 8 November 2017.

**On the motion of the Mayor and Councillor Stevens  
the Council resolved that the requests for Leave of  
Absence be approved.**

### **Declaration of Conflicts of Interest**

Councillor Hill advised of a conflict of interest in respect of item 9 ('Arrowtown Community and Sports Centre Funding') as he was Chair of one of the principal funders of the project. It was noted that he had left the meeting for discussion of this item.

*The meeting concluded at 2.34pm.*

### **CONFIRMED AS A TRUE AND CORRECT RECORD**

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**M A Y O R**

**14 December 2017**

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**D A T E**