

Planning and Development Committee Agenda

Date: Thursday, 17 August, 2017
Time: 9:00 am
Location: Council Chamber
Forum North, Rust Avenue
Whangarei
Attendees: Cr Greg Innes (Chairperson)
Her Worship the Mayor Sheryl Mai
Cr Stu Bell
Cr Crichton Christie
Cr Vince Cocurullo
Cr Tricia Cutforth
Cr Shelley Deeming
Cr Sue Glen
Cr Jayne Golightly
Cr Phil Halse
Cr Cherry Hermon
Cr Greg Martin
Cr Sharon Morgan
Cr Anna Murphy

For any queries regarding this meeting please contact
the Whangarei District Council on (09) 430-4200.

1. Declarations of Interest	
2. Apologies	
3. Confirmation of Minutes of Previous Planning and Development Committee Meeting	
3.1 Planning and Development Committee Meeting Minutes 20 July 2017	5
4. Decision Reports	
4.1 New Road Name - Resource Consents	9
4.2 New Road Name - Resource Consents	15
5. Information Reports	
5.1 Planning and Development and Strategy Operation Report	21
6. Public Excluded Business	
7. Closure of Meeting	

Planning and Development Committee – Terms of Reference

Membership

Chairperson: Councillor G C Innes

Members: Her Worship the Mayor Sheryl Mai
Councillors Stu Bell, Crichton Christie, Vince Cocurullo, Tricia Cutforth, Shelley Deeming, Sue Glen, Jayne Golightly, Phil Halse, Cherry Hermon, Greg Martin, Sharon Morgan, Anna Murphy

Meetings: Monthly

Quorum: 7

Purpose

To oversee planning, monitoring and enforcement activities, and guide the economic and physical development and growth of Whangarei District.

Key responsibilities include:

- Regulatory / Compliance
 - Environmental health
 - General bylaw administration
 - Animal (dog and stock control)
 - Hazardous Substances and New Organisms Control
 - Parking Enforcement (vehicles registrations and warrant of fitness)
 - Noise Control
 - Food Act
 - Landuse Consents
 - Building Act
- Building Control
 - Property Information and Land Information Memoranda
 - Consents and inspections
- Resource Consents
 - Subdivision, Land Use and Development Control
 - Development Contributions
- District Plan
 - Plan Changes
 - District Plan administration

- Strategic Planning
 - Futures planning
 - Urban design
- Economic Development
 - District Marketing/Promotions
 - Developer engagement
- Commercial Property
- Shared Services – investigate opportunities for Shared Services for recommendation to council.

Delegations

- (i) All powers necessary to perform the committee's responsibilities, including, but not limited to:
 - (a) approval of expenditure of less than \$5 million plus GST.
 - (b) approval of a submission to an external body
 - (c) establishment of working parties or steering groups.
 - (d) power to establish subcommittees and to delegate their powers to that subcommittee.
 - (e) the power to adopt the Special Consultative Procedure provided for in Section 83 to 88 of the LGA in respect of matters under its jurisdiction (this allows for setting of fees and bylaw making processes up to but not including adoption).
 - (f) the power to delegate any of its powers to any joint committee established for any relevant purpose under clause 32, Schedule 7 of the Local Government Act 2002

Planning and Development Committee Meetings Minutes

Date: Thursday, 20 July, 2017
Time: 9:00 a.m.
Location: Council Chamber
Forum North, Rust Avenue
Whangarei

In Attendance	Cr Greg Innes (Chairperson) Her Worship the Mayor Sheryl Mai Cr Stu Bell Cr Crichton Christie Cr Vince Cocurullo Cr Tricia Cutforth Cr Shelley Deeming Cr Sue Glen Cr Phil Halse Cr Cherry Hermon Cr Greg Martin Cr Sharon Morgan
Not in Attendance	Cr Jayne Golightly Cr Anna Murphy

Also present:

Rob Forlong, Alison Geddes, Jill McPherson, Alan Adcock, Melissa McGrath, Murray McDonald, Grant Couchman, Mike Hibbert, Jason Marris, Kathryn Candy, Paul Cook, Ann Midson, Judi Crocombe, Tim Conn and Sarah Shaw

1. Declarations of Interest

2. Apologies

Crs Jane Golightly and Anna Murphy

Moved By Cr Greg Innes (Chairperson)

Seconded By Cr Vince Cocurullo

That the apologies be sustained.

Carried

3. Confirmation of Minutes of Previous Planning and Development Committee Meeting held 20 July 2017

Moved By Cr Greg Martin

Seconded By Cr Shelley Deeming

That the minutes of the Planning and Development Committee meeting held on Thursday, 15 July, 2017, having been circulated, be taken as read and now confirmed and adopted as a true and correct record of proceedings of that meeting.

Carried

4. Decision Reports

4.1 PC135 GNLD Great Northern Land Company

Moved By Cr Greg Innes (Chairperson)

Seconded By Cr Sharon Morgan

That the Planning and Development Committee

1. Adopts the report and recommendations of the Hearing Commissioner dated 25 June 2017 on proposed Plan Change 135 (PC135) GNLC, in accordance with Clause 10 of Part 1 of Schedule 1 of the Resource Management Act 1991; and
2. Resolves to publicly notify Council's decision on PC135 in accordance with Clauses 10 and 11 of Part 1 of Schedule 1 of the Resource Management Act 1991.

On the Motion being put Cr Halse called for a Division

For the Motion: Crs Bell, Christie, Deeming, Hermon, Martin, Glen, Cutforth, Innes, Morgan and Her Worship the Mayor (10)

Against the Motion: Cr Halse

Abstained: Cr Cocurullo

Absent: Crs Golightly and Murphy

Carried

Cr Halse requested his vote against be recorded

4.2 Resource Consents Road Name Application

Moved By Cr Greg Martin

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee approve a new Private Right of Way off Vinegar Hill Road be named Vintage Lane.

Carried

4.3 Resource Consents Road Name Application

Moved By Cr Vince Cocurullo

Seconded By Cr Sue Glen

That the Planning and Development Committee approve the new private right of way, located within new Maunu subdivision, be named Queen Palm Lane.

Carried

4.4 Resource Consents Road Name Application

Moved By Cr Vince Cocurullo

Seconded By Cr Greg Martin

That the Planning Development Committee

a) Approve that the extension of Maru Lane be named Maru Lane.

b) Approve that the extension of Rotokauri Rise be named Rotokauri Rise.

Carried

5. Information Reports

5.1 Planning and Development Operational Report

Moved By Cr Greg Martin

Seconded By Cr Tricia Cutforth

That the Planning and Development Committee notes the operational report for June 2017.

Carried

6. Public Excluded Business

There was no business held in public excluded.

7. Closure of Meeting

The meeting concluded at 9.30 am

Confirmed this 17th day of August 2017

Greg Innes (Chairperson)

New Road Name – Resource Consents

Meeting: Planning and Development Committee
Date of meeting: 17 August 2017
Reporting officer: Keryn Ryan – Team leader – Support (Resource Consents)

1 Purpose

To name a Public Road in the Whangarei District.

2 Recommendation/s

That the Planning and Development committee approves a new Public Road off Bush Haven Drive be named Tanner Place.

3 Background

A road naming application for Marua Properties Partnership has been received on 11 July 2017, for a Public Road off Bush Haven Drive, Tikipunga.

4 Discussion

All road names have been considered in accordance with the Council Road Naming Policy

5 Significance and engagement

Having considered the significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

6 Attachments

1. Application for naming of a new public road.
2. Location Map

Application for the naming of a new public road

Subdivision located off Bush Haven Drive, Tikipunga.

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
PUBLIC	Tanner Place	Named after Murray Tanner, one of the original partners of Marua Properties Partnership, who was involved in the purchase and development of the area, as well as being a generous philanthropist to many causes in the District, until his death in 2015 aged 90.	Accepted	N/A
	Eglinton Place	Reflects the theme of historically important heritage of past owners. Eglinton was adopted as the name of the farm purchased by the Reyburn family in 1859. The original Eglinton farm now comprises of much of Whangarei CBD.	Accepted	N/A
	Mahoe Place	Previously approved, as Mahoe Lane, for a common access way in the previous stage 9 of the Subdivision development.	Accepted	Yes

Consultation

Not required, as no titles have been issued yet for this development and the land is still therefore owned by the developer, Marua Properties Partnership.

Recommendation

That the new Public Road off Bush Haven Drive be named Tanner Place.

Document References

Location Map.



SD1700096

Marua Properties Partnership

Public Road To Be Named

17 August 2017

Council Meeting

New Road Name – Resource Consents

Meeting: Planning and Development
Date of meeting: 17 August 2017
Reporting officer: Keryn Ryan – Team Leader – Support (Resource Consents)

1 Purpose

To name a Private Right of Way in the Whangarei District.

2 Recommendation/s

That the Planning and Development Committee approve the name of the new Private Right of Way off Otaika Valley Road as Jersey Lane.

3 Background

A road naming application for Westpoint Management Ltd has been received on 20 July 2017 for a Private Right of Way off Otaika Valley Road.

4 Discussion

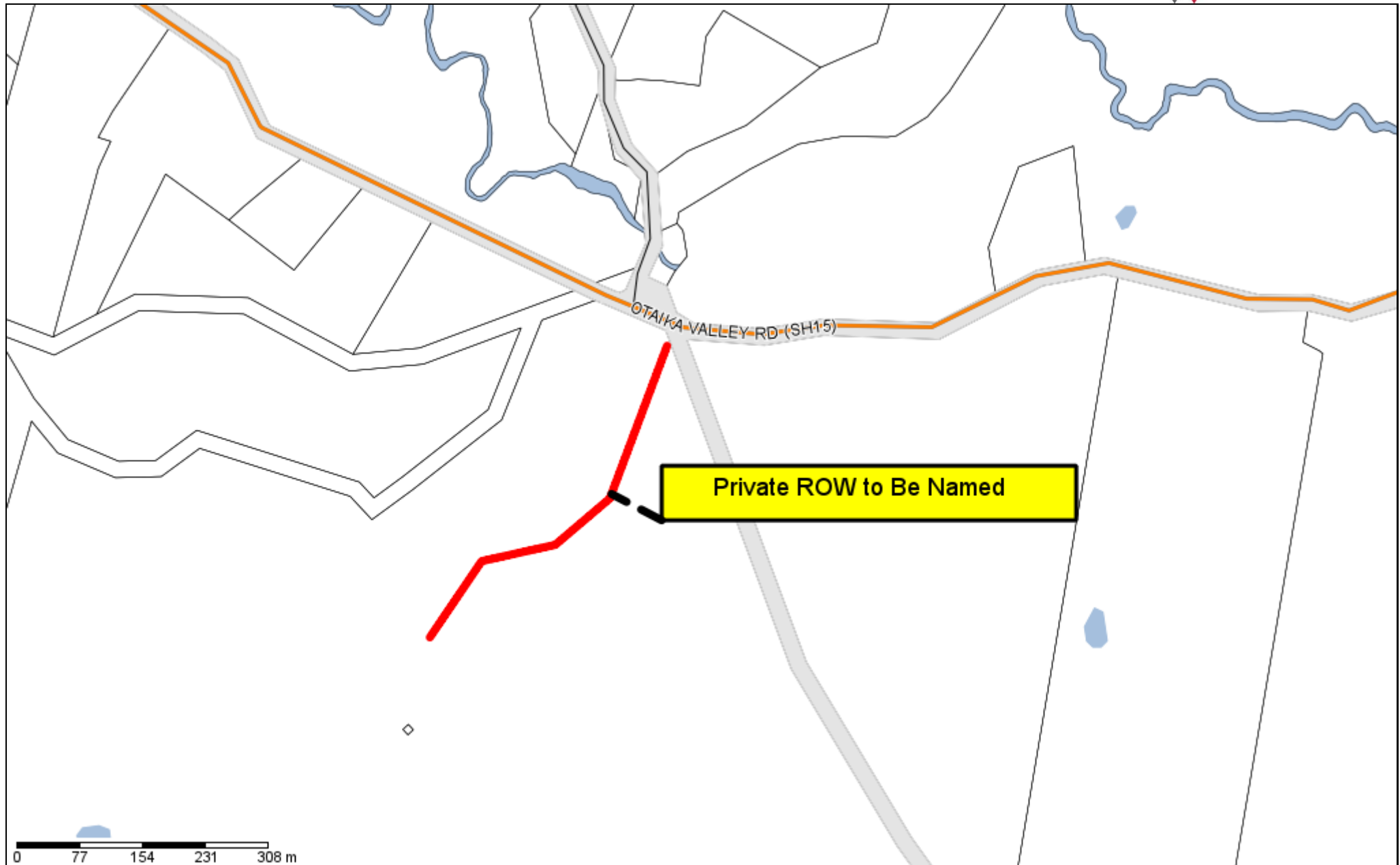
All road names have been considered in accordance with the Council Road Naming Policy.

5 Significance and engagement

Having considered the significance and Engagement Policy this proposal or decision is not considered significant and the public will be informed via agenda publication on the website.

6 Attachments

1. Summary of proposed names for new Private Right of Way.
2. Location Map.



Application for the naming of a new Private Right of Way

Subdivision at 547 Otaika Valley Road

Below is a summary of the road name submissions from the developer in order of preference

Proposed status & class of road	Proposed road name	Reason and relevance	Accepted/Rejected	Local Māori consulted & evidence supplied
Private ROW	Jersey Lane	Reflects rural environment and currently stocked with Jersey Cows.	Yes	N/A
	Tanker Way	Is currently used as a tanker track to Cowshed.	Yes	N/A
	Access Lane	In reference to this being used as access to the cowshed.	Yes	N/A

Consultation

No consultation required as the site and neighbouring land is still owned by the developer, Westpoint Management Ltd.

Recommendation

That the new Private Right of Way off Otaika Valley Road be named Jersey Lane.

Document References

Location Map

Planning and Development and Strategy Operational Report

Meeting: Planning and Development

Date of meeting: 17 August 2017

Reporting officer: Alison Geddes (General Manager Planning and Development)
Jill McPherson (Acting General Manager Strategy and Democracy)

1 Purpose

To provide a brief overview of work occurring, in the current financial year, across functions that the Planning and Development Committee has responsibility for.

2 Recommendation/s

That the Planning and Development Committee note the Operational report for July 2017.

3 Discussion

Following the organisation realignment, teams are settling into the new structure and a number of new appointments have been made. We have attracted a high level of expertise to the new roles including internal promotion of existing staff. The two groups, Planning and Development and Strategy and Democracy are working closely on several projects including the City Centre Plan and involving others with specialist skills from across the Council. Staff have responded well to this increase in working collaboratively across different disciplines.

Strategy

During July 2017, the new Strategy function was included in a briefing to Council for preparing the Long-Term Plan 2018. The role of the group was outlined as:

- Working with Council to set direction e.g.:
 - Growth Strategy
 - Bylaws
- Working across the organisation to deliver strategic programmes e.g.:
 - Long Term Plan coordination
 - Sense of Place coordination
- Providing data and analysis to track Whangarei District trends
- Representing Council at staff level on external groups

This month the “Camping in Public Spaces” bylaw public consultation period ended. A summary of the submissions has been prepared for Council to consider changes to the draft bylaw on 15 August.

The City centre Plan was progressed, including a Business Sector Workshop 8 August. An update is included in the Scoping Meeting proceeding the Committee meeting.

Members of the Strategy team continue to represent Council on external groups. This month, it included IKHMG and the Otuihau Water Quality Improvement Project.

4 Significance and engagement

The decisions or matters of this report do not trigger the significance criteria outlined in Council’s Significance and Engagement Policy, and the public will be informed via report publication.

5 Attachments

Planning and Development Operational Report – July.

Operational Report – Strategy and Planning and Development August (reporting on July activities)

Economic Development

The Economic Development Manager recently attended the New Zealand Hotel Industry Conference where the opening address was given by the Deputy Prime Minister Paula Bennett who made mention of the central Government support contributed to the Hundertwasser Wairau Art Centre. The benefits that it would provide to both Northland and New Zealand as a visitor destination plus the flow on effects such as the need for infrastructure and job creation were highlighted in her presentation.

There were renewed expressions of interest shown in Whangarei by the major operators for additional accommodation however it must be tempered by the focus which remains on the five major New Zealand visitor hot spots being Auckland, Rotorua, Wellington, Christchurch and Queenstown followed by Taupo and Dunedin.

Whilst the visitor industry is experiencing unprecedented positive trends high land values, high construction costs and labour rates are currently having an inhibiting effect on new hotel builds in the regions.

Through both roles, here at Whangarei District Council and Northland Inc the Economic Development Manager has been in consultation with potential investors with the aim of facilitating them through the Council process.

Commercial Property

Town Basin

Roof replacements including painting and gutter cleaning is nearing completion. Weather has again delayed work however completion is expected mid-August. Staff continue to work alongside the contractors and effected tenancies to minimise disruption.

In preparation for the end of winter, cleaning of buildings and painting of the lower levels are being programmed already. The aim is to have the bulk of maintenance completed prior to Labour Weekend.

Issues associated with the public toilets on the southern side of the Town Basin (playground) have resulted in numerous call outs. Staff and contractors are working together to identify the cause. A combination of the condition of the infrastructure, connections, water flow and the gradient, in addition to increased public use, all appear to be contributing. Further monitoring is planned to determine a permanent solution.

Our latest restaurant 'No.8' is open for business. The new Asian Fusion experience is receiving positive feedback.

Staff continue to explore potential tenancies for the vacant ex Kauri Clocks site at the HUB, including possible pop-up tenancies. In the absence of a current tenancy the Festival of Architecture will occupy the space from 7 – 17 September. The festival included local architecture and concepts associated with the Hihiaua Precinct Plan and provides a great opportunity to promote the Whangarei City Centre Plan through the new District Development team.

Arbitration Award

The outcome of an historical rental arbitration has been determined by an independent panel of umpires. This award resolves a two-year rental dispute over a twenty-one-year rental review. The annual rental determined falls within 9% of Councils independent rental valuation and significantly above the rental determined by the lessee. Based on the new rental figure, over \$400k of rental arrears is now due.

Staff are exploring the recovery of costs associated with the lengthy process and have notified the lessee of the arrears situation.

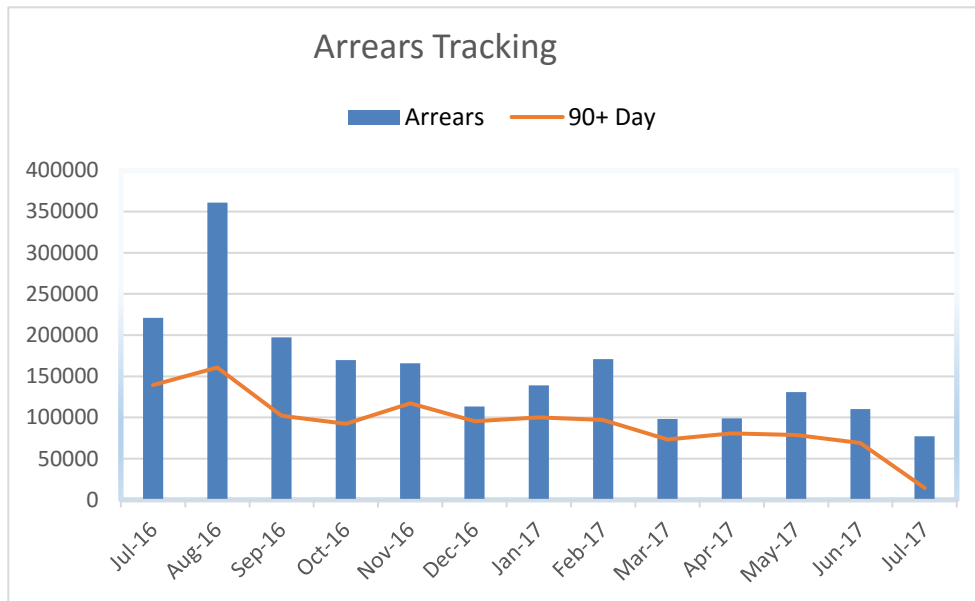
201-209 Port Road (ex-Balance/ Fertilizer Stores)

Infrastructure project engineers have been engaged to progress the demolition. An independent asbestos practitioner has been contacted and a scope of works is being completed internally. A registration of Interest (ROI) is expected to be completed by the end of August.

The remaining tenant, Whangarei Landscape Supplies are working on their relocation to Kioreroa Road. All access to the central structure is now prohibited in accordance with the dangerous building notice. The relocation is expected to be completed by 1 September to coincide with the start of the demolition tender process.

Rent Reviews/Renewals

Rental reviews and renewals continue in accordance with both Ground and Commercial Freehold leases.



Airport Management Contract Review

The process to review and update the existing Airport Management Contract is underway. The existing contract expired prior to the Airport Terminus expansion project, but was extended to ensure continuity over the construction period.

Since the completion of the terminus, a draft Registration of Interest (ROI) has been completed by staff with independent procurement advice. The airport environment is unique so additional technical support in the assessment of registered interests will be sought.

The incumbent and two additional parties' will be invited to participate in the initial ROI process prior to a full Request for Proposal (RFP). Timeframes have not been confirmed yet however it is expected the process will be completed prior to Christmas.

Strategic Planning

Following the organisation restructure, the new Strategy Team has been established. The functions and responsibilities of this new team include:

- Growth management
- Structure/spatial planning
- Data and trends analysis
- Policy and bylaw development
- Environmental programmes
- Strategy development
- Long Term Plan Co-ordination and strategic direction
- Representation on regional and national networks
- Strategic advice and updates to Council

Growth Model

The growth model is being updated to support the development of the 2018-2028 Long Term Plan.

Whangarei City Centre Plan

A business sector group meeting will be held on the 8 August to seek input from building and business owners in the City Centre.

National Policy Statement on Urban Development Capacity

A Council Briefing was held on the 20 July. Staff are working on the first quarterly monitoring report requirement for August. This will be presented to Council. This report will contain information on house and land prices, rent and housing affordability measures.

Bylaw Development

Pre-consultation on the 2017 bylaw reviews (Parking & Traffic and Keeping of Animals, Poultry and Bees Bylaws) concluded on 14 July. Staff are analysing the feedback received and will report back to the Planning and Development Committee.

Submissions close on the 4 August the proposed Camping in Public Spaces Bylaw. A Hearing and a Have Your Say Event with Councillors has been arranged for the 2 August.

Climate Change Strategy

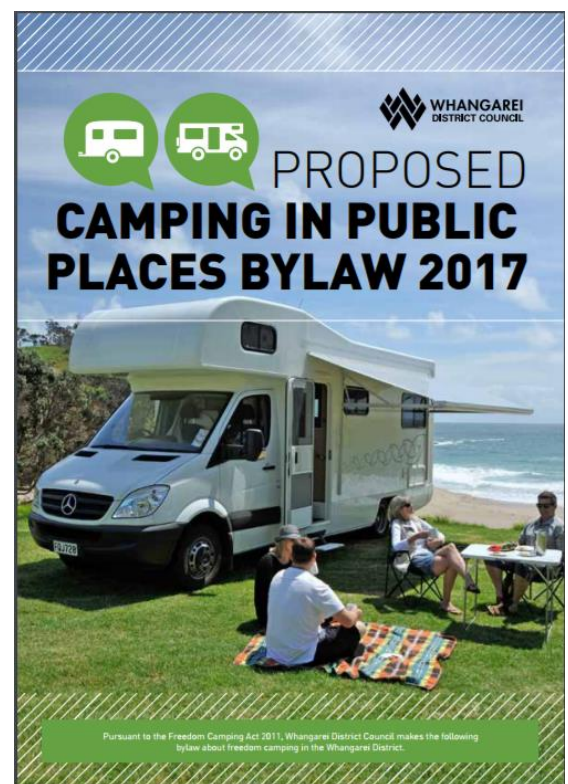
A Council briefing was held on 20 July. Staff are continuing to develop this document. To support this programme staff have connected with the Northland Sustainability Network which is chaired by the Northland District Health Board.

Living Roof Guide

Staff are working with Unitec and 4Sight Ltd to produce a design guide to encourage green buildings. It will also contain technical information to support our staff in assessing development with green building technology.

Upper North Island Strategic Alliance (UNISA)

Staff continue to work on a number of UNISA programmes including the port study, the labour demand and skills shortage reporting and upper north island growth related issues.



Biodiversity Forum Meeting

Staff attended a biodiversity forum meeting on 5 July. Matters discussed included biodiversity issues in Northland such as monitoring and indicators and upcoming changes to district and regional plans.

Kaipara Moana Treaty Settlement Working Party

Councillor Phil Halse was confirmed as Chair of the working party at the last meeting on 12 June. A meeting between the Kaipara Moana Working Party and Ngāti Whātua is scheduled for the 21 August.

Integrated Kaipara Harbour Management Group (IKHMG)



The second meeting of the year was held on 6 July. The meeting included items covering the IKHMG budget, updated work plan and progress report on the various work streams.

Otuhau Water Quality Improvement Project

A meeting of the working group was held on 7 July. Staff have been assisting with planting days along waterways. A Planting day was held on 30 July and one is planned for the 13 August. Two articles have gone out in the Leader on the project.

University of Auckland Visit

Staff have prepared a presentation and are offering support for a Geography Student field trip on the 4 August.

Long Term Plan Co-ordination

With the early engagement drawing to a close on the 6 August, staff are working on compiling the feedback to present to Council in September.



Project planning is underway to co-ordinate the large number of documents needed for Long Term Plan.

District Plan

PC85 A- D, PC86A & B, PC87, PC102 and PC114

The rural, coast, landscape and minerals plan change hearings ran for the first and last weeks of July. Submitters presented evidence and spoke to the hearing panel comprising of three independent commissioners. Key areas of interest for submitters were:

- Extension/addition of Rural Living Environment locations.
- Requests for the extension of Rural Village Environment rezoning.
- Permissive provisions for Commercial and Industrial Activities in the Rural Production Environment.
- Introduction/retention of Environmental Benefit Subdivision rules.
- Different nuances of the implementation of NZCP and RPS.
- Provision of infrastructure networks coupled with traffic management rules within the proposed Living 1 and 3 rezoning locations.
- Opposition to mineral extraction activities and the overburden request from GBC Winstone.
- Amendments to the ONL and ONF boundaries and rules particularly to allow for horticultural activities on Whatatiri.

The hearing is adjourned with written right of reply from Council reporting planners to be circulated on 8 September 2017.

PC82 & PC129

The Notable and Public Trees, and Signs and Artificial Lighting plan changes have been prepared for pre-consultation with mailing lists and presentations to Te Karearea.

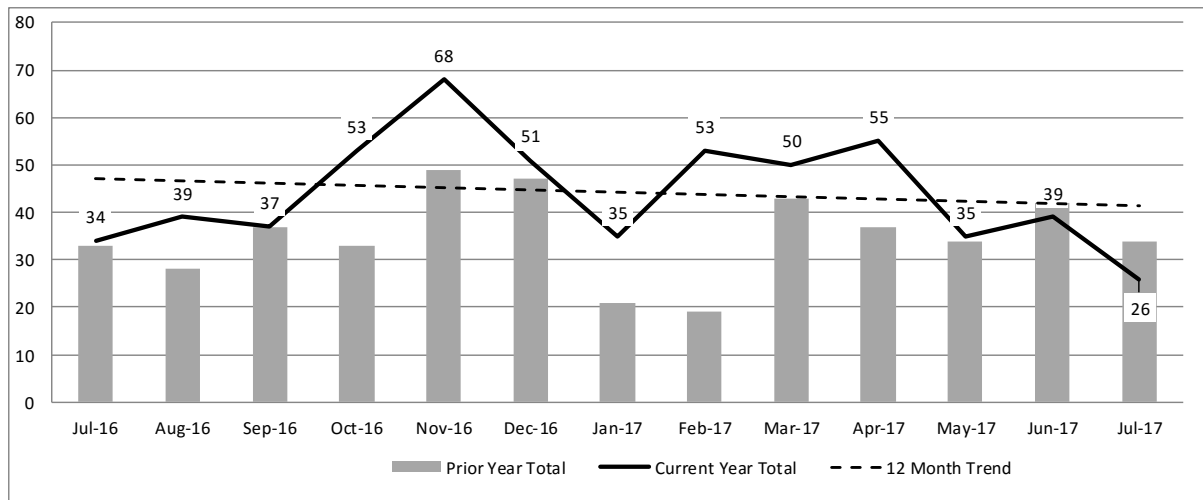
Environmental Engineering Standards Update and Plan Changes

The relationship of the Engineering Standards with the District Plan is being reviewed to accompany the update of the EES 2010. This includes drafting district plan text for new Transport, Three Waters and Open Space chapters.

Resource Consents (July 2017)

Resource Consent Processing

July has seen a slight drop in the number of resource consent applications with 26 received. Historically the winter months are characterised by a lower level of applications. It is noted that numbers during June and July are both less than the corresponding months from last year.



Subdivision

Subdivision applications equated to 69% of the total number of applications. Again, the majority of subdivisions are rural based proposals utilising the current rules which may change as a result of the plan changes currently being processed.

Landuse

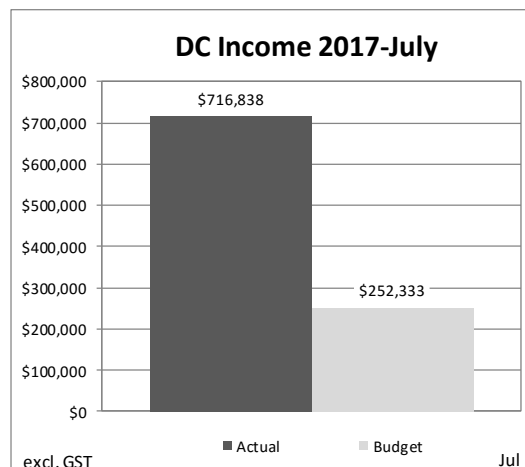
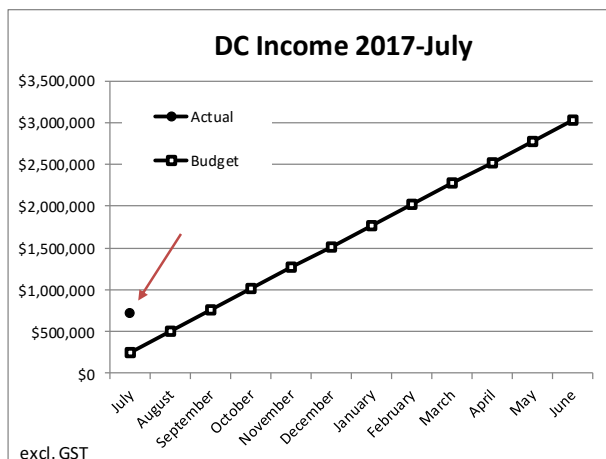
Landuse applications made up 31% of the total number of resource consents for the period. A resource consent has been granted to WDC for the installation of lighting columns and CCTV on the Hatea Loop. The consent was required due to matters of height, setbacks, artificial lighting and work within the dripline of heritage trees.

At present an application by GBC Winstones to deposit overburden at their Otaika Quarry is subject to notification as is the application by Zodiac Holdings Ltd to construct and operate a water bottling plant at Poroti. Hearings will be scheduled following the closure of the submission periods.

Development Contributions

Preliminary July figures of \$700k+ have been invoiced for Development Contributions. This year's budget has been slightly increased to a little over \$3m reflective of the strong development patterns of this district. It is noted that \$5.4m of DCs were collected last year.

As DCs recover part of the cost of past and future projects, which have or will be been undertaken in anticipation of growth, this money is already allocated to those projects.



Appeals

There are no current appeals in relation to resource consent decisions.

Building Control

Building Consent Processing

Building consent applications have continued to show a steadiness in activity. The number of consents issued within time frame is declining.

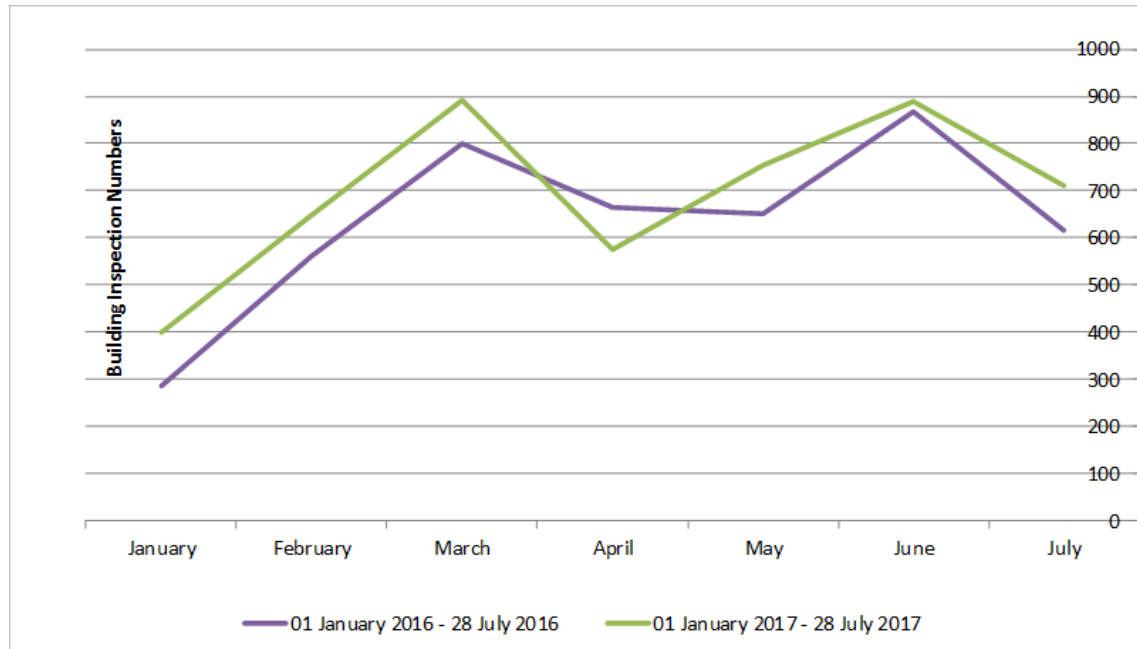
Performance Indicators			
		Jul-17	Year's Average To Date
Building Consents	Issued In 20 Days	60%	60%
LIMs	% Within 7 Days	93%	93%
LIMs (Statutory Requirement)	% Within 10 Days	100%	100%
PIMs	% Within 5 Days	82%	82%
Inspections (Completed within 48 Hrs)	% Complete Within 2 Working Days	97%	97%

The Building team has re - implemented "technical vetting" to improve the quality of applications submitted and thus reduce suspensions.

An ROI/RFP has been publicly advertised to procure over-flow resourcing in Building Consents processing and recruitment of Building Officers continue where possible.

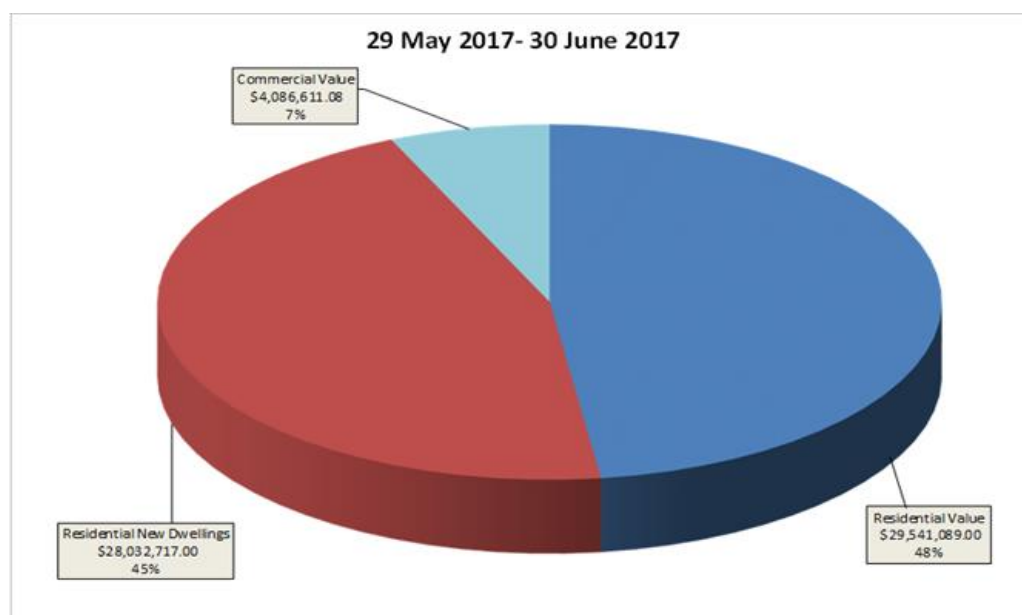
Inspections

Inspection numbers are high compared to the last year's figures with an increase of approximately 15%. This is expected to continue and align with the Building consents granted trend.



Residential and Commercial trends

The residential sector continues to show strength with new dwellings (residential) at 45% of building work. This is a consistent feature and continues to be national and North Island trend for areas like Northland, Tauranga (the Bay of Plenty) and Hamilton



Health and Bylaws

Food Act Implementation

Over recent months, the Ministry for Primary Industries (MPI) has been communicating with territorial authorities in an aim to meet and discuss proposals and opportunities in relation to the ongoing Food Act implementation. This follows historic concerns from TAs that MPI was failing to provide adequate assistance and guidance on implementation issues and that increasing administration requirements were adding to compliance cost for small businesses.

One of the outcomes was for MPI to host a number of national Food Act workshops for TA Regulatory Managers to openly discuss Food Act implementation issues that local councils face. As a result, staff from WDC, joined by Regulatory Managers from a number of other upper North Island councils, met with MPI in Auckland.

During the workshop, a number of options were discussed to improve communication between MPI and TAs. and there was a focus on what has worked well and to improve on those matters that didn't.

It was agreed that MPI will continue to liaise with council staff, provide regular feedback and continue to meet with relevant staff to build on the co-regulatory model and some of the good work done by councils and MPI.

However, with this kept in mind, the Whangarei District Council and the food businesses in our district are generally in very good position, as Council can now not only register and verify (audit) Food Control Plan businesses, but also all National Program businesses such as smaller food operations. In addition, staff often go the extra mile to assist food operators with their Food Act transition enquiries and are proactively engaging with operators before they are required to transition. An example of this is a number of workshops held with the Early Childhood Centre Industry, which resulted in a 100% smooth transition of those operators needing to transition under the Act.

New Commissioner for District Licensing Committee

The results of the selection process were reported to Council on 27 July 2017 and the Chief Executive has subsequently appointed Ann Court as the new Commissioner. Ann has been the Chair of the Far North District Licensing Committee since 2013 and brings a wealth of experience and expertise into the role. She will take over from John Williamson early in October.

John Williamson has been the chairman of the Whangarei District Licensing Committee since committees were formed in 2013 under the Sale and Supply of Alcohol Act 2012 and such has been instrumental in guiding the committee through many complex public hearings which have been of special interest to the wider community.

RESOLUTION TO EXCLUDE THE PUBLIC

That the public be excluded from the following parts of proceedings of this meeting.

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

1.	The making available of information would be likely to unreasonably prejudice the commercial position of persons who are the subject of the
2.	To enable the council (the committee) to carry on without prejudice or disadvantage commercial negotiations. {(Section 7(2)(i))}.
3.	To protect the privacy of natural persons. {Section 7(2)(a)}.
4.	Publicity prior to successful prosecution of the individuals named would be contrary to the laws of natural justice and may constitute contempt of court.
5.	To protect information which is the subject to an obligation of confidence, the publication of such information would be likely to prejudice the supply of information from the same source and it is in the public interest that such information should continue to be supplied.
6.	In order to maintain legal professional privilege. {Section 2(g)}.
7.	To enable the council to carry on without prejudice or disadvantage, negotiations {Section 7(2)(i)}.

Resolution to allow members of the public to remain

If the council/committee wishes members of the public to remain during discussion of confidential items the following additional recommendation will need to be passed:

Move/Second

permitted to remain at this meeting, after the public has been excluded, because of his/her/their knowledge of _____

This knowledge, which will be of assistance in relation to the matter to be discussed, is relevant to that matter because _____

Note:

Every resolution to exclude the public shall be put at a time when the meeting is open to the public.